AGENDA
CITY COUNCIL MEETING
CITY OF LEANDER, TEXAS

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - April 20, 2023
Briefing Workshop at 6:00 PM
Regular Meeting at 7:00 PM

Mayor – Christine DeLisle	**Place 4 – Na'Cole Thompson, *Mayor Pro Tem***
Place 1 – Kathryn Pantalion-Parker	**Place 5 – Chris Czernek**
Place 2 – Esme Mattke Longoria	**Place 6 – Becki Ross**
Place 3 – David McDonald	**City Manager – Rick Beverlin**

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

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Open Meeting.

2. Roll Call.

3. Discuss proposed amendments to the political sign ordinance.

4. Discuss Board, Committee, and Commission roles and responsibilities.

REGULAR MEETING – CONVENE AT 7:00 PM

5. Open Meeting, Invocation and Pledges of Allegiance.

6. Roll Call.

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

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

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

8. Leander History

9. Recognitions/Proclamations/Visitors.
   - Community Wildfire Protection Plan
   - Clean Air Awareness Week (May 1-5)

CONSENT AGENDA: ACTION

10. Approval of the minutes for meeting held on April 6, 2023.

11. Approval of BuyBoard Contract 648-21 with Axon Enterprises, Inc for the supply, installation and maintenance of equipment and services associated with the AXON Patrol Fleet recording systems (in-car cameras) within the Leander Police Department, for a five (5)- year contract in the amount of $86,075.28 over the term of the contract; providing for terms and conditions; and authorize the City Manager to execute any and all necessary documents and renewals.

12. Approval of Buyboard Contract 601-19 for the purchase of one (1) replacement Police Tahoe from Caldwell County Chevrolet in the amount of $66,102.00; and authorize the City Manager to execute any and all necessary documents.

13. Approval of Buyboard Contract 601-19 for the purchase of a 2022 Ford F-350 truck from Rush Truck Center, Dallas, Texas, in the amount of $118,500.00; and authorize the City manager to execute any and all necessary documents.

14. Approval of purchase from Motorola Solutions, Inc. for ten (10) Police Department hand-held radios and ancillary services and equipment in the amount of $60,503.50 and nine (9) Police Department in-car radios and ancillary services and equipment in the amount of $53,230.77; and authorize the City Manager to execute any and all necessary documents.

15. Approval of a waiver extension of Article 8.04, Noise, Section 8.04.001(a) (11) in the hours of construction work to Cadence McShane Construction to provide for construction activities through to August 31, 2023, beginning at 3:00 a.m. for the Blockhouse Creek Farms project site located at 14951 Ronald W. Reagan Boulevard; and the contractor will post notifications for nearby tenants a minimum of forty-eight (48) hours in advance of the activities.

16. Approval of Whiskey Tango Foxtrot License Agreement, Case LA-23-0010, to allow for the installation and maintenance of landscaping and irrigation within portions of the right-of-way of West Broade Street, Leander, Williamson County, Texas; and authorize the City Manager to execute any and all necessary documents.

17. Approval of Travisso Subdivision License Agreement Addendum for additional radar display signs, Case LA-23-0011, to allow for the installation and maintenance of two (2) pole mounted radar speed signs within portions of the right-of-way of Siena Sunset Road, Leander, Williamson County, Texas; and authorize the City Manager to execute any and all necessary documents.

18. Approval of the extension of the application expiration for Subdivision Case FP-21-0019 Rosenbusch Phase 4 Final Plat; more particularly described by Williamson Central Appraisal District Parcel R599344; generally located to the east of the intersection of Vista Ridge Drive and Lakeline Boulevard; Leander, Williamson County, Texas.

19. Approval of the extension of the application expiration for Subdivision Case PICP-21-0017 Rosenbusch Ranch Phase 4 construction plan; more particularly described by Williamson Central Appraisal District Parcel R599344; generally located to the east of the intersection of Vista Ridge Drive and Lakeline Boulevard; Leander, Williamson County, Texas.

20. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-22-0052 to amend the current zoning of PUD/TOD-CD (Planned Unit Development/Transit Oriented Development – Conventional Development Sector) to adopt the 183A Plaza Minor PUD (Planned Unit Development) with a base zoning district of GC-3-A (General Commercial) on one (1) parcel of land approximately 9.61 acres ± in size, more particularly described by Williamson Central Appraisal District parcel R461862; and generally located approximately 700 feet southeast of the intersection of 183A Toll Road and Aven Way, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

21. Conduct a Public Hearing regarding Subdivision Case CP-22-0014 to adopt the Sullivan Tract Concept Plan on nine (9) parcels of land approximately 308.288 acres ± 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 Road and Oak Creek Road, Leander, Williamson County, Texas.

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

22. 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 ± in size, more particularly described by Williamson Central Appraisal District Parcel R519003; generally located northeast of the intersection of S. Bagdad Road and Marsala Circle, Leander, Williamson County, Texas.

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

23. 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 (1) parcel of land approximately 31.417 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R624045; generally located northwest of the intersection of W. San Gabriel Parkway and Frontenac Street, Leander, Williamson County, Texas.

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

24. Conduct a Public Hearing regarding Zoning Case Z-22-0001 to amend the current zoning of SFT-2-B (Single-Family Townhouses) to adopt the Hero Way Townhouses PUD (Planned Unit Development) with the base zoning district of SFT-2-A (Single-Family Townhouses) on two (2) parcels of land approximately 5.58 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031386 and R031387; and more commonly known as 11675 Hero Way West, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-22-0001 as described above.

REGULAR AGENDA

25. Discuss and consider action regarding Subdivision Case PP-22-0019 regarding Gabriel's Horn Preliminary Plat on four (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 Boulevard and Gabriel's Horn Road, Leander, Williamson County, Texas.

26. Discuss proposed road and park projects for a possible Williamson County bond election in November 2023.

27. Discuss and consider award of Solicitation S23-006 to Bennet Paving, Inc. for the Roadway Rehabilitation Fiscal Year 2023 project; and authorize the City Manager to execute any and all necessary documents.

28. Discuss and consider action on appointments to fill unexpired terms to the following boards, commissions and committees: Board of Adjustment, Economic Development Committee and Parks & Recreation Advisory Board.

29. Council Member Future Agenda Items *[Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.]*

30. Council Member Closing Statements.

31. Convene into Executive Session pursuant to:
(1) Section 551.071, Texas Government Code, Section 1.05, Texas Disciplinary Rules of Professional Conduct, and Section 551.072, Texas Government Code, to deliberate with legal counsel regarding the Lease Agreement between City of Leander and Ride or Die, LLC; and
(2) Section 551.072, Texas Government Code, to deliberate the acquisition of property located in Elijah D. Harmon Survey Abstract 6 for the purpose of a temporary construction easement for downtown fire improvements (CIP W.22).

Reconvene into open session to take action as deemed appropriate in the City Council's discretion regarding:
(1) Lease Agreement between City of Leander and Ride or Die, LLC; and
(2) Acquisition of property for a temporary construction easement for downtown fire improvements (CIP W.22).

32. Adjournment

CERTIFICATION
This meeting will be conducted pursuant to the Texas Government Code Section 55 1.001 et seq. At any time during the meeting the Council reserves the right to adjourn into Executive Session on any of the above posted agenda for which state law authorizes Executive Session to be held, including but not limited to Sections 55 1.071 [litigation and certain Consultation with attorney]. 551.072 [acquisition of interest in real property], 55 1.073 [prospective gift to city], 55 1.074 [certain personnel deliberations], 551.076 [deployment/implementation of security personnel or devices], or 551.087 [Deliberations regarding Economic Development Negotiations]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 14 day of April 2023 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

Dara Crabtree

Dara Crabtree, City Secretary, TRMC

AGENDA ITEM # 10

EXECUTIVE SUMMARY
04/20/2023

AGENDA SUBJECT:

Approval of the minutes for meeting held on April 6, 2023.

BACKGROUND:

Attached are the minutes for meeting held on April 6, 2023.

PRESENTER:

Dara Crabtree, City Secretary

Attachments

1. Draft Minutes

MINUTES
CITY COUNCIL MEETING
CITY OF LEANDER, TEXAS

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - April 6, 2023

Mayor – Christine DeLisle	**Place 4 – Na'Cole Thompson, *Mayor Pro Tem***
Place 1 – Kathryn Pantalion-Parker	**Place 5 – Chris Czernek**
Place 2 – Esme Mattke Longoria	**Place 6 – Becki Ross**
Place 3 – David McDonald	**City Manager – Rick Beverlin**

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

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Open meeting at 6:02 p.m.

2. Roll Call reflected all present.

3. Received presentation of fiscal year 2023 road rehabilitation program and funding options including Heritage Grove Road financing options; funding road rehabilitation program using COs; and funding road rehabilitation program using general funds.

4. Meet and Greet with Board and Commission applicants. Nine (9) applicants were in attendance including: Anthony Musso; Ashley Young; Bill Staley; Cheryl McLaurin; Jayne Serna; JenicaTateosian; Juan Alanis, Jr.; Kathleen Bonardi; and Tegan Smith-Cowan.

   Workshop adjourned at 6:54 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

5. Opened meeting at 7:02 p.m., Invocation was provided by Pastor Bettina Bunton with Victorious Living Christian Ministries and Mayor Christine led the Pledges of Allegiance.

6. Roll Call reflected all present.

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

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

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

Kathleen Bonardi, 1412 Volente Lane - commented on April 9 Leander Activity Center one-year anniversary along with Easter; new activities added for Active Adults; activities attended; summer camps take up the space at the Center; options discussed are outside venues; importance of senior center; construction timeline; seniors will not have a place in summer 2024 and possibly 2025; and bonds approved.

8. Recognitions/Proclamations/Visitors.
   - Child Abuse Prevention & Awareness Month (April)
   - Education & Sharing Day (April 2, 2023)
   - National Public Safety Telecommunications Week (April 9-15)

9. Staff Report
   - Parks and Recreation Update including Leander Activity Center one-year review; programming summary; continued learning; financial breakdown; Juneteenth 2023 tentative block party plan; and Leander Libertyfest 2023 tentative plan.

CONSENT AGENDA: ACTION

Mayor Christine stated item 25 is pulled from the consent agenda and will be considered separately due to a scrivener's error in the number of vehicles. The agenda reflects three vehicles being purchased when it is actually four vehicles. The price amount reflected on the posted agenda is correct.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Becki Ross to approve consent agenda items 10 through 24 and 26 through 28.

Vote: 7 - 0

10. Acceptance of the City Council Mission Statement and Goals.

11. Approval of the minutes for meeting held on March 16, 2023.

12. Reject bid received regarding Solicitation S23-004 request for proposal Call to Art Public Art Project Opportunity - Murals.

13. Approval of a Special Event Permit for the 11th Annual Leander Bull Riding Shootout to be held on May 6, 2023, with a contingency date of May 20, 2023 at the South San Gabriel River Park Property, Leander, Williamson County, Texas.

14. Approval of joining the Texas Attorney General's global opioid settlement with Allergan, CVS, Walgreens, and Walmart; and authorize the City Manager to execute Settlement Participation Forms and any and all necessary documents.

15. Approval of an addendum to the 380 Agreement with Cangshan Cutlery Company, a California S Corporation ("Cangshan"); New Star Foodservice, Inc., a California S Corporation ("New Star"); Everware International, a California S Corporation ("Everware"); and CMHH Heritage, LLC, a Texas limited liability company ("CMHH Heritage"); (collectively hereafter referred to as "Company"). Canshan, New Star Foodservice, and Everware merged with newly created Texas entities.

16. Acceptance of public infrastructure improvements for Bryson Phase 4 Section 5.

17. Acceptance of public infrastructure improvements for the PEC Data Center.

18. Approval of a Right of Entry Agreement by and between the City of Leander and Emogene Champion and the Albert R. Champion Exemption Equivalent Trust for the San Gabriel Parkway Phase III project (CIP T.46); and authorize the City Manager to execute any and all documents.

19. Approval of Second Amendment to firm water contract by and between the Lower Colorado River Authority and City of Leander for municipal uses to increase the maximum annual quantity to thirty-one thousand (31,000) acre-feet; and authorize the City Manager to execute any and all necessary documents.

20. Approval of reimbursable expenses of the Devine Lake Phase 4 Development Agreement for oversize of utility lines requested by the City in the amount of $90,162.00; and authorize the City Manager to execute any and all necessary documents.

21. Award of Solicitation S23-002 to Gage and Cade Construction, LLC, for the installation of a new temporary construction access road along the future San Gabriel Parkway East in the Palmera Ridge neighborhood (CIP W.41), in the amount of $92,475.35; and authorize the City Manager to execute any and all necessary documents.

22. Approval of Amendment No. 1 to Task Order KFA-58 to K Friese & Associates, Inc. for capital improvement water update as part of the Water Masterplan in the amount of $25,000.00 for a new total contract amount of $123,354.00; and authorize the City Manager to execute any and all necessary documents.

23. Approval of a Resolution authorizing the BCRUA Board President to award the Phase 1D water treatment plant expansion construction contract to Excel Construction Services, LLC.

24. Approval of a Resolution appointing the Planning & Zoning Commission as members of the Water and Wastewater Capital Improvements Advisory Committee; appointing an additional member who resides within the City's extraterritorial jurisdiction (ETJ); making findings of fact; and providing for related matters.

25. Award of Solicitation S22-036B to Grapevine Dodge Chrysler Jeep, Grapevine, Texas, for the purchase of three (3) fleet vehicles in the amount of $166,695.00; and authorize the City Manager to execute any and all necessary documents.

    Motion by Councilmember Becki Ross, Seconded by Mayor Pro Tem Na'Cole Thompson to award Solicitation S22-036B to Grapevine Dodge Chrysler Jeep, Grapevine, Texas, for the purchase of ~~three (3)~~ four (4) fleet vehicles in the amount of $166,695.00; and authorize the City Manager to execute any and all necessary documents.

    Vote: 7 - 0

26. Approval of a purchase of a 2022 Ford F-350 from Rush Truck Center, Dallas, Texas, for the Public Works Department utilizing Buyboard Contract 601-19 in the amount of $118,500.00; and authorize the City Manager to execute any and all necessary documents.

27. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-22-0048 to amend the current zoning of TF-2-B (Two-Family) to adopt the Lion Drive Minor PUD (Planned Unit Development) with a base zoning district of SFT-2-A (Single-Family Townhouse) on three (3) parcels of land approximately 1.14 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R619654, R619653, and R61952; and more commonly known as 507-519 Lion Drive, Leander, Williamson County, Texas.

28. Approval of the extension of the application expiration for Subdivision Case FP-21-0023 Lively Tract Ph 4 Final Plat; more particularly described by Williamson Central Appraisal District Parcels R544675 and R021695; generally located to the south of the southern terminus of Lively Ranch Road; Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

29. Mayor Christine opened a Public Hearing at 8:02 p.m. regarding Zoning Case Z-22-0052 to amend the current zoning of PUD/TOD-CD (Planned Unit Development/Transit Oriented Development – Conventional Development Sector) to adopt the 183A Plaza Minor PUD (Planned Unit Development) with a base zoning district of GC-3-A (General Commercial) on one (1) parcel of land approximately 9.61 acres ± in size, more particularly described by Williamson Central Appraisal District parcel R461862; and generally located approximately 700 feet southeast of the intersection of 183A Toll Road and Aven Way, Leander, Williamson County, Texas. No one spoke in favor or opposition to your request. The Public Hearing closed at 8:02 p.m.

- Discuss and consider action regarding Zoning Case Z-22-0052 as described above.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Mattke Longoria to approve Zoning Case Z-22-0052 to amend the current zoning of PUD/TOD-CD (Planned Unit Development/Transit Oriented Development – Conventional Development Sector) to adopt the 183A Plaza Minor PUD (Planned Unit Development) with a base zoning district of GC-3-A (General Commercial) on one (1) parcel of land approximately 9.61 acres ± in size, more particularly described by Williamson Central Appraisal District parcel R461862; and generally located approximately 700 feet southeast of the intersection of 183A Toll Road and Aven Way, Leander, Williamson County, Texas.

Vote: 7 - 0

30. Mayor Christine opened a Public Hearing at 8:06 p.m. regarding Subdivision Case CP-22-0013 to adopt the LC Hero Way Concept Plan on two (2) parcels of land approximately 21.86 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031600 & R457677; generally located to the northwest of the intersection of Hero Way and Main Street, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 8:06 p.m.

- Discuss and consider action regarding Subdivision Case CP-22-0013 as described above.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Chris Czernek to approve Subdivision Case CP-22-0013 to adopt the LC Hero Way Concept Plan on two (2) parcels of land approximately 21.86 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031600 & R457677; generally located to the northwest of the intersection of Hero Way and Main Street, Leander, Williamson County, Texas, with reference warrants.

Vote: 7 - 0

REGULAR AGENDA

31. Discussed the dissolution of the Leander Library Foundation including process in dissolving current Foundation and creating a Friends Foundation; developing bylaws; determine timeline with attorney assisting with transition; and share timeline with Council once determined.

[City Council took a brief break at 8:36 p.m.; reconvened at 8:42 p.m.]

32. Discuss and consider action on a Resolution supporting the City of Leander's request to U.S. Representative John Carter to receive Community Project Funding assistance for Community Oriented Policing Services (COPS) Technology & Equipment projects.

Motion by Councilmember David McDonald, Seconded by Councilmember Becki Ross to approve a Resolution supporting the City of Leander's request to U.S. Representative John Carter to receive Community Project Funding assistance for Community Oriented Policing Services (COPS) Technology & Equipment projects, following a discussion.

Vote: 7 - 0

33. Discuss and consider action on an agreement to terminate an Interlocal Agreement by and between the Brushy Creek Regional Utility Authority and City of Leander regarding water treatment plant superintendent and operator services.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Mattke Longoria to approve an agreement to terminate an Interlocal Agreement by and between the Brushy Creek Regional Utility Authority and City of Leander regarding water treatment plant superintendent and operator services.

Vote: 7 - 0

34. Council Member Future Agenda Items *[Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.]* None

35. Council Member Closing Statements.

Kathryn Pantalion-Parker - wished everyone a Happy Easter.

Esme Mattke Longoria - wished everyone a Happy Passover.

Chris Czernek - wished everyone a Happy Easter, Happy Passover and Resurrection.

Becki Ross - wished everyone a Happy Easter, staff to enjoy their day off, and safe travels.

Christine DeLisle - stated tonight's dinner was from Golden Chick; reminded everyone to shop local; brush clean up was done on time and under budget; thank you to City Manager, Public Works department and all staff involved; and reminded everyone of upcoming events including Eggstravaganza, LAC birthday party, wildflower planting, Thumbs Up Green Talks, and Active Adults Activities.

36. Convened into Executive Session at 9:18 p.m. pursuant to:
1. 551.087, Texas Government Code Deliberate the purchase, exchange, lease, or value of real property and deliberate proposed economic development incentives for one or more business prospects that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body is conducting economic development negotiations related to the following project(s): Project Orange Build and
2. Section 551.071, Texas Government Code, Section 1.05, Texas Disciplinary Rules of Professional Conduct, and Section 551.072, Texas Government Code, to deliberate with legal counsel regarding the Lease Agreement between City of Leander and Ride or Die, LLC; and
3. Section 551.072, Texas Government Code, to deliberate the acquisition of properties located in Elijah D. Harmon Survey Abstract 6 for the purpose of a utility easement and temporary construction easement for the Reclaim Water Project (CIP WW.46); and
4. Section 551.072, Texas Government Code, to deliberate the acquisition of real property for public facilities.

Reconvened into open session at 10:30 p.m. to take action as deemed appropriate in the City Council's discretion regarding:
1. Project Orange Build; and
2. Lease Agreement between City of Leander and Ride or Die, LLC; and
3. Acquisition of properties for utility easement and temporary construction easement for the Reclaim Water Project (CIP WW.46); and
4. Public facilities.

(item 1) No action

(item 2) No action

Motion by Mayor Pro Tem Na'Cole Thompson, Seconded by Councilmember Becki Ross to approve (item 3) purchase agreements for Parcel 2 and Parcel 3 located in Elijah D. Harmon Survey Abstract 6 for the purpose of a utility easement and temporary construction easement for the Reclaim Water Project (CIP WW.46) as discussed in executive session.

Vote: 7 - 0

(item 4) No action

37. Adjourned at 10:30 p.m.

APPROVED:

_____
MAYOR

ATTEST:

_____
CITY SECRETARY

AGENDA ITEM # 11

EXECUTIVE SUMMARY
04/20/2023

AGENDA SUBJECT:

Approval of BuyBoard Contract 648-21 with Axon Enterprises, Inc for the supply, installation and maintenance of equipment and services associated with the AXON Patrol Fleet recording systems (in-car cameras) within the Leander Police Department, for a five (5)- year contract in the amount of $86,075.28 over the term of the contract; providing for terms and conditions; and authorize the City Manager to execute any and all necessary documents and renewals.

BACKGROUND:

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

On December 7, 2017, the Leander City Council approved a five (5)- year contract with AXON Enterprises, Inc. which included the purchase and use of Axon Fleet cameras in all police vehicles. The current contract has reached its fill term, and we are requesting the renewal of the contact for an additional five (5)- years.

This contract is for the supply, installation and maintenance of equipment and services associated with eighty-eight (88) in-car cameras with a total cost of $86,075.28 to be paid over the term of the contact ($17,215.05 per budget year).

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

HISTORY/TIMELINE:

This quote is for a contract for Fleet vehicle camera licenses to replace the contract that has ended for vehicles that are currently in service and continuing to be used.

The Fleet Unlimited License is for the cameras in the vehicles at $17.00 each. (Two (2) cameras in each vehicle, twelve (12) vehicles equates to twenty-four (24) cameras.) The View XL is the program on the laptop that controls the cameras which is $29.00 each.

Each vehicle has a life expectancy and will go away and fall off the contract. This is why they have various terms listed of 12, 24, 36, etc. The list price is going to be multiplied out by the Term in months. For the ones that are twelve (12) months, this is the list price. For everything that lasts longer than a year, there is a two (2%) percent price increase for each year which results in different list prices every year. The list price is the SKU price x term x quantity.

Example:
(Vehicles on contract 1yr) Fleet Unlimited License list price $17.00 x 12 mo. X qty 24 = $4896.00

(Vehicles on contract 2yrs) Fleet Unlimited License list price + 2% increase: $17.34 x 24 mo. X qty 26 = $10,820.16

The Payment Summary total cost of $86,075.28 was divided evenly over five (5)- years for budgeting purposes.

RECOMMENDATION:

Approval of a contract with Axon Enterprises, Inc for a five (5)- year contract in an amount not to exceed $86,075.28.

PRESENTER:

Greg Minton, Chief of Police

Fiscal Impact

Amount requested:	$17,215.05
Approved in current budget (Yes / No):	Yes
Expenditure (New / Amended):	Amended
Recurring or one-time:	Recurring
Fund source (Operating / Utility / etc.):	General Fund

Attachments

1. AXON 5 Year User Agreement

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

Q-460127-44986.721MA

Issued: 03/01/2023

Quote Expiration: 03/31/2023

Estimated Contract Start Date: 01/15/2023

Account Number: 111124
Payment Terms: N30
Delivery Method:

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

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

Quote Summary

Program Length	60 Months
TOTAL COST	$86,075.28
ESTIMATED TOTAL W/ TAX	$86,075.28

Discount Summary

Average Savings Per Year	$0.00
TOTAL SAVINGS	$0.00

Payment Summary

Date	Subtotal	Tax	Total
Mar 2023	$17,215.05	$0.00	$17,215.05
Mar 2024	$17,215.05	$0.00	$17,215.05
Mar 2025	$17,215.05	$0.00	$17,215.05
Mar 2026	$17,215.05	$0.00	$17,215.05
Mar 2027	$17,215.08	$0.00	$17,215.08
Total	**$86,075.28**	**$0.00**	**$86,075.28**

Quote Unbundled Price:	**$86,075.28**
Quote List Price:	**$86,075.28**
Quote Subtotal:	**$86,075.28**

Pricing

All deliverables are detailed in Delivery Schedules section lower in proposal

Item	Description	Qty	Term	Unbundled	List Price	Net Price	Subtotal	Tax	Total
A la Carte Software									
80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	24	12		$17.00	$17.00	$4,896.00	$0.00	$4,896.00
87050	FLEET VIEW XL LICENSE	12	12		$29.00	$29.00	$4,176.00	$0.00	$4,176.00
80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	26	24		$17.34	$17.34	$10,820.16	$0.00	$10,820.16
87050	FLEET VIEW XL LICENSE	13	24		$29.58	$29.58	$9,228.96	$0.00	$9,228.96
80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	20	36		$17.69	$17.69	$12,736.80	$0.00	$12,736.80
87050	FLEET VIEW XL LICENSE	10	36		$30.18	$30.18	$10,864.80	$0.00	$10,864.80
80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	8	48		$18.06	$18.06	$6,935.04	$0.00	$6,935.04
87050	FLEET VIEW XL LICENSE	4	48		$30.81	$30.81	$5,915.52	$0.00	$5,915.52
80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	10	60		$18.44	$18.44	$11,064.00	$0.00	$11,064.00
87050	FLEET VIEW XL LICENSE	5	60		$31.46	$31.46	$9,438.00	$0.00	$9,438.00
Total							**$86,075.28**	**$0.00**	**$86,075.28**

Delivery Schedule

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
A la Carte	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	24	01/15/2023	01/14/2024
A la Carte	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	10	01/15/2023	01/14/2028
A la Carte	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	8	01/15/2023	01/14/2027
A la Carte	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	20	01/15/2023	01/14/2026
A la Carte	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	26	01/15/2023	01/14/2025
A la Carte	87050	FLEET VIEW XL LICENSE	12	01/15/2023	01/14/2024
A la Carte	87050	FLEET VIEW XL LICENSE	13	01/15/2023	01/14/2025
A la Carte	87050	FLEET VIEW XL LICENSE	10	01/15/2023	01/14/2026
A la Carte	87050	FLEET VIEW XL LICENSE	4	01/15/2023	01/14/2027
A la Carte	87050	FLEET VIEW XL LICENSE	5	01/15/2023	01/14/2028

Payment Details

Mar 2023

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
1	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	24	$979.20	$0.00	$979.20
1	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	10	$2,212.80	$0.00	$2,212.80
1	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	8	$1,387.01	$0.00	$1,387.01
1	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	20	$2,547.36	$0.00	$2,547.36
1	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	26	$2,164.03	$0.00	$2,164.03
1	87050	FLEET VIEW XL LICENSE	12	$835.20	$0.00	$835.20
1	87050	FLEET VIEW XL LICENSE	5	$1,887.60	$0.00	$1,887.60
1	87050	FLEET VIEW XL LICENSE	4	$1,183.10	$0.00	$1,183.10
1	87050	FLEET VIEW XL LICENSE	10	$2,172.96	$0.00	$2,172.96
1	87050	FLEET VIEW XL LICENSE	13	$1,845.79	$0.00	$1,845.79
Total				**$17,215.05**	**$0.00**	**$17,215.05**

Mar 2024

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
2	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	24	$979.20	$0.00	$979.20
2	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	10	$2,212.80	$0.00	$2,212.80
2	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	8	$1,387.01	$0.00	$1,387.01
2	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	20	$2,547.36	$0.00	$2,547.36
2	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	26	$2,164.03	$0.00	$2,164.03
2	87050	FLEET VIEW XL LICENSE	12	$835.20	$0.00	$835.20
2	87050	FLEET VIEW XL LICENSE	5	$1,887.60	$0.00	$1,887.60
2	87050	FLEET VIEW XL LICENSE	4	$1,183.10	$0.00	$1,183.10
2	87050	FLEET VIEW XL LICENSE	10	$2,172.96	$0.00	$2,172.96
2	87050	FLEET VIEW XL LICENSE	13	$1,845.79	$0.00	$1,845.79
Total				**$17,215.05**	**$0.00**	**$17,215.05**

Mar 2025

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
3	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	24	$979.20	$0.00	$979.20
3	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	10	$2,212.80	$0.00	$2,212.80
3	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	8	$1,387.01	$0.00	$1,387.01
3	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	20	$2,547.36	$0.00	$2,547.36
3	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	26	$2,164.03	$0.00	$2,164.03
3	87050	FLEET VIEW XL LICENSE	12	$835.20	$0.00	$835.20
3	87050	FLEET VIEW XL LICENSE	5	$1,887.60	$0.00	$1,887.60
3	87050	FLEET VIEW XL LICENSE	4	$1,183.10	$0.00	$1,183.10
3	87050	FLEET VIEW XL LICENSE	10	$2,172.96	$0.00	$2,172.96
3	87050	FLEET VIEW XL LICENSE	13	$1,845.79	$0.00	$1,845.79
Total				**$17,215.05**	**$0.00**	**$17,215.05**

Mar 2026

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
4	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	24	$979.20	$0.00	$979.20
4	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	10	$2,212.80	$0.00	$2,212.80
4	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	8	$1,387.01	$0.00	$1,387.01
4	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	20	$2,547.36	$0.00	$2,547.36
4	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	26	$2,164.03	$0.00	$2,164.03
4	87050	FLEET VIEW XL LICENSE	12	$835.20	$0.00	$835.20
4	87050	FLEET VIEW XL LICENSE	5	$1,887.60	$0.00	$1,887.60
4	87050	FLEET VIEW XL LICENSE	4	$1,183.10	$0.00	$1,183.10
4	87050	FLEET VIEW XL LICENSE	10	$2,172.96	$0.00	$2,172.96
4	87050	FLEET VIEW XL LICENSE	13	$1,845.79	$0.00	$1,845.79
Total				**$17,215.05**	**$0.00**	**$17,215.05**

Mar 2027

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
5	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	24	$979.20	$0.00	$979.20
5	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	10	$2,212.80	$0.00	$2,212.80
5	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	8	$1,387.00	$0.00	$1,387.00
5	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	20	$2,547.36	$0.00	$2,547.36
5	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	26	$2,164.04	$0.00	$2,164.04
5	87050	FLEET VIEW XL LICENSE	12	$835.20	$0.00	$835.20
5	87050	FLEET VIEW XL LICENSE	13	$1,845.80	$0.00	$1,845.80
5	87050	FLEET VIEW XL LICENSE	10	$2,172.96	$0.00	$2,172.96
5	87050	FLEET VIEW XL LICENSE	4	$1,183.12	$0.00	$1,183.12
5	87050	FLEET VIEW XL LICENSE	5	$1,887.60	$0.00	$1,887.60
Total				**$17,215.08**	**$0.00**	**$17,215.08**

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

Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

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

ACEIP:

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

Acceptance of Terms:

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

Exceptions to Standard Terms and Conditions

Agency has existing contract #00014851 (originated via Q-141188) and is terminating that contract upon the new license start date (1/14/2023) of this quote.

Signature

Date Signed

3/1/2023

AGENDA ITEM # 12

EXECUTIVE SUMMARY
04/20/2023

AGENDA SUBJECT:

Approval of Buyboard Contract 601-19 for the purchase of one (1) replacement Police Tahoe from Caldwell County Chevrolet in the amount of $66,102.00; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:

In October 2022, LPD Unit #94 was involved in a vehicle collision and the insurance company deemed it a total loss. City staff requests authorization to utilize Buyboard contract 601-19 to purchase a replacement 2024 Chevrolet Tahoe from Caldwell County Chevrolet in Caldwell, Texas.

RECOMMENDATION:

Staff recommends approval.

PRESENTER:

Greg Minton, Chief of Police

Fiscal Impact

Amount requested:	$66,102.00
Approved in current budget (Yes / No):	Yes
Expenditure (New / Amended):	New
Recurring or one-time:	One-Time
Fund source (Operating / Utility / etc.):	Operating

Attachments

1. Vehicle Quote

Caldwell Country Chevrolet | Rockdale Country Ford | Cameron Country CDJR
800 State Highway 21 East
Caldwell Texas 77836

Vehicle Quote

Quote No.: DL 220607
Exp. Date: May 6, 2023

Prepared for: City of Leander
Leander TX.
Jackson Mitchell
jmitchell@leandertx.gov

NAME	PRICE	QTY	SUBTOTAL
2024 Chevrolet Tahoe 4x4 PPV Ext. - White - MY2024 Order Bank	$49,500.00	1	$49,500.00
Upfit Equipment CAPQ - 107569	$14,677.00	1	$14,677.00
Floor Plan Interest	$1,200.00	1	$1,200.00
Delivery	$325.00	1	$325.00
COOP Fee	$400.00	1	$400.00
			$66,102.00
		Discount	**$0.00**
Buy Board 601-19		Tax	**$0.00**
		Total	**$66,102.00**

****PRICES/QUOTES ARE VALID FOR THIRTY (30) DAYS DUE TO SUPPLY CHAIN CONSTRAINTS. REVERIFY PRICING BEFORE ISSUING A PURCHASE ORDER. COMMODITY SURCHAGES MAY APPLY AFTER A PURCHASE ORDER IS ISSUED****

Quote

Date 4/3/2023
Quote # CAPQ-107569

CAP FLEET
2603 Taylors Valley Road
Belton, TX 76513
Office 254-773-1959

Name / Address
City of Leander
105 Brushy Ln., Leander, TX 78641

Ship To:
City of Leander
Jackson Mitchell
105 Brushy Ln., Leander, TX 78641

Salesperson:	Alex Orrantia
Email:	
Contact Name:	

Year:	2023
Make:	Chevrolet
Model:	TAHOE PPV

Job Description: CS parts come from parts stripped on CAPQ-105914.

Quote Summary

Per Vehicle Subtotal	$14,677.00
Per Vehicle Tax	$0.00
Per Vehicle Total	$14,677.00
# Vehicles Quoted	1

Grand Total $14,677.00

****PRICES ARE VALID FOR 30 DAYS BUT ARE SUBJECT TO CHANGE DUE TO SUPPLY CHAIN CHALLENGES.
REVERIFY PRICING BEFORE ISSUING A PURCHASE ORDER. COMMODITY SURCHARGES MAY APPLY AFTER PO IS ISSUED.
ALL CANCELLED ORDERS ARE SUBJECT TO A 20% RESTOCKING FEE****

I hereby authorize the install work therein set forth to be done by CAP Fleet Upfitters, together with the furnishing by CAP Fleet Upfitters of the necessary parts and other material for such install and agree that CAP Fleet Upfitters is not responsible for any delays caused by unavailability or delayed availability of parts or material for any reason; that CAP Fleet Upfitters neither assumes or authorizes any other person to assume for CAP Fleet Upfitters any liability in connection with such install; that CAP Fleet Upfitters shall not be responsible for loss or damage to the above vehicle, or articles left therein, in case of fire, theft, any Act of God, or other cause beyond CAP Fleet Upfitters control; that CAP Fleet Upfitters employees may operate the above vehicle on streets, highways, or elsewhere for the purpose of testing and/or inspecting such vehicle.

WWW.CAPFLEET.COM
QUOTES ARE GOOD FOR 30 DAYS.
PLEASE SIGN BELOW IF ALL ITEMS & QUANTITIES ARE APPROVED.

X_____ Date: / /_____

Quote

Date **4/3/2023**

Quote # **CAPQ-107569**

CAP FLEET
2603 Taylors Valley Road
Belton, TX 76513
Office 254-773-1959

QTY	Part #	Part Details
ELECTRONICS		
1	338265	3/4 IN MOUNT 25 FT RG58/U MINI-UHF LOOSE
EMERGENCY LIGHTING		
1	ENFDGS2RB	NFORCE DUAL DECK/GRILLE MOUNT LIGHT, SAE CLASS 1, 10-16V, BLACK HOUSING, 9 LED, SINGLE COLOR - RED/BLUE Mounting Location : RQGL1 - REAR QTR GLASS -DS- LOW
1	ENFDGS2RB	NFORCE DUAL DECK/GRILLE MOUNT LIGHT, SAE CLASS 1, 10-16V, BLACK HOUSING, 9 LED, SINGLE COLOR - RED/BLUE Mounting Location : RQGL2 - REAR QTR GLASS - PS - LOW
2	EMPS2SMS5RBW	MPOWER 4" FASCIA LIGHT W/SCREW MOUNT, 18" HARD WIRE W/SYNC OPTION, SAE CLASS 1 & CA TITLE 13, 9-32 VDC, BLACK HOUSING, 18 LED, TRICOLOR - RED/BLUE/WHITE Mounting Location : RB1 - RUNNING BOARDS Notes: 1 EACH REAR SIDE
2	EMPS2SMS4J	MPOWER 4" FASCIA LIGHT W/SCREW MOUNT, 18" HARD WIRE W/SYNC OPTION, SAE CLASS 1 & CA TITLE 13, 9-32 VDC, BLACK HOUSING, 12 LED, DUAL COLOR - RED/BLUE Mounting Location : RB1 - REAR BUMPER Notes: DS and PS
1	EMPAK00EYN	MPOWER ARROW KIT - REAR SPOILER (EMPAK) Notes: QSF006780
1	EMPAKKT02	MPOWER ARROW HARNESS KIT INCLUDES 36" BREAKOUT BOX HARNESS 2 DISTRIBUTION HARNESSES AND 1 POWER/CONTROL HARNESS NO MOUNTING BRACKETS
1	60CREGCS	12V WHT/RED 6" COMPARTMENT LT Mounting Location : O - OTHER - SEE NOTES Notes: REAR HATCH DOOR
PRISONER TRANSPORT EQUIPMENT		
1	P1826T21AOSB	DUAL COMPARTMENTS PRO-CELL FULL PARTITION (INCLUDES RECESSED PANEL) W/ OUTBOARD SEAT BELT; PRO-CELL PRISONER TRANSPORT SYSTEM; CHEVY TAHOE PPV/SSV 2021-2022
STORAGE		
1	PP-TAH-2021-L1-2D-11-CAG	(PP-TAH-2021-L1-2D-11-CAG) TAHOE 2021-2022 LOW SECURITY TWO 11" TALL DRAWERS (PASSENGER SIDE) SIZED FOR USE WITH MOST FULL PRISONER CAGES

QTY	Part #	Description
1	LABOR	LABOR
1	SHIPPING	SHIPPING
1	SHOP SUPPLIES	SHOP SUPPLIES
1	WIRING HARNESS	WIRING HARNESS
1	DEALER	DEALER PREP
1	PROGFEE	PROGRAMMING FEE
1	PDKIT	POWER DISTRIBUTION KIT
1	DISPOSAL	DISPOSAL FEE (FOR OEM PARTS NOT PICKED UP ON DELIVERY)
1	INSPECT	ALL CAP FLEET INSPECTIONS COME WITH AN AGENCY LIMITED LIFETIME WARRANTY

Quote

Date **4/3/2023**

Quote # **CAPQ-107569**

CAP FLEET
2603 Taylors Valley Road
Belton, TX 76513
Office 254-773-1959

QTY	Part #	Description
1	GRAPHICS	CUSTOM GRAPHICS
1	TINT	TINT, FRONT WINDOWS ONLY

QTY	Make	Model	Used
1	Progard	Gunrack	☒
2	SoundOff Signal	EMPS2SMS5RBW	☒
1	Axon		☒
1	Cradlepoint		☒
1	ANTENNA		☒
1	TBD		☒
1	DOCKING STATION	TCSO 911 Harness	☒
1	Stalker	DSR	☒
1	Ranch Hand	Grille Guard	☒
2	Havis	C-MCB	☒
3	Havis	C-MC	☒
1	Havis	C-HDM-204	☒
1	Havis	C-MD-112	☒
1	Havis	C-AP-0325	☒
1	Havis	CUP2-1001	☒
1	Havis	C-EB25-XTL-1P	☒
1	Havis	C-EB35-SN4-1P	☒
1	Havis	C-VS-1012-TAH-W	☒
1	SoundOff Signal	PMP2BKUMB5-P	☒
1	SoundOff Signal	PMP2BKUMB5-D	☒
2	SoundOff Signal	ENT3B3E	☒
2	SoundOff Signal	ENT3B3D	☒
2	SoundOff Signal	ENFSSS3E	☒
2	SoundOff Signal	ENFSSS3D	☒
1	SoundOff Signal	ENFWB00EKC	☒
1	FENIEX	HAMB-002	☒
1	FENIEX	S-3017	☒
1	SoundOff Signal	100N	☒
1	SoundOff Signal	nERGY 400 Series Remote Siren	☒

AGENDA ITEM # 13

EXECUTIVE SUMMARY
04/20/2023

AGENDA SUBJECT:

Approval of Buyboard Contract 601-19 for the purchase of a 2022 Ford F-350 truck from Rush Truck Center, Dallas, Texas, in the amount of $118,500.00; and authorize the City manager to execute any and all necessary documents.

BACKGROUND:

In the FY 2023 budget a new position, Pump & Motor Mechanic, was approved in the Public Works Water & Wastewater Department (Utility Fund). Approved along with the position was a specialized heavy-duty vehicle, due to the requirements of this position, i.e., maintaining numerous pumps and motors throughout the wastewater collection and water distribution system. City staff requests authorization to utilize Buyboard contract 601-19 to purchase a 2022 Ford F-350 truck from Rush Truck Center in Dallas, Texas.

RECOMMENDATION:

Recommend approval of the request to purchase a 2022 Ford F-350 truck from Rush Truck Center, Dallas, Texas in the amount of $118,500.00 utilizing Buyboard contract 601-19.

PRESENTER:

Robert G. Powers, Executive Director of Finance
Kay Johnson, Interim Purchasing Agent
Gina Ellison, Public Works Director

Fiscal Impact

Amount requested:	$118,500.00
Approved in current budget (Yes / No):	Yes
Expenditure (New / Amended):	New
Recurring or one-time:	One-time
Fund source (Operating / Utility / etc.):	Utility Fund

Attachments

1. Vehicle Quote

Rush Truck Center - Dallas Medium Duty
4000 Irving Boulevard
Dallas, TX 75247
214-631-2050

Customer Proposal Letter

Internet Pricing Account
4000 Irving Blvd
Dallas, TX 75247

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

VEHICLE INFORMATION

Year 2022 Make Ford Model F-350 Stock # TBD Serial # TBD

Pricing below is based on Buyboard Contract 601-19.

		Total
Quantity		
Truck Price per Unit	$ 118,500.00	$ 118,500.00
F.E.T. (Factory & Dealer Paid)	$ 0.00	
Net Sales Price	$ 118,500.00	$ 118,500.00
Optional Extended Warranty(ies)		
State Sales Tax		
Vehicle Inventory Tax		
License / Title / Registration		
Documentary Fee		
Total Sales Price	$ 118,500.00	$ 118,500.00
Trade Allowance (see DISCLAIMER Below)		
Deposit / Down Payment		
Unpaid Balance Due on Delivery	$ 118,500.00	$ 118,500.00

Sales Representative _____ Signature James Galbreath Printed Name Date

Purchaser _____ Signature Printed Name / Title Date

Accepted by Sales Manager or General Manager _____ Signature Printed Name Date

Quote good until 04/29/2023 **Note: The above Customer Proposal is a quotation only. Sale terms subject to approval of Sales Manager of Dealer.**

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

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

2022 F-350 Chassis 4x4 SD Crew Cab 179" WB DRW XL (W3H)

Price Level: 280

Client Proposal

Prepared by:
Ryan Galbreath
Office: 214-678-5966
Email: galbreathr@rushenterprises.com
Date: 11/07/2022

Warranty

Standard Warranty

Basic Warranty

Basic warranty	36 months/36,000 miles

Powertrain Warranty

Powertrain warranty	60 months/60,000 miles

Corrosion Perforation

Corrosion perforation warranty	60 months/unlimited

Roadside Assistance Warranty

Roadside warranty	60 months/60,000 miles

Additional Warranty

Diesel Engine Warranty

Diesel engine warranty	60 months/100,000 miles

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

2022 F-350 Chassis 4x4 SD Crew Cab 179" WB DRW XL (W3H)

Price Level: 280

As Configured Vehicle

Code	Description
Base Vehicle	
W3H	Base Vehicle Price (W3H)
Packages	
640A	Order Code 640A *Includes:* *- Transmission: TorqShift 10-Speed Automatic* *10R140 with neutral idle and selectable drive modes: normal, tow/haul, eco, deep sand/snow and slippery.* *- 3.73 Axle Ratio* *- GVWR: 14,000 lb Payload Package* *- Wheels: 17" Argent Painted Steel* *Hub covers/center ornaments not included.* *- HD Vinyl 40/20/40 Split Bench Seat* *Includes center armrest, cupholder, storage and driver's side manual lumbar.* *- Radio: AM/FM Stereo w/MP3 Player* *Includes 6 speakers.* *- SYNC Communications & Entertainment System* *Includes enhanced voice recognition, 911 Assist, 4.2" LCD center stack screen, AppLink, 1 smart-charging USB port and steering wheel audio controls.*
Powertrain	
99T	Engine: 6.7L 4V OHV Power Stroke V8 Turbo Diesel B20 *Includes Diesel Exhaust Fluid (DEF) tank, intelligent oil-life monitor and manual push-button engine-exhaust braking.* *Includes:* *- Dual 78-AH 750 CCA Batteries* *- Transmission Power Take-Off Provision* *Includes mobile and stationary PTO modes.*
44G	Transmission: TorqShift 10-Speed Automatic *10R140 with neutral idle and selectable drive modes: normal, tow/haul, eco, deep sand/snow and slippery.*
X37	3.73 Axle Ratio
STDGV	GVWR: 14,000 lb Payload Package
Wheels & Tires	
TBM	Tires: LT245/75Rx17E BSW A/T *Spare may not be the same as road tire.*
64K	Wheels: 17" Argent Painted Steel *Hub covers/center ornaments not included.*

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

2022 F-350 Chassis 4x4 SD Crew Cab 179" WB DRW XL (W3H)

Price Level: 280

As Configured Vehicle (cont'd)

Code	Description
Seats & Seat Trim	
A	HD Vinyl 40/20/40 Split Bench Seat *Includes center armrest, cupholder, storage and driver's side manual lumbar.*
Other Options	
PAINT	Monotone Paint Application
179WB	179" Wheelbase
STDRD	Radio: AM/FM Stereo w/MP3 Player *Includes 6 speakers.* *Includes:* *- SYNC Communications & Entertainment System* *Includes enhanced voice recognition, 911 Assist, 4.2" LCD center stack screen, AppLink, 1 smart-charging USB port and steering wheel audio controls.*
90L	Power Equipment Group *Deletes passenger side lock cylinder. Includes upgraded door-trim panel.* *Includes:* *- Accessory Delay* *- Advanced Security Pack* *Includes SecuriLock Passive Anti-Theft System (PATS) and inclination/intrusion sensors.* *- Folding Trailer Tow Mirrors w/Power Heated Glass* *Includes manual telescoping, heated convex spotter mirror and integrated clearance lamps/turn signals.* *- MyKey* *Includes owner controls feature.* *- Power Front & Rear Side Windows* *Includes 1-touch up/down driver/passenger window.* *- Power Locks* *- Remote Keyless Entry*
67H	Heavy-Service Front Suspension Package *Includes pre-selected heavy-service front springs (see Order Guide Supplemental Reference for springs/FGAWR of specific vehicle configurations). Recommended only on vehicles which will permanently utilize aftermarket equipment such as heavy-duty winches, brush guards or other apparatus which loads the front axle to the specified Gross Axle Weight Rating (GAWR). Note 1: May result in a deterioration of ride quality. Note 2: Vehicle ride height will increase with the addition of this package.*
41H	Engine Block Heater
62R	Transmission Power Take-Off Provision *Includes mobile and stationary PTO modes.*
67B	397 Amp Alternators

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

2022 F-350 Chassis 4x4 SD Crew Cab 179" WB DRW XL (W3H)

Price Level: 280

As Configured Vehicle (cont'd)

Code	Description
63A	**Utility Lighting System** *Includes LED side-mirror spotlights.*
52B	**Trailer Brake Controller** *Includes smart trailer tow connector. Verified to be compatible with electronic actuated drum brakes only.*
872	**Rear View Camera & Prep Kit** *Pre-installed content includes cab wiring and frame wiring to the rear most cross member. Upfitters kit includes camera with mounting bracket, 20' jumper wire and camera mounting/aiming instructions.*
43C	**110V/400W Outlet** *Includes 1 in-dash mounted outlet.*
19Z	**4G LTE Wi-Fi Hotspot Removal**

Fleet Options

525	**Steering Wheel-Mounted Cruise Control (LPO)** Requires valid FIN code.
942	**Daytime Running Lamps (DRL) (LPO)** Requires valid FIN code. *The non-controllable 942 Daytime Running Lamps (DRL) replace the standard Daytime Running Lamps (DRL) on/off cluster controllable.*
17F	**XL Decor Group (LPO)** Requires valid FIN code. *Includes:* *- Chrome Front Bumper*
WARANT	**Fleet Customer Powertrain Limited Warranty** Requires valid FIN code. *Ford is increasing the 5-year 60,000-mile limited powertrain warranty to 5-years, 100,000 miles. Only Fleet purchasers with a valid Fleet Identification Number (FIN code) will receive the extended warranty. When the sale is entered into the sales reporting system with a sales type fleet along with a valid FIN code, the warranty extension will automatically be added to the vehicle. The extension will stay with the vehicle even if it is subsequently sold to a non-fleet customer before the expiration. This extension applies to both gas and diesel powertrains. Dealers can check for the warranty extension on eligible fleet vehicles in OASIS. Please refer to the Warranty and Policy Manual section 3.13.00 Gas Engine Commercial Warranty. This change will also be reflected in the printed Warranty Guided distributed with the purchase of every new vehicle.*
96V_	**XL Value Package (Fleet)** *Includes:* *- XL Decor Group (LPO)* *- Chrome Front Bumper* *- Steering Wheel-Mounted Cruise Control (LPO)*

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

2022 F-350 Chassis 4x4 SD Crew Cab 179" WB DRW XL (W3H)

Price Level: 280

As Configured Vehicle (cont'd)

Code	Description
Emissions	
425	50-State Emissions System
Exterior Color	
Z1_01	Oxford White
Interior Color	
AS_01	Medium Earth Gray w/HD Vinyl 40/20/40 Split Bench Seat

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

PALFINGER

PAL Pro 20-9

PO Number: Your PO # Here

Distributor: RUSH
Account No:
Contact:
Address:

Market:
Date: August 11, 2022
Ship VIA:
Requested Delivery Date:
Special Instructions:

		QTY	WEIGHT (LBS)
Distributor Net Sub-Totals			3,941
PSC3216	Palfinger model PSC 3216 telescopic service crane, 12,500 ft. lbs., 16' reach capability, one hydraulic / one manual extension, 4,000 Lb. vertical lift capacity, - 5 to +80 degree boom elevation, double acting cylinders with load holding valves on all cylinders, overload shutdown system, wireless radio remote controller pistol grip and toggle controller with 36' pendant, decals, crane hook, load line block, Ecoat prime, finish paint white topcoat and crane tie down bolt kit. Available for use on vehicles above 10,001 GVW, Consult factory for other applications.	.	
PSC3216 E	Model PSC 3216 electric telescopic service crane Continuous rotation, three-spool single proportional control valve, electric planetary drive winch and two-block damage prevention system, 12V power unit	1	688.00
	CRANE OPTIONS	.	
OS5060004	Third Wrap Limit System	1	
KMG04787AS	Crane installation kit - electric (25ft. Battery cable, breaker/disconnect)	1	7.00
	CRANE ACCESSORIES	.	
	BOOM SUPPORT OPTION	.	
OS5030022	Boom support - Adjustable Position 16.5" High to 25.5" High - Mounting brackets Available (Installation Accessories Section) - Refer to 'Boom Rest Application Guide' Tab for Selection Assistance	1	35.00
9' BODY OPTION	PCB 20 Series 9' heavy duty galvannealed steel crane body with standard right rear crane mounting compartment, compartment tops reinforced with structural angle, six (6) recessed cargo tie downs (6,000 lb. capacity), two (2) grab handles, 40" high side compartments (optional compartments may be raised to 60" high with additional structural gusseting), a fully integrated and sealed automotive style harness kit, FMVSS 108 LED light and reflector kit, mudflap brackets, entire body electro coat (E-Coat) primer, understructure and bottom of compartments undercoated. Body installation kit for Class 3-5 chassis cab with 60" CA included for Ford, GM, and RAM. Designed to accept up to 20,000 ft./lbs. rated crane.	.	
PCB20-9CS	9' CS Raised - 40"H Sidepacks, Curbside 1st Raised to 60"H	1	2,125.00
	FLOOR WIDTH OPTION (REQUIRED)	.	
54X108	54.5" W X 108" L Floor Without Wheelboxes (Dual Wheel Chassis)	1	
	TAILSHELF-BUMPER OPTION (BOLT ON TO CHASSIS FRAME)	.	
OSCB9904	20" Workbench Bumper With 1/4" Top Plate Work Surface and Integrated 16,000 lb. Rated 2" Hitch Receiver Tube (Not Compatible with Vise Mount Options)	1	369.00
	OUTRIGGER OPTION	.	
OSCB9702	Crank Down Stabilizers, 20" Work Bench Tailshelf and 17" Bumper	1	82.00
	CRANE MOUNTING PATTERN	.	
OSSB6902	PSC Curb Side Crane Mounting (12" X 12")	1	
	MASTERLOCK, CRANE BODY	.	
OSSB2202 209	Master Locking System Installed - 9' PCB 20 Body	1	15.00
	TAILGATE OPTIONS	.	
OSSB2301	PALFINGER Stamped Tailgate	1	286.00
	HEADACHE RACK	.	
OSCB9101	49" Rack Height (Measured Top of Headache Rack to Top of Frame Rail) - Installed Only Not Compatible With Low Sliding Roof (LSR)	1	42.00
	INSTALLATION ACCESSORIES	.	
OSSB0703	Rear Fuel Fill Cutout - Includes (1) Aluminum Fuel Fill Cup OS3450331	1	
OSCB8102	Boom Support Mounting Bracket for PSC Cranes - (Weld-On Threaded Plate in Lieu of Thru-Bolts in Compartment)	1	13.00
OSCB8105	Welder Mounting Bracket (Weld-On Bars and Mounting Adapter Plate) Left Rear Sidepack Top - Miller Adapter Plate Included	1	20.00
	INTERIOR COMPARTMENT OPTIONS	.	
LEFT FRONT	PCB20-9FT BODY - Streetside front vertical compartment (LV1)	.	
OS5020201	Aluminum Drawer Unit 3-3", 2-5", 1-7" X 26"W (6 drawers)	1	90.00
LH HORIZONTAL	PCB20-9FT BODY - Streetside horizontal compartment (LH)	.	
OSPSB108MK12	Adjustable Aluminum divider tray - 16" x 45.5" x 3" LH / RH compartment (includes 4 adjustable dividers) (MAX QTY OF 2)	1	12.00
LEFT REAR	PCB20-9FT BODY - Streetside rear vertical compartment (LR), No Options Available if Crane Reinforcement is Streetside	.	

1. Availability for shipment to be determined after receipt of written purchase order.
2. Quoted prices do not include F.E.T. or any other tax which may be applicable.
3. Quantity and cash discounts do not apply.

PALFINGER

PAL Pro 20-9

PO Number:	Your PO # Here		
OSPSB108MK11	Adjustable Aluminum divider tray - 16" x 28.5" x 3" LR compartment (includes 4 adjustable dividers) (MAX QTY OF 2)	2	16.00
RIGHT FRONT	PCB20-9FT BODY - Curbside front vertical compartment (RV1)	.	
OSSB4914	Tank bracket - Oxy / Acet for 2 tanks - Cargo area wall mounted, compartment vented when this option is picked	1	6.00
RH HORIZONTAL	PCB20-9FT BODY - Curbside horizontal compartment (RH)	.	
OSPSB108MK12	Adjustable Aluminum divider tray - 16" x 45.5" x 3" LH / RH compartment (includes 4 adjustable dividers) (MAX QTY OF 2)	1	12.00
RIGHT REAR	PCB20-9FT BODY - Curbside rear vertical compartment (RR), No Options Available if Crane Reinforcement is Curbside	.	
	TAILSHELF WORKBENCH ACCESSORIES	.	
OS5030046	Flexible tailshelf mounted step (installation is not available)	2	10.00
OS5030550	Bolt On Aluminum Rear Access Hand Rail - Powder Coated Safety Yellow - 27"	1	2.00
	LIGHT KIT OPTIONS	.	
OS5030112	Install tail lights and harness	1	
OS5030131	Body Control System (BCS) and Installation (Front and Rear Power Distribution Boxes and Control Panel)	1	10.00
OS5030065	Body Interior LED strip lighting in 6 compartments (BCS recommended with installation)	1	4.00
OS5030171	LED flood light kit (four lights) - includes harnesses for up to 6 lights (BCS recommended with installation)	1	8.00
	CHASSIS RELATED OPTIONS	.	
OS3287058	Ford Super Duty chassis cab tail light adapter	1	1.00
KMG10727A	Ford Mudflap Mounting Kit - (Exhaust Offset)	1	6.00
	PAINT OPTIONS	.	
OS5050037	Standard coating - outside/inside E-coat prime only	1	
OS5050038_209	Body finish topcoat - PCB 20 exterior/interior (Single Stage Common Whites: codes only include Ford Z1, Ford YZ, or Dodge PW7)	1	
	Z1	1	
OS5050043_209	Add LUltimate Bedliner on load space, tops, front panels, rear panels behind the outriggers and bumper to a top coated body	1	82.00

1. Availability for shipment to be determined after receipt of written purchase order.
2. Quoted prices do not include F.E.T. or any other tax which may be applicable.
3. Quantity and cash discounts do not apply.

AGENDA ITEM # 14

EXECUTIVE SUMMARY
04/20/2023

AGENDA SUBJECT:

Approval of purchase from Motorola Solutions, Inc. for ten (10) Police Department hand-held radios and ancillary services and equipment in the amount of $60,503.50 and nine (9) Police Department in-car radios and ancillary services and equipment in the amount of $53,230.77; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:

The Adopted FY 22-23 Budget includes funds for new and replacement Police Department vehicles. Each vehicle, once received, is equipped with radio equipment for emergency services communication. To provide existing system compatibility and maintain a unified network, all new radios installed throughout the patrol fleet will be Motorola APX 6500 series.

The Adopted FY 22-23 Budget also included funds to hire new police department personnel positions that require a personal, hand held radio. To provide existing system compatibility and maintain a unified network, Motorola APX 6000 hand held radios are used throughout the police force.

RECOMMENDATION:

Authorize purchase of nine (9) vehicle radios and ten (10) portable radios in the amount $113,734.27 from Motorola Solutions, Inc. for use by the Police Department.

PRESENTER:

Robert Powers, Executive Director of Finance

Fiscal Impact

Amount requested:	$60,503.50
Approved in current budget (Yes / No):	Yes
Expenditure (New / Amended):	New
Recurring or one-time:	One-time
Fund source (Operating / Utility / etc.):	General Fund / Police

Amount requested:	$41,401.71
Approved in current budget (Yes / No):	Yes
Expenditure (New / Amended):	New
Recurring or one-time:	One-time
Fund source (Operating / Utility / etc.):	General Fund / Police

Amount requested:	$11,829.06
Approved in current budget (Yes / No):	Yes
Expenditure (New / Amended):	New

Recurring or one-time: One-time

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

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Attachments

1. Motorola Quote Hand-held
2. Motorola Quote In-car

City of Leander
105 N. Brushy St.
PO Box 319
Leander, TX 78641
(512) 528-2700

PURCHASE ORDER

PO Number: 23-43710 **Date:** 01/30/2023

Request # : 23-43710 **Vendor # :** 01-9190

ISSUED TO: MOTOROLA SOLUTIONS INC
P.O. BOX 404059
ATLANTA, GA 30384-4059

SHIP TO: CITY HALL
CITY OF LEANDER
105 NORTH BRUSHY STREET
LEANDER, TX 78641

ITEM	UNITS	DESCRIPTION	G/L ACCOUNT	PROJ	PRICE	AMOUNT
1	0.00	HANDHELD RADIOS-OFFI	01 -41-5217	:	0.00	36,302.10
2	0.00	HANDHELD RADIOS-CID	01 -44-5217	:	0.00	24,201.40
		QUOTE 2025067 $60,503.50				
		HANDHELD RADIOS, QTY 10				

Authorized by: GREG MINTON **Date:** 01/30/2023 **TOTAL** 60,503.50

1. Original invoice plus one copy must be sent to: City of Leander, Accounts Payable Dept, PO Box 319, Leander, TX 78646-0319.
2. Payment may be expected within 30 days of receipt of goods, unless otherwise stated.
3. C.O.D. shipment will not be accepted.
4. Purchase Order numbers must appear on all shipping containers, packing slips and invoices. Failure to comply with the above request may delay payment.
5. All goods are to be shipped F.O.B. Destination unless otherwise stated.
6. All materials and services are subject to approval based on the description on the face of the purchase order or appendages thereof. Substitutions are not permitted without approval of the Requesting Department. Material not approved will be returned at no cost to the City.
7. All goods and equipment must meet or exceed all necessary city, state and federal standards and regulations.
8. Vendor or manufacturer bears risk of loss or damage until property received and/or installed.
9. Seller acknowledges that buyer is an equal opportunity employer. Seller will comply with all equal opportunity laws and regulations that are applicable to it as a supplier of the buyer.
10. The City is exempt from all federal excise and state tax - ID# 74-2007646

Purchasing Dept. (512) 528-2730 Fax (512) 528-2829

MOTOROLA SOLUTIONS 23-4371D

QUOTE-2025067

LEANDER POLICE DEPT

01/25/2023

The design, technical, pricing, and other information (" Information ") furnished with this submission is confidential proprietary information of Motorola Solutions, Inc. or the Motorola Solutions entity providing this quote (" Motorola ") and is submitted with the restriction that it is to be used for evaluation purposes only. To the fullest extent allowed by applicable law, the Information is not to be disclosed publicly or in any manner to anyone other than those required to evaluate the Information without the express written permission of Motorola.
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MOTOROLA SOLUTIONS

QUOTE-2025067

01/25/2023

LEANDER POLICE DEPT
705 LEANDER
LEANDER, TX 78641

Dear Jackson Mitchell,

Motorola Solutions is pleased to present LEANDER POLICE DEPT with this quote for quality communications equipment and services. The development of this quote provided us the opportunity to evaluate your requirements and propose a solution to best fulfill your communications needs.

This information is provided to assist you in your evaluation process. Our goal is to provide LEANDER POLICE DEPT with the best products and services available in the communications industry. Please direct any questions to Gene Aicher at gene.aicher@bearcom.com.

We thank you for the opportunity to provide you with premier communications and look forward to your review and feedback regarding this quote.

Sincerely,

Gene Aicher
Sr Account Manager

Motorola Solutions Manufacturer's Representative

23-43710

MOTOROLA SOLUTIONS

QUOTE-2025067

(6) 01-41-5217 = $36,302.10

(4) 01-44-5217 = $24,201.40

Billing Address:
LEANDER POLICE DEPT
705 LEANDER
LEANDER, TX 78641
US

Quote Date:01/25/2023
Expiration Date:03/26/2023
Quote Created By:
Gene Aicher
Sr Account Manager
gene.aicher@bearcom.com
512-964-5510

End Customer:
LEANDER POLICE DEPT
Jackson Mitchell
jmitchell@leandertx.gov
512-528-2804

Line #	Item Number	Description	Qty	Sale Price	Ext. Sale Price
	APX™ 6000 Series	APX6000			
1	H98UCF9PW6BN	APX6000 700/800 MODEL 2.5 PORTABLE	10	$2,624.35	$26,243.50
1a	H869BZ	ENH: MULTIKEY	10	$264.99	$2,649.90
1b	G996AU	ADD: PROGRAMMING OVER P25 (OTAP)	10	$80.30	$803.00
1c	QA01767AT	ADD: P25 LINK LAYER AUTHENTICATION	10	$80.30	$803.00
1d	HA00690AA	ADD: 7Y ESSENTIAL SERVICE HTP	10	$386.00	$3,860.00
1e	QA01833AH	ADD: EXTREME 1-SIDED NOISE REDUCTION	10	$20.44	$204.40
1f	Q667BB	ADD: ADP ONLY (NON-P25 CAP COMPLIANT) (US ONLY)	10	$0.00	$0.00
1g	QA05570AA	ALT: LI-ION IMPRES 2 IP68 3400 MAH	10	$84.32	$843.20
1h	Q361AR	ADD: P25 9600 BAUD TRUNKING	10	$240.90	$2,409.00
1i	QA00580AC	ADD: TDMA OPERATION	10	$361.35	$3,613.50
1j	QA09008AA	ADD: GROUP SERVICES	10	$120.45	$1,204.50
1k	H38BT	ADD: SMARTZONE OPERATION	10	$963.60	$9,636.00

Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the ""Underlying Agreement"") that authorizes Customer to purchase equipment and/or services or license software (collectively ""Products""). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.

Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Line #	Item Number	Description	Qty	Sale Price	Ext. Sale Price
1l	Q806BM	ADD: ASTRO DIGITAL CAI OPERATION	10	$413.91	$4,139.10
2	PMNN4486A	BATT IMPRES 2 LIION R IP67 3400T	10	$141.20	$1,412.00
3	NNTN8860A	CHARGER, SINGLE-UNIT, IMPRES 2, 3A, 115VAC, US/NA	10	$127.17	$1,271.70
4	PMMN4062AL	AUDIO ACCESSORY-REMOTE SPEAKER MICROPHONE,IMPRES RSM, NOISE CANC. EMERGENCY BUTTON 3.5MM JACK IP54	10	$95.34	$953.40
5	PMLN7560A	REC ONLY EARPIECE W/ TRANSLUCENT TUBE	10	$45.73	$457.30

Grand Total $60,503.50(USD)

Notes:

- Unless otherwise noted, this quote excludes sales tax or other applicable taxes (such as Goods and Services Tax, sales tax, Value Added Tax and other taxes of a similar nature). Any tax the customer is subject to will be added to invoices.

ITEMS RECEIVED
JAN 30 2023
APPROVED
GREG MINTON

Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the ""Underlying Agreement"") that authorizes Customer to purchase equipment and/or services or license software (collectively ""Products""). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.

Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

MOTOROLA SOLUTIONS

Purchase Order Checklist
Marked as PO/ Contract/ Notice to Proceed on Company Letterhead (PO will not be processed without this)
PO Number/ Contract Number
PO Date
Vendor = Motorola Solutions, Inc.
Payment (Billing) Terms/ State Contract Number
Bill-To Name on PO must be equal to the *Legal* Bill-To Name
Bill-To Address
Ship-To Address (If we are shipping to a MR location, it must be documented on PO)
Ultimate Address (If the Ship-To address is the MR location then the Ultimate Destination address must be documented on PO)
PO Amount must be equal to or greater than Order Total
Non-Editable Format (Word/ Excel templates cannot be accepted)
Bill To Contact Name & Phone # and EMAIL for customer accounts payable dept
Ship To Contact Name & Phone #
Tax Exemption Status
Signatures (As required)

City of Leander
105 N. Brushy St.
PO Box 319
Leander, TX 78641
(512) 528-2700

PURCHASE ORDER

PO Number: 23-42934 **Date:** 11/17/2022

Request # : 23-42934 **Vendor # :** 01-9190

ISSUED TO: MOTOROLA SOLUTIONS INC
P.O. BOX 404059
ATLANTA, GA 30384-4059

SHIP TO: CITY HALL
CITY OF LEANDER
105 NORTH BRUSHY STREET
LEANDER, TX 78641

ITEM	UNITS	DESCRIPTION	G/L ACCOUNT	PROJ	PRICE	AMOUNT
1	0.00	L112 RADIO	14 -41-7000	:	0.00	5,914.53
2	0.00	L113 RADIO	14 -41-7000	:	0.00	5,914.53
3	0.00	L114 RADIO	01 -41-7000	:	0.00	5,914.53
4	0.00	L115 RADIO	01 -41-7000	:	0.00	5,914.53
5	0.00	L116 RADIO	01 -41-7000	:	0.00	5,914.53
6	0.00	L117 RADIO	01 -41-7000	:	0.00	5,914.53
7	0.00	L118 RADIO	01 -41-7000	:	0.00	5,914.53
8	0.00	L119 RADIO	01 -41-7000	:	0.00	5,914.53
9	0.00	L120 RADIO	01 -41-7000	:	0.00	5,914.53
		QUOTE #1924219 $53,230.77				
		CAR RADIOS FOR L112-L120 (QTY. 9)				

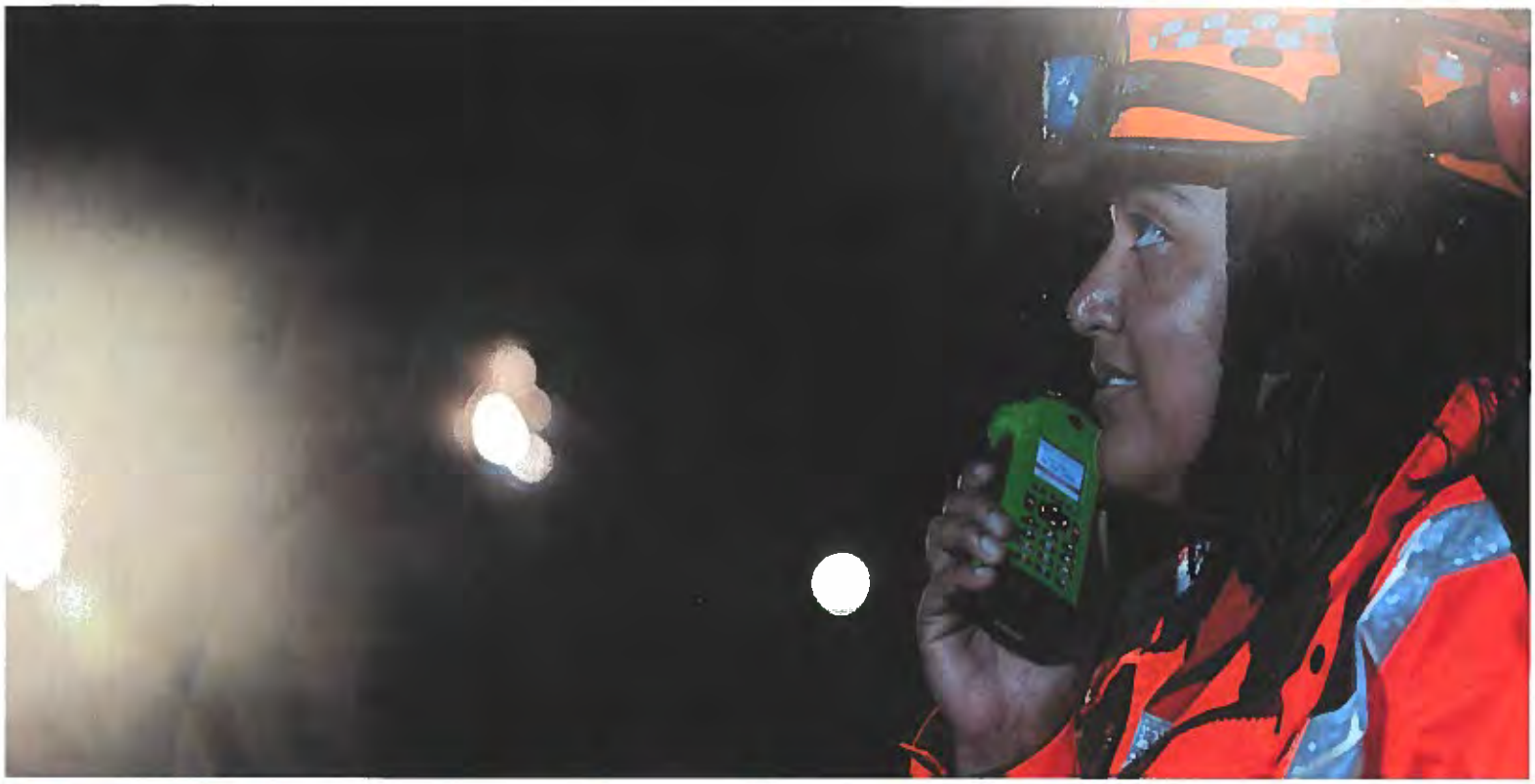
Authorized by: GREG MINTON **Date:** 11/17/2022 **TOTAL** 53,230.77

1. Original invoice plus one copy must be sent to: City of Leander, Accounts Payable Dept, PO Box 319, Leander, TX 78646-0319.
2. Payment may be expected within 30 days of receipt of goods, unless otherwise stated.
3. C.O.D. shipment will not be accepted.
4. Purchase Order numbers must appear on all shipping containers, packing slips and invoices. Failure to comply with the above request may delay payment.
5. All goods are to be shipped F.O.B. Destination unless otherwise stated.
6. All materials and services are subject to approval based on the description on the face of the purchase order or appendages thereof. Substitutions are not permitted without approval of the Requesting Department. Material not approved will be returned at no cost to the City.
7. All goods and equipment must meet or exceed all necessary city, state and federal standards and regulations.
8. Vendor or manufacturer bears risk of loss or damage until property received and/or installed.
9. Seller acknowledges that buyer is an equal opportunity employer. Seller will comply with all equal opportunity laws and regulations that are applicable to it as a supplier of the buyer.
10. The City is exempt from all federal excise and state tax - ID# 74-2007646

Purchasing Dept. (512) 528-2730 Fax (512) 528-2829

QUOTE-1924219

MOTOROLA SOLUTIONS



LEANDER POLICE DEPT

10/19/2022

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MOTOROLA SOLUTIONS

QUOTE-1924219

10/19/2022

LEANDER POLICE DEPT
200 W WILLIS ST PO BOX 319
LEANDER, TX 78646

Dear JACKSON MITCHELL,

Motorola Solutions is pleased to present LEANDER POLICE DEPT with this quote for quality communications equipment and services. The development of this quote provided us the opportunity to evaluate your requirements and propose a solution to best fulfill your communications needs.

This information is provided to assist you in your evaluation process. Our goal is to provide LEANDER POLICE DEPT with the best products and services available in the communications industry. Please direct any questions to Gene Aicher at gene.aicher@bearcom.com.

We thank you for the opportunity to provide you with premier communications and look forward to your review and feedback regarding this quote.

Sincerely,

Gene Aicher
Sr Account Manager

Motorola Solutions Manufacturer's Representative

MOTOROLA SOLUTIONS 23-42934

QUOTE-1924219

Billing Address:
LEANDER POLICE DEPT
200 W WILLIS ST PO BOX 319
LEANDER, TX 78646
US

(7) 01-41-7000 - $41,401.71
(2) 14-41-7000 - $11,829.06

Quote Date:10/19/2022
Expiration Date:12/18/2022
Quote Created By:
Gene Aicher
Sr Account Manager
gene.aicher@bearcom.com
5129645510

End Customer:
LEANDER POLICE DEPT
JACKSON MITCHELL

$5,914.53

Line #	Item Number	Description	Qty	Sale Price	Ext. Sale Price
	APX™ 6500 / Enh Series	ENHANCEDAPX6500			
1	M25URS9PW1BN	APX6500 ENHANCED 7/800 MHZ MOBILE	9	$2,374.69	$21,372.21
1a	G831AD	ADD: SPKR 15W WATER RESISTANT	9	$48.18	$433.62
1b	G996AS	ENH: OVER THE AIR PROVISIONING	9	$80.30	$722.70
1c	GA00580AA	ADD: TDMA OPERATION	9	$361.35	$3,252.15
1d	G51AU	ENH: SMARTZONE OPERATION APX6500	9	$963.60	$8,672.40
1e	G67DT	ADD: REMOTE MOUNT E5 APXM	9	$238.71	$2,148.39
1f	G78AT	ENH: 3 YEAR ESSENTIAL SVC	9	$176.00	$1,584.00
1g	GA01580AA	ADD: COVERT GNSS GLASSMOUNT LMR100	9	$56.21	$505.89
1h	G444AH	ADD: APX CONTROL HEAD SOFTWARE	9	$0.00	$0.00
1i	G806BL	ENH: ASTRO DIGITAL CAI OP APX	9	$413.91	$3,725.19
1j	GA01767AG	ADD: RADIO AUTHENTICATION	9	$80.30	$722.70
1k	GA01670AA	ADD: APX E5 CONTROL HEAD	9	$523.41	$4,710.69
1l	W22BA	ADD: STD PALM MICROPHONE APX	9	$57.67	$519.03

Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the ""Underlying Agreement"") that authorizes Customer to purchase equipment and/or services or license software (collectively ""Products""). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Line #	Item Number	Description	Qty	Sale Price	Ext. Sale Price
1m	G193AK	ADD: ADP ONLY (NON-P25 CAP COMPLIANT) (US ONLY)	9	$0.00	$0.00
1n	G174AD	ADD: ANT 3DB LOW-PROFILE 762-870	9	$34.31	$308.79
1o	G361AH	ENH: P25 TRUNKING SOFTWARE APX	9	$240.90	$2,168.10
1p	W969BG	ADD: MULTIKEY OPERATION	9	$264.99	$2,384.91

Grand Total $53,230.77(USD)

Notes:

- Unless otherwise noted, this quote excludes sales tax or other applicable taxes (such as Goods and Services Tax, sales tax, Value Added Tax and other taxes of a similar nature). Any tax the customer is subject to will be added to invoices.

ITEMS RECEIVED
NOV 2 1 2022
APPROVED
GREG MINTON

Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the ""Underlying Agreement"") that authorizes Customer to purchase equipment and/or services or license software (collectively ""Products""). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.

Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

MOTOROLA SOLUTIONS

Purchase Order Checklist
Marked as PO/ Contract/ Notice to Proceed on Company Letterhead (PO will not be processed without this)
PO Number/ Contract Number
PO Date
Vendor = Motorola Solutions, Inc.
Payment (Billing) Terms/ State Contract Number
Bill-To Name on PO must be equal to the *Legal* Bill-To Name
Bill-To Address
Ship-To Address (If we are shipping to a MR location, it must be documented on PO)
Ultimate Address (If the Ship-To address is the MR location then the Ultimate Destination address must be documented on PO)
PO Amount must be equal to or greater than Order Total
Non-Editable Format (Word/ Excel templates cannot be accepted)
Bill To Contact Name & Phone # and EMAIL for customer accounts payable dept
Ship To Contact Name & Phone #
Tax Exemption Status
Signatures (As required)

AGENDA ITEM # 15

EXECUTIVE SUMMARY
04/20/2023

AGENDA SUBJECT:

Approval of a waiver extension of Article 8.04, Noise, Section 8.04.001(a) (11) in the hours of construction work to Cadence McShane Construction to provide for construction activities through to August 31, 2023, beginning at 3:00 a.m. for the Blockhouse Creek Farms project site located at 14951 Ronald W. Reagan Boulevard; and the contractor will post notifications for nearby tenants a minimum of forty-eight (48) hours in advance of the activities.

BACKGROUND:

On October 10, 2022 Cadence McShane Construction requested Council approval for construction activities to begin at 3:00 a.m. from October 12 through October 25 (weather dependent), for concrete pours at the Blockhouse Creek Farms site. Due to construction conflicts out of their control they were not able to finish the concrete pours by October 25, and requested the time extension to December 4 which went before Council on November 3. On December 15 they extended the pours due to weather and design challenges that prevented them from completing the pours. They are requesting additional time to finish the last seven (7) pad sites after hours. They would like to extend the date to August 31, 2023 to ensure these are completed. Cadence McShane Construction will make every attempt to notify the residents and tenants in Hazlewood and Leander Junction Apartments that are adjacent to the jobsite, and they will post forty-eight (48)- hour notices before the construction activity in and around the property.

RECOMMENDATION:

Staff recommends approval for an extension to the variance of the City's Noise Ordinance for construction activities as described in the attached request from Cadence McShane Construction for the Blockhouse Creek Farms Job site.

PRESENTER:

Daniel Grimsbo, Executive Director of Infrastructure

Attachments

1. Noise Variance Request Form

CITY OF LEANDER
PO BOX 319
LEANDER, TX 78646

Engineering Department

Temporary Noise Variance Application

Chapter 8 Offenses and Nuisances – Article 8.04 Noise - **Sec.8.04.001.a11**

(11) The excavation or grading of land, or the erection, construction, demolition or alteration of any building or structure, between the hours of 9:00 p.m. and 7:00 a.m., within six hundred feet (600') of any occupied residential structure, or that generates, produces or results in any noise or sound that may be hear at the property line of any occupied residential structure; provided that this subsection shall not apply to any such work, construction, repairs or alterations that constitute and urgent necessity for the benefit and interest of the public safety, health or general welfare, e.g., repairs and emergency installations by any public utility, or to any excavation, erection, construction, demolition or alteration authorized by the city council to be undertaken between the hours of 9:00 p.m. and 7:00 a.m.

City Council meetings are held on the first and third Thursday each month. Any applications must be received by the City not later than Tuesday the week before the desired meeting date.

1. Reasons for requesting a Temporary Noise Variance from the City of Leander (e.g. Construction Activities, Concrete pours, etc.)
   - Concrete pours

2. List any noise generating equipment that will be operated during the variance window (e.g. Light plants, Generators, Backhoe, concrete saw, vacuum, etc.)
   - Generator, Concrete trucks, Concrete pumping truck

3. List any measures that will be taken to reduce the impacts to neighbors. (e.g. No alarms, whistles or sirens will be used, we will notify the neighbors, etc.)
   - We will use spotters (people) ILO of back up sirens, I will notify the neighbors 48 hours in advance, set up early and condense the noise to only when we are pouring where/when applicable.
   - We can also set up the pump truck closer to the road which will allow less travel of the concrete trucks and also proximity to apartments next door.

Engineering Department

Temporary Noise Variance Application

Project Address: __14951 Ronald Reagan Blvd_

Description of Work:

Concrete pours, early morning

In the fields below, please enter the start date and time including setup and traffic control. For the stop date use the ending day and time the variance will be needed including clean up.

Start Date: ____4-21-2023 Start Time: _____3:00AM_____

Finish Date: ___8-31-2023_____ Finish Time: ____7pm_____

Applicant Information:

Name: __Daniel Lucas Jr__ Company ___Cadence McShane Construction Position: __Superintendent___

Address: _14951 Ronald Reagan_ Phone:_281-204-5440_ E-mail: dlucas@cadencemcshane.com__

Contractor Information:

Name: ___Same as above_____ Company _____ Position: _____

Address: _____ Phone: _____ E-mail: _____

AGENDA ITEM # 16

EXECUTIVE SUMMARY
04/20/2023

AGENDA SUBJECT:

Approval of Whiskey Tango Foxtrot License Agreement, Case LA-23-0010, to allow for the installation and maintenance of landscaping and irrigation within portions of the right-of-way of West Broade Street, Leander, Williamson County, Texas; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:

License agreements are required when developers propose to place private improvements within the public right-of-way. This agreement grants the developer permission to install the improvements as well as provide conditions that describe the responsibility of maintaining and possible removal of improvements. In addition, the developer is required to indemnify the City against claims and liabilities, and carry insurance.

The developer of the Whiskey Tango Foxtrot located at 208 & 210 N. Brushy Street is requesting a license agreement to install and maintain landscaping and irrigation within a portion of the right-of-way of West Broade Street.

APPLICANT/AGENT:

Brushy Properties, LLC (Shabawn Espili)

RECOMMENDATION:

Staff recommends approval of the license agreement.

PRESENTER:

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

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Attachments

1. License Agreement
2. Location Map
3. Letter of Intent

LICENSE AGREEMENT
FOR THE WHISKEY TANGO FOXTROT

The City of Leander, a Texas home-rule municipal corporation and political subdivision of the State of Texas situated in Williamson and Travis Counties, Texas ("the City"), and Brushy Properties, a limited liability company (the "Licensee"), enter into this License Agreement for the Whiskey Tango Foxtrot Subdivision ("Agreement") on this the ____ day of _____, 20__, upon the terms and conditions set forth below.

I. **PURPOSE OF LICENSE AGREEMENT.** The City grants to Licensee permission to use the property, located within the right-of-way of Broade Street in the Old Town Leander (Lots 16 – 20), Leander, Texas (the "Subdivision"), shown in Exhibit "A" attached hereto and incorporated herein for all purposes (the "licensed property"), for the following purposes only:

(1) the installation of landscaping;
(2) the installation of an irrigation system for the landscaping; and
(3) the repair, maintenance and replacement of the landscaping and irrigation system, within right-of-way of Broade Street shown on Exhibit "A" hereto. The landscaping and irrigation are sometimes collectively referred to herein as the "improvements".

The City makes this grant solely to the extent of its right, title and interest in the licensed property, without any express or implied warranties.

Licensee agrees that all construction installation and maintenance permitted by this Agreement shall be done in compliance with plans and specifications approved in writing by the City Engineer and all applicable City, County, State and/or Federal laws, ordinances, regulations and policies now existing or later adopted.

Any provision herein to the contrary notwithstanding, Licensee shall be liable for, and shall indemnify and hold the City harmless from all damages, causes of action, and claims arising out of or in connection with Licensee's installation, operation, maintenance or removal of the improvements permitted under this Agreement.

II. ANNUAL FEE. No annual fee shall be due in connection with this License Agreement.

III. CITY'S RIGHT TO LICENSED PROPERTY. This Agreement is expressly subject and subordinate to the present and future right of the City, its successors, assigns, lessees, grantees, and Licensee, to construct, install, establish, maintain, use, operate, and renew any public utilities facilities, franchised public utilities, rights-of-way, roadways, or streets on, beneath, or above the surface of the licensed property. The uses of the licensed property are subject to the City's right to interfere with or destroy Licensee's use of the licensed property, or any property or the improvements placed thereon or therein by Licensee, if such use or action is determined necessary by the City.

Notwithstanding any provision of this Agreement to the contrary, the City retains the right to enter upon the licensed property, at any time and without notice, and assuming no obligation to Licensee, to remove any of the improvements or alterations thereof whenever such removal is deemed

necessary for: (a) exercising the City's rights or duties with respect to the licensed property; (b) protecting persons or property; or (c) the public health or safety.

IV. INSURANCE. Licensee shall, at its sole expense, provide a commercial general liability insurance policy, written by a company acceptable to the city and licensed to do business in Texas, with a combined single limit of not less than $600,000.00, which coverage may be provided in the form of a rider and/or endorsement to a previously existing insurance policy. The City may require the Licensee to increase the combined single limit of such coverage from time to time in the discretion of the City. Such insurance coverage shall specifically name the City as an additional-insured. The insurance shall cover all perils arising from the activities of Licensee, its officers, employees, agents, or contractors, relative to this Agreement. Licensee shall be responsible for any deductibles stated in the policy. A true copy of each such policy shall be delivered to the City Manager of City on or before the Licensee's use or occupancy of the licensed property.

Licensee shall not cause any insurance to be canceled nor permit any insurance to lapse, All insurance certificates shall include a clause to the effect that the policy shall not be canceled, reduced, restricted or otherwise limited until forty-five (45) days after the City has received written notice as evidenced by a return receipt of registered or certified mail.

V. INDEMNIFICATION. Licensee shall indemnify, defend, and hold harmless the City and its officers, agents and employees against all claims, suits, demands, judgments, expenses, including attorney's fees, or other liability for personal injury, death, or damage to any person or property which arises from or is in any manner caused by the Licensee's construction, maintenance or use of the licensed property. This indemnification provision, however shall not apply to any claims, suits, damage, costs, losses, or expenses (i) for which the City shall have been compensated by insurance provided under Paragraph IV, above, or (ii) arising solely from the negligent or willful acts of the City; provided that for the purposes of the foregoing, the City's entering into this Agreement shall not be deemed to be a "negligent or willful act."

VI. CONDITIONS.

A. Licensee's Responsibilities. Licensee will be responsible for any and all damage to or relocation of existing facilities. Further, Licensee shall reimburse the City for all costs of replacing or repairing any property of the City, or of others, that is damaged by or on behalf of Licensee as a result of activities under this Agreement.

B. Maintenance. Licensee shall maintain the licensed property by keeping the area free of debris and litter. Removal of dead or dying plants shall also be handled by Licensee at its expense. Further, the City may require Licensee to take action to maintain the licensed property including, but not limited to, the removal of dead or dying vegetation. Such removal shall be completed within thirty (30) days following receipt of a written request from the City.

C. Removal or Modification. Licensee agrees that removal or modification of any of the improvements now existing or to be later placed on the licensed property shall be a Licensee's expense. Provided the City has given prior written approval of the plans and specifications for the improvements, said removal or modification shall be at Licensee's

sole discretion.

D. Default. In the event that Licensee fails to maintain the licensed property or otherwise comply with the terms or conditions as set forth herein, the City shall give Licensee written notice thereof, by registered or certified mail, return receipt requested, to the address set forth below. Licensee shall have thirty (30) days from the date of receipt of such notice to take action to remedy the failure complained of, and, if Licensee does not satisfactorily remedy the same within the thirty (30) day period, the City may perform the work or contract for the completion of the work. Licensee agrees to pay within thirty (30) days of written demand by the City, all reasonable costs expenses incurred by the City in completing the work.

Licensee Address	**City Address**
Brushy Properties LLC Attn: Shabawn Espili 3800 N Lamar Blvd. Suite 200 Austin, Texas 78756 Travis County	City of Leander Attn: City Manager P.O. Box 319 Leander, Texas 78641 Williamson County

VII. COMMENCEMENT AND TERMINATION BY ABANDONMENT. This Agreement shall begin with the effective date and continue thereafter for so long as the licensed property shall be used for the purposes set forth herein. If Licensee abandons the use of all or any part of the licensed property for the purposes set forth in this Agreement, this Agreement shall expire and terminate, as to the portion or portions abandoned, following thirty (30) days written notice by the City to the Licensee or by Licensee to the City. If all or a part of the licensed property is abandoned by Licensee, the City shall thereafter have the same complete title to the licensed property so abandoned as though this Agreement had never been made, and shall have the right to enter on the licensed property and terminate the rights of Licensee, its successors and assigns hereunder, to the abandoned part of the licensed property. All installations of Licensee on a portion of the licensed property that is abandoned shall be deemed property of the City unless removed with the consent of the City.

VIII. TERMINATION.

A. Termination by Licensee. This Agreement may be terminated by Licensee by delivering written notice of termination to the City not later than thirty (30) days before the effective date of termination. If Licensee terminates, then it shall remove all installations that it made from the licensed property within the thirty day notice period, at its sole cost and expense. Failure to do so shall constitute a breach of this Agreement.

B. Termination by City. Notwithstanding any other term, provision or conditions of this Agreement, subject only to prior written notification to Licensee or its successor-in-interest, this Agreement is revocable by the City if:

1. The improvements, or a portion of them, interfere with the City's right-of-way;

2. Use of the licensed property becomes necessary for a public purpose;

3. The improvements, or a portion of them, constitute a danger to the public which the City deems not be remediable by alteration, repair or maintenance;

4. Despite thirty (30) days written notice to Licensee, maintenance or alteration necessary to alleviate a danger to the public has not been made; or

5. Licensee fails to comply with the terms and conditions of this Agreement including, but not limited to the insurance requirements specified herein.

If Licensee abandons or fails to maintain the licensed property, and the City receives no substantive response within thirty (30) days following written notification to Licensee, then the City may remove and/or replace all of the improvements and collect from Licensee the City's actual expenses incurred in connection therewith.

IX. EMINENT DOMAIN. If eminent domain is exerted on the licensed property the City will, to the extent permitted by law, cooperate with Licensee to effect the removal of Licensee's affected installations and the improvements thereon, at Licensee's sole expense. Licensee shall be entitled to retain all monies paid by the condemning authority to Licensee for Licensee's installations taken, if any.

X. INTERPRETATION. This Agreement shall, in the event of any dispute over its intent, meaning or application, shall be interpreted fairly and reasonably, and neither more strongly for or against either party.

XI. APPLICATION OF LAW. This Agreement shall be governed by the laws of the state of Texas. If the final judgment of a court of competent jurisdiction invalidates any part of this Agreement, then the remaining parts shall be enforced, to the extent possible, consistent with the intent of the parties as evidenced by this Agreement.

XII. VENUE. Venue for all lawsuits concerning this Agreement will be in the Williamson County, Texas.

XIII. COVENANT RUNNING WITH LAND; WAIVER OF DEFAULT. This Agreement and all of the covenants herein shall run with the land; therefore, the conditions set forth herein shall inure to and bind each party's successors and assigns. Either party may waive any default of the other at any time by written instrument, without affecting or impairing any right arising from any subsequent or other default.

XIV. ASSIGNMENT. Licensee shall not assign, sublet or transfer its interest in this Agreement without the written consent of the City, which consent shall not be unreasonably withheld. Subject to the assignee's compliance with the insurance requirements set forth herein, if any, Licensee shall furnish to the City a copy of any such assignment or transfer of any of Licensee's rights in this Agreement, including the name, address, and contact person of the assignee, along with the date of assignment or transfer.

TERMS AND CONDITIONS ACCEPTED, this the 4 day of April, 2023.

LICENSOR: CITY OF LEANDER, TEXAS

By: _____
Name: _____
Title: City Manager

LICENSEE: BRUSHY PROPERTIES, LLC

By: _____
Name: Shabawn Espili
Title: Managing Member

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the _____ day of _____, 20___, by _____, City Manager for the City of Leander, Texas, on behalf of the City.

_____
Notary Public – State of Texas

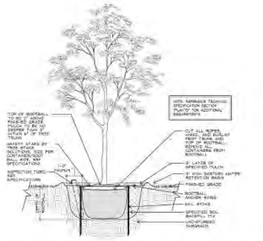
THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 4th day of April, 2023, by Shabawn Espili, Managing Member of the Brushy Properties LLC., on behalf of said entity.

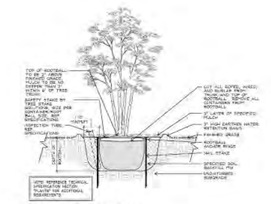
_____
Notary Public – State of Texas

NAZJA GRAY
Notary Public
STATE OF TEXAS
ID# 133408105
My Comm. Exp. October 22, 2025

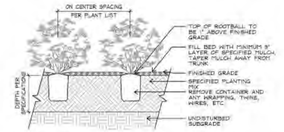
AFTER RECORDING RETURN TO:
City of Leander
Attn: City Secretary
P. O. Box 319
Leander, Texas 78646-0319



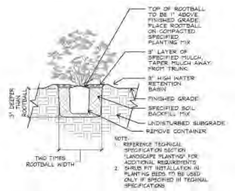
1 TREE PLANTING - SINGLE TRUNK
SECTION CUT — NOT TO SCALE



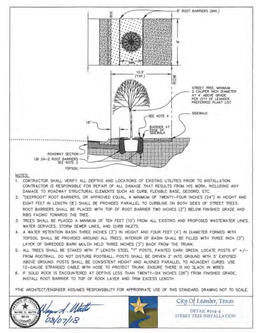
2 TREE PLANTING - MULTI TRUNK
SECTION CUT — NOT TO SCALE



3 SHRUB BED PLANTING
SECTION CUT — NOT TO SCALE



4 INDIVIDUAL SHRUB BED PLANTING
SECTION CUT — NOT TO SCALE

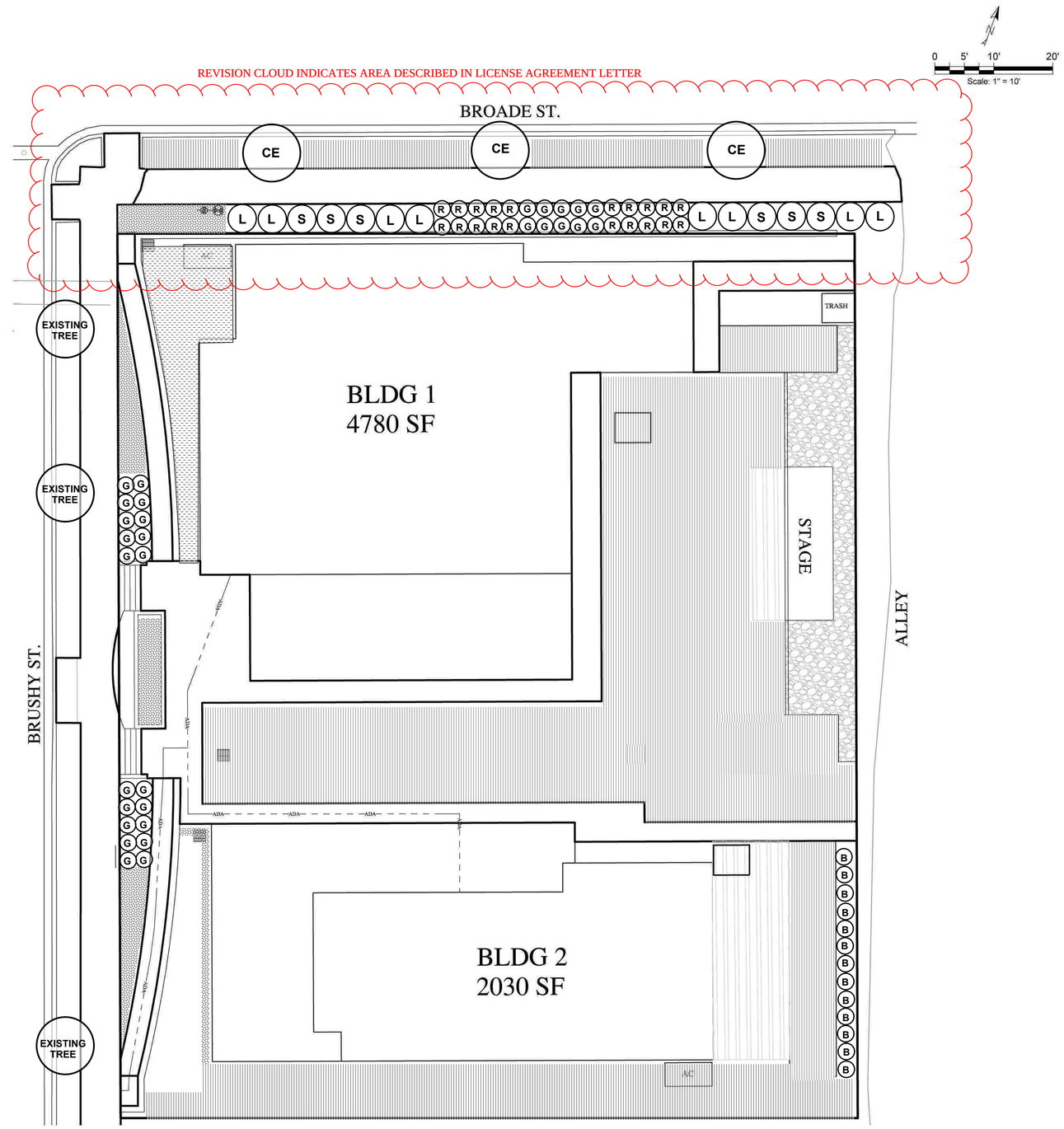


Plant Schedule

Symbol	Plant	Quantity	Size
CE	Cedar Elm *Ulmus crassifolia*	3	2 in cal
G	Gulf Muhly *Muhlenbergia capillaris*	30	5 gal
R	Red Yucca *Hesperaloe parviflora*	20	5 gal
L	Lindheimer Muhly *Muhlenbergia lindheimeri*	8	5 gal
S	Texas Sage *Leucophyllum frutescens*	6	5 gal
B	Bamboo Muhly *Muhlenbergia capillaris*	13	5 gal
	Weeping Love Grass Eragrostis curvula	200	1 gal
	Zoysia Grass "Zorro"	575	Sq yds
	Decomposed Granite		4 in

Landscape Notes

1. The developer and subsequent owners of the landscaped property, or the manager or agent of the owner, shall be responsible for the maintenance of all landscaped areas. Said areas shall be maintained so as to present a healthy, neat and orderly appearance at all times and shall be kept free of refuse and debris. All planted areas shall be provided with an automatic sprinklers system and watered as necessary to ensure continuous healthy growth and development. Maintenance shall include the replacement of all dead plant material if that material was used to meet the requirements of the Landscape Ordinance.
2. Tree caliper is the trunk diameter measured at twelve inches (12") above natural grade per the Composite Zoning Ordinance.
3. All new landscapes (non residential and residential) are required to have a minimum of six inches (6") of soil depth in areas planted with turfgrass. This six inch (6") minimum soil depth will consist of 75 percent soil blended with 25 percent compost. The soil/compost blend shall be incorporated into the top two inches of native soil. The six inch (6") depth requirement does not apply to the area between the drip line and trunk of existing trees, shrubs beds or wildscaped areas. Areas with existing native vegetation that remain undisturbed shall be exempt from the soil depth provision; provided that the native soil and vegetation in such area is fenced during construction and protected from disturbance and compaction during the construction process.
4. All disturbed areas and ROW will be re- vegetated by the developer.
5. No more than 50% of the same species may be planted to meet the tree planting requirement.
6. All invasive species shall be removed from property
7. No more than 50% of the site will be turf. The remainder will be mulch and/or native seed mix.
8. Turf will be the non seeding variety—Zoysia-"Zorro" sod.
9. In the event of a conflict with tree removal/preservation call outs on plan sheet(s) versus tree removal/preservation matrix, the tree removal/preservation matrix shall apply. It is the contractors responsibility to verify with City staff should any inconsistency exist within an approved plan set. No in-field changes are made to approved plans, no exceptions;
10. A minimum pervious area 3 feet in radius and not less than 50% of the calculated drip line area is provided around the trunks of all existing and proposed trees.
11. No landscaping over 3 feet high is located within 40 feet of the intersection of any street. (Measured from the edge of pavement as if the curbs or pavement edges are not rounded off and intersect at a right angle).
12. Off-street parking areas, loading spaces, mechanical equipment (AC pads) shall be screened from view of at least 60% from any street ROW.
13. Public Planting is provided in accordance with Smart Code Table 3G. Street tree species is Cedar Elm. Tree shape is Oval.



GOODE FAITH ENGINEERING

CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

OLD TOWN LEANDER BRUSHY & BROADE
LANDSCAPE AGREEMENT EXHIBIT

DATE
02/06/2023

PROJECT NO.
22-003.0

DESIGNED BY
JB

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	DATE	APPROVAL
1				
2				
3				
4				
5				
6				

CASE: LA-23-0010

ATTACHMENT 2

WHISKEY TANGO FOXTROT

Location Map

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

0 25 50

Feet

City Limits

Subject Boundary

ETJ Boundary

January 12, 2023

City of Leander Planning
201 N Brushy Street
Leander, TX 78641

RE: WTF (WTF 22-TOD-SD-001)
208 & 210 N Brushy St

Goode Faith Engineering is requesting a License Agreement to plant trees within the public ROW on Broade Street. We are proposing landscaping within the City of Leander ROW including 3 trees, shrubs, and turf. Minimal irrigation will be installed with cut off/isolation valve on the property. Please see the included exhibit.

Sincerely,

Anthony Goode, PE
Goode Faith Engineering, LLC
972.822.1682

AGENDA ITEM # 17

EXECUTIVE SUMMARY
04/20/2023

AGENDA SUBJECT:

Approval of Travisso Subdivision License Agreement Addendum for additional radar display signs, Case LA-23-0011, to allow for the installation and maintenance of two (2) pole mounted radar speed signs within portions of the right-of-way of Siena Sunset Road, Leander, Williamson County, Texas; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:

License agreements are required when developers propose to place private improvements within the public right-of-way. This agreement grants the developer permission to install the improvements as well as provide conditions that describe the responsibility of maintaining and possible removal of improvements. In addition, the developer is required to indemnify the City against claims and liabilities, and carry insurance.

The developer of the Travisso Subdivision is requesting a license agreement to install and maintain two (2) additional pole mounted radar speed signs within a portion of the right-of-way of Siena Sunset Road; more specifically shown in Exhibit A.

HISTORY/TIMELINE:

11/04/2021 – Original License Agreement Approved

APPLICANT/AGENT:

CCMC – Travisso Community Manager (David Allen)

RECOMMENDATION:

Staff recommends approval of the license agreement.

PRESENTER:

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

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Attachments

1. License Agreement
2. Letter of Intent

LA-23-0011 AMENDMENT TO THE LICENSE AGREEMENT FOR THE TRAVISSO SUBDIVISON

The City of Leander, a Texas home-rule municipal corporation and political subdivision of the State of Texas situated in Williamson and Travis Counties, Texas ("the City"), and Travisso Homeowner's Association (the "Licensee"), enter into this Amendment to the original License Agreement for the Travisso Subdivision ("Amendment") on this the ____ day of _____, 20__, upon the terms and conditions set forth below.

I. RECITALS

1.1. The City of Leander, a Texas home-rule municipal corporation and political subdivision of the State of Texas situated in Williamson and Travis County, Texas ("the City"), and Travisso Homeowner's Association (the "Licensee"), entered into that certain License Agreement for the Travisso Subdivision Radar Signs (project LA-21-0010) dated effective November 4, 2021(the "Original License Agreement") and recorded as Instrument number #2021253690 in the Official Public Records of Williamson County, Texas, upon the terms and conditions set forth therein.

NOW, THEREFORE, for and in consideration of the mutual agreements, covenants, and conditions contained herein, and other good and valuable consideration, the parties hereto agree as follows:

II. RECITALS; DEFINITIONS

2.1. Recitals. The foregoing recitals are incorporated herein and made a part of this Amendment for all purposes.

2.2. Definitions. Words and phrases used in this Amendment shall, if defined in the License Agreement and not specifically modified by this Amendment, shall have the definition and meaning as provided in the License Agreement.

III. AMENDMENTS

3.1. Section 1 and Exhibit A of the License Agreement is hereby amended to include the additional installation and maintenance of two (2) radar speed display signs within the right-of-way of Siena Sunset Road within the Travisso Subdivision, Leander, Texas.

ARTICLE IV. GENERAL PROVISIONS

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

4.2 Binding Effect. The terms and provisions hereof shall be binding upon the Licensee and its successors and assigns.

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

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

4.5 Boycott Israel. The Licensee hereby verifies that the Licensee does not boycott Israel and will not boycott Israel during the term of this Agreement.

TERMS AND CONDITIONS ACCEPTED, this the ___ day of _____, 2020.

LICENSOR: City of Leander

By:_____
Name: Richard B. Beverlin, III
Title: City Manager
P.O. Box 319
Leander, Texas 78641
Williamson County

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the ____ day of _____, 20__, by Richard B. Beverlin, III, City Manager, City of Leander, Texas, on behalf of the City.

_____
Notary Public - State of Texas

LICENSEE: Travisso Community, Inc.
HOMEOWNERS ASSOCIATION

By: _____
By: Mark Berman
Title: President
3937 Veneto Circle
Leander, Texas 78641
Travis County

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 29th day of March, 2023, by Mark Berman of President, a _____ on behalf of the entity.

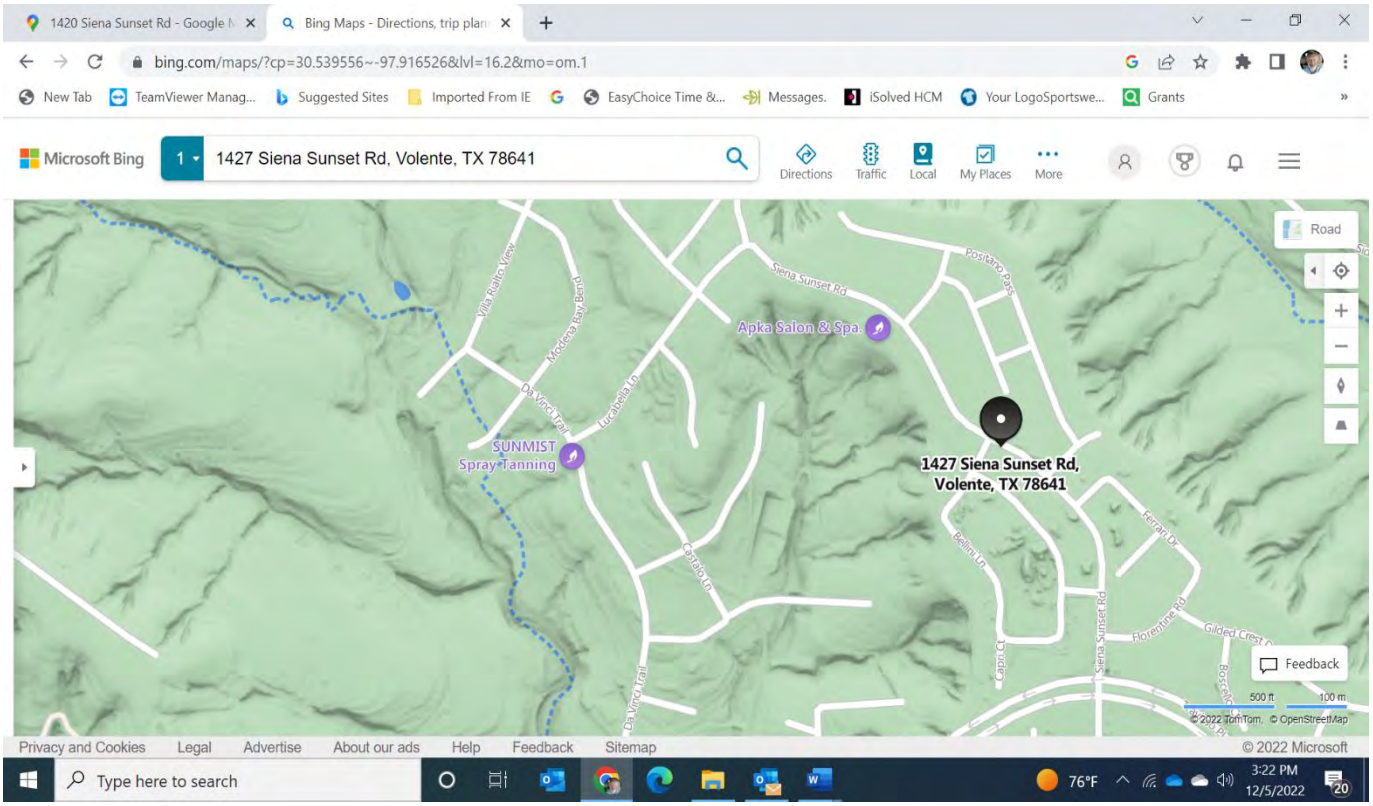
_____
Notary Public, State of Texas

KRISTIN ZAMORA
My Notary ID # 128786241
Expires November 2, 2023

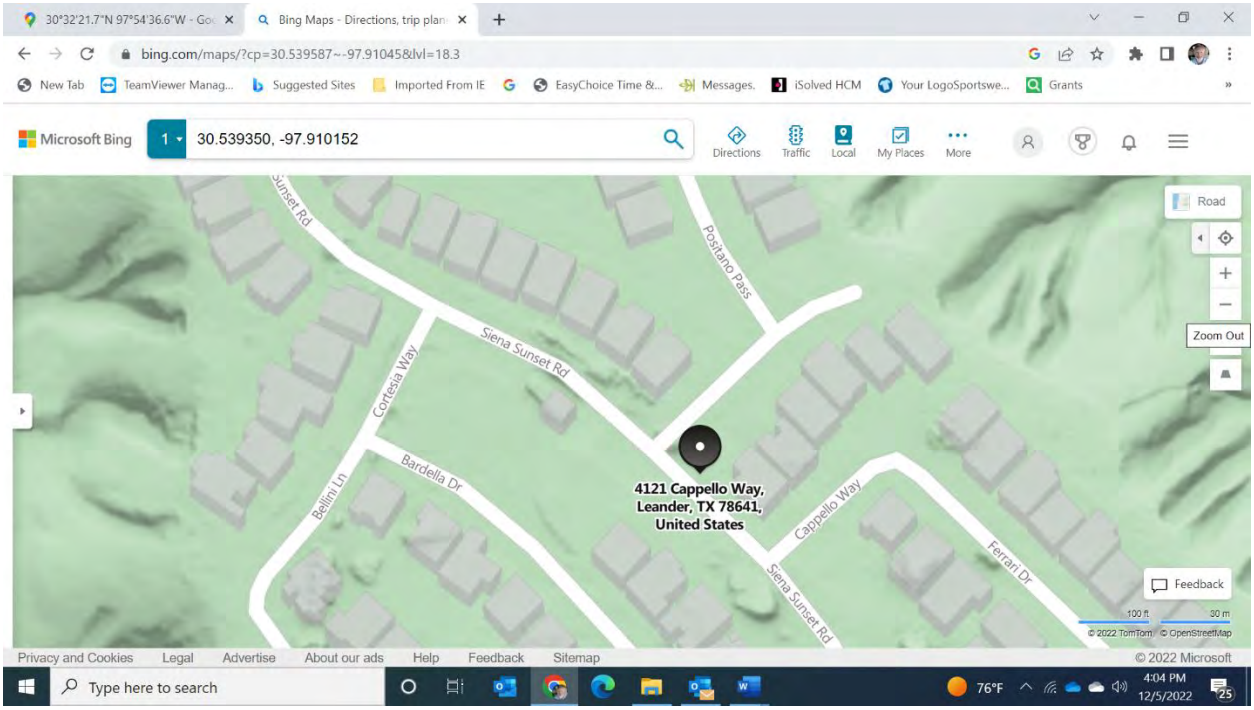
AFTER RECORDING RETURN TO:
City of Leander
Attn: City Secretary
P. O. Box 319
Leander, Texas 78646-0319

Travisso HOA
"Exhibit A"

<u>Sign #5</u>
1427 Siena Sunset Rd, Volente, TX 78641
30.539865543821577, -97.91130830693304
Heading Southbound on Sienna Sunset Road 20 yards past the middle of Cortesia Way intersection. Directly across the street between 1420 Siena Sunset and 1424 Siena Sunset.



<u>Sign #6</u>
1622 Siena Sunset Rd., Volente, TX 78641, USA
30.539350, -97.910152
Heading Southbound on Sienna Sunset 30 yards past the middle of intersection of Via Milano in the side yard of 4121 Cappello Way.



PMG | *Pole Mounted Graphic Display*

Pole Mounted Graphic Display

A Full-Function, Dynamic Matrix Message Center

Available in 12", 15", and 18" digit height models

The Pole Mounted Graphic display (PMG) is a dynamic text and animated graphics display system that is portable and expandable. Powerful options transform a mounted speed sign into a self-contained communications center.

- **Stalker Easy Analyst** traffic statistics capture
- AC, DC, or solar/battery power options
- Configuration through PC application or iOS and Android App
  - Create custom messages and animation
  - Set and run schedules
  - Oversee solar/battery status
  - Manage radar options and traffic data

12" model shown with optional YOUR SPEED aluminum MUTCD compliant bezel, solar panel, and battery system

Powerful Options

- Messaging and graphics
- 30, 50, or 100W Solar power with battery
- Simulated camera flash
- Traffic alert strobes
- Wireless communication
- Ethernet connectivity

Optional folding feet and handle

Traffic alert strobes

Simulated camera flash

BUY AMERICAN ACT STALKER COMPLIANT

StalkerRadar.com

STALKER®

Power to Enforce.

The City of Leander, Texas
12/05/2022

To Whom It May Concern,

Travisso Homeowner's Association (HOA) had several meetings with the traffic division of Leander police department with the goal of slowing traffic within our community. After listening to all the options and recommendations of Leander PD for calming traffic; Travisso (HOA) desires to install four solar powered pole-mounted radar speed signs. The four proposed radar sign locations (see Exhibit A) are as follows:

- Sign #5 is 1427 Siena Sunset Rd, Leander, TX 78641 with GPS coordinates (30.539865543821577, -97.91130830693304)
- Sign #6 is 1622 Siena Sunset Rd., Leander, TX 78641 with GPS coordinates (30.539350, -97.910152)

Travisso HOA agrees to assume the full purchase price, installation, and maintenance of these pole mounted radar speed signs. The pole-mounted sign will be powered by solar panels and will be located to be visible to motorists. The radar speed signs that we have chosen to comply with all the requirements of the city of Leander, TX. A specification sheet describing the radar sign is included as an exhibit to this letter (see Exhibit A). The proposed signs will improve awareness of the motoring public and enhance the safety of the subdivision. Travisso HOA agrees to assume maintenance the sign, maintain required liability insurance coverage, and post costs for removal of the sign, should that become necessary.

Travisso HOA humbly requests permission to place, install, and operate the radar speed signs within our community, which is a Leader city maintained right of way roadway. Initially we request permission for four sign locations within our community which are listed in the attached Exhibit A. All we need to move forward with this important project, which we believe will make our community safer, is your approval.

Thank you for your time,

Sincerely,

David Allen
Travisso HOA

AGENDA ITEM # 18

EXECUTIVE SUMMARY
04/20/2023

AGENDA SUBJECT:

Approval of the extension of the application expiration for Subdivision Case FP-21-0019 Rosenbusch Phase 4 Final Plat; more particularly described by Williamson Central Appraisal District Parcel R599344; generally located to the east of the intersection of Vista Ridge Drive and Lakeline Boulevard; Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the Rosenbusch Ph 4 Final Plat form final plat application. Article II, Section 24 (g) includes the following provisions.

g. **Application Expiration**.

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

HISTORY/TIMELINE:

07/20/2020 - Preliminary Plat Approved
04/23/2022 - Final Plat Application Expired
10/23/2022 - Final Plat Application Staff Extension Expired
04/23/2023 - Final Plat Application City Council Extension Expired

APPLICANT/AGENT:

Faris Abboushi, LDC

RECOMMENDATION:

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

Staff recommends approval of an additional six (6)- month extension. Approving this extension would grant an extension to October 23, 2023 and will allow the developer to finalize the plat requirements and schedule the plat for review by the Planning & Zoning Commission.

PRESENTER:

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

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Attachments

1. Request Letter

2. Location Map
3. Ordinance

March 31, 2023

Robin M. Griffin, AICP
Planning Director
City of Leander
512-528-2763

RE: **Application Extension Request**
Rosenbusch Ranch Phase 4 Construction Plans (21-PICP-017)
Rosenbusch Ranch Phase 4 Final Plat (21-FP-019)

Dear Ms. Griffin

Please accept this letter as HR Green's formal request for an Application Extension for the Rosenbusch Ranch Phase 4 Construction Plan and Final Plat applications (City of Leander Case Number 21-PICP-017 & 21-FP-019), currently set to expire on 4/23/2023.

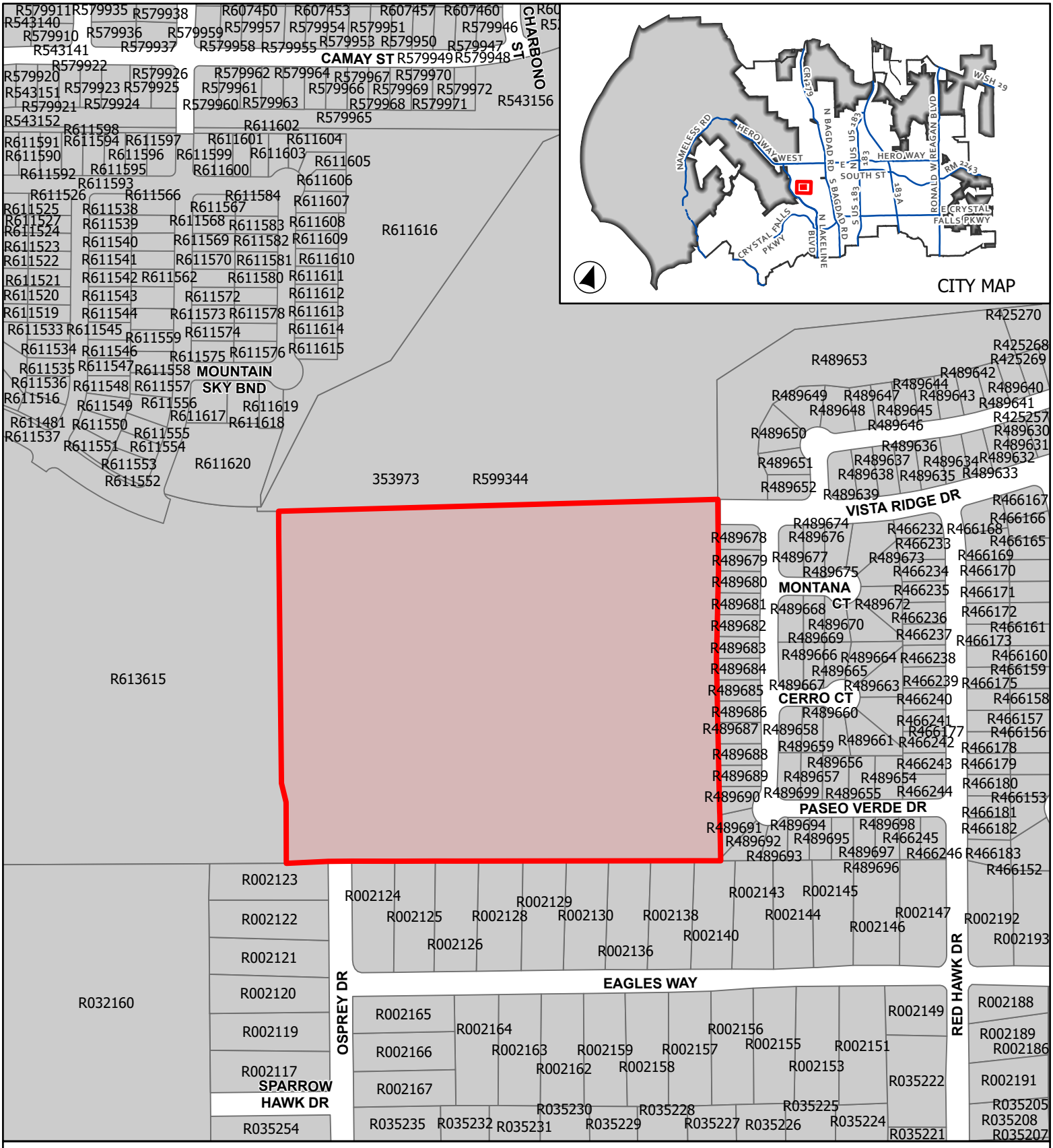
The original application was administratively extended from 4/23/2022 to 10/23/2022, and extended for a second time at City Council from 10/23/2022 to 4/23/2023. We are seeking a third extension of the application to allow for the Final Submittals to occur now that we have cleared all technical comments. The only outstanding item for these applications is the payment of fees.

This extension would allow the applicant additional time needed to secure their approvals for fiscal postings, which have been delayed due to a national change in fiscal policy driven by current economic market conditions. A hard copy of this letter, along with the required $200 payments, will be submitted to the City of Leander offices shortly.

We appreciate your assistance in this matter and are available to provide any additional information needed from our office at this time.

Sincerely,

Faris Abboushi, PE
HR Green
TBPE Firm #16384



CASE: 21-FP-019

ATTACHMENT 2

ROSENBUSCH RANCH PH 4

LOCATION MAP

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

0 170 340

Feet

Leander City Limits

ETJ

Site Location

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS GRANTING AN EXTENSION OF THE EXPIRATION OF THE FINAL PLAT APPLICATION FOR THE ROSENBUSCH RANCH PHASE 4 SUBDIVISION.

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

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

WHEREAS, the Planning Department granted one six (6) month extension for the Rosenbusch Ranch Phase 4 final plat application (the "Final Plat Application") which expires on or about October 23, 2022;

WHEREAS, the City Council granted one six (6) month extension for the Rosenbusch Ranch Phase 4 final plat application (the "Final Plat Application") which expires on or about April 23, 2023;

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

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

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

SECTION 2. Extension Granted. The City hereby grants an extension of the expiration date for the Final Plat Application to October 23, 2023. In the event that the Final Plat Application is not approved by the Planning and Zoning Commission on or before October 23, 2023, the Final Plat Application shall expire.

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

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

PASSED AND APPROVED on this the 20th day of April, 2023.

ATTEST:	**THE CITY OF LEANDER, TEXAS**
_____	_____
Dara Crabtree, City Secretary	Christine DeLisle, Mayor

AGENDA ITEM # 19

EXECUTIVE SUMMARY
04/20/2023

AGENDA SUBJECT:

Approval of the extension of the application expiration for Subdivision Case PICP-21-0017 Rosenbusch Ranch Phase 4 construction plan; more particularly described by Williamson Central Appraisal District Parcel R599344; generally located to the east of the intersection of Vista Ridge Drive and Lakeline Boulevard; Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the Rosenbusch Ranch Ph 4 construction plans. Article II, Section 23(g) includes the following provisions.

g. **Application Expiration.**

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

HISTORY/TIMELINE:

07/20/2020 - Preliminary Plat Approved
04/23/2022 - Construction Plan Application Expired, Staff Extension Granted
10/23/2022 - Construction Plan Application Staff Extension Expired
04/23/2023 - Construction Plan Application City Council Extension Expired

APPLICANT/AGENT:

Faris Abboushi, LDC

RECOMMENDATION:

The Subdivision Ordinance includes timelines for application approvals. The timeline/history section of this summary above includes the key dates for this request. The construction plan application expires nine (9)- months after the first review comment letter for the construction plans is sent to the applicant.

Staff recommends approval of an additional six (6)- month extension. Approving this extension would grant an extension to October 23, 2023 and will allow the developer to finalize the construction plans and schedule a pre-construction meeting.

PRESENTER:

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

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Attachments

1. Request Letter

2. Location Map
3. Ordinance

March 31, 2023

Robin M. Griffin, AICP
Planning Director
City of Leander
512-528-2763

RE: **Application Extension Request**
Rosenbusch Ranch Phase 4 Construction Plans (21-PICP-017)
Rosenbusch Ranch Phase 4 Final Plat (21-FP-019)

Dear Ms. Griffin

Please accept this letter as HR Green's formal request for an Application Extension for the Rosenbusch Ranch Phase 4 Construction Plan and Final Plat applications (City of Leander Case Number 21-PICP-017 & 21-FP-019), currently set to expire on 4/23/2023.

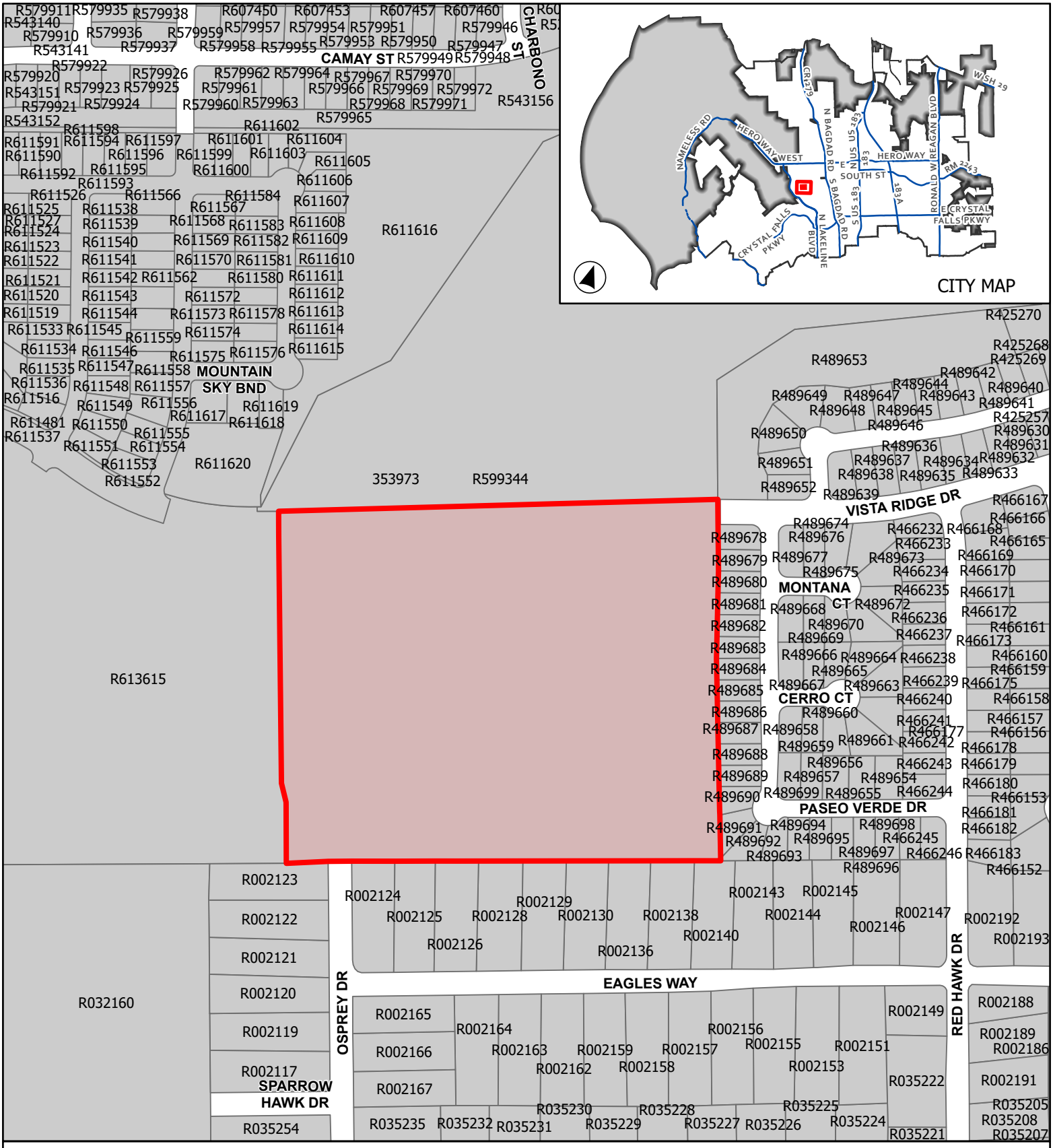
The original application was administratively extended from 4/23/2022 to 10/23/2022, and extended for a second time at City Council from 10/23/2022 to 4/23/2023. We are seeking a third extension of the application to allow for the Final Submittals to occur now that we have cleared all technical comments. The only outstanding item for these applications is the payment of fees.

This extension would allow the applicant additional time needed to secure their approvals for fiscal postings, which have been delayed due to a national change in fiscal policy driven by current economic market conditions. A hard copy of this letter, along with the required $200 payments, will be submitted to the City of Leander offices shortly.

We appreciate your assistance in this matter and are available to provide any additional information needed from our office at this time.

Sincerely,

Faris Abboushi, PE
HR Green
TBPE Firm #16384



CASE: 21-PICP-017

ATTACHMENT 2

ROSENBUSCH RANCH PH 4

LOCATION MAP

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0 170 340

Feet

Leander City Limits

ETJ

Site Location

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS GRANTING AN EXTENSION OF THE EXPIRATION OF THE CONSTRUCTION PLANS APPLICATION FOR THE ROSENBUSCH RANCH PH 4 SUBDIVISION.

WHEREAS, Section 23 (g) (1) of the City's Subdivision Ordinance provides that the construction plans application expires nine (9) months after the date that all initial staff review comments from all reviewing departments have been issued on the application if the construction plans are not approved due to the applicant's failure to cause the application to comply with applicable city regulations;

WHEREAS, Section 23 (g) (2) of the City's Subdivision Ordinance provides that the Planning Department may grant one six (6) month extension if the applicant can show substantial progress in obtaining approval of the construction plans;

WHEREAS, the Planning Department granted one six (6) month extension for the Rosenbusch Ranch Ph 4 construction plan application (the "Construction Plans Application") which expired on or about October 23, 2023;

WHEREAS, the Planning Department granted one six (6) month extension for the Rosenbusch Ranch Ph 4 construction plan application (the "Construction Plans Application") which expired on or about April 23, 2023;

WHEREAS, the City Council of the City of Leander, Texas (the "City") finds that there is good reason to grant an extension of the expiration date for the Construction Plans Application because the applicant is actively working with the Planning Department and will be able to address the construction plans comments and move forward with construction within a reasonable timeframe;

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

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

SECTION 2. Extension Granted. The City hereby grants an extension of the expiration date for the Construction Plans Application to October 23, 2023. In the event that the Construction Plans Application is not approved by the City Staff on or before October 23, 2023, the Construction Plans Application shall expire.

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

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

PASSED AND APPROVED on this the April 20, 2023.

ATTEST:	**THE CITY OF LEANDER, TEXAS**
_____	_____
Dara Crabtree, City Secretary	Christine DeLisle, Mayor

AGENDA ITEM # 20

EXECUTIVE SUMMARY
04/20/2023

AGENDA SUBJECT:

Approval of the Second Reading of an Ordinance regarding Zoning Case Z-22-0052 to amend the current zoning of PUD/TOD-CD (Planned Unit Development/Transit Oriented Development – Conventional Development Sector) to adopt the 183A Plaza Minor PUD (Planned Unit Development) with a base zoning district of GC-3-A (General Commercial) on one (1) parcel of land approximately 9.61 acres ± in size, more particularly described by Williamson Central Appraisal District parcel R461862; and generally located approximately 700 feet southeast of the intersection of 183A Toll Road and Aven Way, Leander, Williamson County, Texas.

BACKGROUND:

This request is the final step in the zoning process. Staff recommends approval of the zoning request. The proposed GC-3-C (General Commercial) district is a compatible use in the Employment Center land use category. The Planning & Zoning Commission unanimously recommended approval during the March 9, 2023 meeting.

HISTORY/TIMELINE:

03/09/2023 Planning & Zoning Commission, 1st Public Hearing
04/06/2023 City Council, 2nd Public Hearing & 1st Reading of the Ordinance

APPLICANT/AGENT:

Mathias Company (Richard Mathias) on behalf of 183A RE Investments, LLC (Shakeel Badarpura)

RECOMMENDATION:

The City Council unanimously approved the request during the April 6, 2023 meeting.

PRESENTER:

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

Attachments

1. Planning Analysis
2. Current Zoning
3. FLU Map
4. Public Notice
5. Proposed Zoning
6. Aerial Map
7. Minor PUD Notes
8. Letter of Intent
9. Neighborhood Outreach
10. Ordinance
11. P&Z Minutes

PLANNING ANALYSIS

ZONING CASE Z-22-0052
183A PLAZA MINOR PUD

GENERAL INFORMATION

Owner/Agent: Mathias Company (Richard Mathias) on behalf of 183A RE Investments, LLC (Shakeel Badarpura).

Current Zoning: PUD/TOD-CD (Planned Unit Development/Transit Oriented Development – Conventional Development Sector)

Proposed Zoning: 183A Plaza Minor Planned Unit Development
Base zoning of GC-3-A (General Commercial)

Size and Location: The property is located approximately 700 feet southeast of the intersection of 183A Toll Road and Aven Way, including approximately 9.61 acres.

Staff Contact: Cory Dale, Planner

APPLICANT REQUEST

This property is located within the CD (Conventional Development) Sector of the TOD (Transit Oriented Development) district. The next step in the process is for the applicant to request an amendment to the PUD to establish a base zoning district. The applicant has requested the GC-3-A (General Commercial) base zoning district that allows for regional commercial uses. Applicant has also proposed a list of prohibited uses within the requested zoning to further strength the request.

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?

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	PUD-GC	Undeveloped
EAST	PUD-GC	Undeveloped
SOUTH	PUD-GC	Undeveloped
WEST	PUD-T6	Northline PUD

SURROUNDING AREA:
This property is located southeast of the intersection of 183A Toll Road and Aven Way. The tract is surrounded to the north, east and south by the undeveloped San Gabriel Industrial Minor PUD. To the east and across 183A Toll Road is the Northline PUD development.

PHYSICAL AND NATURAL FEATURES:
This property contains no floodplain and sites 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.

MAJOR CORRIDORS:
This property has access onto 183A Toll Road.

TRANSPORTATION PLAN REQUIREMENTS:
Driveways along 183A Toll Road will be reviewed and receive permitting through CTRMA. The driveway spacing along 183A Toll Road 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 183A Toll Road will be required at time of site plan submittal.

SUBDIVISIONS:
Property is currently unplatted.

EXISTING UTILITIES:
This property has access to both water and wastewater within the ROW of 183A Toll Road.

CURRENT LAND USES:
This property is currently undeveloped

PROPOSED ZONING DISTRICT:

MINOR PUD – MINOR PLANNED UNIT DEVELOPMENT:
The purpose and intent of the Minor Planned Unit Development (PUD) district is to allow for minor deviations from the permitted uses allowed in the Composite Zoning Ordinance. The intent of this zoning request is to allow for an assisted living center. The intent of this zoning district is to cohesively regulate the development to assure compatibility with adjacent single-family residences, neighborhoods, and commercial properties within the region.

USE COMPONENT

GC – GENERAL COMMERCIAL:

Features: Any use in LC plus bar, nightclub, entertainment venues, hospital, hotel, liquor store, office/warehouse, vehicle and equipment sales, leasing and repair, furniture sales, pet shop, wholesale activities less than 3,500 sq. ft.

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

SITE COMPONENT

TYPE 3:

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

Intent:

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

ARCHITECTURAL COMPONENT

TYPE A:

Features: 5 or more architectural features.

Intent:

(1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
(2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
(3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
(4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
(5) This component may be utilized for any high profile development, for any property in a prominent location or at an important gateway to the community.
(6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

COMPREHENSIVE PLAN:

Applicable <u>Comprehensive Plan</u> goal statements

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

Applicable <u>Future Land Use</u> 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. Existing 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 11/15/2021. No significant changes were made to the project post development meeting.

NOTIFICATION

02/16/2023 - Public Notice on Hill Country News
02/22/2023 - Mail Notification to Property Owners within 200'
02/22/2023 - Public Hearing Signage Posted on Property
03/09/2023 - Planning and Zoning Commission Public Hearing
04/06/2023 - City Council Public Hearing & First Reading of the Ordinance
04/20/2023 - City Council Second & Final Reading of the Ordinance

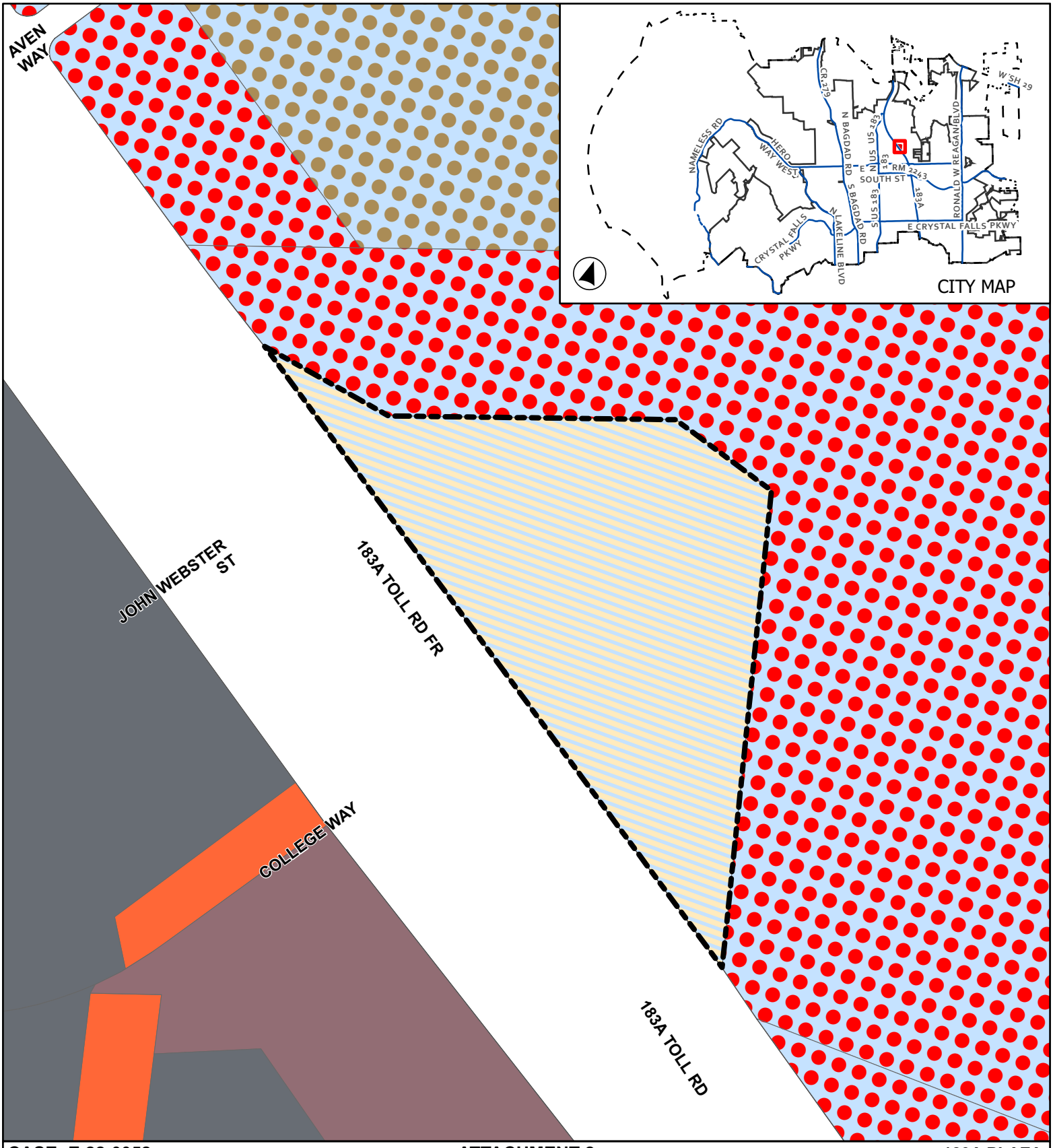
SITE SIGNAGE

PUBLIC NOTIFICATION:

Notice was mailed by the City to all property owners within 200 feet of the subject tract. Being that no residential properties or HOAs were within 500 feet of property subject to rezone, no additional neighborhood outreach was required.

APPROVAL CRITERIA:

This request is proposing a Minor PUD in order to allow for the development of the site commercially through the establishment of a base-zoning request of GC-3-A (General Commercial). The applicant has also prohibited several uses within the GC base district such as animal hospital, funeral home, office/warehouse and equipment sales/repair service. The requested base zoning is in line with both the current zoning designation and Future Land Use map.



CASE: Z-22-0052

ATTACHMENT 2

183A PLAZA MINOR PUD

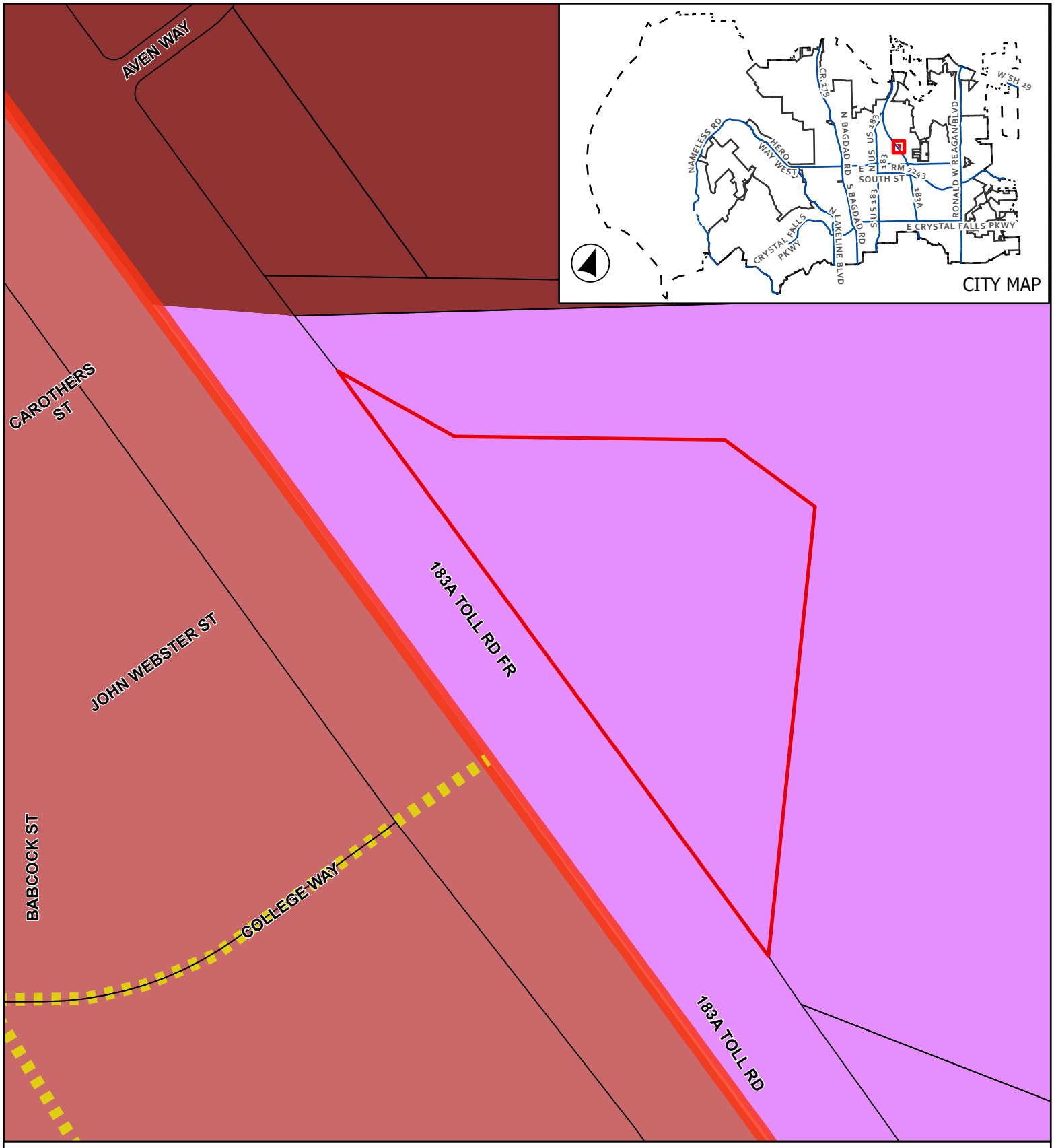
Current Zoning

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 herin provided.

- Leander City Limits
- PUD - Single-Family
- PUD - Multi-Family
- PUD - General Commercial
- CD - Conventional Sector
- Civic Building
- T5 - Urban Center
- T6 - Urban Core
- Subject Boundary
- Extra-Territorial Jurisdiction

0 80 160

Feet



CASE: Z-22-0052

ATTACHMENT 3

183A PLAZA MINOR PUD

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 herin provided.

0 110 220

Feet

Leander City Limits

ETJ Boundary

Subject Boundary

Thoroughfare Plan

Access Controlled, Existing

Arterial 4 Lane, Existing

Collector, Existing

Collector, Proposed

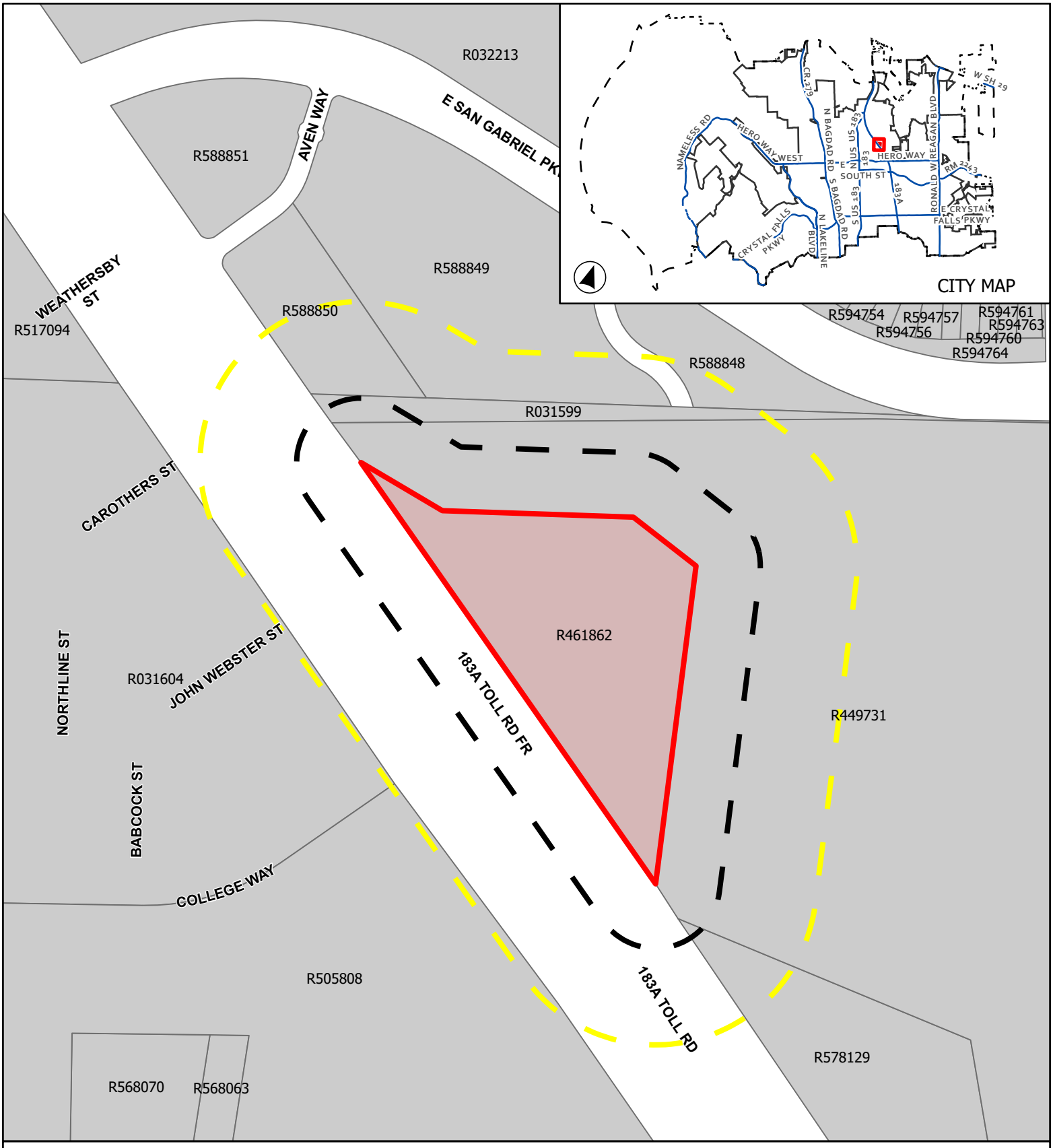
Future Land Use

Multi-Use Corridor

Activity Center

Employment Center

Leander Central



CASE: Z-22-0052 **ATTACHMENT 4** **183A PLAZA MINOR PUD**

Public Notification

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

0 162.5 325

Feet

City Limits

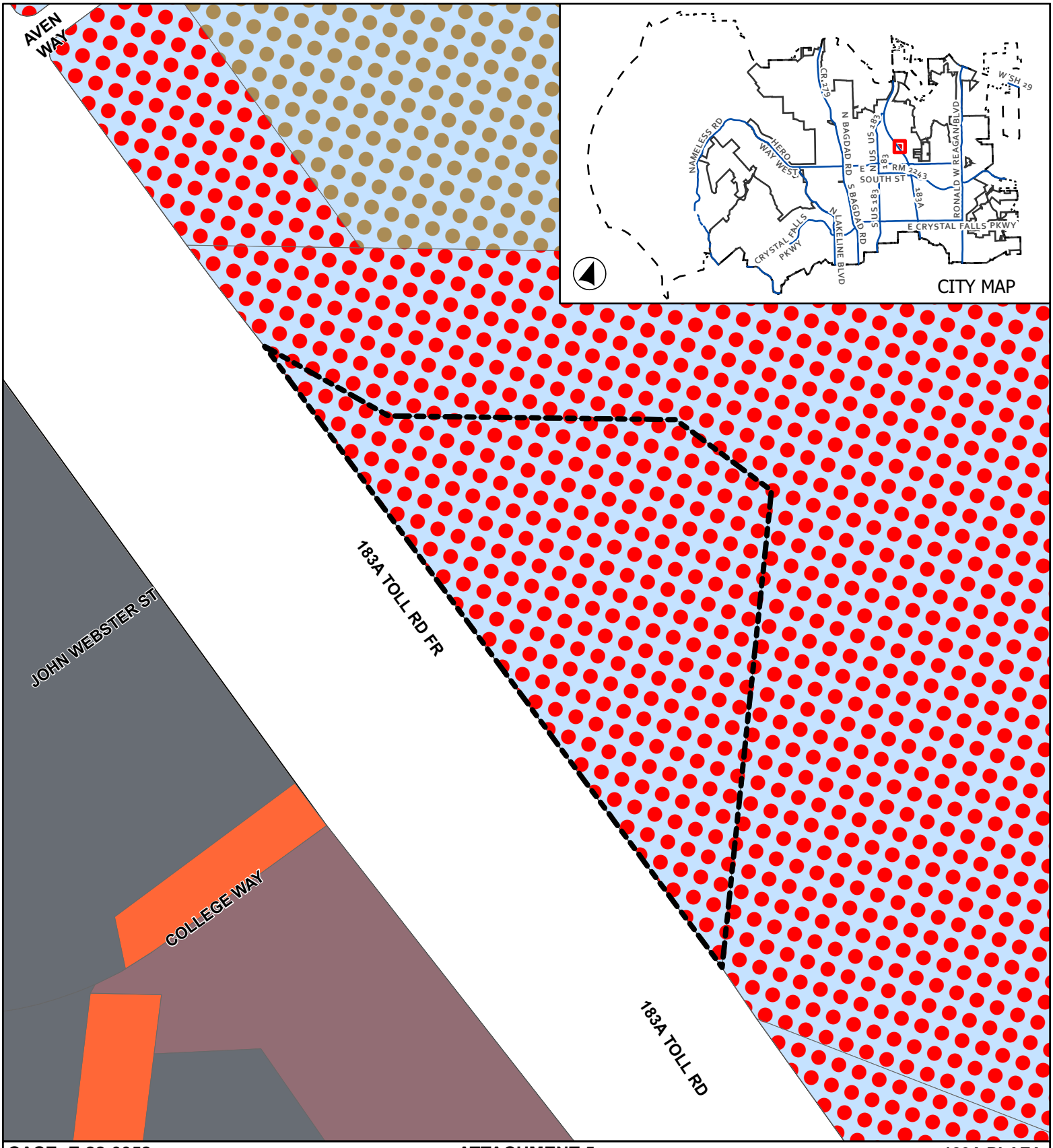
Subject Boundary

ETJ Boundary

Notification Buffer

200'

500'



CASE: Z-22-0052

ATTACHMENT 5

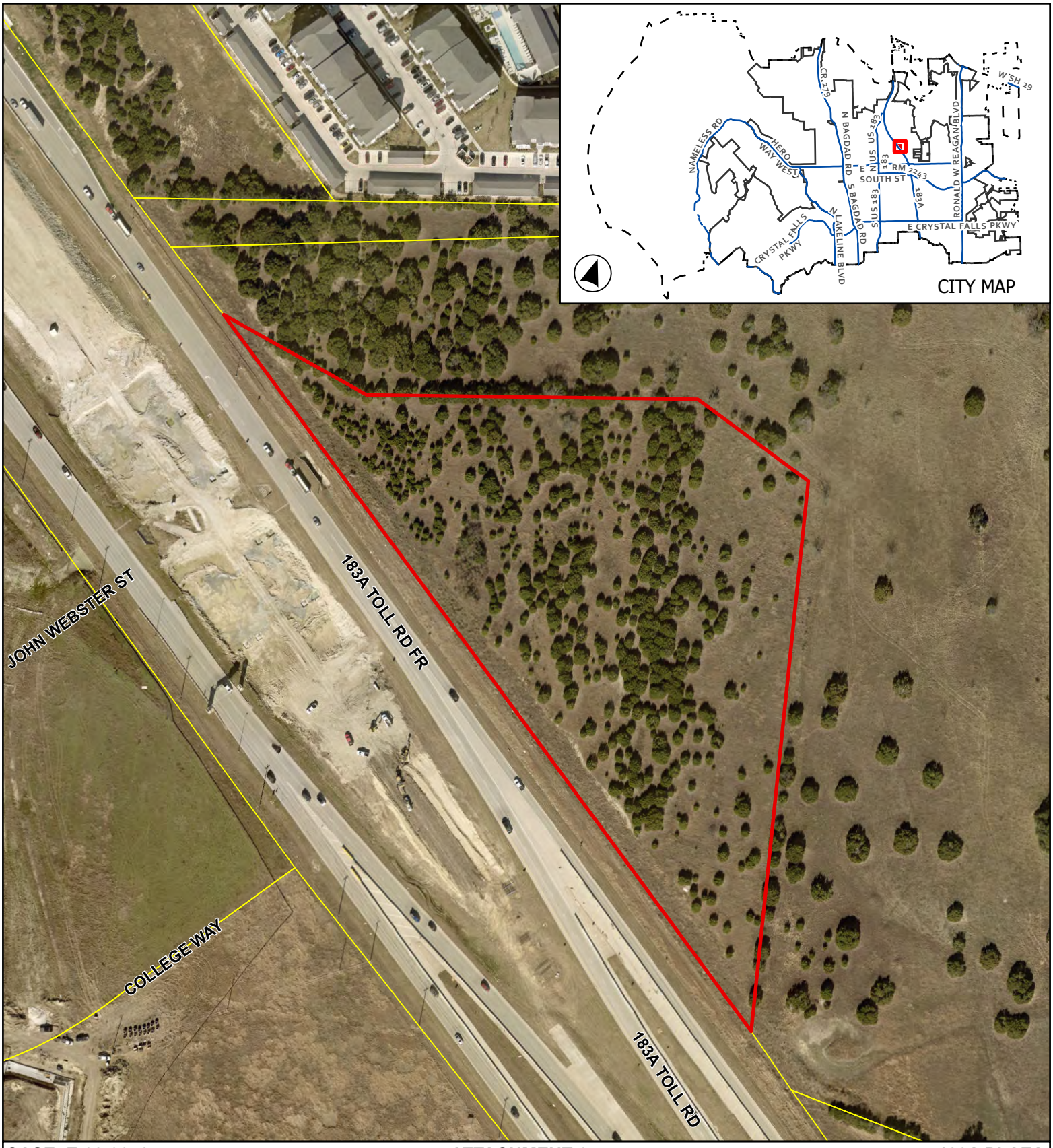
183A PLAZA MINOR PUD

Proposed Zoning

- Leander City Limits
- PUD - Single-Family
- PUD - Multi-Family
- PUD - General Commercial
- Civic Building
- T5 - Urban Center
- T6 - Urban Core
- Subject Boundary
- Extra-Territorial Jurisdiction

0 80 160
Feet

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 herin provided.



CASE: Z-22-0052 **ATTACHMENT 6** **183A PLAZA MINOR PUD**

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 herin provided.

0 85 170

Feet

Leander City Limits

Subject Boundary

EXHIBIT A

183A Plaza Minor Planned Unit Development

A. <u>Purpose and Intent</u>

1. The 183A Plaza PUD is comprised of approximately 9.61 acres, as shown in **<u>Exhibit B.</u>** The development of this property includes the development of a mixed-use commercial/retail project.

B. <u>Applicability and Base Zoning</u>

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 **<u>Exhibit A</u>**.

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-3-A (General Commercial)

C. <u>Allowable / Prohibited Uses</u>

1. The allowable uses shall include all those allowed in the GC base district.
2. The following uses shall be prohibited:
   - Animal hospital or animal boarding, including a crematory associated with such use on site, or a crematory associated with a cemetery.
   - Equipment sales, repair and service.
   - Farms or truck gardens, limited to the propagation and cultivation of plants and provided further that no poultry or livestock.
   - Funeral home, including embalming and crematory facilities associated with an on-site funeral home or cemetery.
   - Manufactured housing sales and accessory building sales.
   - Office/warehouse including painting, plumbing or other similar commercial service.
   - Transportation related facilities including commercial parking lots, passenger terminals, taxi cab stations and mass transit terminals.
   - New vehicle and major equipment sales, rental or leasing, repair of new or used vehicles, body shop, except that repair of new or used vehicles and body shops shall be permitted if they are national/regional brands, and no buildings are placed so that garage doors are visible from US 183A.
   - Wholesale activities with less than 3,500 square feet of gross area of the business.

EXHIBIT B

ABRAM DASHNER, RPLS, LLC

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901

TBPLS FIRM NO. 10194420

rpls5901@gmail.com 512-905-4369

TRACT 2 – 9.614 ACRES
TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125
WILLIAMSON COUNTY, TX

FILE NO. 2021.133
PROJECT: 140-03
DATE: 1/6/2022

DESCRIPTION

TRACT 2: 9.614 ACRES, MORE OR LESS, OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 269.836 ACRE TRACT CONVEYED TO RB 270 PARTNERSHIP, BY DEED OF RECORD IN DOCUMENT NO. 2004036768, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 9.614 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found in the north right-of-way line of 183-A Toll Rd. (400' r.o.w.), also being in the east line of said 269.836 acre tract, also being in the west line of that certain 88.30 acre tract conveyed to RFHDAH, LP, by Deed of record in Document No. 2009090590, of said Official Public Records, for the northwesterly corner and **POINT OF BEGINNING** hereof;

THENCE, leaving said north right-of-way line, along the east line of said 269.836 acre tract, being the west line of said 88.30 acre tract, the following four (4) courses and distances:

1. S80°37'57"E, a distance of 255.42 feet to a 1/2-inch iron rod found, for an angle point;

2. N70°59'51"E, a distance of 540.48 feet to a 1/2-inch iron rod found, for the most northerly corner hereof;

3. S73°01'52"E, a distance of 211.65 feet to a 1/2-inch iron rod found for the northeasterly corner hereof;

4. S12°06'49"E, a distance of 864.04 feet to a 1/2- inch iron rod found in said north right-of-way line, for the most southerly corner hereof;

THENCE, N56°02’49”W, along said north right-of-way line, over and across said 269.836 acre tract, a distance of 1382.53 feet to the **POINT OF BEGINNING,** and containing 9.614 acres (418,778 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF NOVEMBER, 2021, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

1/26/23

ABRAM C. DASHNER
TEXAS RPLS 5901
TBPLS FIRM NO. 10194420

STATE OF TEXAS
REGISTERED
ABRAM C. DASHNER
5901
PROFESSIONAL
LAND SURVEYOR

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83)

0 100 200 400

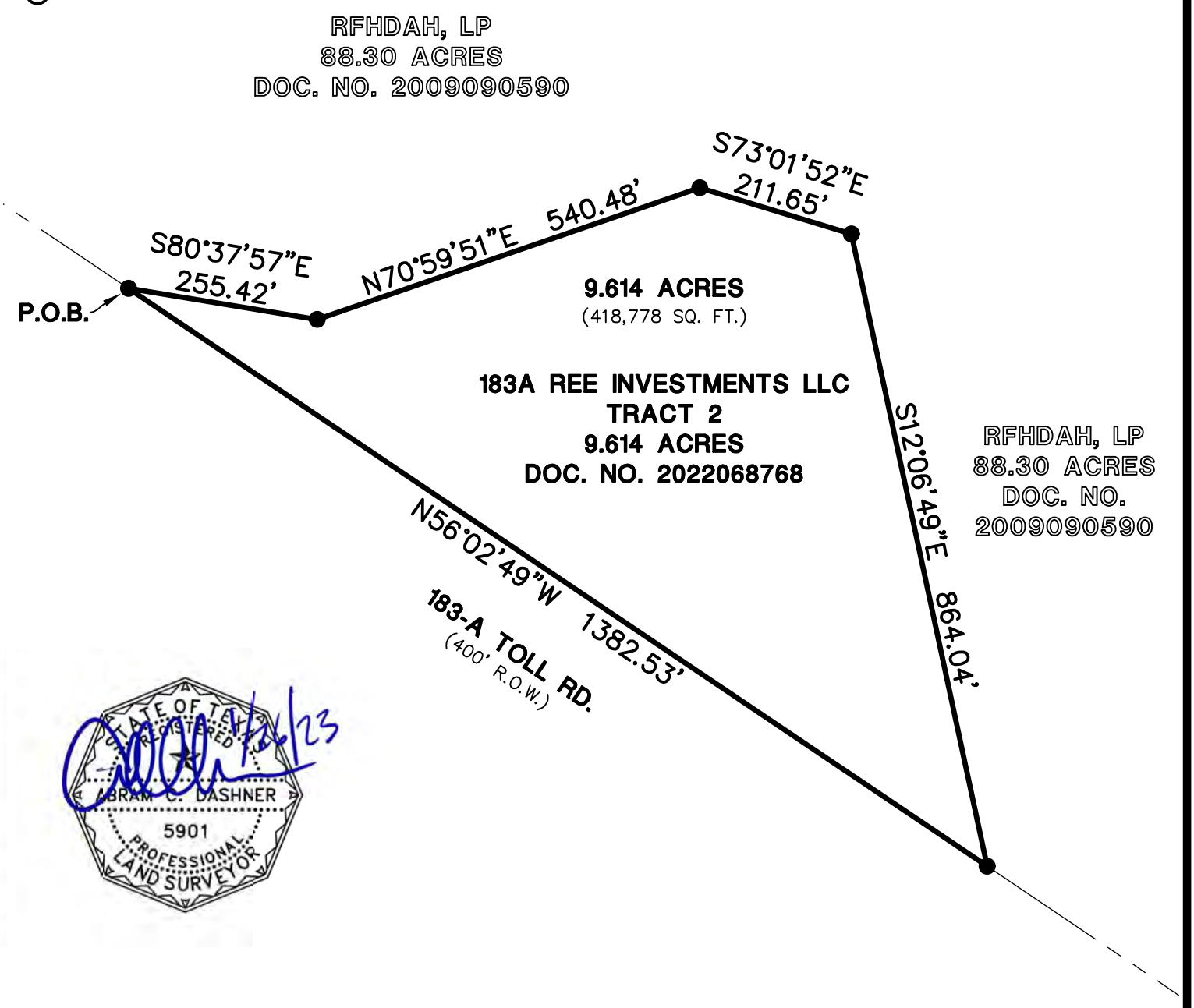
SCALE: 1"=200'

N

LEGEND

P.O.B. = POINT OF BEGINNING

● = FOUND 1/2-INCH IRON ROD (UNLESS OTHERWISE NOTED)



STATE OF TEXAS REGISTERED ABRAM C. DASHNER 5901 PROFESSIONAL LAND SURVEYOR

1/26/23

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Manhard CONSULTING™

6448 E Highway 290, Ste. B-105 , Austin, TX 78723 ph:512.244.3395 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)

9.614 Acres - 183A RE Investments LLC - Tract 2

CR 269, LEANDER, Williamson County, TX

Zoning Exhibit

DATE:	DRAWN BY:	SCALE:	FIELD NOTE FILE NO:
01/25/23	T.Y.	1"=300'	2021.133

17:27 Dwg Name: P:\617.015 Shakeel Badarpura\005 CR 269 & SH 183A\dwg\Surv\Final Drawings_Exhibits Surv\617.015005 CR 269 Zone Exhibit.dwg Updated By: TYanez

mathias company
land development consultants

December 29, 2022

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

RE: 183A Plaza Minor PUD Application
Letter of Intent
US 183A Toll North, Leander, TX

The 183A Plaza PUD is a proposed 9.61-acre commercial development with approximately 1,381 feet of frontage on the east side of US 183 Toll North. This application is a Minor PUD to establish a zoning base district. The subject property is surrounded by commercial and multifamily zoned parcels that are either developed or vacant. The subject property is triangular in shape with topography that is flat.

The subject property is currently undeveloped and zoned PUD-TOD-CD. This application is intended to establish a zoning base district of GC-3-C (General Commercial) and is consistent with the city's Comprehensive Plan and FLUM. The Future Land Use is Employment Center.

Attached are the PUD application and all of the requested and required documents shown on the application checklist.

Please feel free to contact our office if you have any questions or need any additional information.

Sincerely,

Richard Mathias

27001 Montana Creek Crossing Marble Falls, Texas 78654 512-844-1644 Celebrating 37 Years of Service

183A Plaza Minor Planned Unit Development
Neighborhood Outreach Documentation

There are no residentially zoned properties within 500 feet of the subject property and therefore no outreach sent.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY CREATING THE 183A PLAZA MINOR PUD (PLANNED UNIT DEVELOPMENT) WITH THE BASE ZONING DISTRICT OF GC-3-A (GENERAL COMMERCIAL); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

SECTION 3. Applicability. This ordinance applies to the following parcel of land, which is herein referred to as the "Property". That certain parcel of land being 9.61 acres, ±; being more particularly described in Exhibit "B"; and identified by tax identification number R461862; more particularly described in Instrument Number 2022068768 recorded in the Official Public Records of Williamson County, Texas.

SECTION 4. Property Rezoned. The Zoning Ordinance is hereby amended by creating the 183A Plaza Minor PUD (Planned Unit Development) with the base zoning district of GC-3-A (General Commercial). The PUD shall be developed and occupied in accordance with this Ordinance, the PUD plan attached as Exhibits "A" and "B" which are hereby adopted and incorporated herein for all purposes, and the Composite Zoning Ordinance to the extent not amended by this Ordinance. In the event of a conflict between the Composite Zoning Ordinance and the requirements for the Property set forth in this Ordinance, this Ordinance shall control.

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

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

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

PASSED AND APPROVED on First Reading this the 6th day of April, 2023.
FINALLY PASSED AND APPROVED on this the 20th day of April, 2023.

ATTEST:	**THE CITY OF LEANDER, TEXAS:**
_____	_____
Dara Crabtree, City Secretary	Christine DeLisle, Mayor

MINUTES
PLANNING & ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

March 9, 2023 at 6:00 PM

Place 1 – Donnie Mahan, *Chair*	**Place 5 – James Oliver**
Place 2 – John Cosgrove	**Place 6 – Laura Lantrip, *Vice-Chair***
Place 3 – Ron May	**Place 7 – Rick Carpenter**
Place 4 – Deirdre Moss	

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

1. Call to Order at 6:00 p.m.

2. Roll Call.
All Commissioners were present.

3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the March 2, 2023 meeting.

4. Review of meeting protocol.

5. Citizen Comments: Three (3) minutes allowed per speaker.

Carlos St. James
Spoke in favor of Parkland Dedication Fees.

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case FP-22-0035 regarding Cantwell Tract Final Plat on one parcel of land approximately 2.249 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R553026; more commonly known as 10743 E Crystal Falls Pkwy, Leander, Williamson County, Texas.

7. Approval of Minutes.

Motion made by Commissioner James Oliver to approve the Consent Agenda Items 6 and 7, seconded by Commissioner Ron May.

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

7 - 0 Passed

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing regarding Zoning Case Z-22-0052 to amend the current zoning of PUD/TOD-CD (Planned Unit Development/Transit Oriented Development – Conventional Development Sector) to adopt the 183A Plaza Minor PUD (Planned Unit Development) with a base zoning district of GC-3-A (General Commercial) on one parcel of land approximately 9.61 acres ± in size, more particularly described by Williamson Central Appraisal District parcel R461862; and generally located approximately 700 feet southeast of the intersection of 183A Toll Road and Aven Way, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-22-0052 as described above.

Motion made by Vice Chair Laura Landtrip, seconded by Commissioner Deidre Moss to approve the zoning request.

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

7 - 0 Passed

REGULAR AGENDA

9. Discuss and consider action on Tree Removal Case TRP-22-0011 regarding removal of a two Significant Trees associated with the Prime Office Warehouse Site Development Project located at 15901 Ronald Reagan Blvd., Leander, Williamson County, Texas.

Motion made by Commissioner James Oliver, seconded by Commissioner Ron May to approve the Tree Removal Pemit.

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

NAY: Commissioner Deirdre Moss, Commissioner Laura Lantrip

5 - 2 Passed

10. Adjournment at 6:24 p.m.

APPROVED:

_____
CHAIRMAN COSGROVE

ATTEST:

_____
ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY

AGENDA ITEM # 21

EXECUTIVE SUMMARY
04/20/2023

AGENDA SUBJECT:

Conduct a Public Hearing regarding Subdivision Case CP-22-0014 to adopt the Sullivan Tract Concept Plan on nine (9) parcels of land approximately 308.288 acres ± 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 Road and Oak Creek Road, Leander, Williamson County, Texas.

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

BACKGROUND:

This Concept Plan includes one (1) commercial lot and one hundred forty-six (146) single-family lots. Phase 1 includes one hundred ten (110) single-family lots and Phase 2 includes the remaining thirty-six (36) single-family lots and commercial lot. Chapter 13 of the Code Ordinances requires that only one (1) phase may be processed per year and phases shall not be under review or constructed concurrently. This request is the first step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the concept plan satisfies the applicable regulations without requesting any variances.

HISTORY/TIMELINE:

08/18/2022 – Annexation and Zoning Approved
04/13/2023 – Planning & Zoning Commission, 1st Public Hearing

APPLICANT/AGENT:

BGE, Inc. (John Kim, P.E.) on behalf of Forestar (USA) Real Estate Group, Inc. (Jeff Scott).

RECOMMENDATION:

The proposal includes one hundred forty-six (146) single-family lots and one (1) commercial lot. Staff recommends approval of this request. The Planning & Zoning Commission recommended approval of the request during the April 13, 2023.

PRESENTER:

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

Attachments

1. Concept Plan
2. Location Exhibit
3. P&Z Draft Minutes

SULLIVAN TRACT
CONCEPT PLAN

PROJECT NUMBER: 22-CP-014

SUMMARY NOTES

OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.
10700 PECAN PARK BLVD, SUITE 150
AUSTIN, TEXAS 78750
(512) 433-5229

DEVELOPER: FORESTAR (USA) REAL ESTATE GROUP, INC.
10700 PECAN PARK BLVD, SUITE 150
AUSTIN, TEXAS 78750
(512) 433-5229

ENGINEER: BGE, INC., TBPE F-1046
101 W. LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728
(512) 879-0400

PROJECT AGENT: BGE, INC., TBPE F-1046
101 W. LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728
(512) 879-0400

SURVEYOR: BGE, INC., TBPE F-1046
101 W. LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728
(512) 879-0400

SUBMITTAL DATE:

SUBMITTED: AUGUST 30, 2022

ZONING:

THE PROPERTY IS CURRENTLY ZONED SFR AND LOCATED IN THE CITY OF LEANDER. THE FOLLOWING ZONING DESIGNATIONS ARE PROPOSED FOR THIS SITE:

- SINGLE-FAMILY RURAL (SFR-2-B)
- LOCAL OFFICE (LO-2-B)

FUTURE LAND USE :

THIS PROPERTY IS LABELED AS NEIGHBORHOOD RESIDENTIAL AND MULTI-USE CORRIDOR ON THE LEANDER FUTURE LAND USE MAP.

PROPOSED LAND USE:

THIS PROPERTY IS 308.288 ACRES

TOTAL LOTS: 147	308.288 ACRES
NO. OF SINGLE FAMILY HOMES: 146	294.20 ACRES
NO. OF COMMERCIAL LOTS: 1	14.09 ACRES
RIGHT OF WAY: 19,204.38 LF	34.96 ACRES

ADDITIONAL NOTES:

- BASED ON ITE TRIP GENERATION RATES FOR SINGLE-FAMILY HOMES, A RETAIL PLAZA, AND A MEDICAL OFFICE, THE CALCULATED TRAFFIC COUNT IS 2,189 DAILY TRIPS. A FEE-IN-LIEU OF A TIA HAS BEEN APPROVED FOR THIS DEVELOPMENT.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0435F FOR WILLIAMSON COUNTY, EFFECTIVE 12/20/2019.
- THE PROPOSED SUBDIVISION COMPLIES WITH THE TRANSPORTATION CRITERIA MANUAL STREET DESIGN STANDARDS.
- FUTURE LAKELINE BOULEVARD WILL HAVE A 100' ROW WITH 10' SIDEWALKS ON BOTH SIDES. ONE HALF OF THE REQUIRED ROW SHALL BE DEDICATED WITH THIS DEVELOPMENT.
- BAGDAD ROAD WILL BE A 6 LANE ARTERIAL ROAD WITH A 126' ROW WITH 10' SIDEWALKS ON BOTH SIDES. ONE HALF OF THE REQUIRED ROW SHALL BE DEDICATED WITH THIS DEVELOPMENT.
- ALL BOUNDARY STREET IMPROVEMENTS AND ROADWAY ADEQUACY STANDARDS SHALL BE FOLLOWED FOR ALL IMPROVEMENTS, AS PER CITY OF LEANDER ORDINANCES ARTICLE 10.03.
- THE LATEST CITY OF LEANDER TRANSPORTATION POLICY SHALL BE FOLLOWED.
- THE LATEST CITY OF LEANDER DRAINAGE POLICY SHALL BE FOLLOWED.
- TCEQ GUIDELINES FOR WATER QUALITY TREATMENT SHALL BE FOLLOWED.
- WASTEWATER DEMAND: 153 LUE.
- WATER DEMAND: 153 LUE. ANTICIPATED CONNECTION TO AN EXISTING 16" WATERLINE ALONG BAGDAD ROAD.

VICINITY MAP:

SCALE: 1" = 2000'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	CONCEPTUAL SITE LAYOUT AND LAND USE PLAN & CONCEPT PLAN
3	PHASING PLAN
4	PARK PLAN EXHIBIT

ENGINEER'S CERTIFICATION:

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HEREWITH, AND THAT ALL INFORMATION SHOWN HERON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF LEANDER CODES AND ORDINANCES.

WITNESS MY HAND THIS ___ DAY OF _____.

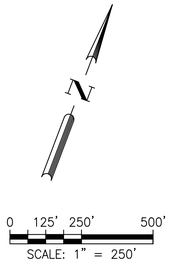
JOHN KIM, P.E.

BGE, Inc.
101 W LOUIS HENNA BLVD, SUITE 400
AUSTIN, TX 78728
TEL: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046

Know what's below. Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE ADN PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

G:\TXC\Projects\Forestar\8880-00-Sullivan_Tract_Zoning\LD\01_CAD\01_Sht\8880-C-SP-COVR.dwg Layout: COVER Plotted By: John Kim 2/28/2023 3:14:15 PM Last Save By: jkim 12/29/2022 4:13:27 PM
PROJ # 22-CP-014



PROPERTY BOUNDARY
CITY LIMTS
ZONING LINE
MULTI-USE CORRIDOR BOUNDARY
XXX MAJOR EX ELEV. CONTOUR
XXX MINOR EX ELEV. CONTOUR
10' TRAIL
PROPOSED SUBDIVISION ACCESS POINTS

SFR
LO

NOTES

1. SUBDIVISION WILL BE SERVICED BY AN ON-SITE SEWAGE TREATMENT SYSTEM.

DEVELOPMENT TABLE							
LOT TYPE	NO. OF LOTS	AREA (AC)	DENSITY (LOTS/AC)	LUEs	ADT (TRIPS)	SITE COMPONENT	ARCH COMPONENT
SFR	146	294.20	0.50	146	1,429	2	B
LO	1	14.09	0.07	7	760	2	B
TOTAL	147	308.29		153	2189		

REV	DESCRIPTION	DATE	APR

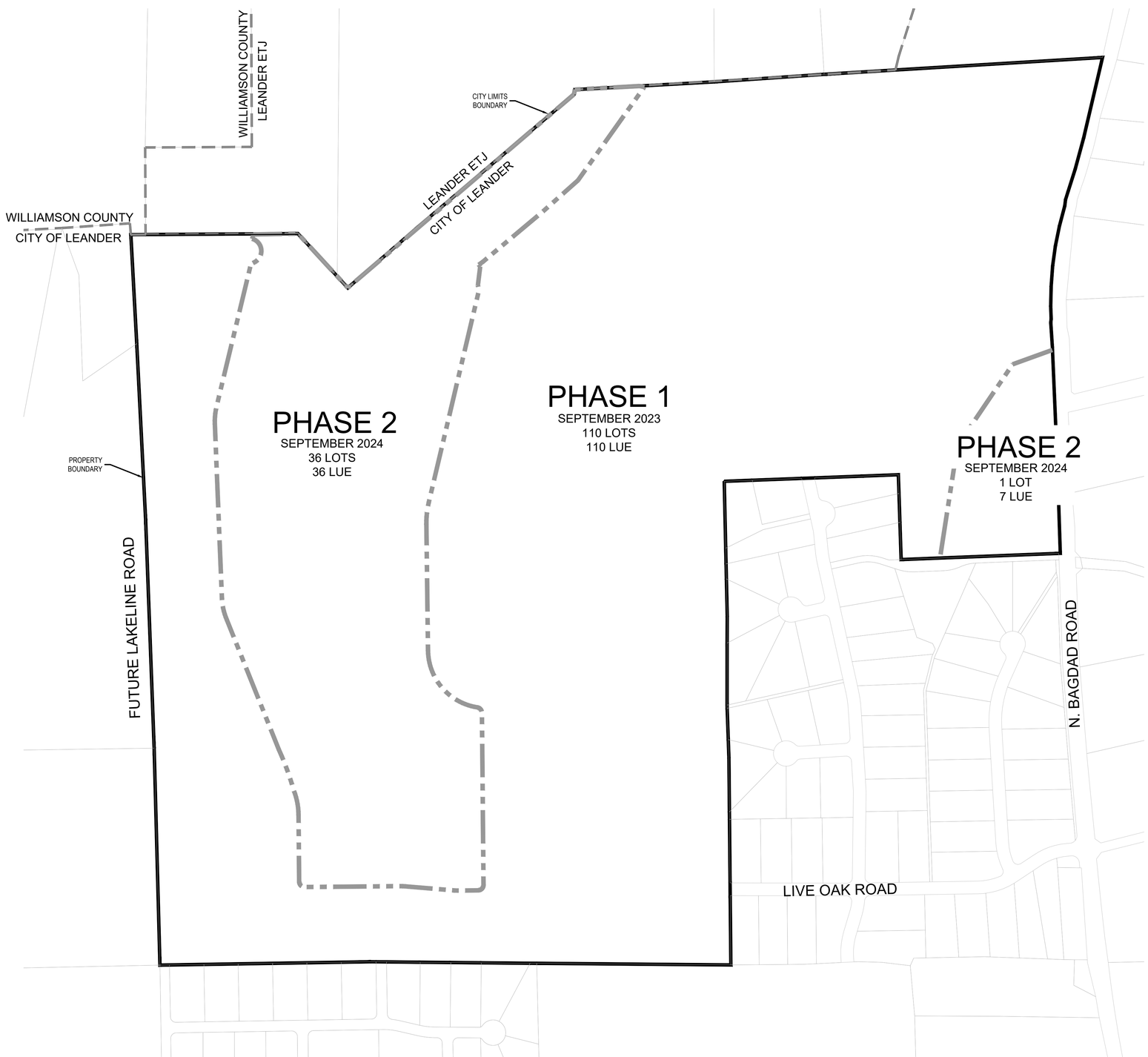
DESIGNED BY:
REVIEWED BY:
DRAWN BY:

BGE, Inc.
101 W. LOUIS HENNA BLVD
AUSTIN, TX 78728
TEL- 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046

SULLIVAN TRACT

CONCEPTUAL SITE LAYOUT AND LAND USE PLAN & CONCEPT PLAN

G:\TXC\Projects\Forestar\8860-00-Sullivan_Tract_Zoning\LD\01_CADD\01_Shts\8860-C-SP-CONCEPT_CP.dwg Layout: CONCEPTUAL SITE LAYOUT AND LAND USE PLAN & CONCEPT PLAN Plotted: 2/28/2023 3:14:25 PM



N

0 125' 250' 500'
SCALE: 1" = 250'

PROPERTY BOUNDARY
CITY LIMTS
PHASING BOUNDARY

NOTES

1. PHASES SHALL NOT BE UNDER CONSTRUCTION OR REVIEW CONCURRENTLY AND ONLY ONE PHASE MAY BE PROCESSED PER YEAR.
2. PHASE ONE WILL INCLUDE THE DESIGN AND CONSTRUCTION OF ALL UTILITY AND ROADWAY INFRASTRUCTURE FOR THE SULLIVAN TRACT SUBDIVISION. PHASING OF THE CONSTRUCTION OF RESIDENTIAL LOTS WILL BE FINALIZED DURING THE FINAL PLAT PROCESS.

REV	DESCRIPTION	DATE	APR

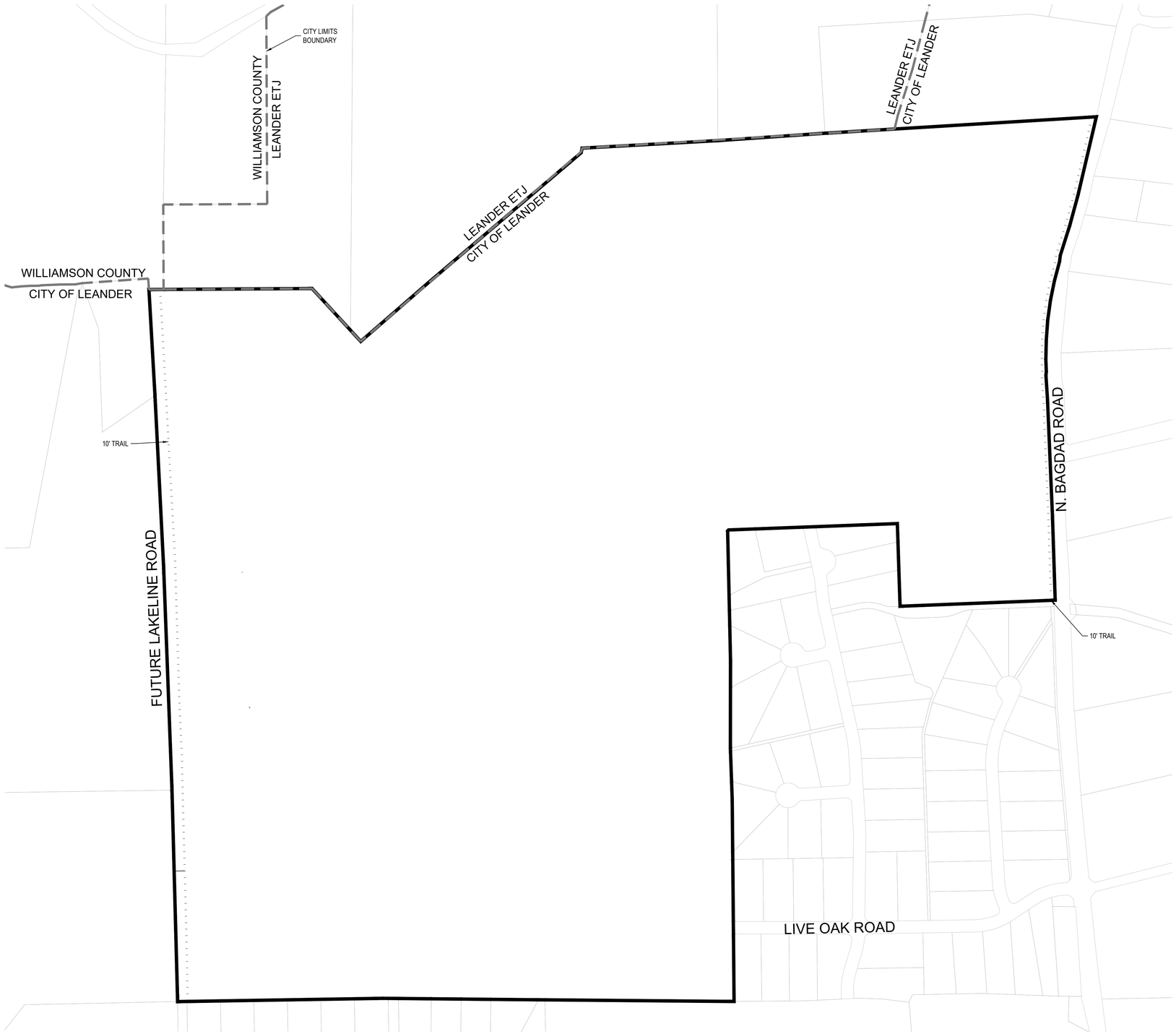
DESIGNED BY:
REVIEWED BY:
DRAWN BY:

BGE, Inc.
101 W. LOUIS HENNA BLVD
AUSTIN, TX 78728
TEL: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046

SULLIVAN TRACT

PHASING PLAN

G:\TXC\Projects\Forestar\8860-00-Sullivan_Tract_Zoning\LD\01_CADD\01_Shts\8860-C-SP-PHASING.dwg Layout: PHASING PLAN Plotted: 2/28/2023 3:14:28 PM



N

0 125' 250' 500'
SCALE: 1" = 250'

PROPERTY BOUNDARY
CITY LIMTS
10' TRAIL

PROPOSED PARKLAND

LOT TYPE	NO. OF LOTS
SFR	146
TOTAL	146

NOTES

1. THERE WILL BE NO PARKLAND AREAS DEDICATED FOR THIS DEVELOPMENT. A FEE IN-LIEU OF $153,292.34 WILL BE PAID TO MEET PARKLAND DEDICATION REQUIREMENTS.
2. PARK IMPROVEMENT FEE IS BASED ON THE BASIS OF $400 PER DWELLING UNIT.
3. ALL PROPOSED PARK IMPROVEMENTS WILL MEET CITY PARK AND FACILITY EQUIPMENT STANDARDS AND U.S. CONSUMER PRODUCTS SAFETY COMMISSION - PUBLICATION 325.

LAND DEDICATION: (3.50 ACRES PER 100 DWELLING UNITS) + PARK IMPROVEMENTS FEE ($400 PER DWELLING UNIT)

146 DWELLING UNITS / 100 x 3.50 = 5.11 REQUIRED PUBLIC PARK ACREAGE

146 DWELLING UNITS x $400 = $58,400 PROPOSED PARK IMPROVEMENTS FEE

PARK LAND PLAN PROPOSAL TABLE

NO. OF LOTS	PARKLAND REQUIRED	PARKLAND PROPOSED	FLOODPLAIN ACRES/ SLOPE	ACRES CREDITED	PARK ACRE SURPLUS/ DEFICIT	PARKLAND FEE IN-LIEU VALUE	RECREATION IMPROVEMENT FEE
146	5.11 AC	24.35 AC	0	0	5.11 AC	$143,292.34	$58,400

REV	DESCRIPTION	DATE	APR

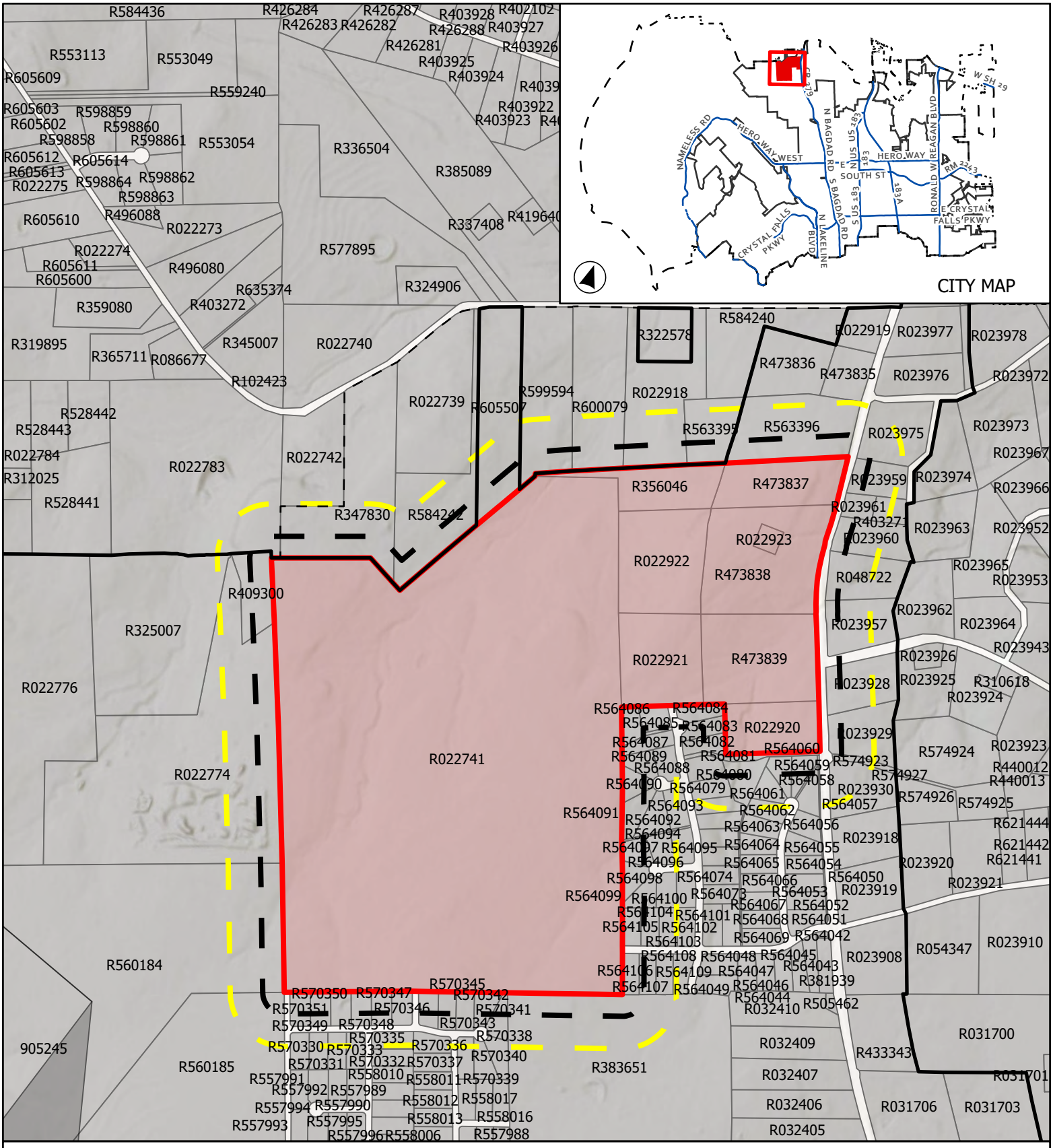
DESIGNED BY:
REVIEWED BY:
DRAWN BY:

BGE, Inc.
101 W. LOUIS HENNA BLVD
AUSTIN, TX 78728
TEL: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046

SULLIVAN TRACT

PARK PLAN EXHIBIT

G:\TXC\Projects\Forestar\8860-00-Sullivan_Tract_Zoning\LD\01_CADD\01_Shts\8860-C-SP-PARK_CP.dwg Layout: PARK Plotted: 2/28/2023 3:14:37 PM



CASE: CP-22-0014 **ATTACHMENT 2** **SULLIVAN TRACT**

Location Map

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

0 485 970

Feet

City Limits

Subject Boundary

ETJ Boundary

Notification Buffer

200'

500'

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 5 – James Oliver**
Place 2 – John Cosgrove	**Place 6 – Laura Lantrip, *Vice-Chair***
Place 3 – Ron May	**Place 7 – Rick Carpenter**
Place 4 – Deirdre Moss	

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 ± 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 ± 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 ± 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 ± 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 ± 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 ± 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

AGENDA ITEM # 22

EXECUTIVE SUMMARY
04/20/2023

AGENDA SUBJECT:

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 ± in size, more particularly described by Williamson Central Appraisal District Parcel R519003; generally located northeast of the intersection of S. Bagdad Road and Marsala Circle, Leander, Williamson County, Texas.

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

BACKGROUND:

Article II Section 21 (2) of the Subdivision Ordinance requires that the Concept Plan shall include the Parent Tract to ensure the orderly planning of streets, utilities, drainage, and shall also include all adjacent and contiguous land, owned or controlled by the developer or the person, firm or corporation that sold the tract being developed. The existing lot was illegally subdivided by metes and bounds but is still considered part of the same subdivision for the lots to the south. The applicant is requesting a variance to the Subdivision Ordinance to allow this parcel to go through the subdivision process without including the associated tracts to the south, which are currently under separate ownership.

HISTORY/TIMELINE:

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

APPLICANT/AGENT:

Kimley-Horn (Michael Doggett, P.E.) on behalf of Bagdad Rd. Leander LLC (Praveen Guduru).

RECOMMENDATION:

The proposal includes one (1) commercial lot. Staff recommends approval of this request. The Planning & Zoning Commission recommended approval of the request during the April 13, 2023.

PRESENTER:

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

Attachments

1. Concept Plan
2. Location Exhibit
3. P&Z Draft Minutes

THE SHOPS AT BAGDAD SQUARE

CONCEPT PLAN AND PRELIMINARY PLAT

FOR

LOT 1 , BLOCK A

IN

THE CITY OF LEANDER

WILLIAMSON COUNTY, TEXAS

CITY PROJECT NO. CP-22-0016

VARIANCE NO. VA-23-0010

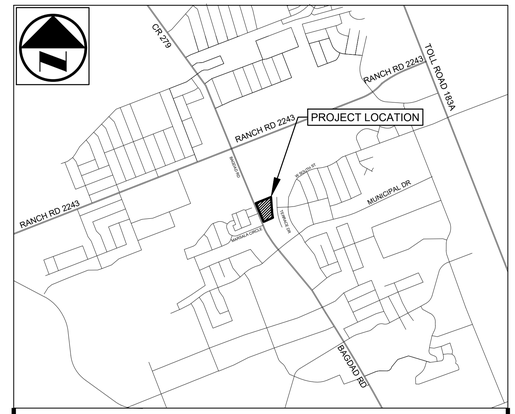
THE SHOPS AT BAGDAD SQUARE, LOT 1 , BLOCK A

PLANS SUBMITTAL/REVIEW LOG

CONCEPT PLAN - NOT FOR CONSTRUCTION	10/10/2022
CONCEPT PLAN RESUBMITTAL - NOT FOR CONSTRUCTION	12/16/2022
CONCEPT PLAN RESUBMITTAL - NOT FOR CONSTRUCTION	01/19/2023
CONCEPT PLAN RESUBMITTAL - NOT FOR CONSTRUCTION	02/21/2023

GENERAL 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 CONNECTION FACILITIES.
3. 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.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
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 ACCESS AND LANDSCAPE EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND TWO AND A HALF(2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL NO. 48491C0455F FOR WILLIAMSON COUNTY, EFFECTIVE DATE DECEMBER 20, 2019. LOCATED IN ZONE "X" (UNSHADED).
9. BUILDING SETBACKS NO 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.
10. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF S. BAGDAD RD. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OR LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS). SIDEWALKS OR ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE 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.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON _____.
13. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS. 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
14. AT THE TIME OF SITE DEVELOPMENT PERMIT, UNLESS A NEW TRAFFIC IMPACT ANALYSIS (TIA) FOR THE DEVELOPMENT AS PROPOSED IN THE CONCEPT PLAN INDICATES THAT AVERAGE DAILY TRIPS ARE ESTIMATED BELOW 2,000, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TIA .
15. ALL DRIVE LANES AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.



VICINITY MAP

1"=2,000'

PROPERTY ID: R519003 **ZIP CODE:78641**

WILLIAMSON COUNTY, TEXAS

SHEET INDEX	
SHEET NO.	Sheet Title
01	COVER SHEET
02	CONCEPT PLAN
03	EXISTING CONDITIONS
04	PRELIMINARY PLAT
05	EXISTING DRAINAGE AREA MAP
06	DRAINAGE AREA MAP
07	IMPROVEMENTS PLAN
08	TREE SURVEY

Summary Table	
Zoning	LC-2-B
Future use	Multi-Use Corridor
Filing Date	10/18/2022
Total Acreage	4.672 AC

1. THE MAXIMUM PEAK HOUR TRIPS PROPOSED FOR THIS DEVELOPMENT IS 287. PER THE LEANDER CODE OF ORDINANCES, THE FEE-IN-LIEU PER PEAK HOUR TRIP IS $250 PER PEAK HOUR TRIP. THE EXPECTED FEE-IN-LIEU FOR THIS DEVELOPMENT IS $71,750.
2. THE EXPECTED FEE FOR THE SITE DEVELOPMENT SUBMITTAL IS $9,642.20

STATE OF TEXAS
MICHAEL T. DOGGETT
98628
LICENSED
PROFESSIONAL ENGINEER
2/21/2023

ENGINEER:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 301-2580
Contact: Michael T. Doggett, P.E.

DEVELOPER:
Baghdad Rd. Leander LLC
3000 Polar Lane, Suite 404
Cedar Park, TX
Phone: 973-723-4862
Contact: Praveen Guduru

ARCHITECT:
MAT Studios
14618 Mansfield Dam Ct 19
Austin, TX 78734
Phone: (469) 951-0614
Contact: Monika Arora

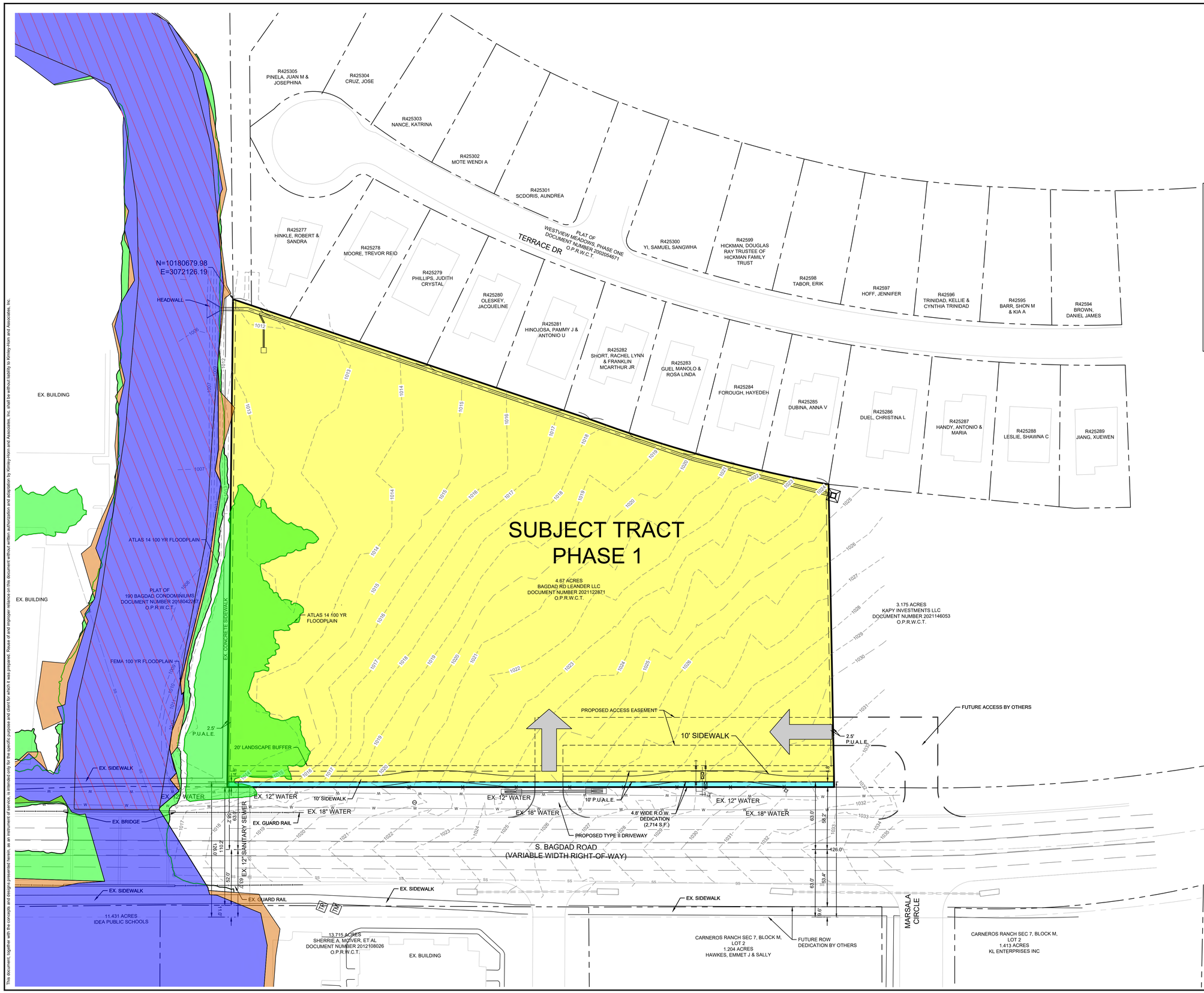
SURVEYOR
The Altum Group
P.O Box 6493
Round Rock, TX 78683
Phone: (760) 346-4750
Contact: Dewayne Hendriex

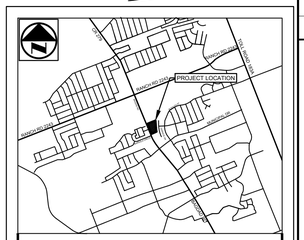
PREPARED BY:
Kimley»Horn
Firm Registration No. F-928
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 301-2580

FEBRUARY 2023

CITY OF LEANDER NO. CP-22-0016

Plotted By:Lopez, Gary Sheet Set:Leander - Baghdad Road Layout:COVER SHEET February 20, 2023 05:39:08pm K:\Wmks-civil\064585101-Leander Baghdad retail\Cad\plansheets\Cover Sheet.dwg





LEGEND

FL	PROPOSED FIRE LANE
	SIDEWALK PAVEMENT
	PROPOSED BUILDING
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
WM	WATER METER (AND VAULT)
FH	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	HEADWALL
TYP	TYPICAL
BFR	BARRIER FREE RAMP
SW	SIDEWALK
CI	CURB INLET
GI	GRATE INLET
WI	WYE INLET
JB	JUNCTION BOX
MH	MANHOLE
WMV	WATER METER VAULT
IM	IRRIGATION METER
EX	EXISTING
PROP.	PROPOSED
P.U.A.L.E.	PUBLIC UTILITY, ACCESS, AND LANDSCAPE EASEMENT
	100 YR FEMA FLOODPLAIN
	SUBJECT TRACT
	R.O.W. DEDICATION
	100 YR ATLAS 14 FLOODPLAIN
	500 YR FEMA FLOODPLAIN
	FLOODWAY

NOTES:
1. ONE PROPOSED NON-RESIDENTIAL LOT
2. 31 TOTAL LUE'S REQUIRED FOR LOT
3. TOTAL ANTICIPATED DAILY TRIPS = 3,478 A.D.T.
4. THE MAXIMUM PEAK HOUR TRIPS PROPOSED FOR THIS DEVELOPMENT IS 287. PER THE LEANDER CODE OF ORDINANCES, THE FEE-IN-LIEU PER PEAK HOUR TRIP IS $250 PER PEAK HOUR TRIP. THE EXPECTED FEE-IN-LIEU FOR THIS DEVELOPMENT IS $71,750.
5. THE EXPECTED FEE FOR THE SITE DEVELOPMENT SUBMITTAL IS $9,642.20

No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 469-301-2580, FAX: 972-239-3820
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STATE OF TEXAS
MICHAEL T. DOGGETT
98628
LICENSED
PROFESSIONAL ENGINEER
2/21/2023

KHA PROJECT	064585101
DATE	JANUARY 2023
SCALE	AS SHOWN
DESIGNED BY	MTD
DRAWN BY	ADB
CHECKED BY	MTD

THE SHOPS AT BAGDAD SQUARE

LEANDER, TEXAS

CONCEPT PLAN

CP-22-0016

SHEET NUMBER
02 OF 08

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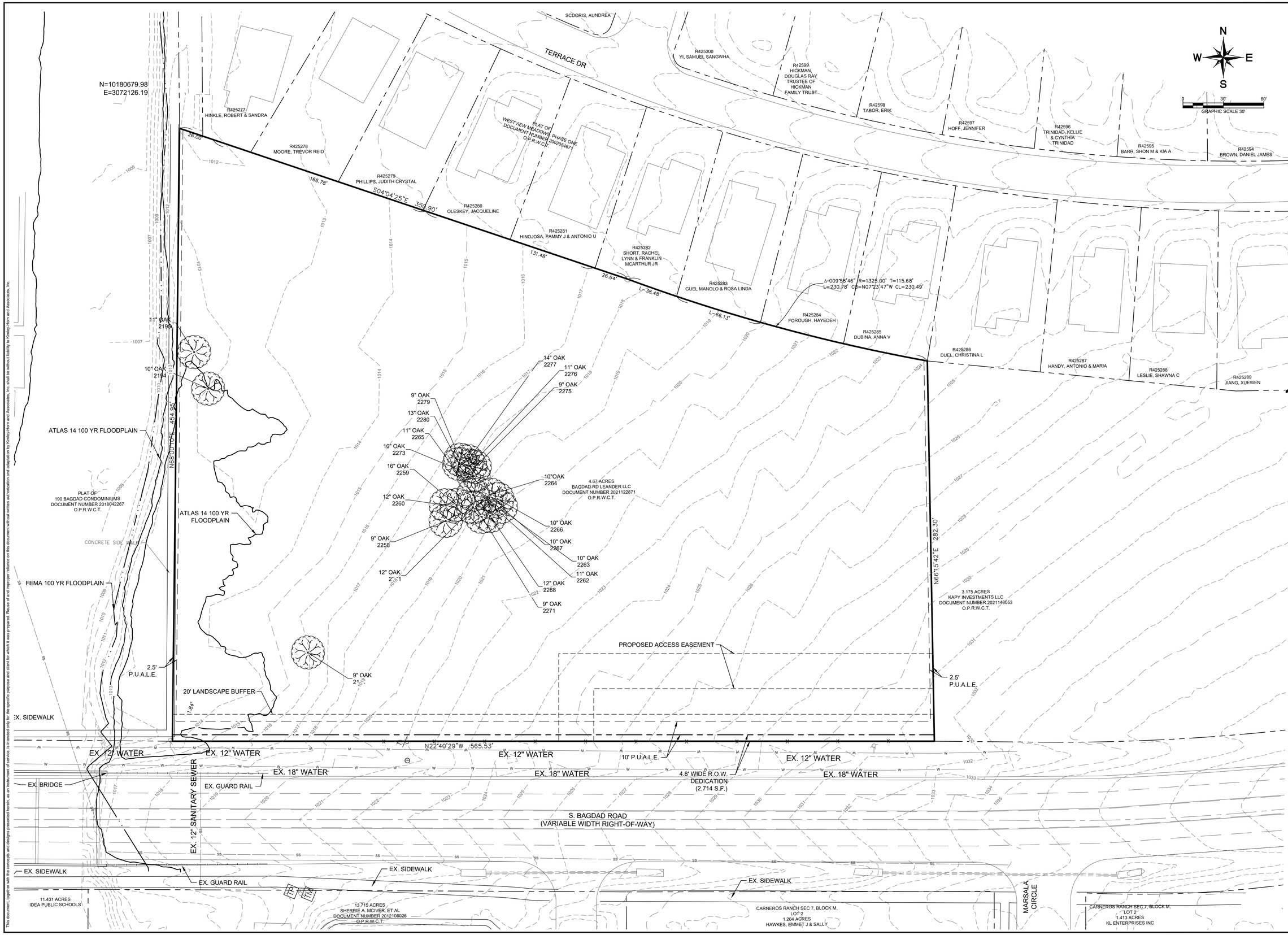

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STATE OF TEXAS
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2/21/2023

KHA PROJECT	064585101
DATE	JANUARY 2023
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DESIGNED BY	MTD
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THE SHOPS AT BAGDAD SQUARE

LEANDER, TEXAS

EXISTING CONDITIONS

CP-22-0016

SHEET NUMBER
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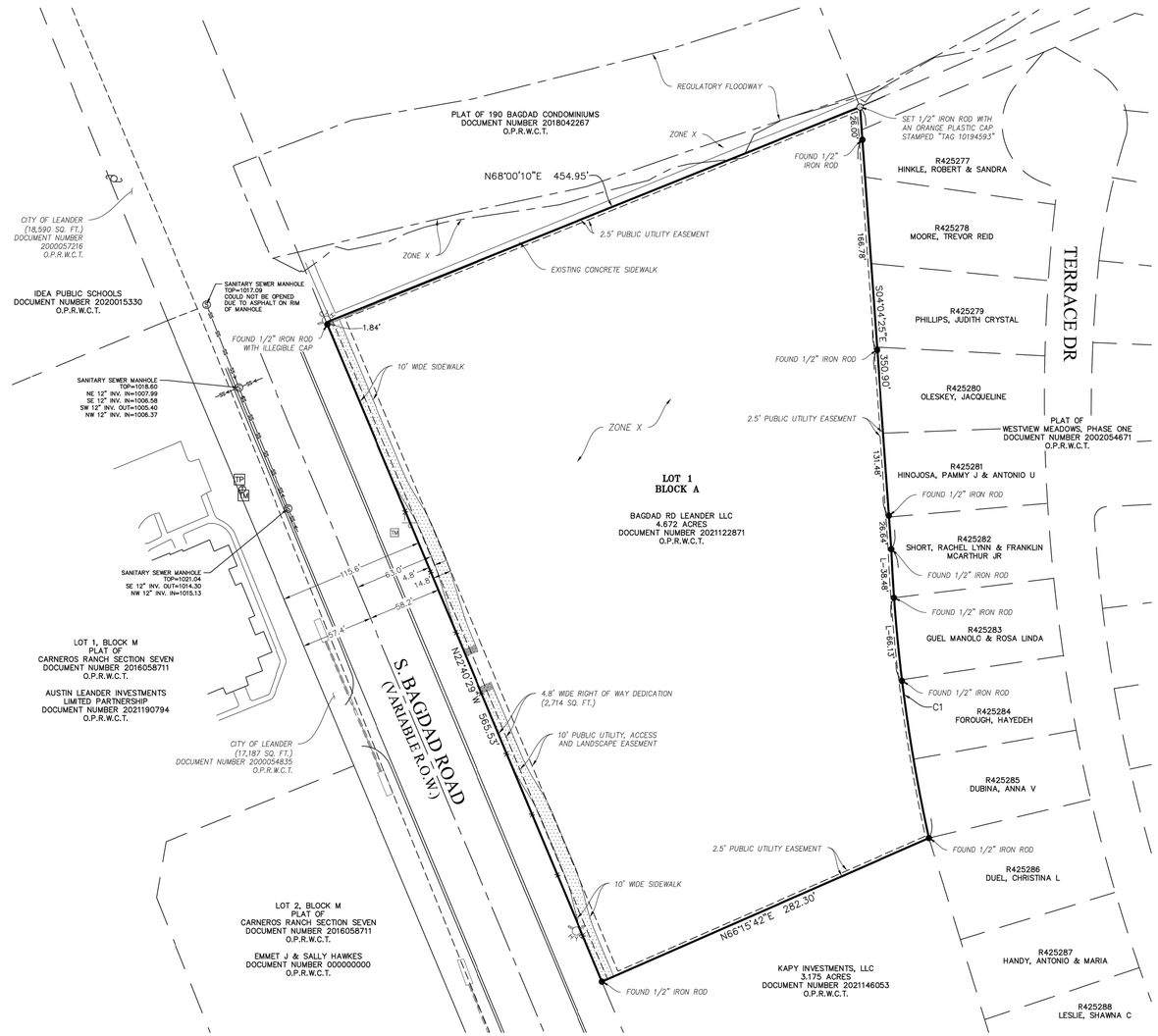
PRELIMINARY PLAT OF
SHOPS AT BAGDAD SQUARE
4.672 ACRES TRACT OF LAND
DESCRIBED IN DEED RECORDED UNDER DOCUMENT NUMBER 2021122871
SITUATED IN THE ELIJAH D HARMOND SURVEY, ABSTRACT NUMBER 6
IN WILLIAMSON COUNTY, TEXAS

LOCATION MAP
NOT TO SCALE

N

50 0 25 50 100
SCALE: 1"= 50'



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	230.78	1,325.00	009°58'46"	115.68	N07°23'47"W	230.49

LEGEND:

- SET 1/2" IRON ROD SET IRON WITH AN ORANGE PLASTIC CAP STAMPED "TAG 10194593"
- FOUND IRON ROD
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- TELEPHONE BOX
- TELEPHONE MARKER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- POWER POLE
- BARBED WIRE FENCE
- CONCRETE

ENGINEER CERTIFICATION

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

I, MICHAEL T. DOGGETT, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCROACHED BY ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0455F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF LEANDER REGULATIONS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT WILLIAMSON COUNTY, TEXAS, THIS _____ DAY OF _____, 2023.

_____
MICHEAL T. DOGGETT, P.E.
REGISTERED PROFESSIONAL ENGINEER 98628
STATE OF TEXAS

GENERAL PLAT NOTES:

1. THIS PROPOSED SUBDIVISION COMPLIES WITH THE CITY OF LEANDER TRANSPORTATION MASTER PLAN AND THE AUSTIN TRANSPORTATION CRITERIA MANUAL STREET DESIGN STANDARDS.
2. THAT BAGDAD RD LEANDER LLC, THE OWNER OF A 4.672 ACRE TRACT, HEREBY DEDICATE 4.8' WIDE (2,714 SQ. FT.) RIGHT OF WAY DEDICATION FOR THE USE OF THE PUBLIC FOREVER AND IS SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
3. BASED ON NATIONAL FLOOD HAZARD LAYER WEBSITE (LAST ACCESSED 2023-02-10), THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X", DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON COMMUNITY PANEL NUMBER 48491C0455F, HAVING AN EFFECTIVE DATE OF DECEMBER 20, 2019. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

ABBREVIATIONS:

R.O.W. - RIGHT-OF-WAY

O.P.R.W.C.T. - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

WD - WARRANTY DEED

GWD - GENERAL WARRANTY DEED

SWD - SPECIAL WARRANTY DEED

W/VL - DEED WITH VENDOR'S LIEN

SQ. FT. - SQUARE FEET

BLANKET EASEMENTS

1. ELECTRIC UTILITY EASEMENT - PEDERNALES ELECTIC COOPERTIVE, INC. - VOLUME 635, PAGE 323 - O.P.R.W.C.T. (NOT SHOWN ON PLAT)
2. ELECTRIC UTILITY EASEMENT - PEDERNALES ELECTIC COOPERTIVE, INC. - DOCUMENT NUMBER 2008086509 - O.P.R.W.C.T. (NOT SHOWN ON PLAT)
3. WATERLINE EASEMENT - LEANDER WATER SUPPLY CORPORATION - VOLUME 734, PAGE 656 - O.P.R.W.C.T. (NOT SHOWN ON PLAT)
4. WATERLINE EASEMENT - LEANDER WATER SUPPLY CORPORATION - VOLUME 939, PAGE 682 - O.P.R.W.C.T (NOT SHOWN ON PLAT)

SURVEYOR'S NOTES:

1. THE BEARINGS, DISTANCES, AREAS, AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
2. ALL LOTS LOCATED IN THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2 INCH IRON ROD, UNLESS OTHERWISE NOTED.
3. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON PLAT WERE PROVIDED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 1233561, EFFECTIVE DATE: APRIL 22, 2021, ISSUED MAY 5, 2021.

OWNERS:

BAGDAD RD LEANDER LLC
3000 POLAR LN SUITE 404
CEDAR PARK, TX 78613

SURVEYOR:

RICHARD G. LANTIS, R.P.L.S.
P.O. BOX 8369
ROUND ROCK, TX 78641
(760) 346-4750

ENGINEER:

MICHEAL T. DOGGETT, P.E.
KIMLEY-HORN
260 EAST DAVIS STREET, SUITE 100
McKINNEY, TX 75069
(214) 803-1099

LAND USE:

TOTAL ACREAGE: 4.672 AC
TOTAL NUMBER OF BLOCKS: 1
TOTAL COMMERCIAL LOT: 1

SURVEY:

ELIJAH D HARMOND SURVEY,
ABSTRACT NO. 6

The Altum Group
PO Box 6493
Round Rock, TX 78683
t.760.346.4750 f. 760.340.0089
TheAltumGroup.com
ENGINEERING | PLANNING | SURVEY | ENVIRONMENTAL
TEXAS FIRM NUMBER 10194593

NO.	DATE	REVISIONS	BY
1	12/09/22	ADDED WESTERLY RIGHT OF WAY	VB
2	01/11/23	REVISIONS PER CITY OF LEANDER	VB
3	02/15/23	REVISIONS PER CITY OF LEANDER	LV

DRAWN BY: VB	SURVEYED BY: KT
DATE: JULY 20, 2022	APPROVED BY: RGL
PROJECT NO. C1631	SHEET 1 OF 1

2/16/2023 11:10 AM

No.	REVISIONS	DATE	BY

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STATE OF TEXAS
MICHAEL T. DOGGETT
98628
LICENSED
PROFESSIONAL ENGINEER
2/21/2023

KHA PROJECT 064585101	
DATE	JANUARY 2023
SCALE	AS SHOWN
DESIGNED BY	MTD
DRAWN BY	ADB
CHECKED BY	MTD

THE SHOPS AT BAGDAD SQUARE
LEANDER, TEXAS

PRELIMINARY PLAT

CP-22-0016
SHEET NUMBER
04 OF 08

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DWG PATH:
DWG NAME:

Xrefs: Map
Images: Map
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JOHN.DOGGETT@KIMLEY-HORN.COM
LORDZY, LAYLOW
2023-02-15 2:59 PM
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PRELIMINARY PLAT

Lag Time Summary Table (Pre-Project)

TIME OF CONCENTRATION & LAG TIME
PRE-PROJECT WATERSHED CONDITIONS
TR-55 Methodology

	SHEET FLOW						SHALLOW CONCENTRATED FLOW							OPEN CHANNEL FLOW (PIPE)									TOTAL	
	Tc = (0.007(nL)^0.8)/(P2^0.5)(s^0.4) 2-year/24-hr Rainfall Depth (in.) for 4.06						Tc = L / 60*V							Tc = L / 60*V V = (1.49/n)*R^(2/3)*s^(1/2)										
Basin	Length (ft)	$Elev_1$	$Elev_2$	Slope (ft/ft)	Manning's "n"	T_{c1} (min)	Length (ft)	$Elev_2$	$Elev_3$	Slope (ft/ft)	Condition TR-55 Fig. 3-1	V_{avg} (ft/s)	T_{c2} (min)	Length (ft)	Manning's "n"	Pipe Dia. (ft)	Area (ft^2)	Perimeter (ft)	Hyd. R (ft)	Slope (ft/ft)	V_{avg} (ft/s)	T_{c3} (min)	T_{cTOTAL} * (min)	T_{lag} $0.6*T_c$ (min)
DA-A	100	1031.28	1028.84	0.0244	0.240	11.7	932.58	1028.840	1011.98	0.0181	Unpaved	2.17	7.2	0	0.013	0	0.00	0.00	0.00	0.0000	0.00	0.0	18.9	11.3
DA-B	100	1039.56	1037.18	0.0238	0.240	11.8	1017.93	1037.180	1024.80	0.0122	Unpaved	1.78	9.5	0	0.013	0	0.00	0.00	0.00	0.0000	0.00	0.0	21.4	12.8

N
W E
S

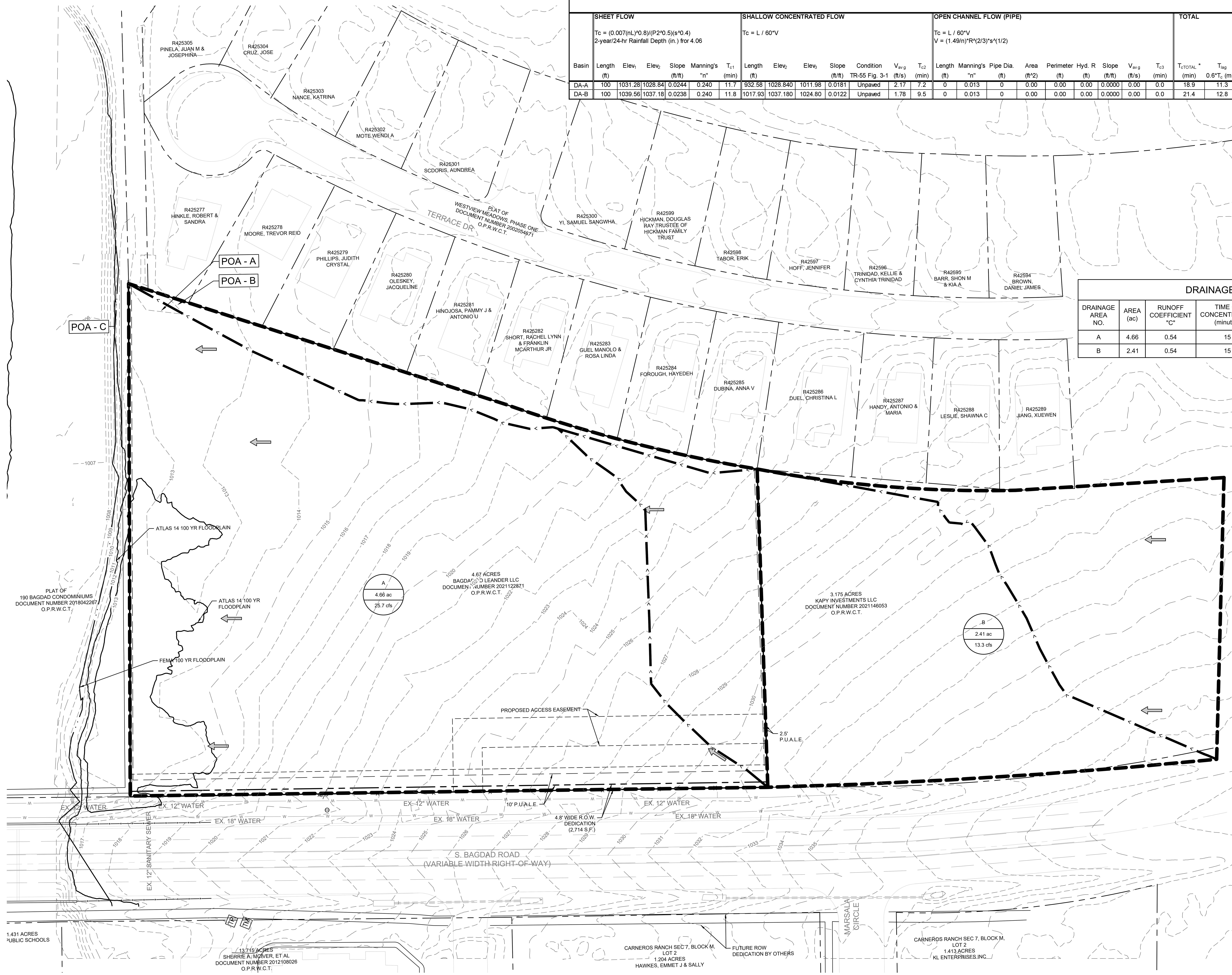
0 40' 80'
GRAPHIC SCALE 40'

LEGEND

A-1 / 30.32 AC / 37.542 — AREA DESIGNATOR (C FACTOR), AREA IN ACRES, Q100 FLOW IN CFS
PROPERTY LINE
DRAINAGE DIVIDE
FLOW DIRECTION
721 — EXISTING 1-FOOT CONTOUR
TIME OF CONCENTRATION PATH

DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)	COLLECTION POINT
A	4.66	0.54	15	10.21	25.7	EX. SPILLWAY
B	2.41	0.54	15	10.21	13.3	EX. SPILLWAY



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DWG NAME EXISTING DRAINAGE AREA MAP.DWG , [EXISTING DRAINAGE AREA MAP]

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STATE OF TEXAS
MICHAEL T. DOGGETT
98628
LICENSED
PROFESSIONAL ENGINEER
2/21/2023

KHA PROJECT 064585101
DATE JANUARY 2023
SCALE AS SHOWN
DESIGNED BY MTD
DRAWN BY ADB
CHECKED BY MTD

THE SHOPS AT BAGDAD SQUARE
LEANDER, TEXAS

EXISTING DRAINAGE AREA MAP

CP-22-0016

Lag Time Summary Table (Post-Project)

TIME OF CONCENTRATION & LAG TIME
POST-PROJECT WATERSHED CONDITIONS
TR-55 Methodology

Basin	SHEET FLOW Tc = (0.007(nL)^0.8)/(P2^0.5)(s^0.4) 2-year/24-hr Rainfall Depth (in.) fror 4.06						SHALLOW CONCENTRATED FLOW Tc = L / 60*V							OPEN CHANNEL FLOW (PIPE) Tc = L / 60*V V = (1.49/n)*R^(2/3)*s^(1/2)									TOTAL	
	Length (ft)	$Elev_1$ (ft)	$Elev_2$ (ft)	Slope (ft/ft)	Manning's "n"	T_{c1} (min)	Length (ft)	$Elev_2$ (ft)	$Elev_3$ (ft)	Slope (ft/ft)	Condition TR-55 Fig. 3-1	$V_{av\ g}$ (ft/s)	T_{c2} (min)	Length (ft)	Manning's "n"	Pipe Dia. (ft)	Area (ft^2)	Perimeter (ft)	Hyd. R (ft)	Slope (ft/ft)	$V_{av\ g}$ (ft/s)	T_{c3} (min)	$T_{c\,TOTAL}$ * (min)	T_{lag} $0.6*T_c$ (min)
DA-A	100	1027.6	1025.6	0.0198	0.240	12.7	138.29	1025.590	1023.630	0.0142	Paved	2.42	1.0	926.59	0.013	2	3.14	6.28	0.50	0.0125	8.06	1.9	15.6	9.4
DA-B	100	1039.56	1037.18	0.0238	0.240	11.8	419.79	1037.180	1024.800	0.0295	Unpaved	2.77	2.5	611	0.013	3	7.07	9.42	0.75	0.0170	12.34	0.8	15.2	9.1

N
W E
S
0 50' 100'
GRAPHIC SCALE 50'

LEGEND

A-1 / 30.32 AC / 37.542	AREA DESIGNATOR (C FACTOR) AREA IN ACRES Q100 FLOW IN CFS
	PROPERTY LINE
	DRAINAGE DIVIDE
	FLOW DIRECTION
721	EXISTING 1-FOOT CONTOUR
>	TIME OF CONCENTRATION PATH

DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)	COLLECTION POINT
EX. B	2.41	0.54	15	10.21	13.3	WYE INLET
PROP. A	4.67	0.97	5	15.24	69.0	CURB INLET

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THE SHOPS AT BAGDAD SQUARE
LEANDER, TEXAS

DRAINAGE AREA MAP

CP-22-0016

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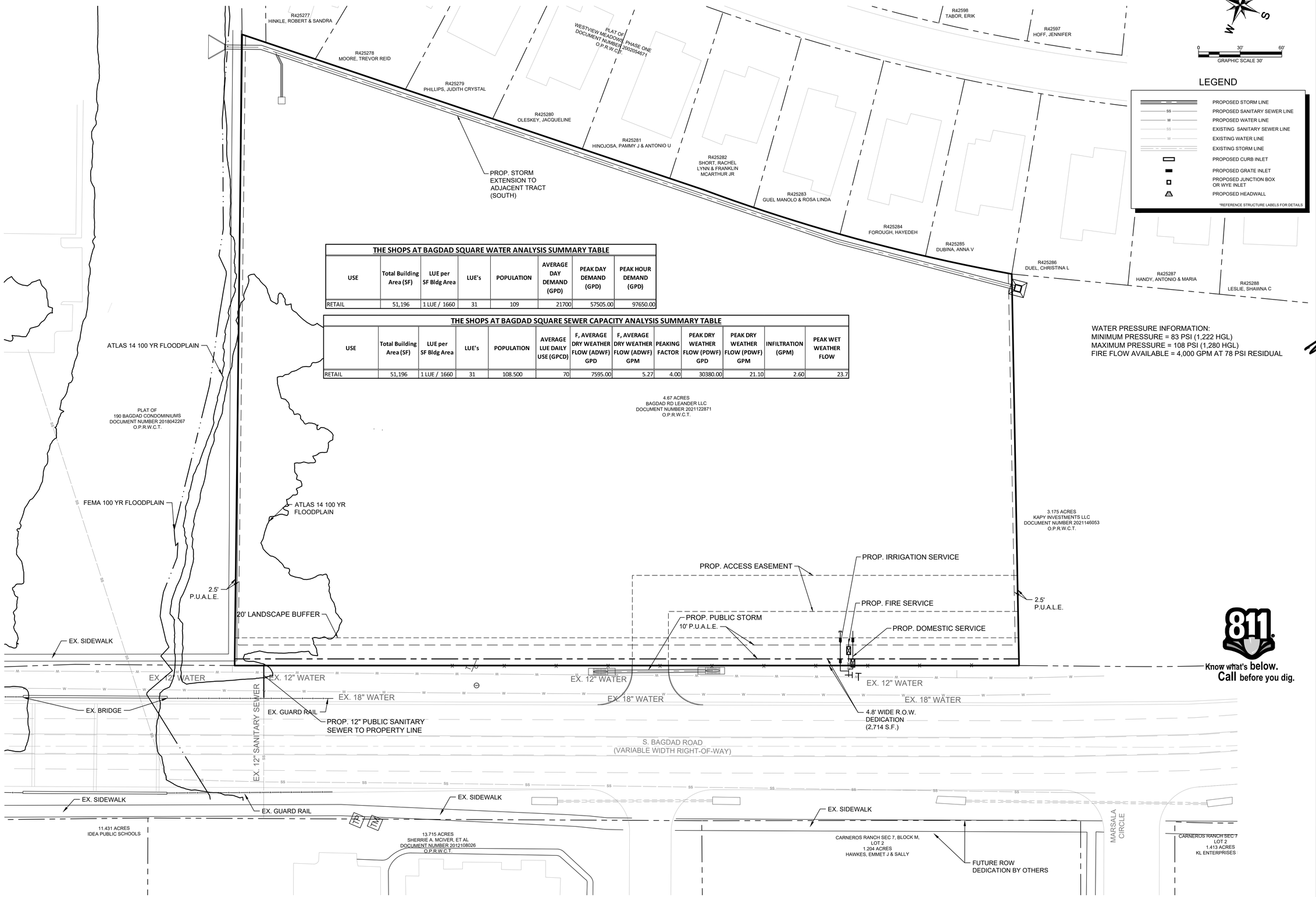

THE SHOPS AT BAGDAD SQUARE WATER ANALYSIS SUMMARY TABLE

USE	Total Building Area (SF)	LUE per SF Bldg Area	LUE's	POPULATION	AVERAGE DAY DEMAND (GPD)	PEAK DAY DEMAND (GPD)	PEAK HOUR DEMAND (GPD)
RETAIL	51,196	1 LUE / 1660	31	109	21700	57505.00	97650.00

THE SHOPS AT BAGDAD SQUARE SEWER CAPACITY ANALYSIS SUMMARY TABLE

USE	Total Building Area (SF)	LUE per SF Bldg Area	LUE's	POPULATION	AVERAGE LUE DAILY USE (GPCD)	F, AVERAGE DRY WEATHER FLOW (ADWF) GPD	F, AVERAGE DRY WEATHER FLOW (ADWF) GPM	PEAKING FACTOR	PEAK DRY WEATHER FLOW (PDWF) GPD	PEAK DRY WEATHER FLOW (PDWF) GPM	INFILTRATION (GPM)	PEAK WET WEATHER FLOW
RETAIL	51,196	1 LUE / 1660	31	108.500	70	7595.00	5.27	4.00	30380.00	21.10	2.60	23.7

WATER PRESSURE INFORMATION:
MINIMUM PRESSURE = 83 PSI (1,222 HGL)
MAXIMUM PRESSURE = 108 PSI (1,280 HGL)
FIRE FLOW AVAILABLE = 4,000 GPM AT 78 PSI RESIDUAL

No.	REVISIONS	DATE	BY

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STATE OF TEXAS
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2/21/2023

KHA PROJECT
064585101

DATE	JANUARY 2023
SCALE	AS SHOWN
DESIGNED BY	MTD
DRAWN BY	ADB
CHECKED BY	MTD

THE SHOPS AT BAGDAD SQUARE

LEANDER, TEXAS

IMPROVEMENTS PLAN

CP-22-0016

SHEET NUMBER
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LAST PLOTTED: Feb 21, 2023 5:40 PM
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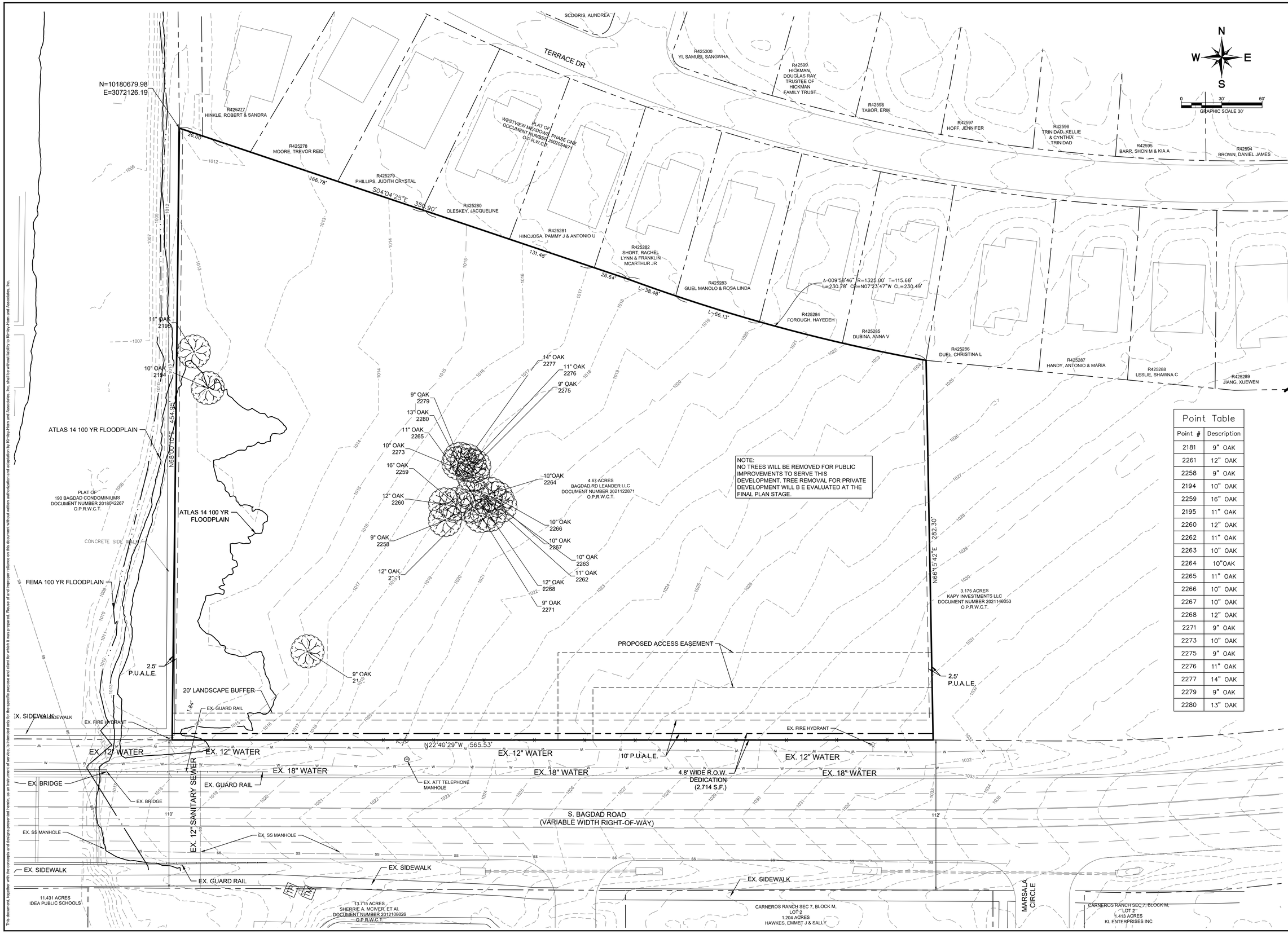
DWG NAME: 07-SHOPS AT BAGDAD-IMPROVEMENTS.DWG



Point Table	
Point #	Description
2181	9" OAK
2261	12" OAK
2258	9" OAK
2194	10" OAK
2259	16" OAK
2195	11" OAK
2260	12" OAK
2262	11" OAK
2263	10" OAK
2264	10"OAK
2265	11" OAK
2266	10" OAK
2267	10" OAK
2268	12" OAK
2271	9" OAK
2273	10" OAK
2275	9" OAK
2276	11" OAK
2277	14" OAK
2279	9" OAK
2280	13" OAK

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

STATE OF TEXAS
MICHAEL T. DOGGETT
98628
LICENSED
PROFESSIONAL ENGINEER
2/21/2023

KHA PROJECT 064585101
DATE JANUARY 2023
SCALE AS SHOWN
DESIGNED BY MTD
DRAWN BY ADB
CHECKED BY MTD

THE SHOPS AT BAGDAD SQUARE

LEANDER, TEXAS

TREE SURVEY

CP-22-0016

SHEET NUMBER
08 OF 08

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ISSUED
XREFS
PLOT STYLE
PLOTTED BY
DWG NAME
DATE/TIME
Xrefs: xbase xdim xdim1
Images: 0 0 0
C:\PDOT\LEANDER BAGDAD RETAIL\CAD\PLANSHEETS
2/20/2023 3:57:29 PM
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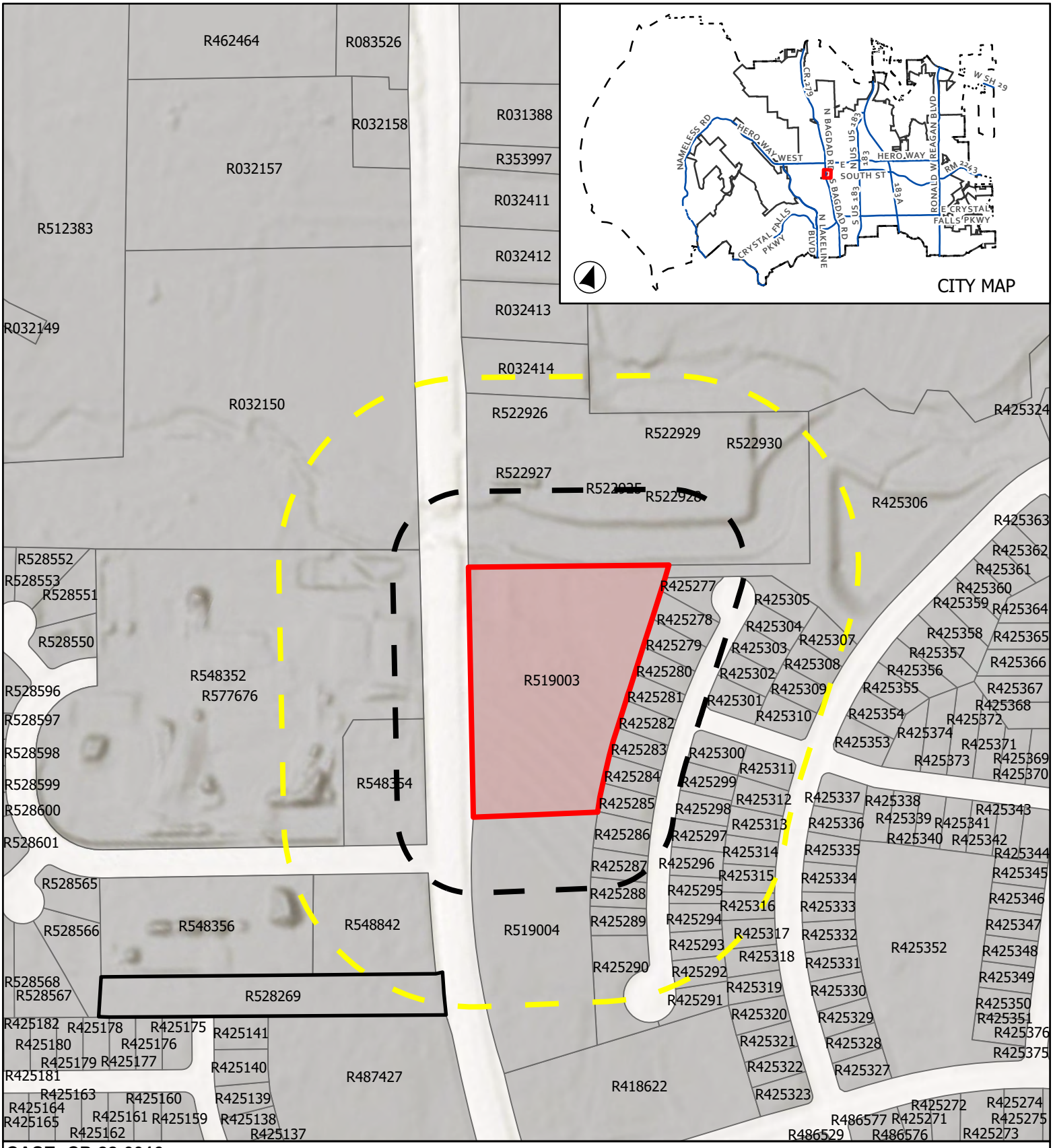
KHA_CIVIL_064585101-LEANDER BAGDAD RETAIL\CAD\PLANSHEETS
Tree Survey.dwg
Tree Survey Sheet 11 x 17 Sheet Sheet Sheet



CASE: CP-22-0016 & VA-23-0010

ATTACHMENT 2

THE SHOPS AT BAGDAD SQUARE

Location Map

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

0 137.5 275

Feet

City Limits

Subject Boundary

ETJ Boundary

Notification Buffer

200'

500'

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 5 – James Oliver**
Place 2 – John Cosgrove	**Place 6 – Laura Lantrip, *Vice-Chair***
Place 3 – Ron May	**Place 7 – Rick Carpenter**
Place 4 – Deirdre Moss	

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 ± 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 ± 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 ± 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 ± 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 ± 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 ± 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

AGENDA ITEM # 23

EXECUTIVE SUMMARY
04/20/2023

AGENDA SUBJECT:

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 (1) parcel of land approximately 31.417 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R624045; generally located northwest of the intersection of W. San Gabriel Parkway and Frontenac Street, Leander, Williamson County, Texas.

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

BACKGROUND:

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

HISTORY/TIMELINE:

04/21/2016 – Annexed into City of Leander
04/13/2023 – Planning & Zoning Commission, 1st Public Hearing

APPLICANT/AGENT:

Atkins (Patrick Conley) on behalf of Leander Independent School District (Jimmy Disler).

RECOMMENDATION:

The proposal includes one (1) non-residential lot. Staff recommends approval of this request. The Planning & Zoning Commission recommended approval of the request during the April 13, 2023.

PRESENTER:

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

---

Attachments

1. Concept Plan
2. Location Exhibit
3. P&Z Draft Minutes

LEANDER INDEPENDENT SCHOOL DISTRICT

ELEMENTARY SCHOOL NO. 30

CONCEPT PLAN AND PRELIMINARY PLAT

CP-22-0018

(ASSOCIATED PROJECT: 06-DA-004 LISD DEVELOPMENT AGREEMENT)

PROJECT INFORMATION

PROPERTY OWNER:
LEANDER INDEPENDENT SCHOOL DISTRICT
CONTACT: JIMMY DISLER
PO BOX 218
LEANDER, TEXAS 78646–0218
(512) 434–5000 PH
(512) 434–5378 FAX

ENGINEER OF RECORD:
ATKINS
PATRICK J. CONLEY, P.E.
11801 DOMAIN BOULEVARD, SUITE 500
AUSTIN, TEXAS 78758
(512) 327–6840 PH
(512) 327–2453 FAX

PROJECT AGENT:
ATKINS
PATRICK J. CONLEY, P.E.
11801 DOMAIN BOULEVARD, SUITE 500
AUSTIN, TEXAS 78758
(512) 327–6840 PH
(512) 327–2453 FAX

SURVEYOR:
ZWA, ZAMORA L.L.C. PROFESSIONAL LAND SURVEYORS
G. RENE ZAMORA, RPLS
1425 SOUTH LOOP 4
BUDA, TEXAS 78610
(512) 295–6201 PH

SUBMITTAL DATE (FILING DATE):
12/13/2022

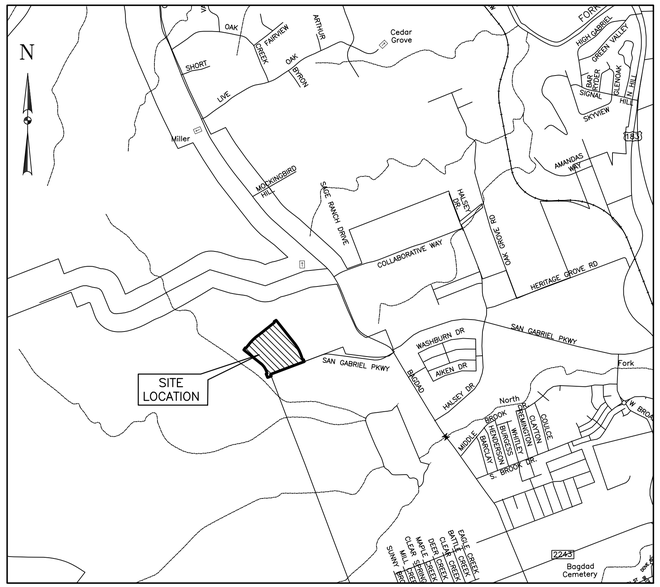
LAND USE SUMMARY:
ZONING: SFR–1–B
PROPOSED USE: ELEMENTARY SCHOOL, 1 LOT
ACREAGE: 31.417 ACRES
FUTURE LAND USE: MULTI–USE CORRIDOR AND NEIGHBORHOOD RESIDENTIAL

LEGAL DESCRIPTION PROPOSED SCHOOL TRACT
DESCRIPTION OF 31.417 OF AN ACRE (1,368,537 SQ.FT.) OF LAND, SITUATED IN THE CHARLES COCHRAN SURVEY,ABSTRACT NO.134, WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF A 536 ACRE TRACT CONVEYED TO LACKEY HOLDINGS, LTD., IN A SPECIAL WARRANTY DEED DATED JUNE 25, 1998, RECORDED IN DOCUMENT NUMBER 1998059224 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT ½ ACRE HUDDLESTON FAMILY BURYING GROUND AS DESCRIBED IN SAID DOCUMENT NUMBER 1998059224. AS DESCRIBED IN DOC 2021195116 OPRWCTX, A SPECIAL WARRANTY DEED TO LISD.

NOTES:

1. THE PROJECT PROPOSED WITH THESE PLANS LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. AN APPROVED CONTRIBUTING ZONE PLAN WILL BE PROVIDED DURING THE CONSTRUCTION PLAN REVIEW PHASE.
2. THIS SITE LIES WITHIN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) DETERMINED BY FEMA FIRM NO. 48491C0435F, DATED DECEMBER 20, 2019.
3. THE LISD ES#30 DEVELOPMENT IS PREDICTED TO GENERATE 1,816 DAILY TRIPS. REFER TO "LENDER ISD ELEMENTARY SCHOOL #30 – TRAFFIC IMPACT ANALYSIS LETTER" DATED NOVEMBER 23, 2022, PREPARED BY HDR, FOR FURTHER INFORMATION.

REVISION #	DESCRIPTION	APPROVAL



LOCATION MAP
SCALE =1"=2000'

"I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL."

STATE OF TEXAS
PATRICK J. CONLEY
109287
LICENSED
PROFESSIONAL ENGINEER

PATRICK J. CONLEY, P.E. — DATE 12/13/2022

APPROVED BY:

CITY OF LEANDER — DATE

INDEX OF DRAWINGS	
Sheet Number	Sheet Title
1	COVER SHEET
2	CONCEPT PLAN
3	EXISTING CONDITIONS
4	PRELIMINARY PLAT
5	IMPROVEMENTS – OVERALL
6	EXISTING DRAINAGE AREA MAP
7	PROPOSED DRAINAGE AREA MAP
8	STORM SEWER PLAN
9	WATER PLAN
10	WASTEWATER PLAN

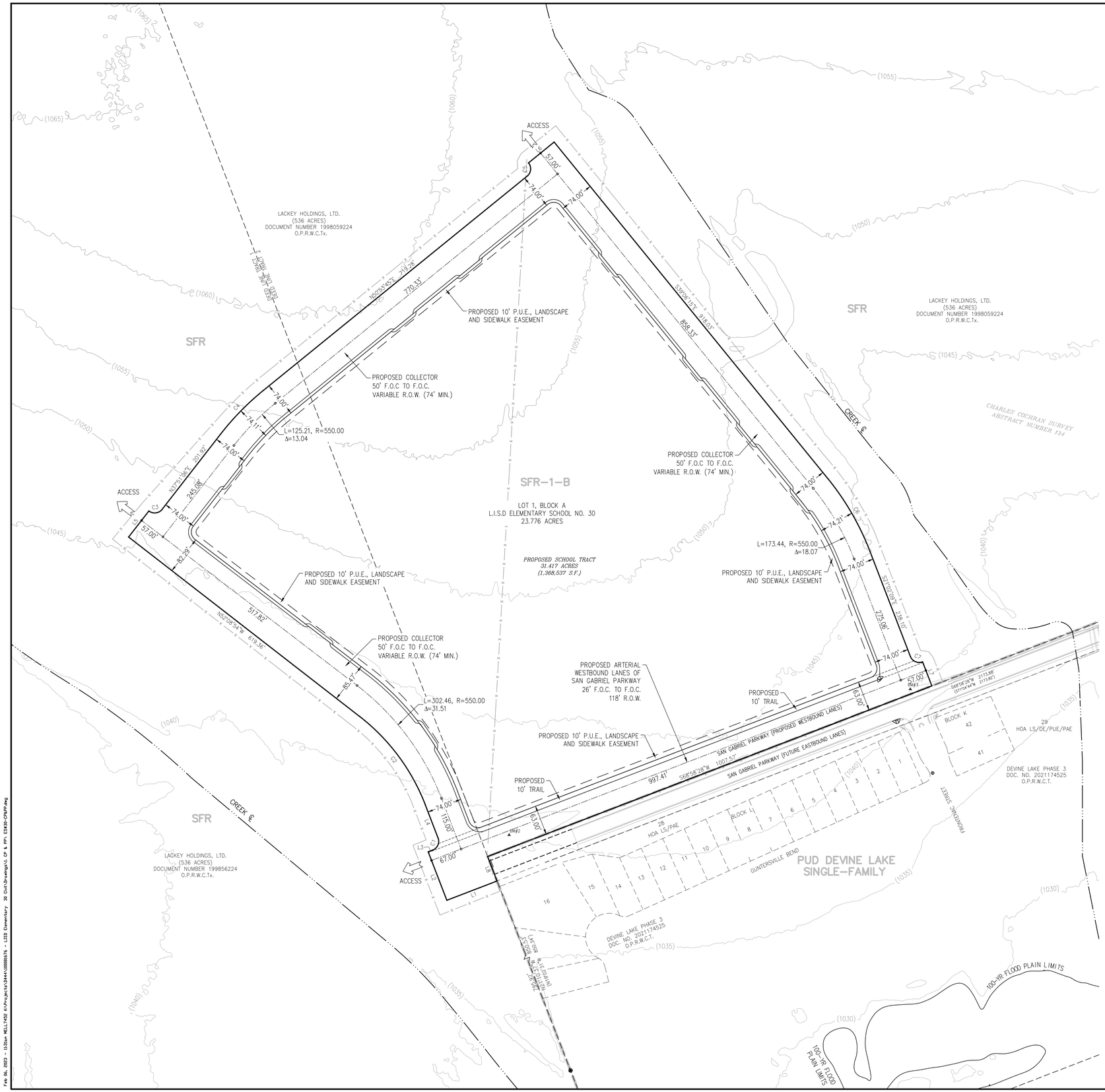
PLAT NOTES

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL NOT BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. 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.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
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 WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD ARE AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0435F FOR WILLIAMSON CO. EFFECTIVE DECEMBER 20, 2019.
9. 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.
10. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF SAN GABRIEL PARKWAY, LEARNING LANE, FLEXIBILITY LANE AND ADAPTABLE AVENUE. 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.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON _____ (INSERT APPROVAL DATE).
13. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
14. THIS SUBDIVISION COMPLIES WITH THE CURRENT CITY OF LEANDER TRANSPORTATION PLAN AND TRANSPORTATION CRITERIA MANUAL CURRENT EDITION.
15. THIS TRACT IS LOCATED IN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY HAS APPROVED IN WRITING THE CONTRIBUTING ZONE PLAN.
16. THE LISD ES#30 DEVELOPMENT IS PREDICTED TO GENERATE LESS THAN 2,000 DAILY TRIPS. REFER TO "LENDER ISD ELEMENTARY SCHOOL #30 – TRAFFIC IMPACT ANALYSIS LETTER" DATED NOVEMBER 23, 2022, PREPARED BY HDR, FOR FURTHER INFORMATION.
17. 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.

ATKINS
11801 DOMAIN BOULEVARD, SUITE 500
AUSTIN, TEXAS 78730 - (512) 327-6840
TBPE REG. NO. F-474

LEANDER INDEPENDENT SCHOOL DISTRICT - ELEMENTARY SCHOOL NO. 30

Feb 06, 2023 – 11:30am MELL7452 K:\Projects\044K\000081876 – LISD Elementary 30 Civil\Drawings\1. CP & PP\ES30-CP.dwg



N

ATKINS

0 50' 100' 200'
SCALE: 1" = 100'

LEGEND:

- PROPERTY BOUNDARY
- EASEMENT LINE
- ZONING BOUNDARY
- SFR — ZONING DESIGNATION
- PROPERTY CORNER PINS

LAND USE SUMMARY:

ELEMENTARY SCHOOL –	23.946 AC
R.O.W. –	7.471 AC
	31.417 AC

1. THIS SITE LIES WITHIN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) DETERMINED BY FEMA FIRM NO. 48491C0435F, DATED DECEMBER 20, 2019.
2. THIS SUBDIVISION COMPLIES WITH THE CURRENT CITY OF LEANDER TRANSPORTATION PLAN AND TRANSPORTATION CRITERIA MANUAL CURRENT EDITION.
3. THE LISD ES#30 DEVELOPMENT IS PREDICTED TO GENERATE 1,816 DAILY TRIPS. REFER TO "LENDER ISD ELEMENTARY SCHOOL #30 – TRAFFIC IMPACT ANALYSIS LETTER" DATED NOVEMBER 23, 2022, PREPARED BY HDR, FOR FURTHER INFORMATION.
4. LIVING UNIT EQUIVALENT FOR PROPOSED DEVELOPMENT: 53.3 L.U.E.
   - USE: ELEMENTARY SCHOOL
   - CAPACITY: 800 STUDENTS
   - 15 STUDENTS PER L.U.E.
5. FOR LOCATION OF EXISTING AND PROPOSED UTILITIES REFER TO SHEETS 8, 9 & 10.
6. FOR APPROXIMATE LOCATION OF HYDROLOGIC FEATURES REFER TO SHEET 3.

BENCHMARK:

PT.	NORTHING	EASTING	ELEVATION	DESCRIPTION
2	10187540.83'	3064023.38'	1038.67'	5/8" IRON ROD W/ZWA CAP
3	10187849.64'	3064872.81'	1039.89'	5/8" IRON ROD W/ZWA CAP

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S68°58'28"W	113.98'
L2	N21°01'32"W	110.00'
L3	N68°58'28"E	10.00'
L4	N21°02'09"W	74.98'
L5	N37°51'06"E	70.00'
L6	N50°53'45"E	70.00'
L7	S21°01'32"E	54.67'
L8	S21°10'37"E	55.51'

CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	31.42'	90°00'37"	20.00'	N23°58'10"E	28.29'
C2	236.21'	31°06'45"	435.00'	N36°35'31"W	233.32'
C3	31.42'	90°00'00"	20.00'	N82°51'06"E	28.28'
C4	129.77'	13°02'39"	570.00'	N44°22'26"E	129.49'
C5	31.42'	90°00'00"	20.00'	N05°53'45"E	28.28'
C6	179.75'	18°04'06"	570.00'	S30°04'12"E	179.01'
C7	31.42'	90°00'00"	20.00'	S66°02'09"E	28.28'

NO.	REVISION	BY	DATE

DESIGNED BY: KM
DRAWN BY: KM
CHECKED BY: KM
APPROVED BY: –
DATE: DECEMBER 13, 2022

ATKINS
11801 DOMAIN BOULEVARD, SUITE 500
AUSTIN, TEXAS 78730 - (512) 327-8840
TBPE REG. NO. F-474

12/13/2022

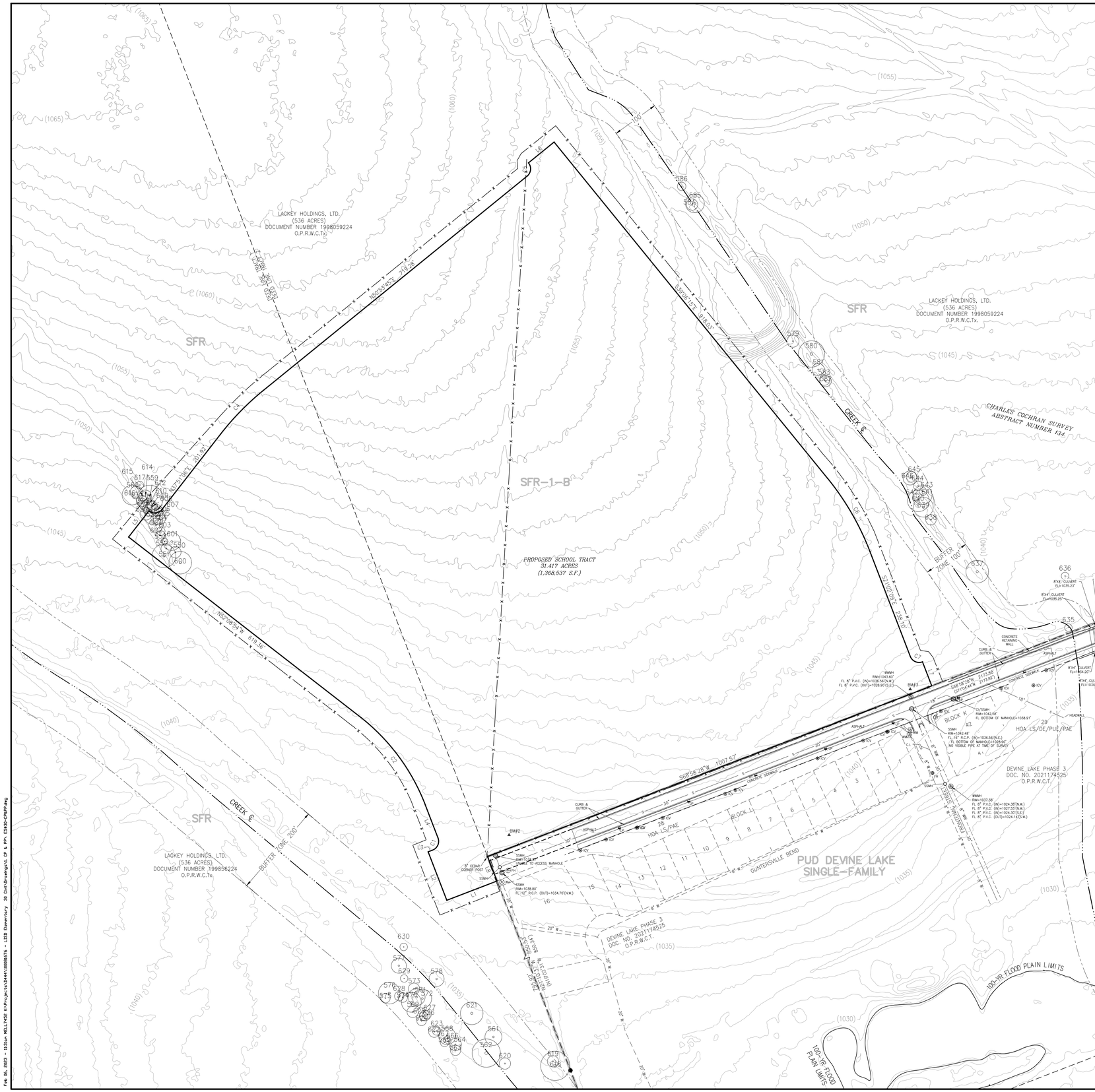
L.I.S.D. ELEMENTARY SCHOOL #30

CONCEPT PLAN

SHEET NO. 2 OF SHEETS

FILE NO. ES#30-CP&PP
PROJECT NO. 100082377

Feb 06, 2023 - 1:03pm MELL7425 K:\Projects\384410000\676 - LISD Elementary 30 Civil\Drawings\1 CP & PP\ ES#30-CP&PP.dwg



LEGEND

- 1/2" IRON ROD FOUND
- 1" IRON PIPE FOUND
- 1/2" IRON ROD W/CAP FOUND
- TYPE I CONCRETE MONUMENT FOUND
- 1/2" IRON ROD W/ ZWA CAP SET
- BENCHMARK
- SIGN
- LIGHT POLE
- POWER POLE
- GUY WIRE
- WATER METER
- WATER VALVE
- IRRIGATION VALVE
- STORM SEWER MANHOLE
- TELEPHONE MANHOLE
- — X — BARBED WIRE FENCE
- –E O/H– OVERHEAD ELECTRIC
- P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R.C.P. REINFORCED CONCRETE PIPE
- C.M.P. CORRUGATED METAL PIPE
- ( ) RECORD INFORMATION
- PROPERTY BOUNDARY
- ZONING BOUNDARY
- SFR ZONING DESIGNATION
- DRY CREEK CENTERLINE (INTERMITTENT FLOW)
- CREEK BUFFER ZONE
- 20" W EXISTING WATER LINE
- 8" WW EXISTING WASTEWATER LINE
- 18" S EXISTING STORM SEWER
- EXISTING TREE

N

ATKINS

0 50' 100' 200'

SCALE: 1" = 100'

1. THIS SITE LIES WITHIN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) DETERMINED BY FEMA FIRM NO. 48491C0435F, DATED DECEMBER 20, 2019.
2. THIS SITE LIES WITHIN EDWARDS AQUIFER CONTRIBUTING ZONE.
3. CREEK CENTERLINE LOCATION IS APPROXIMATE FOR PRESENTATION PURPOSE ONLY. BASED ON USGS NATIONAL MAP, DATED 9/22/2022.
4. THIS SITE LIES WITHIN TURKEY CREEK – BRUSHY CREEK WATERSHED.

BENCHMARK:

PT.	NORTHING	EASTING	ELEVATION	DESCRIPTION
2	10187540.83'	3064023.38'	1038.67'	5/8" IRON ROD W/ZWA CAP
3	10187849.64'	3064872.81'	1039.89'	5/8" IRON ROD W/ZWA CAP

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S68°58'28"W	113.98'
L2	N21°01'32"W	110.00'
L3	N68°58'28"E	10.00'
L4	N21°02'09"W	74.98'
L5	N37°51'06"E	70.00'
L6	N50°53'45"E	70.00'
L7	S21°01'32"E	54.67'
L8	S21°10'37"E	55.51'

CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	31.42'	90°00'37"	20.00'	N23°58'10"E	28.29'
C2	236.21'	31°06'45"	435.00'	N36°35'31"W	233.32'
C3	31.42'	90°00'00"	20.00'	N82°51'06"E	28.28'
C4	129.77'	13°02'39"	570.00'	N44°22'26"E	129.49'
C5	31.42'	90°00'00"	20.00'	N05°53'45"E	28.28'
C6	179.75'	18°04'06"	570.00'	S30°04'12"E	179.01'
C7	31.42'	90°00'00"	20.00'	S66°02'09"E	28.28'

NO.	REVISION	BY	DATE

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11801 DOMAIN BOULEVARD, SUITE 500
AUSTIN, TEXAS 78730 - (512) 327-8840
TBPE REG. NO. F-474

12/13/2022

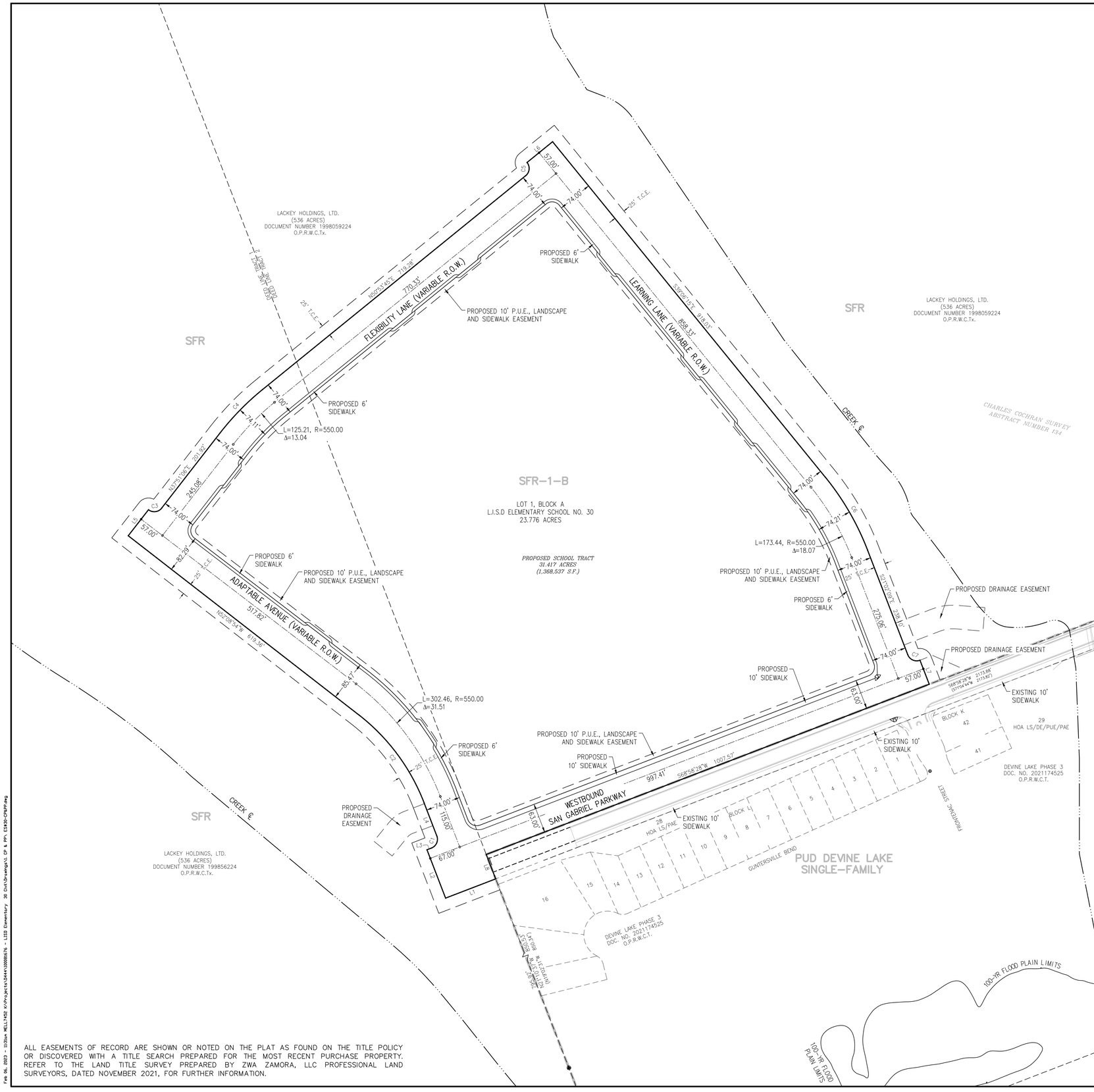
L.I.S.D. ELEMENTARY SCHOOL #30

EXISTING CONDITIONS

SHEET NO. 3 OF SHEETS

FILE NO. ES#30-CP&PP
PROJECT NO. 100082377

Feb 06, 2023 - 1:03pm MELL7452 K:\Projects\344\100082676 - LISD Elementary 30 Civil\Drawings\1 CP & PP\ ES#30-CP&PP.dwg



ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND ON THE TITLE POLICY OR DISCOVERED WITH A TITLE SEARCH PREPARED FOR THE MOST RECENT PURCHASE PROPERTY. REFER TO THE LAND TITLE SURVEY PREPARED BY ZWA ZAMORA, LLC PROFESSIONAL LAND SURVEYORS, DATED NOVEMBER 2021, FOR FURTHER INFORMATION.

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0 50' 100' 200'

SCALE: 1" = 100'

LEGEND:

- PROPERTY BOUNDARY
- EASEMENT LINE
- ZONING BOUNDARY
- SFR — ZONING DESIGNATION
- PROPERTY CORNER PINS
- T.C.E. — TEMPORARY CONSTRUCTION EASEMENT

STREET QUANTITIES TABLE	
STREET NAME	LINEAR FOOTAGE
LEARNING LANE	1363.83
FLEXIBILITY LANE	1140.63
ADAPTABLE AVENUE	992.28
SAN GABRIEL PARKWAY (WESTBOUND LANES)	1121.41

LEGAL DESCRIPTION PROPOSED SCHOOL TRACT

DESCRIPTION OF 31.417 OF AN ACRE (1,368,537 SQ.FT.) OF LAND, SITUATED IN THE CHARLES COCHRAN SURVEY,ABSTRACT NO.134, WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF A 536 ACRE TRACT CONVEYED TO LACKEY HOLDINGS, LTD., IN A SPECIAL WARRANTY DEED DATED JUNE 25, 1998, RECORDED IN DOCUMENT NUMBER 1998059224 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT ½ ACRE HUDDLESTON FAMILY BURYING GROUND AS DESCRIBED IN SAID DOCUMENT NUMBER 1998059224. AS DESCRIBED IN DOC 2021195116 OPRWCTX, A SPECIAL WARRANTY DEED TO LISD.

LAND USE SUMMARY:

ELEMENTARY SCHOOL –	23.776 AC
R.O.W. –	7.671 AC
	31.417 AC

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S68°58'28"W	113.98'
L2	N21°01'32"W	110.00'
L3	N68°58'28"E	10.00'
L4	N21°02'09"W	74.98'
L5	N37°51'06"E	70.00'
L6	N50°53'45"E	70.00'
L7	S21°01'32"E	54.67'
L8	S21°10'37"E	55.51'

CURVE TABLE					
CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	31.42'	90°00'37"	20.00'	N23°58'10"E	28.29'
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C3	31.42'	90°00'00"	20.00'	N82°51'06"E	28.28'
C4	129.77'	13°02'39"	570.00'	N44°22'26"E	129.49'
C5	31.42'	90°00'00"	20.00'	N05°53'45"E	28.28'
C6	179.75'	18°04'06"	570.00'	S30°04'12"E	179.01'
C7	31.42'	90°00'00"	20.00'	S66°02'09"E	28.28'

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DATE: DECEMBER 13, 2022

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11801 DOMAIN BOULEVARD, SUITE 500
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12/13/2022

L.I.S.D. ELEMENTARY SCHOOL #30

PRELIMINARY PLAT

SHEET NO. 4 OF SHEETS

FILE NO. ES#30–CP&PP
PROJECT NO. 100082377

Feb 06, 2023 - 12:31pm MCLL74SE K:\Projects\34444\100082676 - LISD Elementary 30 Civil\Drawings\1 CP & PP\ ES#30-CP&PP.dwg

WASTEWATER FLOW DETERMINATION:

a) Inflow/Infiltration:

750GPD x 31.417AC = 23,562.7 GPD

b) Peak Dry Weather Flow (PDWF):

Population=800
F=average dry-weather flow in GPM
F=38.89 GPM
Qpd=150.11 GPM

c) Peak Wet Weather Flow (PWWF):

Qpw=Qpd+Infiltration=166.47 GPM

WASTEWATER MAIN SIZE DETERMINATION:

a) Selected size: 8"
Slope: 0.65%
Roughness coeff.: 0.010
Qfull=568.4 GPM

b) Peak Dry Weather Flow (PDWF):

Qpd/Qfull=0.26
Vpd=3.06 fps

c) Peak Wet Weather Flow (PWWF):

Qpd/Qfull=0.29
Vpd=3.15 fps

WATER FLOW DETERMINATION:

a) Domestic Water Demand:

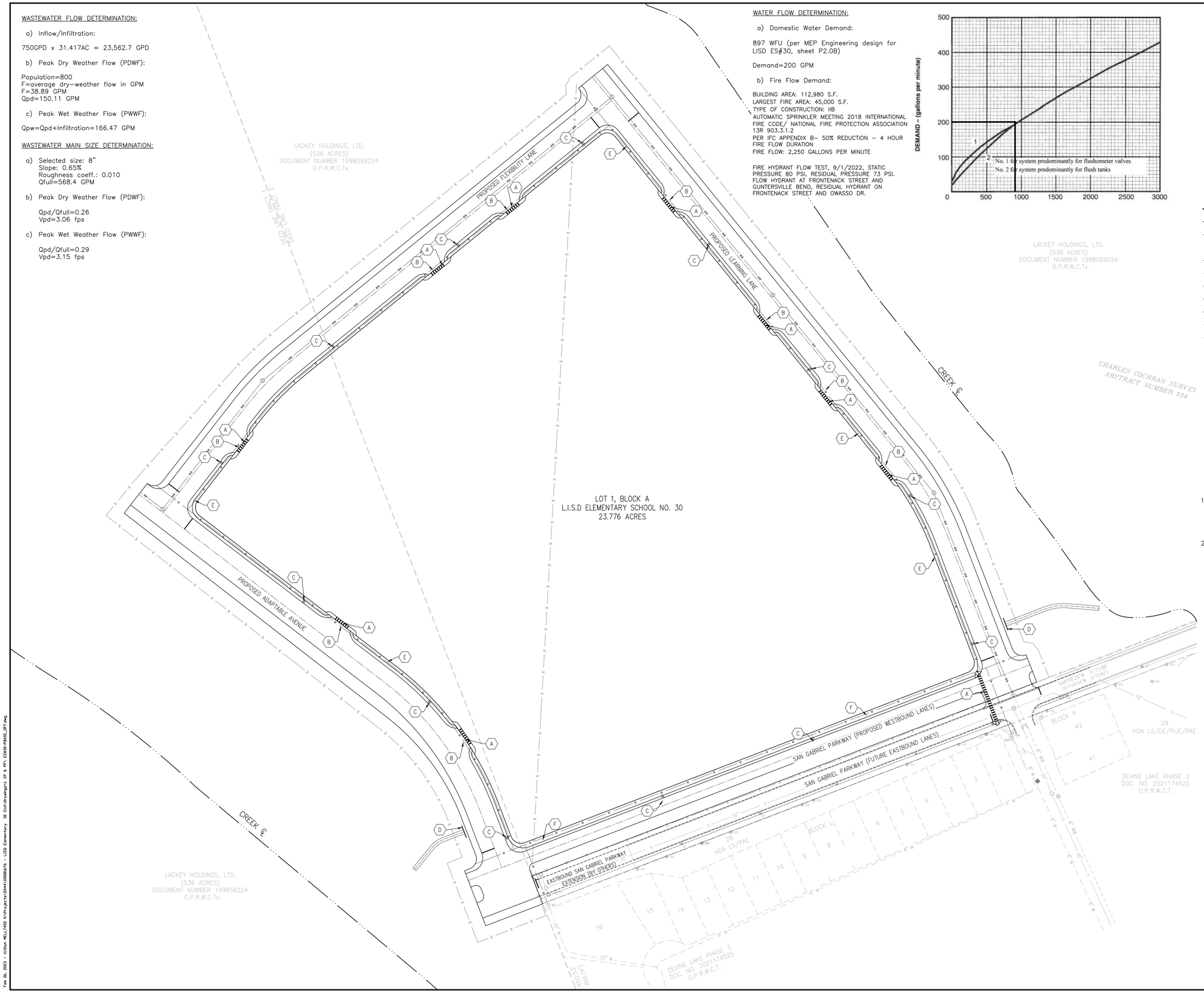
897 WFU (per MEP Engineering design for LISD ES#30, sheet P2.0B)

Demand=200 GPM

b) Fire Flow Demand:

BUILDING AREA: 112,980 S.F.
LARGEST FIRE AREA: 45,000 S.F.
TYPE OF CONSTRUCTION: IIB
AUTOMATIC SPRINKLER MEETING 2018 INTERNATIONAL FIRE CODE/ NATIONAL FIRE PROTECTION ASSOCIATION 13R 903.3.1.2
PER IFC APPENDIX B– 50% REDUCTION – 4 HOUR FIRE FLOW DURATION
FIRE FLOW: 2,250 GALLONS PER MINUTE

FIRE HYDRANT FLOW TEST, 9/1/2022, STATIC PRESSURE 80 PSI, RESIDUAL PRESSURE 73 PSI. FLOW HYDRANT AT FRONTENACK STREET AND GUNTERSVILLE BEND, RESIDUAL HYDRANT ON FRONTENACK STREET AND OWASSO DR.



ATKINS

0 40' 80' 160'
SCALE: 1" = 80'

LEGEND:

———	PROPERTY BOUNDARY
· · · · · · · · · ·	ACCESSIBLE PATH
—FL—	FIRE LANE IDENTIFICATION
(#)	PARKING SPACE COUNT
—W—	PROPOSED WATER LINE
— 20" W —	EXISTING WATER LINE
—IRR—	PROPOSED IRRIGATION LINE
—F—	PROPOSED FIRE WATER LINE
—WW—	PROPOSED WASTEWATER LINE
— 8" WW —	EXISTING WASTEWATER LINE
— 18" S —	EXISTING STORM SEWER

SITE KEY NOTES:

A	CROSSWALK
B	TYPE II DRIVEWAY
C	FIRE HYDRANT
D	HEADWALL
E	6' WIDE SIDEWALK
F	10' WIDE SIDEWALK

1. LIVING UNIT EQUIVALENT FOR PROPOSED DEVELOPMENT: 53.3 L.U.E.
   – USE: ELEMENTARY SCHOOL
   – CAPACITY: 800 STUDENTS
   – 15 STUDENTS PER L.U.E.
2. ANY WATER LINE CONSTRUCTED ACROSS THE EXISTING ROADS AND PAVED SURFACES WILL BE BORED. OPEN-CUTTING SHALL NOT BE PERMITTED

NO.	REVISION	BY	DATE

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L.I.S.D. ELEMENTARY SCHOOL #30

IMPROVEMENTS - OVERALL

SHEET NO. 5
OF SHEETS

FILE NO. ES#30–PBASE_OFF
PROJECT NO. 100082377

Feb 06, 2023 - 11:29am MELL7452 K:\Projects\344\100086676 - LISD Elementary 30 Civil\Drawings\1 CP & PP\ ES#30-PBASE_OFF.dwg

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0 40' 80' 160'

SCALE: 1" = 80'

LEGEND:

- DRAINAGE AREA BOUNDARY
- EX-# / 1.31 — DRAINAGE AREA ID AND ACREAGE
- FLOW DIRECTION
- OUT FALL — DRAINAGE POINT OF ANALYSIS

NOTES:

1. SITE WATERSHED SUMMARY:
   - TURKEY CREEK – BRUSHY CREEK WATERSHED.

DRAINAGE CALCULATIONS BASIS:

- NATURAL RESOURCES CONSERVATION SERVICE METHOD
- 24 HR STORM DURATION
- ATLAS 14 RAINFALL DISTRIBUTION: LEANDER, TX
- P2=3.92 IN.
- P10=6.36 IN.
- P25=8.16 IN.
- P100=11.5 IN.

EAST WATERSHED:

EX-E1
A=14.55 AC
TC=30.9 MIN
CN=84
Q2=27.65 CFS
Q10=49.86 CFS
Q25=65.11 CFS
Q100=91.01 CFS

WEST WATERSHED:

EX-W1
A=24.36 AC
TC=27.7 MIN
CN=84
Q2=48.92 CFS
Q10=88.78 CFS
Q25=116.16 CFS
Q100=162.62 CFS

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APPROVED BY: –
DATE: DECEMBER 13, 2022

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L.I.S.D. ELEMENTARY SCHOOL #30

EXISTING DRAINAGE AREA MAP

SHEET NO. 6
OF SHEETS

FILE NO. ES#30-DA
PROJECT NO. 100082377

Feb 06, 2023 - 1:03pm MELL7420 K:\Projects\384410000\676 - LISD Elementary 30 Civil\Drawings\1 CP & PP\ ES#30-DA.dwg

EAST WATERSHED:

POINT OF ANALYSIS SUMMARY			
STORM EVENT	EXISTING PEAK FLOW	DEVELOPED PEAK FLOW	% CHANGE
[YR]	[CFS]	[CFS]	[-]
2	27.65	27.22	-1.6%
10	49.86	46.10	-7.5%
25	65.11	62.22	-4.4%
100	91.01	90.50	-0.6%

PROPOSED CONDITIONS – MACRO DRAINAGE AREAS – EAST								
DRAINAGE AREA	AREA	CN	Tc	TIME TO PEAK	PEAK FLOW 2-YR	PEAK FLOW 10-YR	PEAK FLOW 25-YR	PEAK FLOW 100-YR
[-]	[AC]	[-]	[MIN.]	[HRS]	[CFS]	[CFS]	[CFS]	[CFS]
P-E1 (EAST POND IN)	13.85	91.0	12.0	12.14	52.36	84.88	106.80	143.97
P-E1 (EAST POND OUT)	-	-	-	-	15.08	24.92	34.89	52.73
P-E2	1.72	87.0	5.0	12.07	7.56	12.91	16.54	22.72
OS-E3	1.90	84.0	19.7	12.22	4.58	8.27	10.79	15.05

LEGEND:

- DRAINAGE AREA BOUNDARY
- EX-# / 1.31 — DRAINAGE AREA ID AND ACREAGE
- FLOW DIRECTION
- OUT FALL — DRAINAGE POINT OF ANALYSIS

DRAINAGE CALCULATIONS BASIS:

- NATURAL RESOURCES CONSERVATION SERVICE METHOD
- 24 HR STORM DURATION
- ATLAS 14 RAINFALL DISTRIBUTION: LEANDER, TX
- P2=3.92 IN.
- P10=6.36 IN.
- P25=8.16 IN.
- P100=11.5 IN.

WEST WATERSHED:

POINT OF ANALYSIS SUMMARY			
STORM EVENT	EXISTING PEAK FLOW	DEVELOPED PEAK FLOW	% CHANGE
[YR]	[CFS]	[CFS]	[-]
2	48.92	47.00	-3.9%
10	88.78	87.64	-1.3%
25	116.16	113.42	-2.3%
100	162.62	146.83	-9.7%

PROPOSED CONDITIONS – MACRO DRAINAGE AREAS – WEST								
DRAINAGE AREA	AREA	CN	Tc	TIME TO PEAK	PEAK FLOW 2-YR	PEAK FLOW 10-YR	PEAK FLOW 25-YR	PEAK FLOW 100-YR
[-]	[AC]	[-]	[MIN.]	[HRS]	[CFS]	[CFS]	[CFS]	[CFS]
P-W1 (WEST POND IN)	15.90	91.0	13.2	12.15	57.17	92.81	116.84	157.55
P-W1 (WEST POND OUT)	-	-	-	-	30.49	58.22	75.17	93.60
P-W2	1.76	85.0	5.0	12.07	7.25	12.74	16.50	22.89
OS-W3	3.78	84.0	19.2	12.22	9.26	16.68	21.75	30.34

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L.I.S.D. ELEMENTARY SCHOOL #30

PROPOSED DRAINAGE AREA MAP

SHEET NO. 7 OF SHEETS

FILE NO. ES#30-DA
PROJECT NO. 100082377

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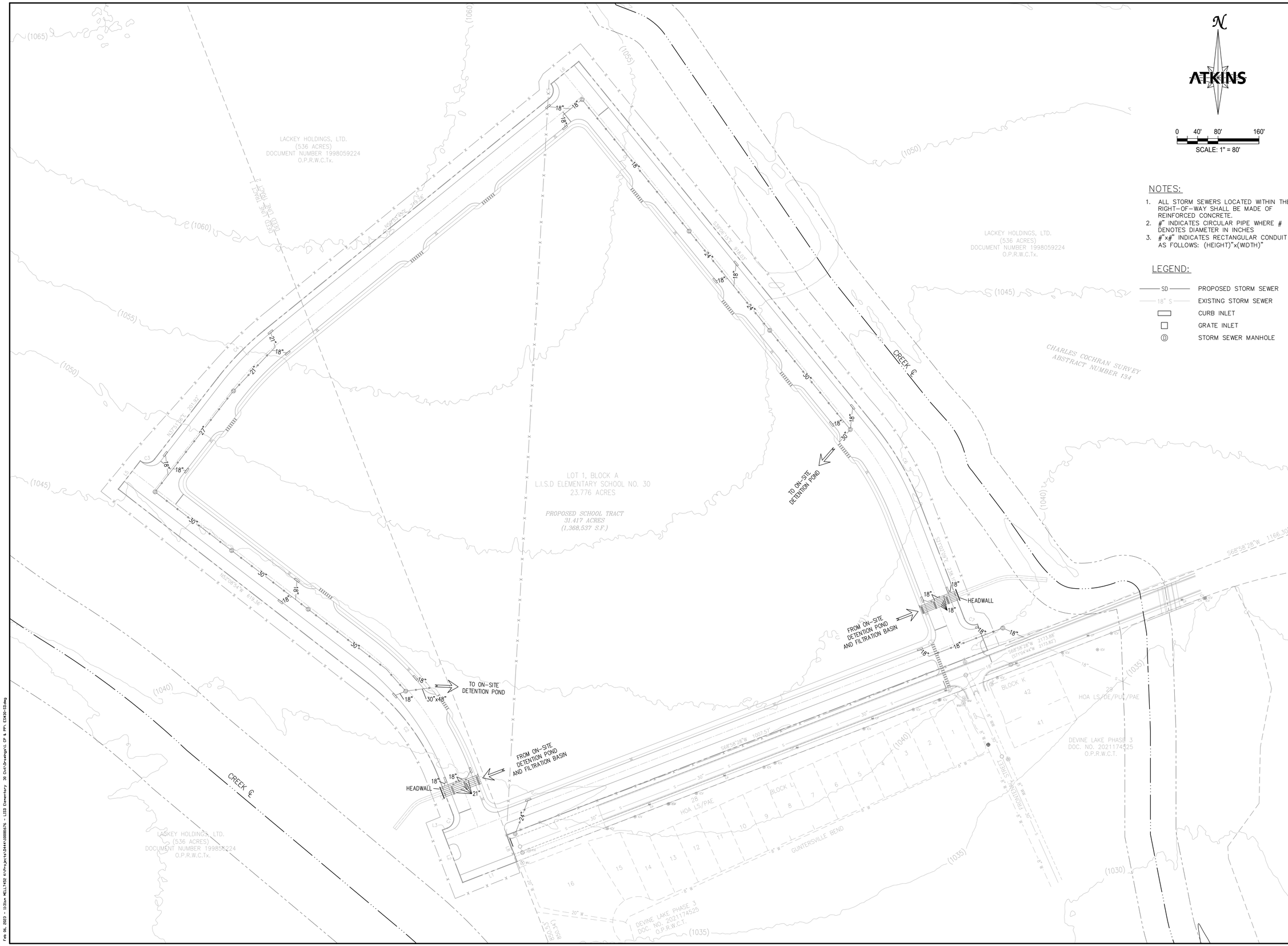

NOTES:

1. ALL STORM SEWERS LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE MADE OF REINFORCED CONCRETE.
2. #" INDICATES CIRCULAR PIPE WHERE # DENOTES DIAMETER IN INCHES
3. #"x#" INDICATES RECTANGULAR CONDUIT AS FOLLOWS: (HEIGHT)"x(WIDTH)"

LEGEND:

—— SD ——	PROPOSED STORM SEWER
—— 18" S ——	EXISTING STORM SEWER
▭	CURB INLET
□	GRATE INLET
Ⓓ	STORM SEWER MANHOLE

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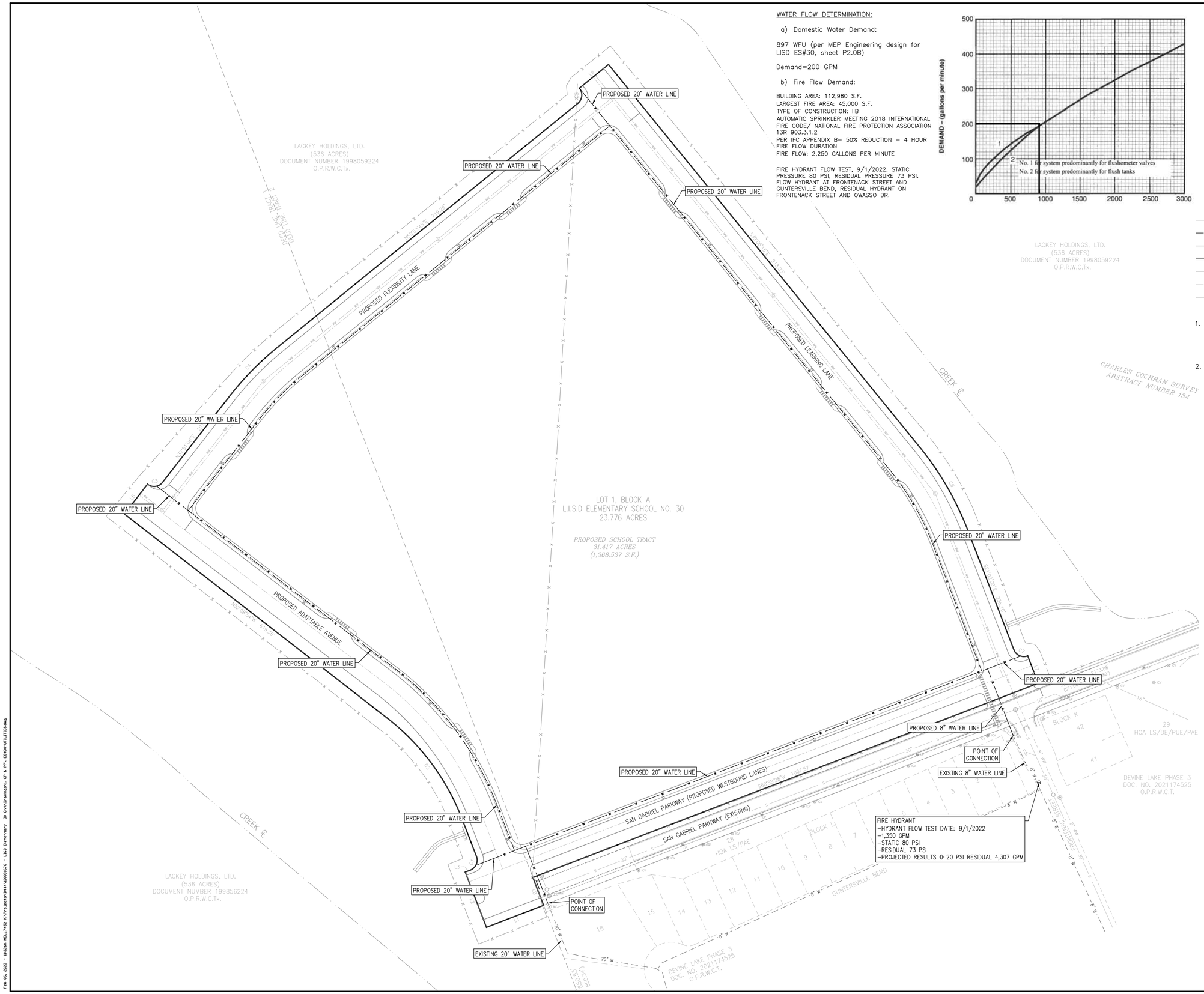
L.I.S.D. ELEMENTARY SCHOOL #30

STORM SEWER PLAN

SHEET NO. 8
OF SHEETS

FILE NO. ES#30-SD
PROJECT NO. 100082377

Feb 06, 2023 - 11:05am MELL7452 K:\Projects\DA44\100082676 - LISD Elementary 30 Civil\Drawings\1 CP & PPL ES#30-SD.dwg



WATER FLOW DETERMINATION:

a) Domestic Water Demand:

897 WFU (per MEP Engineering design for LISD ES#30, sheet P2.0B)

Demand=200 GPM

b) Fire Flow Demand:

BUILDING AREA: 112,980 S.F.
LARGEST FIRE AREA: 45,000 S.F.
TYPE OF CONSTRUCTION: IIB
AUTOMATIC SPRINKLER MEETING 2018 INTERNATIONAL FIRE CODE/ NATIONAL FIRE PROTECTION ASSOCIATION 13R 903.3.1.2
PER IFC APPENDIX B– 50% REDUCTION – 4 HOUR FIRE FLOW DURATION
FIRE FLOW: 2,250 GALLONS PER MINUTE

FIRE HYDRANT FLOW TEST, 9/1/2022, STATIC PRESSURE 80 PSI, RESIDUAL PRESSURE 73 PSI. FLOW HYDRANT AT FRONTENACK STREET AND GUNTERSVILLE BEND, RESIDUAL HYDRANT ON FRONTENACK STREET AND OWASSO DR.

N

ATKINS

0 40' 80' 160'

SCALE: 1" = 80'

LEGEND:

—— w ——	PROPOSED WATER LINE
— – 20" W – —	EXISTING WATER LINE
—— IRR ——	PROPOSED IRRIGATION LINE
—— F ——	PROPOSED FIRE WATER LINE
—— WW ——	PROPOSED WASTEWATER LINE
— – 8" WW – —	EXISTING WASTEWATER LINE
—— 18" S ——	EXISTING STORM SEWER

1. LIVING UNIT EQUIVALENT FOR PROPOSED DEVELOPMENT: 53.3 L.U.E.
   - USE: ELEMENTARY SCHOOL
   - CAPACITY: 800 STUDENTS
   - 15 STUDENTS PER L.U.E.
2. ANY WATER LINE CONSTRUCTED ACROSS THE EXISTING ROADS AND PAVED SURFACES WILL BE BORED. OPEN–CUTTING SHALL NOT BE PERMITTED

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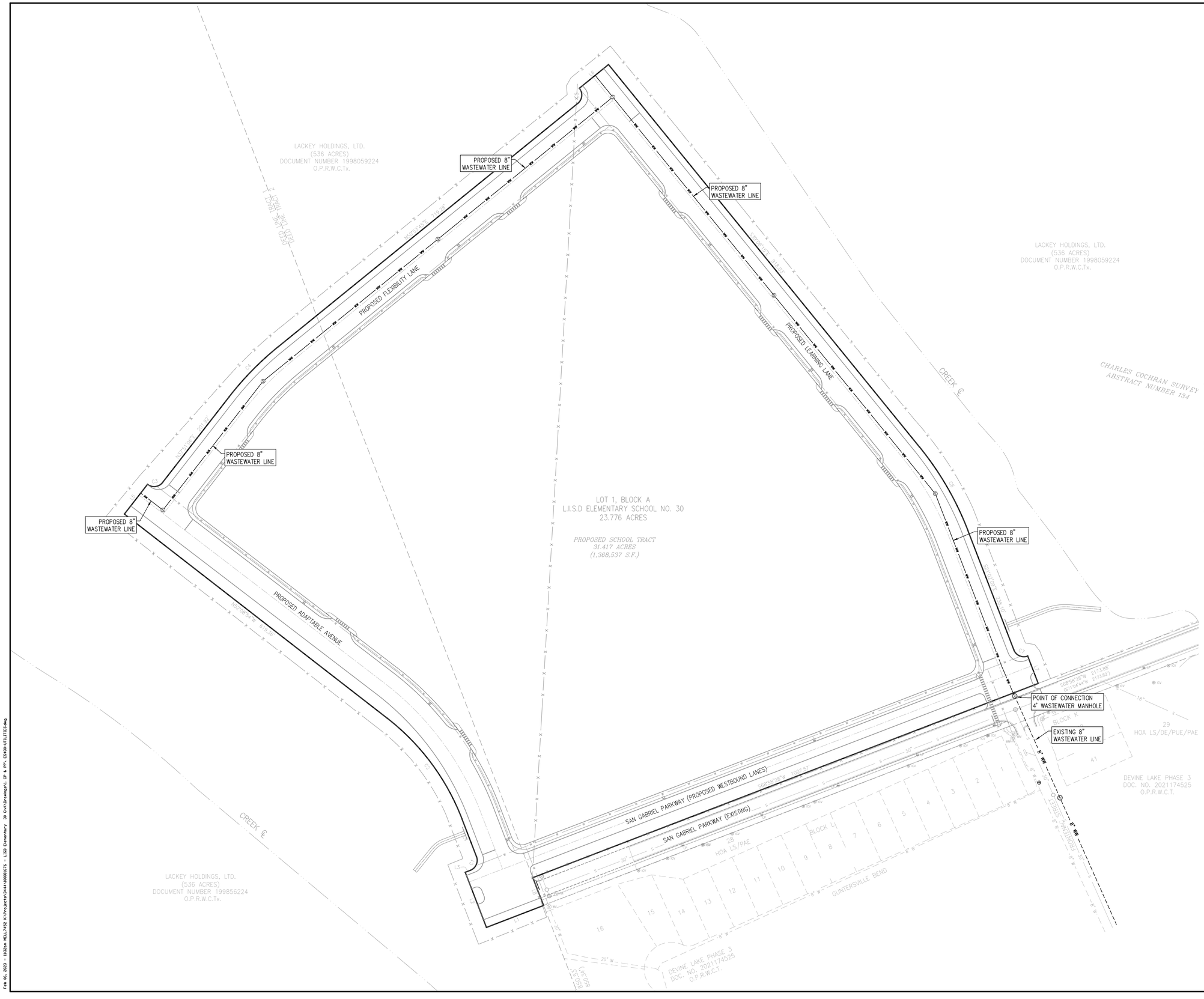
L.I.S.D. ELEMENTARY SCHOOL #30

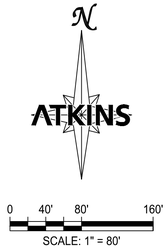
WATER PLAN

SHEET NO. 9
OF SHEETS

FILE NO. ES#30–UTILITIES
PROJECT NO. 100082377

Feb 06, 2023 - 11:28am MELL7452 K:\Projects\D444\100082676 - LISD Elementary 30 Civil\Drawings\1 CP & PPL ES#30-UTILITIES.dwg





LEGEND:

—— w ——	PROPOSED WATER LINE
— 20" W —	EXISTING WATER LINE
—— IRR ——	PROPOSED IRRIGATION LINE
—— F ——	PROPOSED FIRE WATER LINE
—— WW ——	PROPOSED WASTEWATER LINE
— 8" WW —	EXISTING WASTEWATER LINE
—— 18" S ——	EXISTING STORM SEWER

1. LIVING UNIT EQUIVALENT FOR PROPOSED DEVELOPMENT: 53.3 L.U.E.
   - USE: ELEMENTARY SCHOOL
   - CAPACITY: 800 STUDENTS
   - 15 STUDENTS PER L.U.E.

WASTEWATER FLOW DETERMINATION:

a) Inflow/Infiltration:

750GPD x 31.417AC = 23,562.7 GPD

b) Peak Dry Weather Flow (PDWF):

Population=800
F=average dry-weather flow in GPM
F=38.89 GPM
Qpd=150.11 GPM

c) Peak Wet Weather Flow (PWWF):

Qpw=Qpd+Infiltration=166.47 GPM

WASTEWATER MAIN SIZE DETERMINATION:

a) Selected size: 8"
   Slope: 0.65%
   Roughness coeff.: 0.010
   Qfull=568.4 GPM

b) Peak Dry Weather Flow (PDWF):

   Qpd/Qfull=0.26
   Vpd=3.06 fps

c) Peak Wet Weather Flow (PWWF):

   Qpd/Qfull=0.29
   Vpd=3.15 fps

NO.	REVISION	BY	DATE

DESIGNED BY: KM
DRAWN BY: KM
CHECKED BY: KM
APPROVED BY: –
DATE: DECEMBER 13, 2022

ATKINS
11801 DOMAIN BOULEVARD, SUITE 500
AUSTIN, TEXAS 78730 - (512) 327-8840
TBPE REG. NO. F-474

12/13/2022

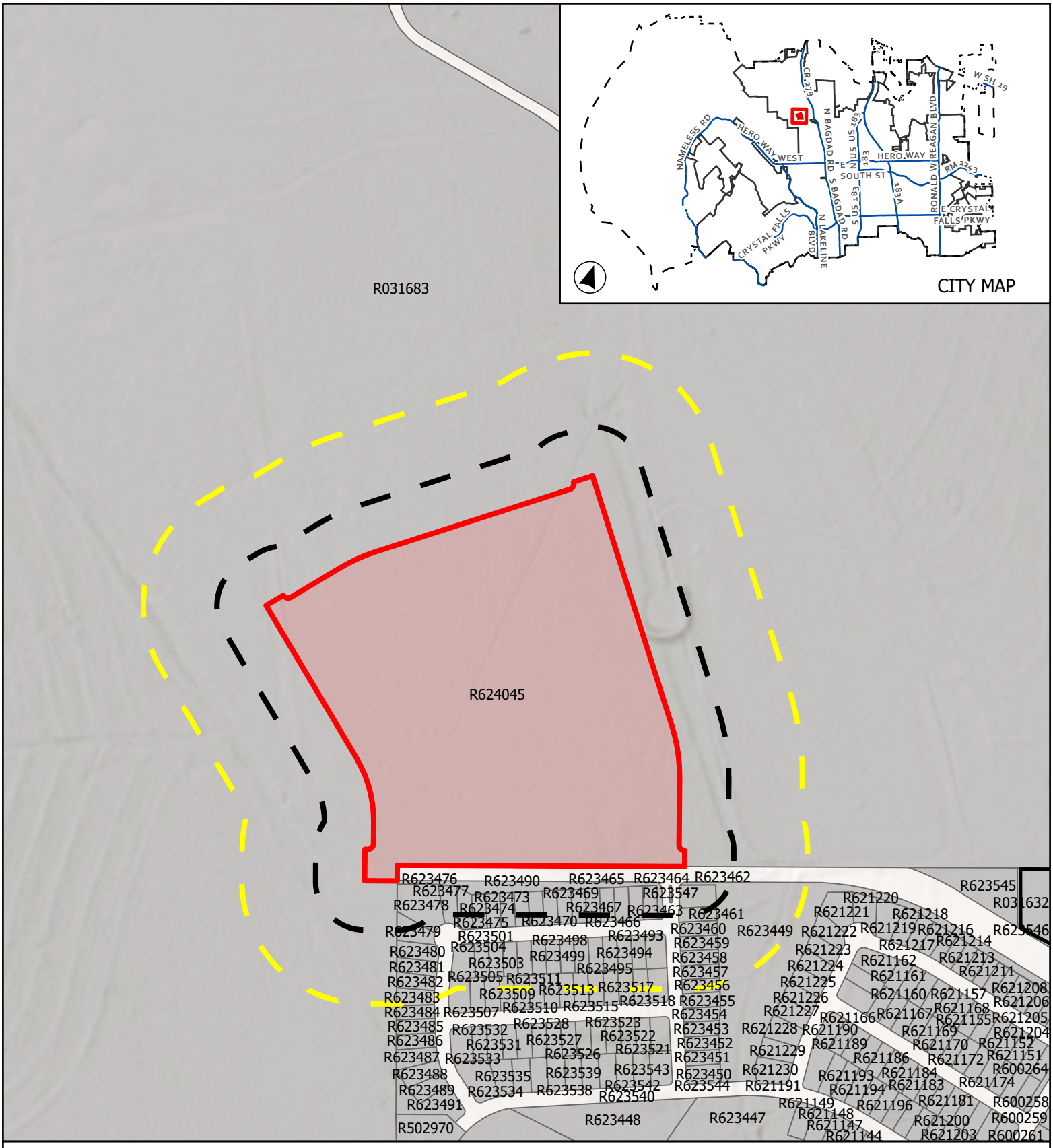
L.I.S.D. ELEMENTARY SCHOOL #30

WASTEWATER PLAN

SHEET NO. 10
OF SHEETS

FILE NO. ES#30–UTILITIES
PROJECT NO. 100082377

Feb 06, 2023 – 11:28am MELL74SE K:\Projects\1444\100082676 – LISD Elementary 30 Civil\Drawings\L CP & PP\ ES#30-UTILITIES.dwg



CASE: CP-22-0018

ATTACHMENT 2

LISD ELEMENTARY SCHOOL #30

Location Map

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

0 212.5 425

Feet

City Limits

Subject Boundary

ETJ Boundary

Notification Buffer

200'

500'

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 5 – James Oliver**
Place 2 – John Cosgrove	**Place 6 – Laura Lantrip, *Vice-Chair***
Place 3 – Ron May	**Place 7 – Rick Carpenter**
Place 4 – Deirdre Moss	

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 ± 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 ± 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 ± 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 ± 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 ± 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 ± 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

AGENDA ITEM # 24

EXECUTIVE SUMMARY
04/20/2023

AGENDA SUBJECT:

Conduct a Public Hearing regarding Zoning Case Z-22-0001 to amend the current zoning of SFT-2-B (Single-Family Townhouses) to adopt the Hero Way Townhouses PUD (Planned Unit Development) with the base zoning district of SFT-2-A (Single-Family Townhouses) on two (2) parcels of land approximately 5.58 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031386 and R031387; and more commonly known as 11675 Hero Way West, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-22-0001 as described above.

BACKGROUND:

This request is the first step in the zoning process. The original SFT-2-B (Single-Family Townhouse) zoning was approved on June 17, 2021. This approval limited the density to nine (9) units per acre. The applicant is proposing the update to the zoning to reduce the setbacks and allow for private streets. More information may be found in the Planning Analysis.

HISTORY/TIMELINE:

06/17/2021 – Zoning Approved
02/17/2022 – Concept Plan Approved
03/23/2023 – Planning & Zoning Commission, 1st Public Hearing

APPLICANT/AGENT:

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

RECOMMENDATION:

Staff recommends approval of the Hero Way Townhouses PUD. The Planning & Zoning Commission recommended approval of the request during the March 23, 2023 meeting with the condition that an eight (8)- foot masonry wall is constructed between the proposed development and the cemetery property.

PRESENTER:

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

---

Attachments

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

11. PUD Notes Redline
12. P&Z Minutes

PLANNING ANALYSIS

ZONING CASE Z-22-001
HERO WAY TOWNHOUSES PUD

GENERAL INFORMATION

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

Current Zoning: SFT-2-B (Single-Family Townhouse)

Proposed Zoning: Hero Way Townhouses PUD (Planned Unit Development) with the base zoning district of SFT-2-A (Single-Family Townhouse)

Size and Location: The property is located 11675 Hero Way West, including approximately 5.58 acres.

Staff Contact: Michael Chenausky AICP, Senior Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning of their property in order to develop a Single-Family Townhouse subdivision.

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

This property currently has the SFT-2-B zoning category which would allow Single-Family Townhouse subdivision to be developed. The applicant is requesting the PUD zoning in order to provide flexibility on the how the base zoning SFT-2-A is achieved. The water resolution is not applicable to this project as the land uses and density have already been approved, this request is will not alter the basic intent of the existing allowable uses.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	GC-2-C	Undeveloped commercial properties
EAST	HC-4-D	Undeveloped commercial property
SOUTH	MF-2-B	South Street duplexes
WEST	SFU-2-B, HC-5-D, GC-3-C	Existing commercial development

SURROUNDING AREA:
This property is located on the south side of Hero Way and is set back roughly 500 ft. from the road. The property to the east is undeveloped land zoned for heavy commercial uses and the properties to the west include existing commercial and undeveloped land. The property directly north include projects under review or proposed commercial. The properties to the south are under construction duplexes.

PHYSICAL AND NATURAL FEATURES:
This property has some tree cover on the southern portion within the floodplain of the South Fork Brushy Creek.

PROPERTY HISTORY:
This property was annexed into the City of Leander on 07/29/1999.

PREVIOUS ZONING CASES:
The following zone cases were previously submitted for this property:

- 21-Z-010 requested a zone change from SFU-2-B to GC-2-C and SFT-2-B and was approved on 06/17/2021. This zoning was approved with a condition that the density is limited to 9 units per acre.

MAJOR CORRIDORS:
This property has access onto Hero Way West

TRANSPORTATION
This property will require an internal street network to provide access to Hero Way West from the residential portion on the southern portion of the property.

Development of this property would also be required to construct a 10' hike and bike trail along the South Branch Brushy Creek to continue the trail corridor.

STREET	CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Unidentified internal streets	Private street	internal to the subdivision	26' and 4' sidewalks
South Branch Brushy Creek Trail	Multi-Use Trail		10' Trail

EXISTING UTILITIES:
This property has access to water and wastewater utilities along Hero Way West (figures 1 & 2). This proposal includes approximately 5.5 acres of residential and 7.8 acres of commercial. The LUE estimate for SFT is roughly 10 units per acre or 55 LUEs. The commercial use allows for the development of small to large scale commercial, retail, and service uses located in high traffic areas (figure 3).

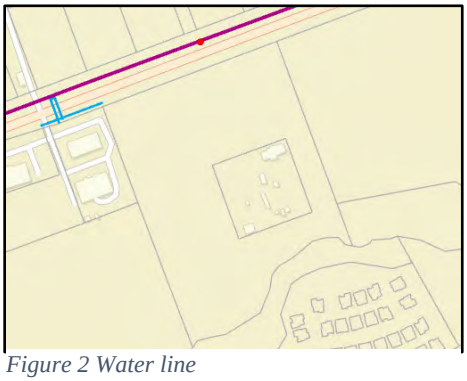


Figure 2 Water line

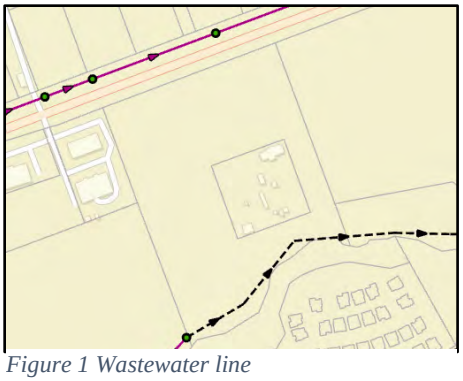


Figure 1 Wastewater line

CURRENT LAND USES:
This property currently has an existing single-family house.

PROPOSED ZONING DISTRICT:

USE COMPONENT

SFT – SINGLE FAMILY TOWNHOUSE:

Features: 2,000 sq. ft. lot min; 700 sq. ft. living area min.

Intent: Development of single-family attached dwellings on very small sized lots and for other uses that are compatible and complimentary to attached residential development. A variety of lot sizes shall be provided within one half mile of major intersections such as arterials or collectors and along residential collectors. The higher density residential shall be located closest to major intersections such as arterials or collectors and transition to lower density uses further away from the major intersections. This component provides for higher density lots and serves as a transition between moderate size lots and higher density areas. This component is generally intended as follows:

(1) To provide an orderly transition and serve as a buffer between larger lot neighborhoods and more intensive uses such as multi-family or commercial uses or arterial roadways.
(2) To create more variety in housing opportunities and in the fabric of the neighborhoods.
(3) To include or be located within six hundred feet of parkland or other recreational open space.
(4) To be located in planned communities of greater than 100 acres and comprising less than ten percent (10%) of the lots, or to provide infill opportunities in appropriate areas of the City such as in areas under transition.
(5) Lots may provide access to garages from a rear alley.

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

- Encourage a variety of market-driven housing types.
- Support housing that has well-defined design character, compatibility with adjacent uses, and balanced density.

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.

GREENWAYS

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

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

  Development adjacent to the greenway system should primarily be oriented towards the green space, with buildings fronting public paths, parkway streets providing access, and a public relationship between the greenway corridor and adjacent private development. Trail connections should be made frequently to adjacent developments to provide access.

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

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

SCHEDULE:

NOTIFICATION

03/02/2023 - Public Notice on Hill Country News
03/08/2023 - Mail Notification to Property Owners within 200'
03/08/2023 - Public Hearing Signage Posted on Property
03/23/2023 - Planning and Zoning Commission Public Hearing
04/20/2023 - City Council Public Hearing & First Reading of the Ordinance
05/04/2023 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

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

Neighborhood outreach was conducted via mailed notices by the applicant. See attachment 9 for more information.

- No issues noted.

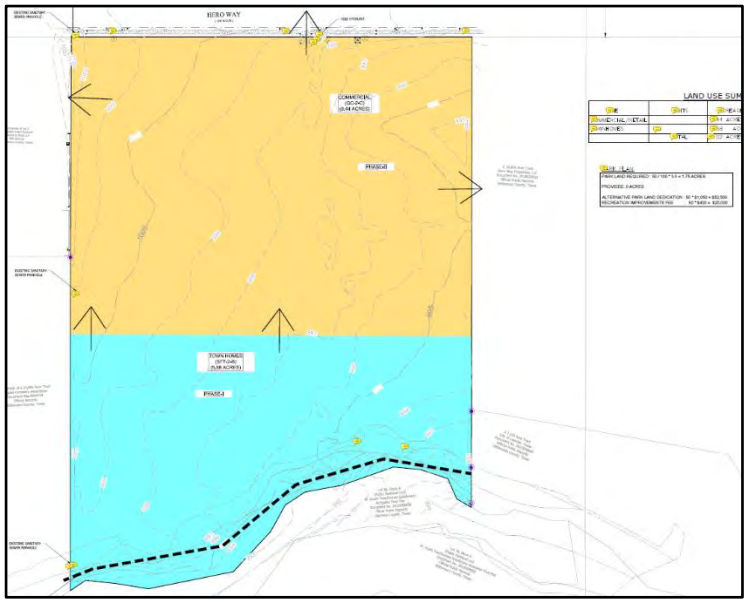
The following changes were made to address issues discussed.

- No changes proposed.

Please see the full report from the applicant attached.

APPROVAL CRITERIA:

The zoning of this property was originally approved as part of the 21-Z-010 zoning change which established this parcel as SFT-2-B on 06/17/2021. The previous zoning limited the residential units to 9 units per acre without requesting any variances. The primary purpose in the Minor Planned Unit Development (PUD) is to allow for the reduction of the building separation between structures. The Composite Zoning Ordinance requires that the buildings are spaced 20 feet apart and the proposal reduces this setback to 10 feet. The PUD includes the option for attached or detached townhouses. All lots may take access off of private streets and the maximum unit count shall be 9 units per acre. This request also includes the Type-A Architectural Component as a higher standard from the current zoning.

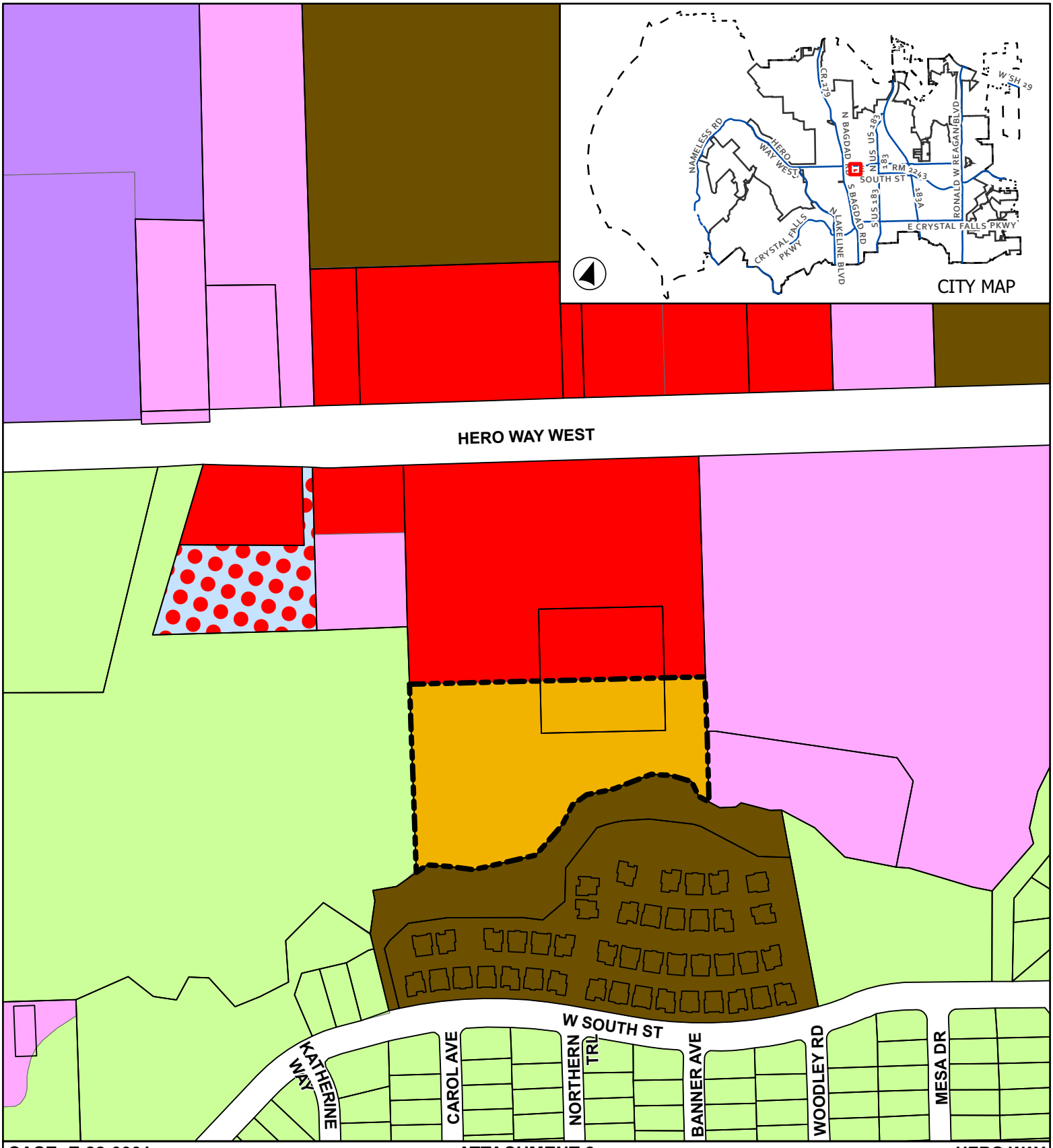


The second step in the development process is the Concept Plan which was approved 02/17/2022.

The third step in the development process is the Preliminary Plat application. At the preliminary plat stage the applicant will show the streets and lot layout for the project. It was at this stage of the review where the development of the residential portion was not compliant with the subdivision or zoning ordinance requirements as it relates to street width for residential ROW and perimeter block length. Public Streets would require 50' ROW, while Private streets would allow for the reduction of the ROW to 26'.

As part of this PUD zoning request, the perimeter block length limitations required by the Subdivision Ordinance are waived for this

project. The Subdivision Ordinance requires residential blocks not to exceed a perimeter length of three thousand five hundred (3,500) feet for the length of the right-of-way lines or features that form the outside perimeter of the block.
Due to the unique shape and location of the parcel, the PUD will offer flexibility to develop under the SFT-2-A (Single-Family Townhouse) base zoning without significantly altering the existing zoning district.



CASE: Z-22-0001

ATTACHMENT 2

HERO WAY TOWNHOUSES

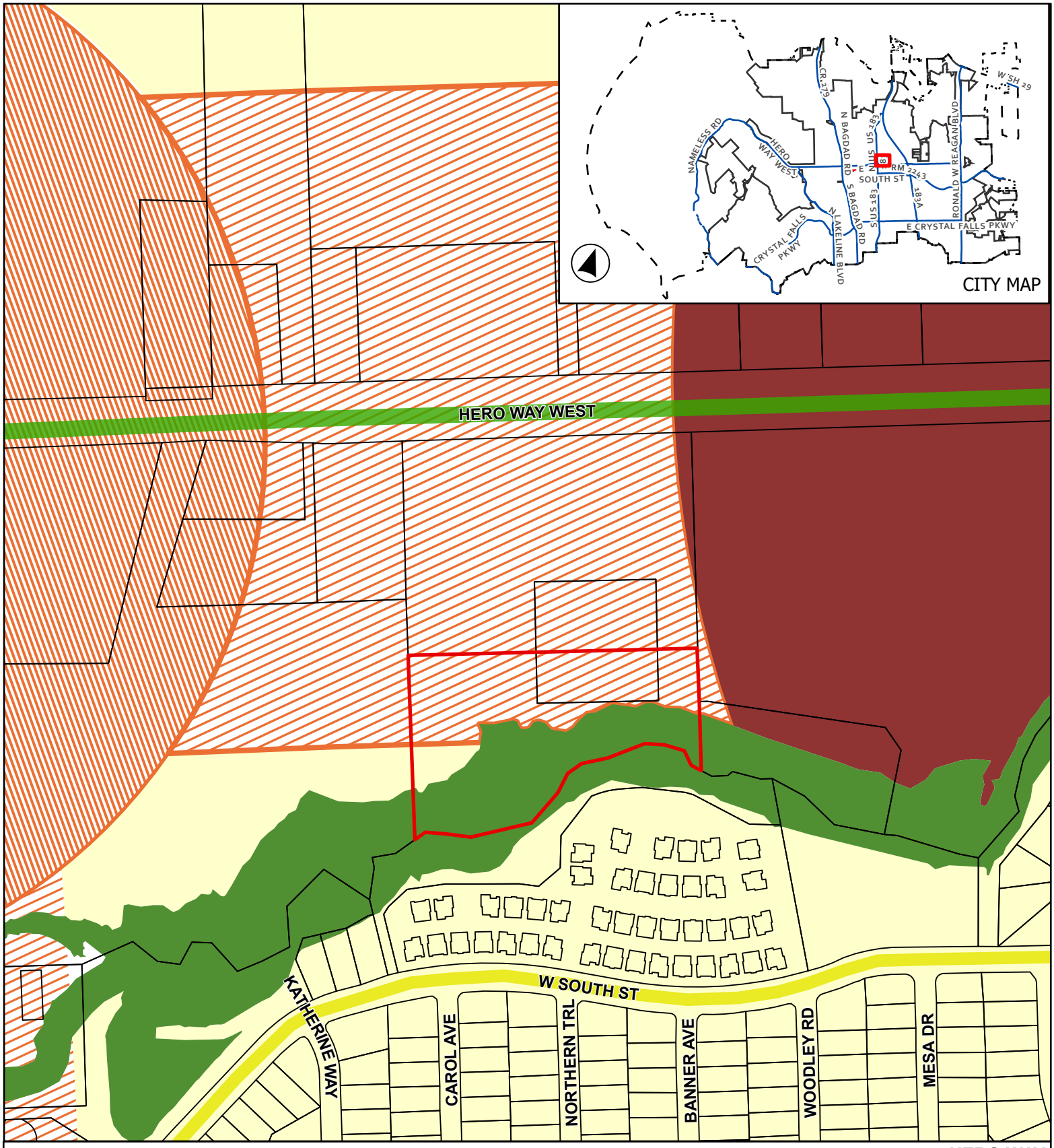
Current Zoning

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 herin provided.

- Leander City Limits
- SFU - Single-Family Urban
- SFT - Single-Family Townhouse
- MF - Multi-Family
- GC - General Commercial
- HC - Heavy Commercial
- HI - Heavy Industrial
- PUD - General Commercial
- Subject Boundary
- Extra-Territorial Jurisdiction

0 110 220

Feet



CASE: Z-22-0001

ATTACHMENT 3

HERO WAY TOWNHOUSES

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 herin provided.

0 140 280

Feet

Leander City Limits

ETJ Boundary

Subject Boundary

Thoroughfare Plan

Arterial 6 Lane, Existing

Collector, Existing

Future Land Use

Neighborhood Residential

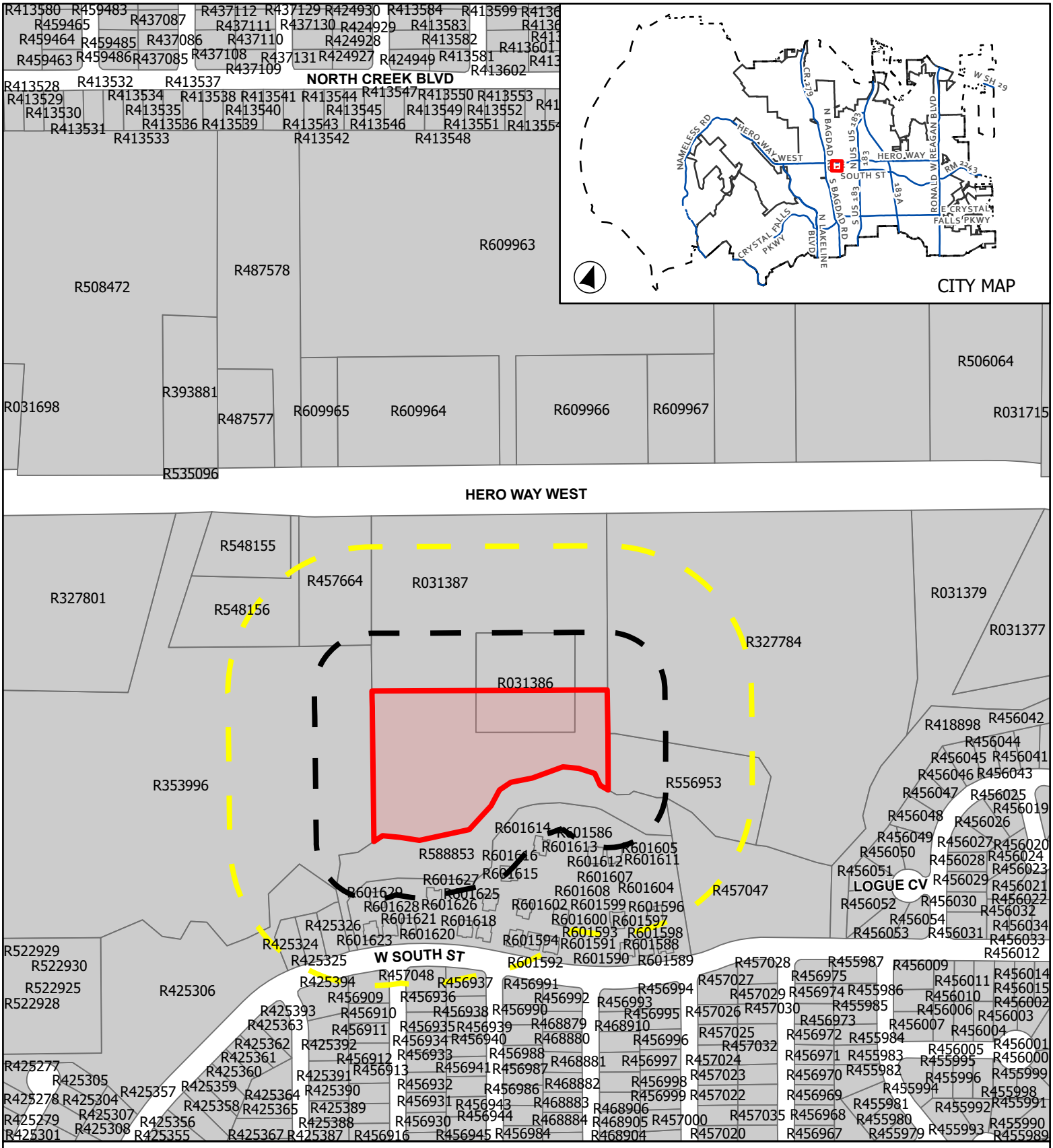
Multi-Use Corridor

Multi-Use Corridor - Priority Corridor

Neighborhood Center - Priority Corridor

Activity Center

Greenway



CASE: Z-22-0001

ATTACHMENT 4

HERO WAY TOWNHOUSES

Public Notification

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0 180 360

Feet

City Limits

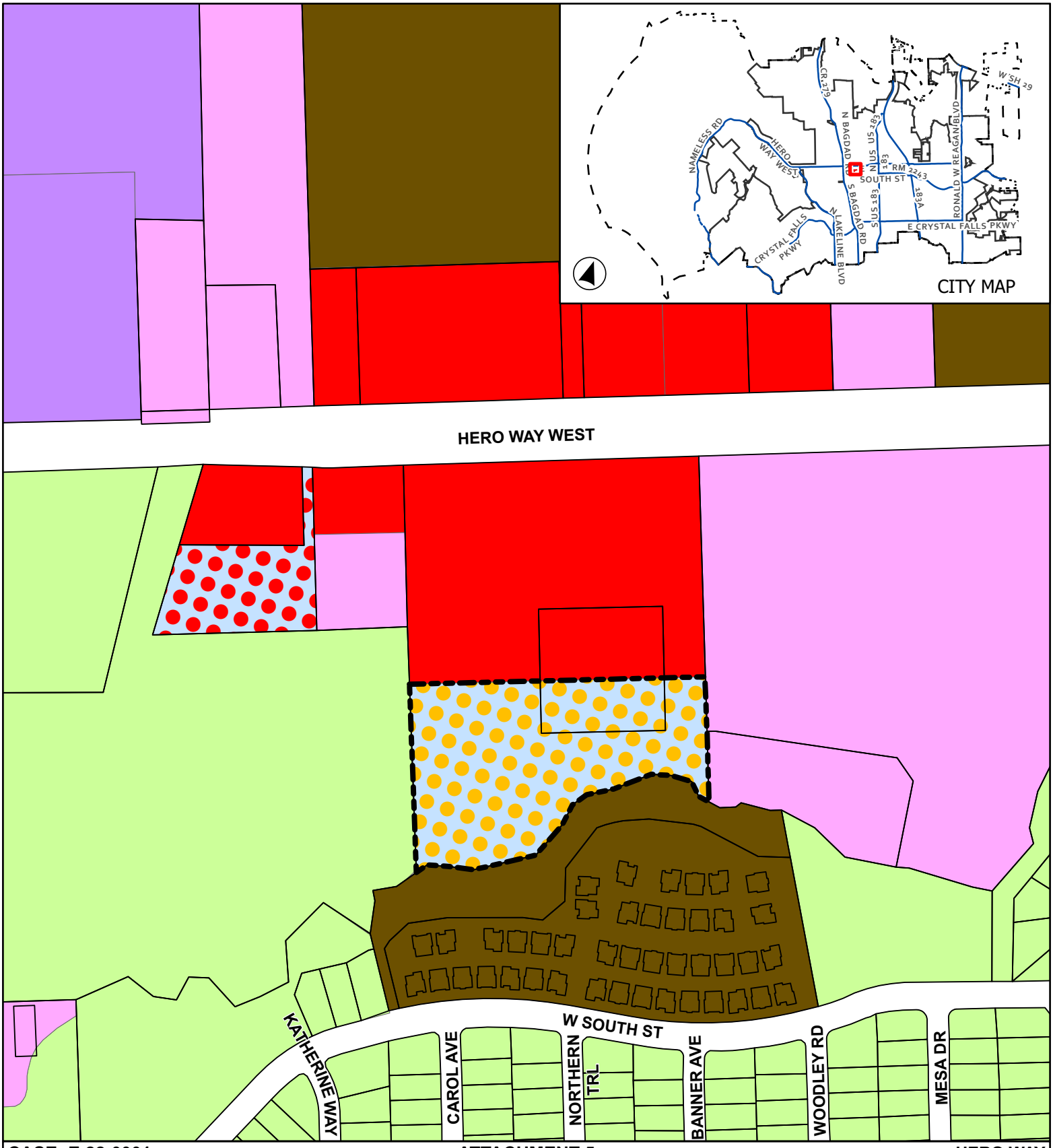
Subject Boundary

ETJ Boundary

Notification Buffer

200'

500'



CASE: Z-22-0001

ATTACHMENT 5

HERO WAY TOWNHOUSES

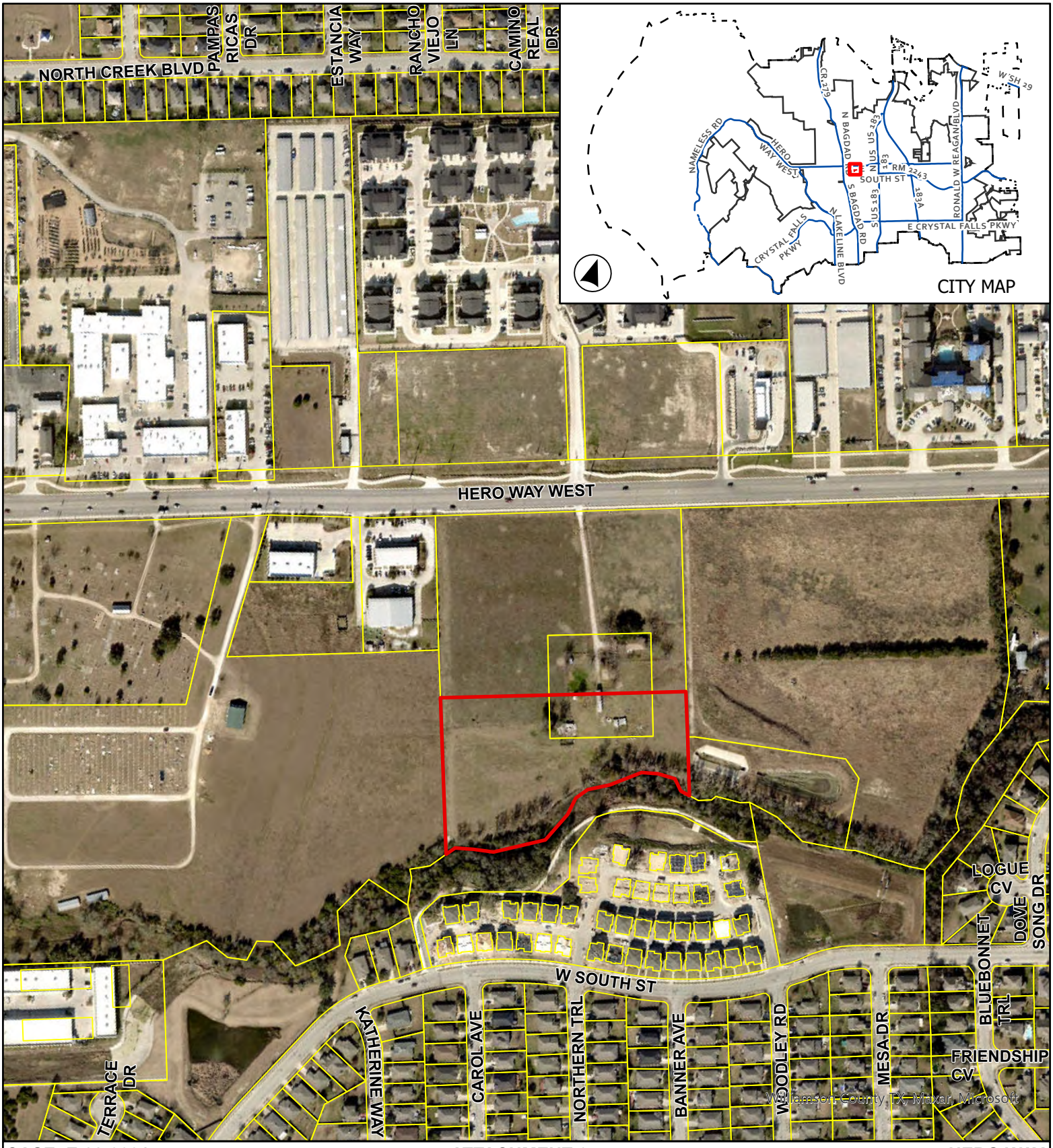
Proposed Zoning

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 herin provided.

- Leander City Limits
- SFU - Single-Family Urban
- MF - Multi-Family
- GC - General Commercial
- HC - Heavy Commercial
- HI - Heavy Industrial
- PUD - Townhomes
- PUD - General Commercial
- Subject Boundary
- Extra-Territorial Jurisdiction

0 110 220

Feet



CASE: Z-22-0001 **ATTACHMENT 6** **HERO WAY TOWNHOUSES**

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 herin provided.

0 155 310

Feet

Leander City Limits

Subject Boundary

EXHIBIT A

Hero Way Townhouses Planned Unit Development

A. **Purpose and Intent**

1. The Hero Way Townhouses PUD is comprised of approximately 5.58 acres, as shown in Exhibit B. The development of this property includes townhouses.

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.

SFT-2-A (Single-Family Townhouse)

C. Conceptual Site Layout & Land Use Plan

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

D. Allowable / Prohibited Uses

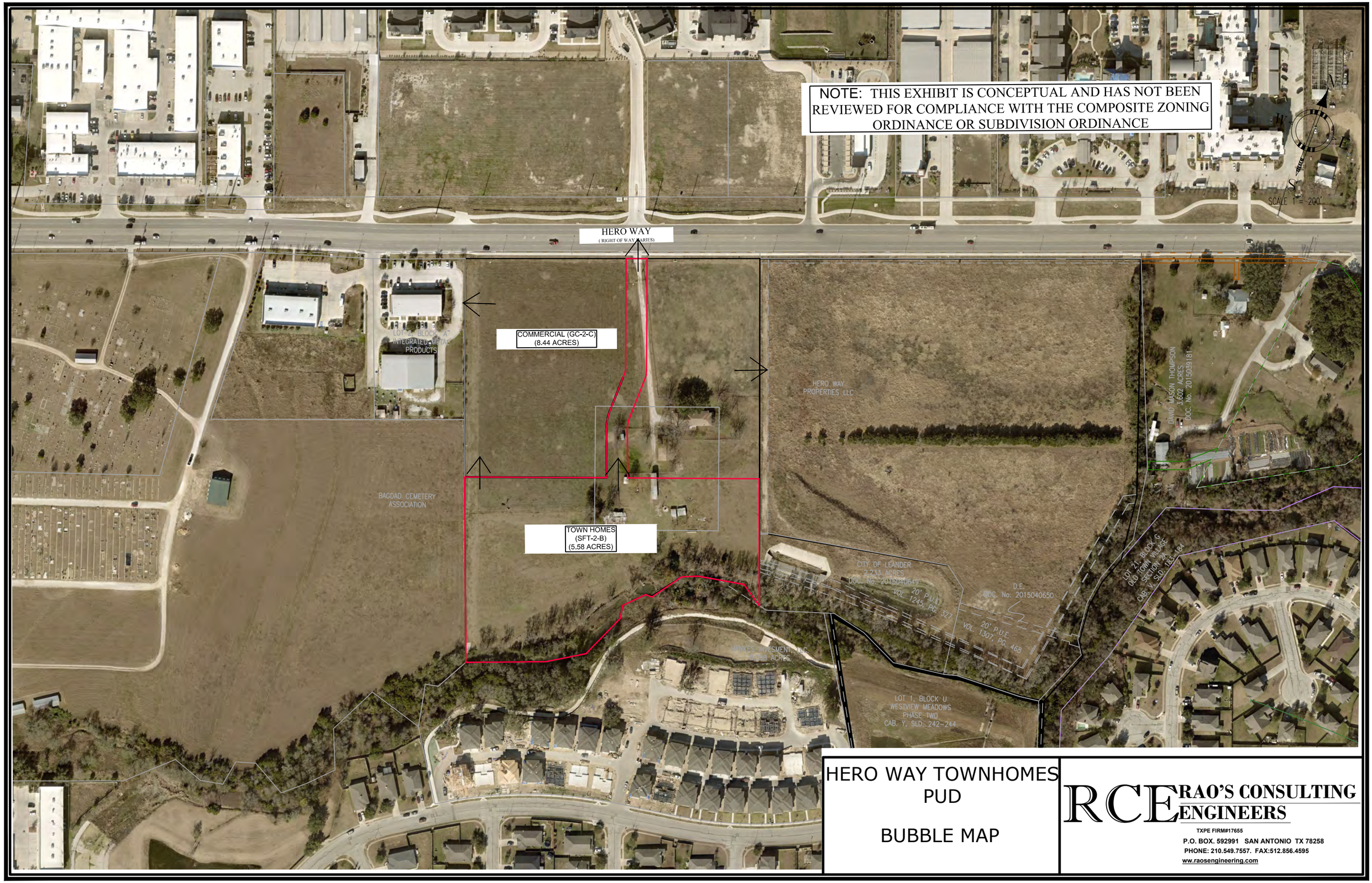
1. The allowable uses shall include attached or detached townhouses.
2. Lots may take access off of private streets instead of public streets.
3. The maximum unit count shall be nine (9) units per acre.

E. **Development Standards**

1. The following setbacks shall apply.

	SFT Single Family Townhouse
Unit Width (minimum)	20 ft.
Front Bldg. Setback (minimum)	10 ft.
Lot depth (minimum)	62 ft
Side Bldg Setback (minimum)	5 ft.
Rear Bldg. Setback (minimum)	15 ft.
Building Setback from internal private street edge of curb	20 ft.
Building Separation	10 ft.

2. Perimeter block length limitations required by the Subdivision Ordinance (Article III, Sec 45) are waived for this project. Reciprocal access is required for the commercial tract to the adjacent properties.



HERO WAY TOWNHOMES PUD

BUBBLE MAP

RCE RAO'S CONSULTING ENGINEERS
TXPE FIRM#17655
P.O. BOX. 592991 SAN ANTONIO TX 78258
PHONE: 210.549.7557. FAX:512.856.4595
ww.raosengineering.com

RAO'S CONSULTING ENGINEERS

TBPE Registered Engineering Firm No. F-17655

210.549.7557 512.856.4595 www.raosengineering.com

P.O.BOX NO: 592991, SAN ANTONIO, TX 78258

Land Development | Water Resources | Environmental | Transportation

Date: 4th January 2022

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

Re: **Hero Way Town houses – PUD Plan**

TO WHOM IT MAY CONCERN:

Attached is a PUD plan for the 5.58-acres Town houses plat part of the Hero way development. The design of the community is not final and is subject to refinement during the platting and site planning stages. This PUD Plan does not constitute plat or site plan approval of the attached plan.

Current zoning of the property is SFT-2-B (Single-Family Townhouse) which allows to build the attached single family townhouses, with this PUD plan we are requesting the reduced side back to 5-ft instead of 10-ft. and to mitigate this change we are providing fire sprinklers system for all the units and buildings are separated by 2hr fire rated wall.

We have provided detailed information on attached Exhibit-A

If you have any questions or need any additional information, please call me at 210-549-7550

Respectfully,
Rao's Consulting Engineers, LLC.
Texas Board of Professional Engineers Firm Registration #17655

Rao Vasamsetti, P.E.

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.

   Surrounding neighborhood has been notified through the city zoning coordinator/

   Also we have mailed the letters to all the owners and not received any response

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 the contact information used.

   Mailing list is included with the submittal package

3. What concerns were raised during these communications?

   Not received any concerns or comments

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

   No, not received any concern or comments

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

Signature: _____ Date 10-07-2021 (OCTOBER 7th, 2021)

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY CREATING THE HERO WAY TOWNHOUSES PUD (PLANNED UNIT DEVELOPMENT) WITH THE BASE ZONING DISTRICT OF SFT-2-A (SINGLE-FAMILY TOWNHOUSES); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

SECTION 3. Applicability. This ordinance applies to the following parcel of land, which is herein referred to as the "Property". That certain parcel of land being 5.58 acres, ±; being more particularly described in Exhibit "B"; and identified by tax identification numbers R031386 and R031387; more particularly described in Instrument Number 2019118853 recorded in the Official Public Records of Williamson County, Texas.

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

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

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

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

PASSED AND APPROVED on First Reading this the 20th day of April, 2023.
FINALLY PASSED AND APPROVED on this the 4th day of May, 2023.

ATTEST: **THE CITY OF LEANDER, TEXAS:**

_____ _____

Dara Crabtree, City Secretary Christine DeLisle, Mayor

EXHIBIT A

Hero Way Townhouses Planned Unit Development

A. **Purpose and Intent**

1. The Hero way Townhouses PUD is comprised of approximately 5.58 acres, as shown in Exhibit B. The development of this property includes townhouses.

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.

SFT-2-A (Single-Family Townhouse)

C. Conceptual Site Layout & Land Use Plan

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

D. Allowable / Prohibited Uses

1. The allowable uses shall include attached or detached townhouses.
2. Lots may take access off of private streets with sidewalk on one side of the street instead of public streets.
3. The maximum unit count shall be: 9 units per acre

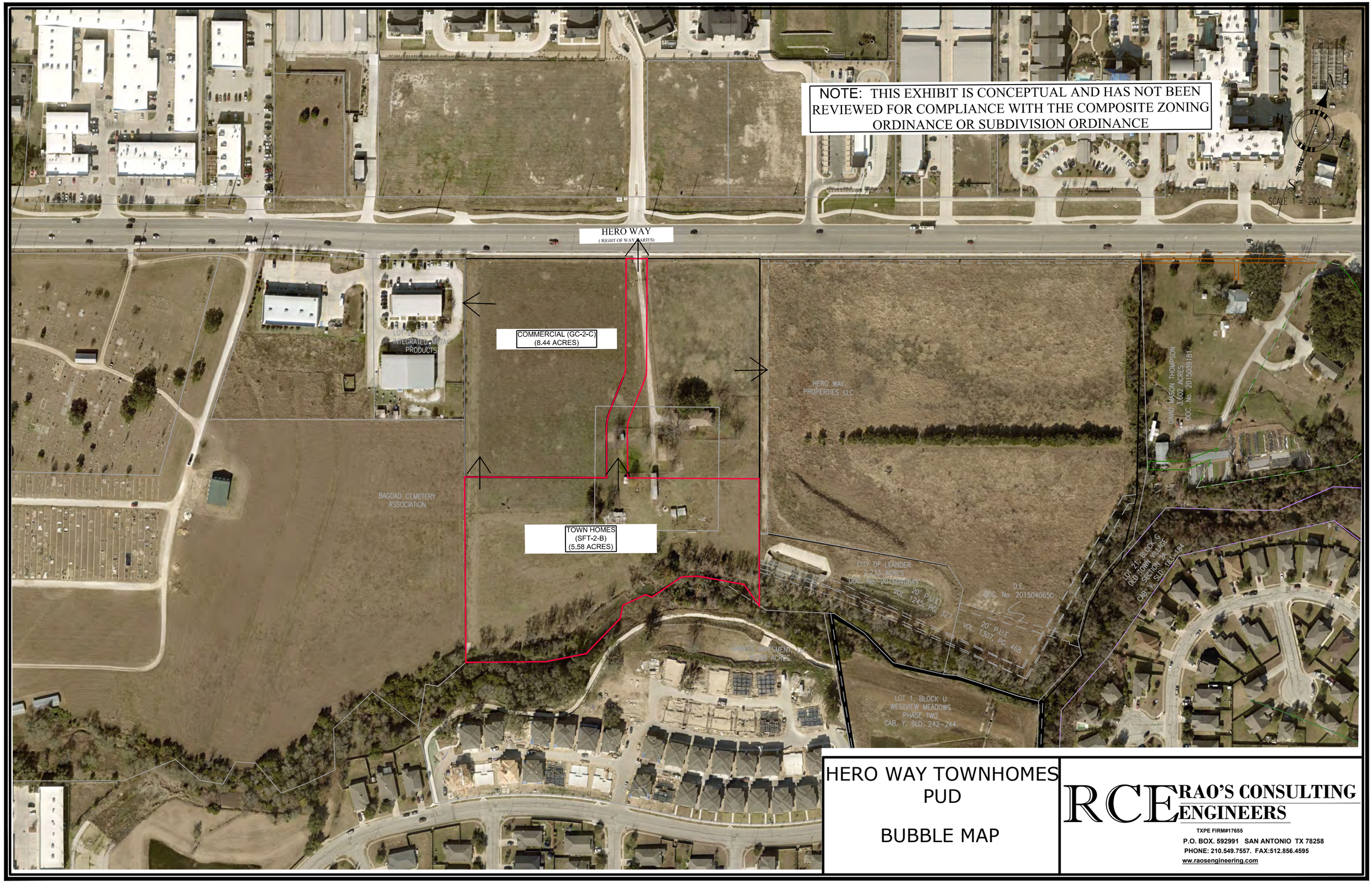
E. **Development Standards**

1. The following setbacks shall apply.

	SFT [2] Single Family Townhouse
Unit Width (minimum)	20 ft.
Front Bldg. Setback (minimum)	10 ft.
Lot depth (minimum)	62 ft
Side Bldg Setback (minimum)	5 ft.
Rear Bldg. Setback (minimum)	15 ft.
Building Setback from internal private street edge of curb	20 ft.
Building Separation	10 ft.

2. Perimeter block length limitations required by the Subdivision Ordinance (Article III, Sec 45) are waived for this project. Reciprocal access is required for the commercial tract to the adjacent properties.

3. An eight (8') foot masonry wall shall be constructed along the western boundary of the property. This wall shall be comprised of brick, stone, or stucco.



HERO WAY TOWNHOMES PUD

BUBBLE MAP

RCE RAO'S CONSULTING ENGINEERS
TXPE FIRM#17655
P.O. BOX. 592991 SAN ANTONIO TX 78258
PHONE: 210.549.7557. FAX:512.856.4595
ww.raosengineering.com

MINUTES
PLANNING & ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

March 23, 2023 at 6:00 PM

Place 1 – Donnie Mahan, *Chair*	**Place 5 – James Oliver**
Place 2 – John Cosgrove	**Place 6 – Laura Lantrip, *Vice-Chair***
Place 3 – Ron May	**Place 7 – Rick Carpenter**
Place 4 – Deirdre Moss	

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

1. Call to Order at 6:00 p.m.

2. Roll Call.

   All Commissioners were present.

3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the March 16, 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.]

6. *[Scriveners' error: this consent agenda item appeared before the header box. Announced in meeting it was a part of the consent agenda and voted on with the consent agenda.]*

   Approval of Subdivision Case PP-21-0007 regarding Hawkes Landing North Phase 1 Preliminary Plat on one parcel of land approximately 49.94 acres ± in size, more particularly described by Williamson Central Appraisal District R616492; generally located to the west of the intersection of N. Bagdad Road and Halsey Drive, Leander, Williamson County, Texas.

CONSENT AGENDA: ACTION

7. Motion made by Vice Chair Lantrip to pull the draft 3/9/2023 P & Z Minutes from the consent agenda for discussion.

Motion made by Commissioner May to approve consent agenda Item #6, second by Commissioner Oliver.

7-0

Approval of Minutes.

Vice Chair Lantrip commented on items 7, 8 & 9 of the 3/9/2023 draft P & Z agenda which showed the previous Chair and Vice Chair titles which needed to be updated.

Motion made by Vice Chair Lantrip to approve the 3/9/2023 P & Z Minutes with corrections, seconded by Commissioner Moss.

7- 0

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing regarding Subdivision Case CP-22-0013 to adopt the LC Hero Way Concept Plan on two parcels of land approximately 21.86 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031600 & R457677; generally located to the northwest of the intersection of Hero Way and Main Street, Leander, Williamson County, Texas.
   - Discuss and consider action regarding Subdivision Case CP-22-0013 as described above.

   Motion made by Vice Chair Laura Lantrip, seconded by Commissioner James Oliver to approve the Concept Plan with the warrants.

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

   7 - 0 Passed

9. Conduct a Public Hearing and consider action on Subdivision Case FP-22-0020 and Variance Case VA-22-0008 to approve the Freehill Addition Short Form Final Plat and Variance on one parcel of land approximately 16.85 acres ± in size, more particularly described by Williamson County Central Appraisal District Parcel R327784; approximately 1,000 feet to the west of the intersection of W Broade Street and Hero Way West on the south side of Hero Way West, Leander, Williamson County, Texas.
   - Discuss and consider action on Subdivision Case FP-22-0020 and Variance Case VA-22-0008 as described above.

   Rick Bickling did not speak, just had his question read into the record.

   Motion made by Vice Chair Laura Lantrip, seconded by Commissioner John Cosgrove to approve the Short Form Plat and Variance.

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

7 - 0 Passed

10. Conduct a Public Hearing and consider action on Subdivision Case FP-22-0033 and Variance Case VA-22-0009 to approve the Live Oak Ranch, Lot 19 Replat Short Form Final Plat and Variance on one parcel of land approximately 8.54 acres ± in size, more particularly described by Williamson County Central Appraisal District Parcel R023978; generally located at 1304 Spivey Road, Leander, Williamson County, Texas.
    - Discuss and consider action on Subdivision Case FP-22-0033 and Variance CaseVA-22-0009 as described above.

    Motion made by Commissioner James Oliver, seconded by Commissioner Deirdre Moss to approve the Short Form Plat and Variance.

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

    7 - 0 Passed

11. Conduct a Public Hearing and consider action regarding Zoning Case Z-22-0001 to amend the current zoning of SFT-2-B (Single-Family Townhouses) to adopt the Hero Way Townhouses PUD (Planned Unit Development) with the base zoning district of SFT-2-A (Single-Family Townhouses) on two parcels of land approximately 5.58 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031386 and R031387; and more commonly known as 11675 Hero Way West, Leander, Williamson County, Texas.
    - Discuss and consider action regarding Zoning Case Z-22-001 as described above.

    Kat Howell had concerns.

    Motion made by Commissioner Rick Carpenter, seconded by Commissioner James Oliver to approve the Zoning request with the condition that they build an 8 foot masonry wall between the townhouses and the cemetery.

    Commissioner Carpenter withdrew his motion.

    Motion made by Commissioner Rick Carpenter, seconded by Commissioner Ron May to approve the Zoning request with the condition that they build an 8 foot masonry wall comprised of brick, stone, or stucco between the townhouses and the cemetery.

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

    NAY: Commissioner John Cosgrove

    6 - 1 Passed

REGULAR AGENDA

12. Adjournment at 6:41 p.m.

APPROVED:

_____
CHAIRMAN COSGROVE

ATTEST:

_____
VERONICA TOVAR
PLANNING & ZONING COMMISSION SECRETARY

AGENDA ITEM # 25

EXECUTIVE SUMMARY
04/20/2023

AGENDA SUBJECT:

Discuss and consider action regarding Subdivision Case PP-22-0019 regarding Gabriel's Horn Preliminary Plat on four (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 Boulevard and Gabriel's Horn Road, Leander, Williamson County, Texas.

BACKGROUND:

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

This preliminary plat includes eight (8) commercial lots. This request also includes the removal of 274.5" of significant trees (18" to 26") and three (3) Heritage Trees totaling 120" for storm and pond improvements. The project is preserving sixty-eight (68%) percent of significant trees (18" to 26") on site totaling 601.5" and forty-severn (47%) percent of Heritage Trees on site totaling 107.5". In total the project is preserving 1,916.5" of trees and removing 901.5" or thirty-two (32%) percent. This proposal meets all the requirements of the Subdivision Ordinance. The Heritage Tree removal fee is $36,000.00 or $300.00 per caliper inch. The Final mitigation fee for tree removal is $83,812.50. Staff recommends to approve the preliminary plat.

HISTORY/TIMELINE:

08/04/2022 – Concept Plan Approval

APPLICANT/AGENT:

LJA Engineering, Inc. (Charles Hager) on behalf of Reagan Gabriels Real Estate LLC (Samir Maredia).

RECOMMENDATION:

The Planning & Zoning Commission unanimously recommended approval during the April 13, 2023 meeting.

PRESENTER:

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

Attachments

1. Preliminary Plat
2. Location Map
3. P&Z Draft Minutes

GABRIELS HORN DEVELOPMENT

PRELIMINARY PLAT

22-PP-019

OWNER/DEVELOPER: REAGAN GABRIELS REAL ESTATE LLC
5522 JENOLAN RIDGE LANE
SUGAR LAND, TEXAS 77479
CONTACT PERSON: SAMIR MAREDIA
PHONE: (832) 713-4985

ENGINEER : LJA ENGINEERING, INC.
7500 RIALTO BOULEVARD, BUILDING II, SUITE 100
AUSTIN TEXAS 78735
CONTACT PERSON : CHARLES HAGER, P. E.
PHONE: (512) 439-4700
FAX: (512) 439-4716

SURVEYOR : BRYAN TECHNICAL SERVICES, INC.
911 N. MAIN
TAYLOR, TEXAS 76574
CONTACT PERSON: BRUCE L. BRYAN, R.P.L.S.
PHONE: (512) 352-9090

PROJECT AGENT : LJA ENGINEERING, INC.
7500 RIALTO BOULEVARD, BUILDING II, SUITE 100
AUSTIN TEXAS 78735
CONTACT PERSON : CHARLES HAGER, P. E.
PHONE: (512) 439-4700
FAX: (512) 439-4716

SUBDIVISION ACREAGE

TOTAL EXISTING SITE AREA	17.82 AC
R.O.W. DEDICATION (GABRIELS HORN)	0.46 AC
NET SITE AREA	17.36 AC

PROPERTY ZONING

GC-3-C (TRACT 1)	9.62 AC	(55.4%)
LC-2-A (TRACT 2)	7.74 AC	(44.6%)
TOTAL	17.36 AC	

SUBDIVISION ACREAGE SUMMARY

NET SITE AREA	17.36 AC	
COMMERCIAL	17.36 AC	(100%)

LOT SUMMARY:

LOT NUMBER	AREA	PERIMETER
LOT 1, BLOCK A	2.56 AC.	1,360'
LOT 2, BLOCK A	1.39 AC.	992'
LOT 3, BLOCK A	1.06 AC.	898'
LOT 4, BLOCK A	1.07 AC.	901'
LOT 5, BLOCK A	2.20 AC.	1,254'
LOT 6, BLOCK A	2.41 AC.	2,300'
LOT 7, BLOCK A	1.97 AC.	1,824'
LOT 8, BLOCK A	4.71 AC.	1,933'

FUTURE LAND USE
PER FUTURE LAND USE: MULTI-USE CORRIDOR-PRIORITY CORRIDOR

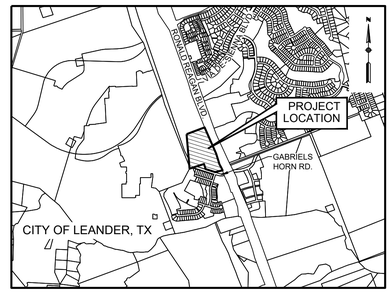
PROPOSED LAND USE
PER CURRENT ZONING: COMMERCIAL

LEGAL DESCRIPTION:
BEING 17.82 ACRES OF LAND, MORE OR LESS, OUT OF THE HENRY GARMES SURVEY, ABSTRACT NO. 269, IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 17.825 ACRE TRACT OF LAND AS CONVEYED IN A SUBSTITUTE TRUSTEE'S DEED FROM ROBERT E. TESCH TO EQUITY SECURED CAPITAL, L.P., DATED 01-05-2012 AS RECORDED IN DOCUMENT NO. 2012001125 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.) AND BEING THAT SAME TRACT OF LAND CONVEYED FROM EQUITY SECURED CAPITAL L.P. TO REAGAN GABRIELS REAL ESTATE, LLC DATED 12-30-2021 AS RECORDED IN DOCUMENT NO. 2022000020 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (O.P.R.W.C)

FLOODPLAIN INFORMATION
NO PORTION OF THE SUBJECT TRACT IS WITHIN THE 100-YEAR FLOODPLAIN. AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NO. 48491C0455F, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019.

AQUIFER, DRAINAGE, AND SERVICE PROVIDER NOTES

1. THIS PROJECT LIES WITHIN THE BOUNDARY OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
2. DRAINAGE CALCULATIONS AND DRAINAGE FACILITIES SHOWN HEREIN ARE FOR PLANNING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION PURPOSES. FINAL CONSTRUCTION PLANS FOR THESE IMPROVEMENTS SHALL BE PREPARED, SUBMITTED, AND APPROVED UNDER SEPERATE COVER.
3. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF LEANDER.
4. ELECTRIC SERVICE SHALL BE SUPPLIED BY PEDERNALES ELECTRIC COOPERATIVE.
5. TELECOMMUNICATION SERVICE MAY BE PROVIDED BY SPECTRUM COMMUNITY SOLUTIONS.
6. GAS SERVICE MAY BE SUPPLIED BY ATMOS ENERGY.



LOCATION MAP
1" = 2,000'

FILING DATE: 08/09/2022

TOTAL SITE AREA: 17.82 ACRES

SUBMITTED FOR APPROVAL BY:
LJA ENGINEERING, INC.

11/01/2022

CHARLES R. HAGER V, P.E. #127034 — DATE
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS — CHARLES R. HAGER V — 127034 — LICENSED — PROFESSIONAL ENGINEER

TREE MITIGATION AND REMOVAL NOTE:
MITIGATION FOR REMOVED TREES AS PART OF PUBLIC IMPROVEMENTS SHOWN HEREON AS FOLLOWS:

1. HERITAGE TREE REMOVAL FEE: FEE OF $300 PER REMOVED HERITAGE TREE INCH IS REQUIRED. SINCE 120-INCHES OF REMOVAL ARE PROPOSED, THE HERITAGE TREE REMOVAL FEE IS $36,000 (SUBJECT TO REMOVAL PERMIT APPROVAL). SEE SHEET TP02.
2. MITIGATION FEE: FEE OF $150 PER REMOVED TREE INCH (CALCULATED AT 2:1 FOR SIGNIFICANT TREES & 3:1 FOR HERITAGE TREES) IS REQUIRED. A TOTAL OF 120-INCHES OF HERITAGE TREE REMOVAL ARE PROPOSED (FOR A CALCULATED TOTAL OF 360-INCHES). A TOTAL OF 274.5-INCHES OF SIGNIFICANT TREE REMOVAL ARE PROPOSED (FOR A CALCULATED TOTAL OF 549-INCHES). THERE IS A PRESERVED TREE CREDIT OF 350.25-INCHES BASED ON A TOTAL OF 1,714.50-INCHES OF TREES 8" - 18" WITH AN ALLOWED REMOVAL OF 857.25-INCHES (50%), AND 507-INCHES PROPOSED AS BEING REMOVED. APPLYING THIS PRESERVED TREE CREDIT TO THE TREE MITIGATION FEE, 558.75-INCHES ARE REQUIRED TO MEET THE MITIGATION FEE OF $150 PER REMOVED TREE INCH, OR $83,812.50.

MAINTENANCE NOTE:
ALL IMPROVEMENTS SHOWN HEREON SHALL BE PRIVATELY MAINTAINED BY THE OWNERS OF THE PROPOSED LOTS VIA A POA, EXCEPT FOR UTILITY, DRAINAGE, DRIVEWAY, AND SIDEWALKS PROPOSED WITHIN A PUBLIC R.O.W. AND PUBLIC WATER AND/OR WASTEWATER EASEMENT, WHICH ARE PROPOSED TO BE MAINTAINED BY THE CITY OF LEANDER. THE IMPROVEMENTS PROPOSED TO BE MAINTAINED BY THE CITY OF LEANDER ARE AS FOLLOWS:

1. RONALD REAGAN BLVD - 10' CONCRETE SIDEWALKS WITHIN ROW
2. RONALD REAGAN BLVD. TURN LANES WITHIN ROW
3. EXTENSION OF GABRIELS HORN ROAD & ASSOCIATED IMPROVEMENTS W/IN PROP. ROW
4. PUBLIC WATER LINE WITHIN 15' PUBLIC WATER LINE EASEMENT & EX./PROP. ROW
5. INTERNAL PUBLIC GRAVITY WASTEWATER LINE FROM LIMITS OF SUBDIVISION WITHIN PUBLIC & 15' WASTEWATER EASEMENT EX./PROP. ROW

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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

Sheet No.	Description	Sheet Title
01	CV01	COVER SHEET
02	CP01	CONCEPT PLAN (22-CP-004)
03	EX01	EXISTING CONDITIONS & DEMOLITION PLAN
04	PP01	PRELIMINARY PLAT
05	UT01	IMPROVEMENTS PLAN
06	WL01	WATER IMPROVEMENT PLAN
07	WW01	WASTEWATER IMPROVEMENT PLAN
08	ST01	STORM IMPROVEMENT PLAN
09	DM01	EXISTING CONDITIONS DRAINAGE AREA MAP
10	DM02	DEVELOPED CONDITIONS DRAINAGE AREA MAP
11	TP01	TREE PROTECTION PLAN
12	TP02	HERITAGE TREE PLAN
13	TP03	TREE LIST

PRELIMINARY PLAT NOTES

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS, 0.28 ACRES AT THE SOUTHWEST CORNER IS ANNEXED BY THE CITY OF LEANDER AS PART OF 22-A-002.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. 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.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY, LANDSCAPE, AND PEDESTRIAN ACCESS EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
8. NO PORTION OF THIS TRACT IS WITHIN THE 100-YEAR FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL NO. 48491C0455F FOR WILLIAMSON COUNTY, TEXAS, EFFECTIVE DECEMBER 20, 2019.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
10. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF RONALD REAGAN BLVD AND GABRIELS HORN RD. 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.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. 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.

TRAFFIC IMPACT ANALYSIS NOTE:

1. OWNER / DEVELOPER IS REQUIRED TO PAY A FEE-IN-LIEU OR PROVIDE TIA APPROVAL AT THE TIME OF SITE DEVELOPMENT PER LEANDER CODE OF ORDINANCES BASED ON TRIPS GENERATED BY PROPOSED LAND USES.
2. ALL DRIVEWAYS ALONG RONALD REAGAN BOULEVARD REQUIRE DECELERATION / RIGHT TURN LANES MEETING CITY OF LEANDER REQUIREMENTS.
3. THE FIRST DEVELOPMENT APPLICATION THAT PROPOSES TO MAKE DRIVEWAY ACCESS TO GABRIELS HORN ROAD IS REQUIRED TO EXTEND THE EXISTING ROADWAY TO COMPLETE THE ROADWAY CONNECTION AS PART OF THAT DEVELOPMENT APPLICATION. THE ROADWAY SHALL MEET CITY OF LEANDER TRANSPORTATION REQUIREMENTS.
4. NO MORE THAN ONE (1) ACCESS DRIVEWAY PER TRACT IS PERMITTED ALONG RONALD REAGAN BOULEVARD BASED ON CITY OF LEANDER DRIVEWAY SPACING REQUIREMENTS UNLESS A VARIANCE IS GRANTED OR OWNER OBTAINS APPROVAL FOR ALTERNATIVE ACCESS APPROVAL THROUGH A DEVELOPMENT APPLICATION AND / OR TIA.
5. AN INTERNAL SHARED ACCESS DRIVE IS REQUIRED TO CONNECT ALL PROPOSED LOTS MEETING LEANDER FIRE CODE. THE DRIVEWAY REQUIRES A JOINT ACCESS EASEMENT TO ALLOW RECIPROCAL ACCESS BETWEEN LOT OWNER.
6. MINIMUM OF 15' WIDE RIGHT OF WAY ALONG GABRIELS HORN ROAD IS REQUIRED TO BE DEDICATED TO THE CITY OF LEANDER BY FINAL PLAT.
7. 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.

WASTEWATER APPROVAL NOTE

THE BAR W LIFT STATION REQUIRES UPGRADES TO SERVE FUTURE DEVELOPMENT WITHIN THE GABRIELS HORN SUBDIVISION. LIFT STATION UPGRADE CONSTRUCTION PLANS THAT ACCOUNT FOR LUE'S GENERATED BY THE GABRIELS HORN SUBDIVISION SHALL BE APPROVED BY THE CITY OF LEANDER PRIOR TO ISSUANCE OF ANY GABRIELS HORN SUBDIVISION PUBLIC IMPROVEMENT CONSTRUCTION PLAN (PICP) AND/OR SITE DEVELOPMENT (SD) PLAN PERMIT(S). IF THE UPGRADES ARE TO BE BUILT BY OTHERS, THE OWNER(S) AND HIS/HER ASSIGNS WILL BE RESPONSIBLE FOR ENTERING INTO A DEVELOPMENT AGREEMENT TO PARTICIPATE IN THE COSTS ASSOCIATED WITH THE BAR W LIFT STATION UPGRADES BASED ON FINAL LUE'S GENERATED BY THE GABRIELS HORN DEVELOPMENT. BEFORE APPROVAL OF THE GABRIELS HORN PICP OR SD PERMITS, IF THE BAR W LIFT STATION UPGRADES HAVE NOT YET BEEN CONSTRUCTED BY OTHERS, BAR W LIFT STATION IMPROVEMENTS MAY BE REQUIRED TO BE INCLUDED WITH THE GABRIELS HORN SUBDIVISION PUBLIC IMPROVEMENT CONSTRUCTION PLANS - AT THAT TIME, FUTURE DISCUSSIONS WITH CITY OF LEANDER DIRECTORS MAY BE REQUIRED TO DISCUSS AVAILABLE OPTIONS, DEVELOPMENT AGREEMENTS, COST PARTICIPATION, OR OTHER SIMILAR TOPICS.

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7500 Rialto Boulevard
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Austin, Texas 78735
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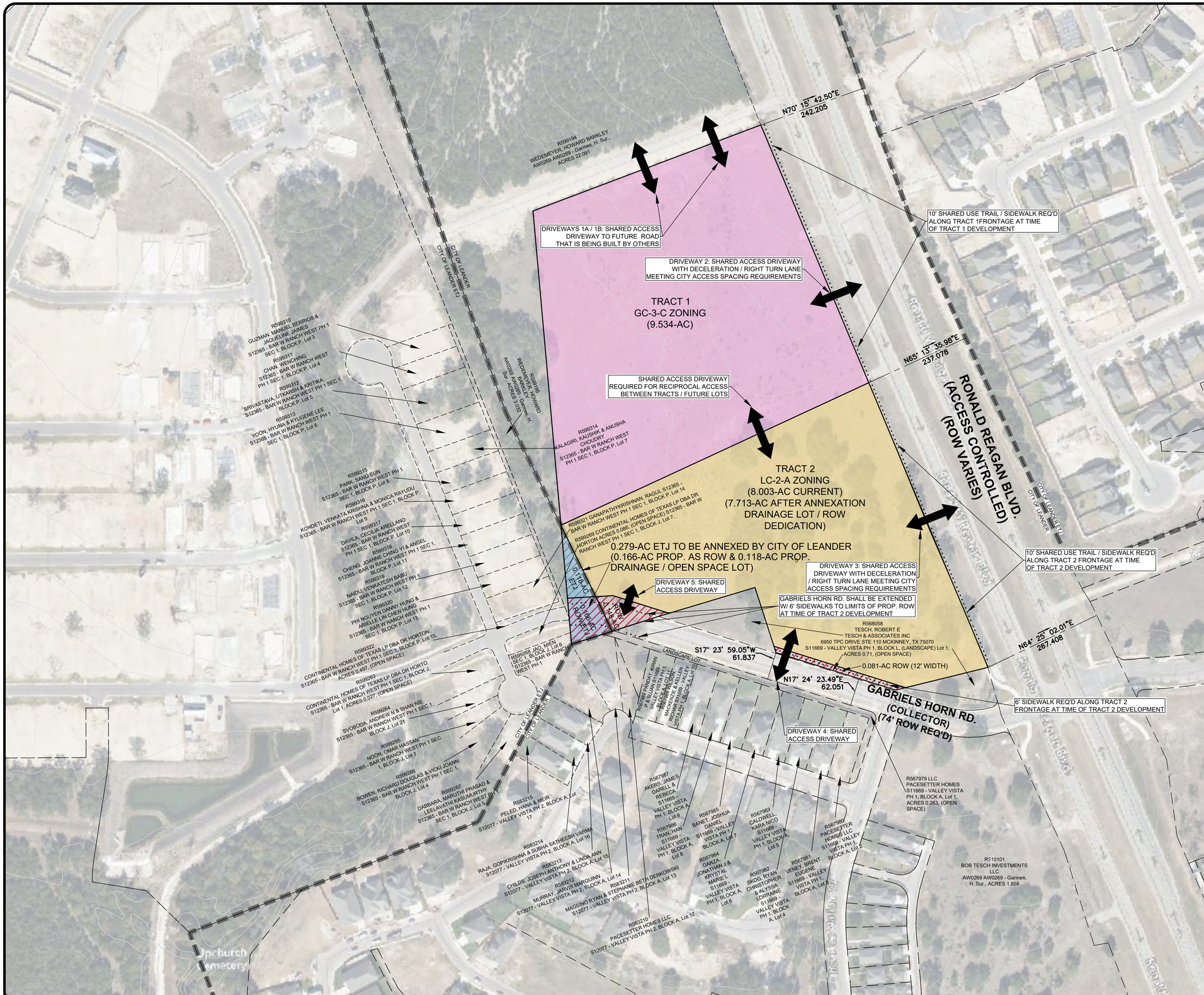
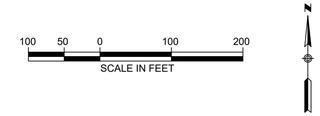
FRN - F-1386





NOTES:

1. THIS SUBDIVISION COMPLIES WITH THE CURRENT CITY OF LEANDER TRANSPORTATION PLAN, BOUNDARY STREET IMPROVEMENTS ARE NOT NEEDED.
2. WHEN OFFICIAL SURVEYS WITH SUPPORTING DOCUMENTS AND RECORDS INDICATE SOMETHING THAT IS LESS THAT WHAT IS PRESENTED ON THE CONCEPT PLAN, THE REMEDY TO BRING SUCH A PORTION OF THE STREET R.O.W OR PAVEMENT AREA COVERAGE UP TO ULTIMATE BUILDOUT.
3. PROJECT IS REQUIRED TO EXTEND GABRIELS HORN RD. TO LIMITS OF PROP. ROW AT TIME OF TRACT 2 DEVELOPMENT MEETING CITY REQUIREMENTS.
4. 10' WIDE TRAIL IS REQUIRED TO BE INSTALLED ALONG RONALD REAGAN BLVD. ALONG TRACT FRONTAGE AT TIME OF RESPECTIVE TRACT DEVELOPMENT.
5. A SHARED ACCESS DRIVE CONNECTING TO RONALD REAGAN BLVD. IS REQUIRED TO BE INSTALLED PROVIDING RECIPROCAL TRACT ACCESS AT TIME OF FIRST TRACT DEVELOPMENT.
6. ALL ACCESS DRIVEWAYS ALONG RONALD REAGAN BLVD REQUIRE DECELERATION / RIGHT TURN LANES.
7. THE ACCESS ARROWS SHOWN HEREON ONLY DEMONSTRATE ACCESS BETWEEN PROPERTIES AND NOT THE FINAL LOCATIONS OF FUTURE DRIVEWAYS - AS THESE DRIVEWAY LOCATIONS AND SPACING ARE REQUIRED TO COMPLY WITH CITY STANDARDS WHICH WILL BE FINALIZED DURING DEVELOPMENT APPLICATION PERMITTING AND / OR A TRAFFIC IMPACT ANALYSIS (TIA).
8. NO MORE THAN ONE (1) ACCESS DRIVEWAY PER TRACT IS PERMITTED ALONG RONALD REAGAN BOULEVARD BASED ON CITY OF LEANDER DRIVEWAY SPACING REQUIREMENTS (WHICH FOLLOWS TxDOT ACCESS MANAGEMENT MANUAL CRITERIA) UNLESS A VARIANCE IS GRANTED OR OWNER OBTAINS APPROVAL FOR ALTERNATIVE ACCESS APPROVAL THROUGH DEVELOPMENT APPLICATION PERMITTING AND / OR ATIA.

TRAFFIC IMPACT ANALYSIS NOTE

OWNER / DEVELOPER IS REQUIRED TO PAY A FEE-IN-LIEU OR PROVIDE TIA APPROVAL AT THE TIME OF SITE DEVELOPMENT PER LEANDER CODE OF ORDINANCES BASED ON TRIPS GENERATED BY PROPOSED LAND USES. A CONCEPTUAL SUMMARY OF THE FUTURE LAND USES AND TRIP GENERATION SUMMARY IS INCLUDED FOR REFERENCE BELOW (SUBJECT TO CHANGE WITH FINAL SITE DESIGN).

Trip Generation Summary

No. of Lots	Zoning	Land Use	Bldg Area (SF) / Students	I.T.E. Code	Daily Volume	Peak Trips per Day (AM)	Peak Trips per Day (PM)
1	LC-2-A	Restaurant	8,000	931	720	36	66
1	LC-2-A	Car Wash	5,000	948	152	152	58
1	LC-2-A	Fast-Food	3,200	934	1,507	163	164
1	LC-2-A	C-Store	5,500	853	3,433	232	273
1	LC-2-A	Shopping	34,000	820	2,887	171	260
1	GC-3-C	Retail	24,725	814	1,569	112	183
1	GC-3-C	School K-12	150	536	372	133	144
1	GC-3-C	School K-8	100	534	411	103	61
				Total	11,051	1,102	1,209

WATER / WASTEWATER DEMAND NOTE

A WATER / WASTEWATER DEMAND SUMMARY IS INCLUDED FOR REFERENCE BELOW (SUBJECT TO CHANGE WITH FINAL SITE DESIGN).

Gabriels Horn Development - Leander
Water / Wastewater Demand Summary - Concept Plan

Tract No. / Zoning	Quantity	LUE Conversion	Land Use	LUE's	Area (AC)
Tract 1 (LC-2-A)	8,000	200	Restaurant (SF)	40.0	9.54
Tract 1 (LC-2-A)	5,000	1660	Car Wash (SF)	3.0	
Tract 1 (LC-2-A)	3,200	200	Fast-Food (SF)	16.0	
Tract 1 (LC-2-A)	5,500	1660	C-Store (SF)	3.3	
Tract 1 (LC-2-A)	34,000	1660	Shopping (SF)	20.5	
			TRACT 1 TOTAL	**82.8**	
Tract 2 (GC-3-C)	24,725	1660	Retail (SF)	14.9	7.71
Tract 2 (GC-3-C)	150	13	School K-12 (Students)	11.5	
Tract 2 (GC-3-C)	100	15	School K-8 (Students)	6.7	
			TRACT 2 TOTAL	**33**	**7.71**
			SUBDIVISION TOTAL	**116**	**17.25**

Wastewater Flow Calculation

Average Dry Weather Flow

Q = 245 GPD * LUE =	28,397.2	GPD
Q =0.170 GPM * LUE =	19.7	GPM

Peak Dry Weather

Q = ((18 + (0.0206* F)^0.5) /(4+(0.0206*F)^0.5) * F =	79.3	GPM

Inflow/Infiltration

Q = AREA * 750 GPD/1440 = 119.19 acres * 0.5208 =	9.0	GPM

Peak Wet Weather

Peak Dry Weather + Inflow/Infiltration =	88.3	GPM

Water Flow Calculation

Peak Hour Q = 2.2 GPM * LUE =	255.0	GPM
Peak Day Q = 1.3 GPM* LUE =	150.7	GPM

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

GABRIELS HORN DEVELOPMENT
PRELIMINARY PLAT
CONCEPT PLAN (22-CP-004)
GABRIELS HORN RD & RONALD REAGEN BLVD, LEANDER, TEXAS 78641

NO.	DESCRIPTION	BY	DATE

REVISIONS

DATE: 9/27/2022
DESIGNED BY: CRH
DRAWN BY: CRH
CHECKED BY:
DRAWING NAME: A641-0401-PP-CP01

NOT FOR CONSTRUCTION

LJA Engineering, Inc.
7500 Rialto Boulevard
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Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A641-0401

CP01

SHEET NO. 02 OF 13 SHEETS

LEANDER PROJECT No. 22-CP-004

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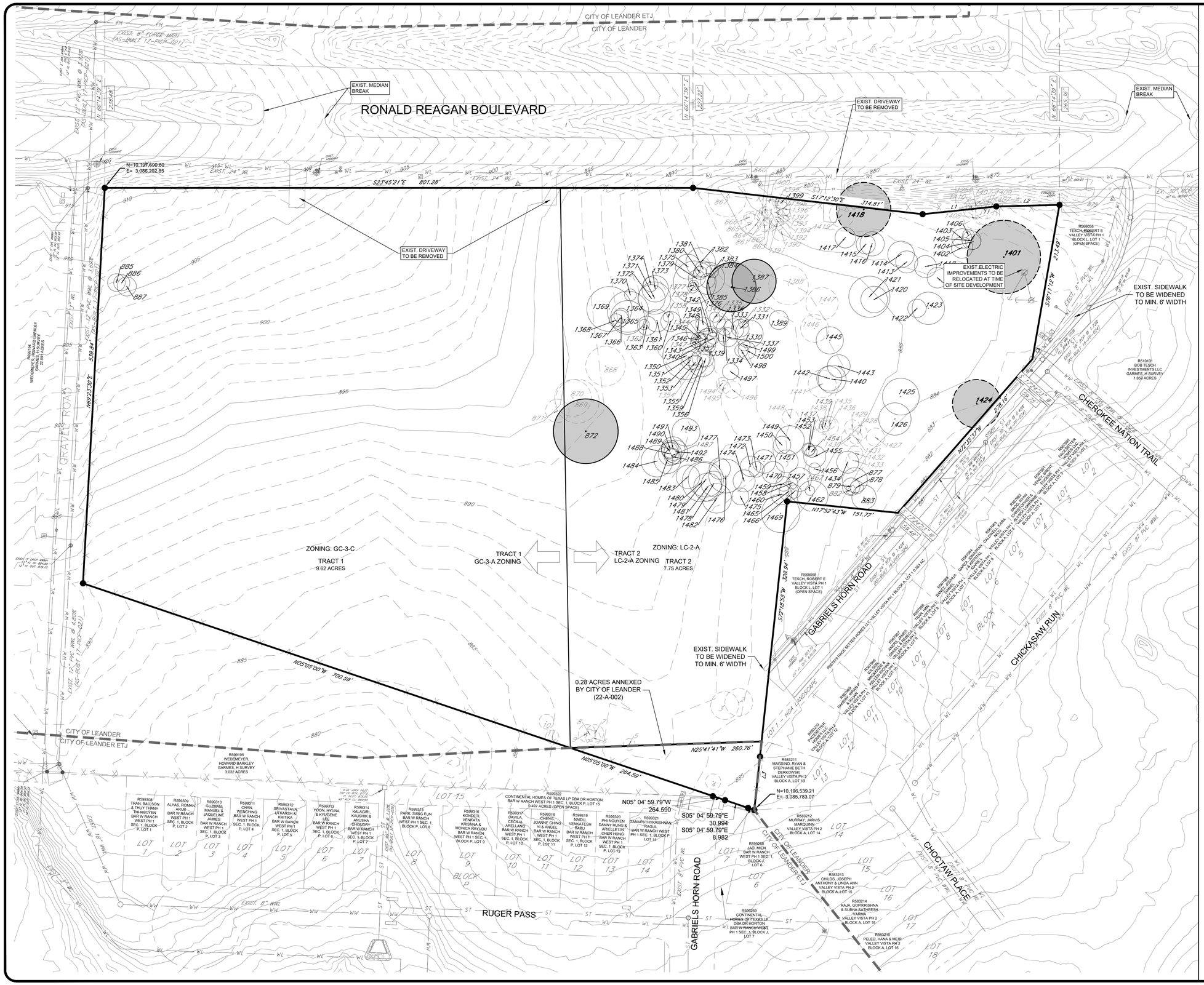

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SCALE IN FEET

LEGEND

667	EXISTING CONTOUR MINOR
670	EXISTING CONTOUR MAJOR
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	DRAINAGE CENTERLINE
	CITY LIMITS LINE
	ZONING BOUNDARY
ST ST	STORM SEWER LINE
WW WW	WASTEWATER LINE
	WASTEWATER SERVICE
WL WL	WATER LINE
	WATER SERVICE
	LEANDER ULT.-DEV. 100-YR ATLAS 14 FP
	LEANDER EX. 100-YR ATLAS14 FP
X X X	CHAIN-LINK FENCE
	TREE TO BE REMOVED DURING SDP
	TREE TO REMAIN
	TREE TO REMAIN (HERITAGE)
	STREET SIGN
	5/8" IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY" SET
	IRON ROD FOUND (AS NOTED)
	IRON PIPE FOUND (AS NOTED)
	COTTON-GIN SPINDLE FOUND
	MAG NAIL FOUND
	"X" SCRIBED IN CONCRETE

BEARING BASIS:
ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD83. COORDINATES GIVEN IN SURFACE.

UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

FLOODPLAIN NOTE:
NO PORTION OF THE SUBJECT TRACT IS WITHIN THE 100-YEAR FLOODPLAIN. AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NO. 48491C0455F, WITH AN EFFECTIVE DATE OF DECEMBER 20,2019.

TCEQ EDWARDS AQUIFER NOTE:
THIS SITE IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

WATERSHED NOTE:
THIS SITE IS WITHIN THE SOUTH FORK SAN GABRIEL RIVER WATERSHED.

BUFFER ZONE NOTE:
THIS SUBDIVISION IS NOT SUBJECT TO CITY OF LEANDER BUFFER ZONE (DEFINED BY FEMA 100-YR FLOODPLAIN LIMITS).

TREE PROTECTION NOTE:
TREE REMOVAL, MITIGATION, AND OTHER APPLICABLE REQUIREMENTS SHALL BE ADDRESSED DURING SITE DEVELOPMENT. NO TREES ARE PROPOSED TO BE REMOVED AS PART OF THIS PRELIMINARY PLAT WITHIN EXISTING AND/OR PROPOSED PUBLIC R.O.W. SEE SHEET TP01 FOR TREE PROTECTION PLAN AND TP02 FOR TREE LIST.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S29°46'21"E	100.81'
L2	S25°08'32"E	86.12'
L3	N72°18'55"E	94.06'

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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

GABRIELS HORN DEVELOPMENT
PRELIMINARY PLAT
EXISTING CONDITIONS & DEMOLITION PLAN
GABRIELS HORN RD & RONALD REAGEN BLVD, LEANDER, TEXAS 78641

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 9/27/2022
DESIGNED BY: CRH
DRAWN BY: DLB
CHECKED BY: CRH
DRAWING NAME: A641-0401-PP-EX01.dwg

9/27/2022
STATE OF TEXAS
CHARLES R. HAGER
127034
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
7500 Rialto Boulevard
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Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A641-0401

EX01

SHEET NO. 03 OF 13 SHEETS

LEANDER PROJECT No. 22-PP-019

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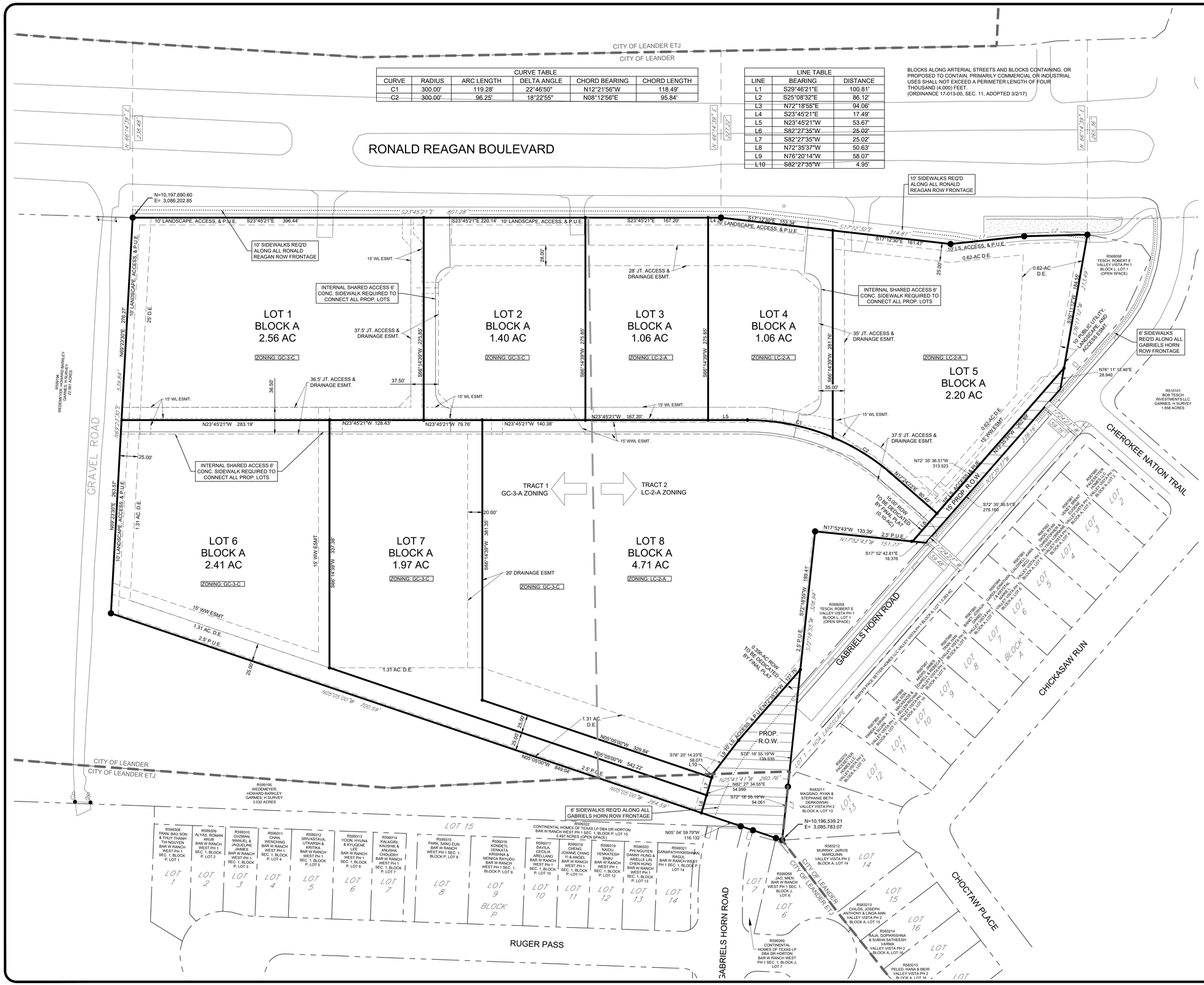

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	300.00'	119.28'	22°46'50"	N12°21'56"W	118.49'
C2	300.00'	96.25'	18°22'55"	N08°12'56"E	95.84'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S29°46'21"E	100.81'
L2	S25°08'32"E	86.12'
L3	N72°18'55"E	94.06'
L4	S23°45'21"E	17.49'
L5	N23°45'21"W	53.67'
L6	S82°27'35"W	25.02'
L7	S82°27'35"W	25.02'
L8	N72°35'37"W	50.63'
L9	N76°20'14"W	58.07'
L10	S82°27'35"W	4.95'

BLOCKS ALONG ARTERIAL STREETS AND BLOCKS CONTAINING, OR PROPOSED TO CONTAIN, PRIMARILY COMMERCIAL OR INDUSTRIAL USES SHALL NOT EXCEED A PERIMETER LENGTH OF FOUR THOUSAND (4,000) FEET.
(ORDINANCE 17-013-00, SEC. 11, ADOPTED 3/2/17)

60 30 0 60 120
SCALE IN FEET

LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- DRAINAGE CENTERLINE
- CITY LIMITS LINE
- ZONING BOUNDARY
- WQZ — WATER QUALITY / BUFFER ZONE
- ST — STORM SEWER LINE
- WW — WASTEWATER LINE
- WASTEWATER SERVICE
- WL — WATER LINE
- WATER SERVICE
- 5/8" IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY" SET
- IRON ROD FOUND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- COTTON-GIN SPINDLE FOUND
- MAG NAIL FOUND
- "X" SCRIBED IN CONCRETE
- IRON ROD SET
- 10' S/W'S REQ'D - RONALD REAGAN ROW
- 6' S/W'S REQ'D - INTERNAL/G. HORN ROW

BEARING BASIS:

ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD83. COORDINATES GIVEN IN SURFACE.

UTILITY NOTE:

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FLOODPLAIN NOTE:

NO PORTION OF THE SUBJECT TRACT IS WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NO. 48491C0455F, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019.

LEGAL DESCRIPTION:

BEING 17.82 ACRES OF LAND, MORE OR LESS, BEING OUT OF THE HENRY GARMES SURVEY, ABSTRACT NO. 269, IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 17.825 ACRE TRACT OF LAND AS CONVEYED IN A SUBSTITUTE TRUSTEE'S DEED FROM ROBERT E. TESCH TO EQUITY SECURED CAPITAL LP, DATED 01-05-2012, AS RECORDED IN DOCUMENT NO. 2012001125 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.) AND BEING THAT SAME TRACT OF LAND CONVEYED FROM EQUITY SECURED CAPITAL LP TO REAGAN GABRIELS REAL ESTATE LLC, DATED 12-30-2021 AS RECORDED IN DOCUMENT NO. 2022000020 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.)

OWNERSHIP INFORMATION:

REAGAN GABRIELS REAL ESTATE LLC
5522 JENOLAN RIDGE LANE
SUGAR LAND, TEXAS 77479
CONTACT PERSON: SAMIR MAREDIA
PHONE: (822) 713-4985

NOTE: FUTURE APPLICATIONS AND FINAL PLAT SHALL BE PREPARED IN COMPLIANCE WITH AUSTIN TRANSPORTATION CRITERIA MANUAL STREET DESIGN STANDARDS AND THE CITY OF LEANDER TRANSPORTATION MASTER PLAN

TRANSPORTATION NOTE:
THIS SUBDIVISION SHALL COMPLY WITH WITH AUSTIN TRANSPORTATION CRITERIA MANUAL STREET DESIGN STANDARDS AND THE CITY OF LEANDER TRANSPORTATION MASTERPLAN.

LOT SUMMARY:

LOT NUMBER	AREA	PERIMETER
LOT 1, BLOCK A	2.56 AC.	1,360'
LOT 2, BLOCK A	1.39 AC.	992'
LOT 3, BLOCK A	1.06 AC.	886'
LOT 4, BLOCK A	1.07 AC.	901'
LOT 5, BLOCK A	2.20 AC.	1,254'
LOT 6, BLOCK A	2.41 AC.	2,300'
LOT 7, BLOCK A	1.97 AC.	1,824'
LOT 8, BLOCK A	4.71 AC.	1,933'

BLOCK SUMMARY:

BLOCK NUMBER	PERIMETER
BLOCK A	3,754'

BLOCKS ALONG ARTERIAL STREETS AND BLOCKS CONTAINING, OR PROPOSED TO CONTAIN, PRIMARILY COMMERCIAL OR INDUSTRIAL USES SHALL NOT EXCEED A PERIMETER LENGTH OF FOUR THOUSAND (4,000) FEET.
(ORDINANCE 17-013-00, SEC. 11, ADOPTED 3/2/17)

SURVEYOR CERTIFICAITON

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND (DATED 6/1/2022) AND THAT ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PRELIMINARY PLAT AS FOUND ON THE TITLE POLICY OR DISCOVERED WITH A TITLE SEARCH PREPARED FOR THE MOST RECENT PURCHASE OF PROPERTY (PER TITLE SURVEY DATED 12/7/2021 BY BRYAN TECHNICAL SERVICES, INC).

REGISTERED PROFESSIONAL LAND SURVEYOR: DATE: 11/01/2022

GORDON N. ANDERSON, RPLS No. 6617
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS · GORDON N. ANDERSON · 6617 · REGISTERED · PROFESSIONAL · LAND SURVEYOR

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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

GABRIELS HORN DEVELOPMENT
PRELIMINARY PLAT
PRELIMINARY PLAT

GABRIELS HORN RD & RONALD REAGEN BLVD, LEANDER, TEXAS 78641

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 11/01/2022
DESIGNED BY: CRH
DRAWN BY: DLB
CHECKED BY: CRH
DRAWING NAME: A641-0401-PP-PP01

11/01/2022

STATE OF TEXAS · CHARLES R. HAGER · 127034 · LICENSED · PROFESSIONAL ENGINEER

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A641-0401

PP01

SHEET NO. 04 OF 13 SHEETS

LEANDER PROJECT No. 22-PP-019

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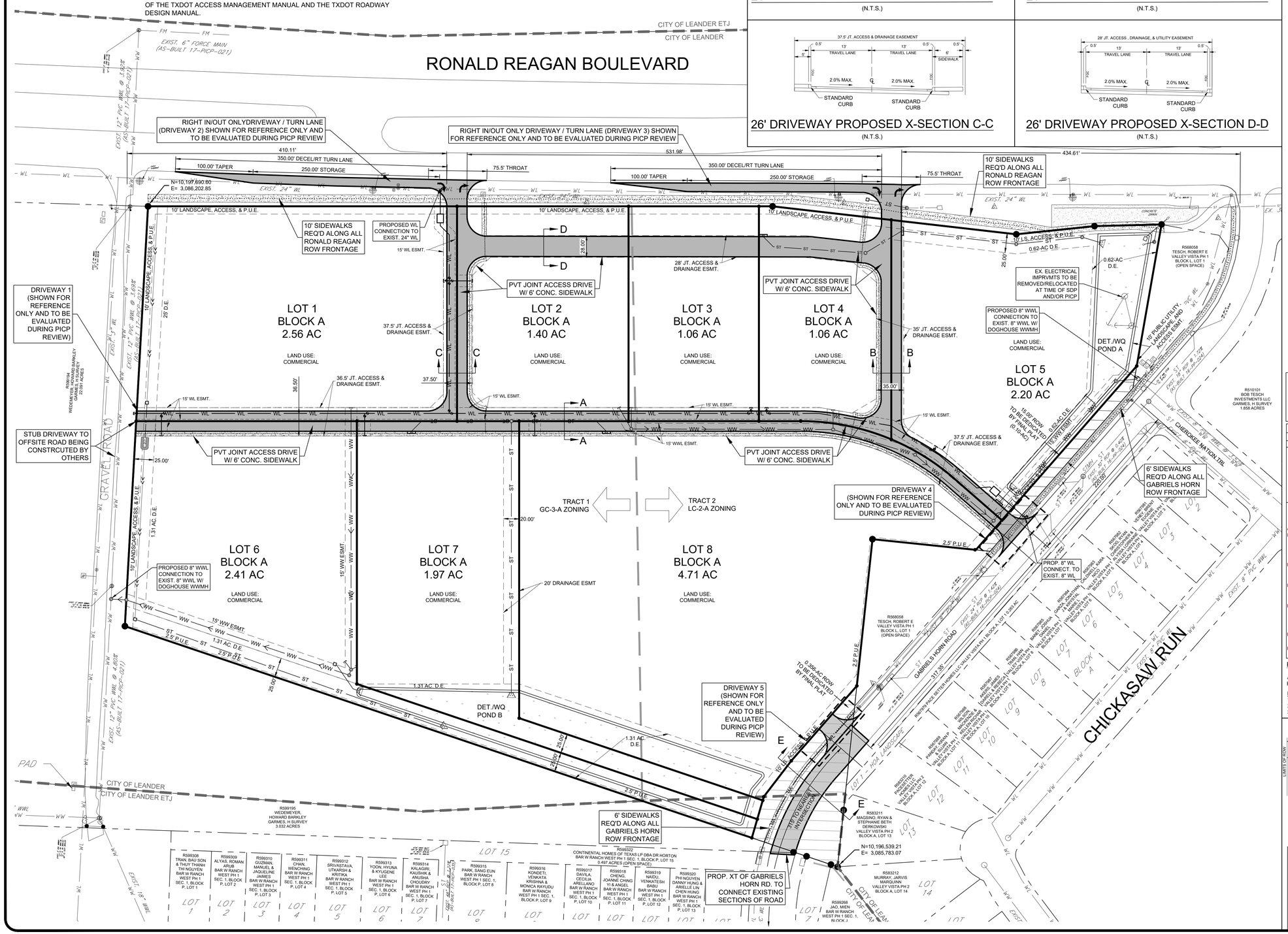
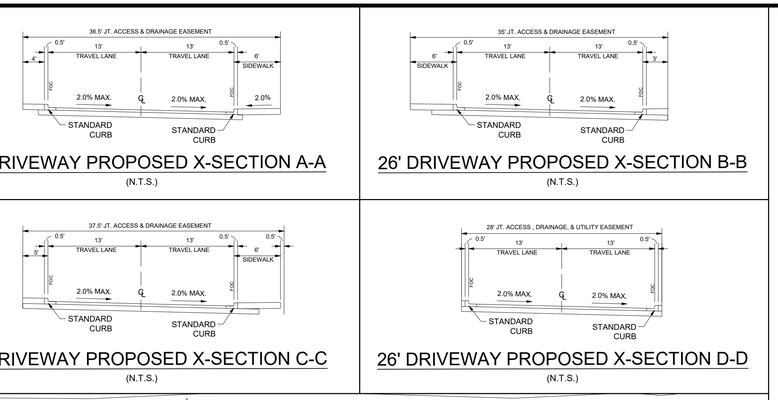
Plot Date/Time: Nov. 01, 22 - 09:30:01

NOTE:

1. ROADWAY GEOMETRY, DECELERATION LANES, DRIVEWAY LOCATION AND LAYOUT DETAILS, AND SIDEWALK LAYOUT WILL BE REVIEWED FOR COMPLIANCE AT THE TIME OF THE PICP CONSTRUCTION PLANS SUBMITTAL. ALL ITEMS SHOWN HEREON ARE PRELIMINARY AND NATURE AND SUBJECT TO CHANGE WITH FINAL DESIGN.
2. DRIVEWAYS ONTO RONALD REAGAN BOULEVARD SHALL BE RIGHT-IN / RIGHT-OUT ONLY.
3. PROPOSED RIGHT TURN / DECELERATION LANE LENGTHS AND DRIVEWAY PLACEMENTS ON RONALD REAGAN BLVD SHALL MEET THE REQUIREMENTS OF THE TXDOT ACCESS MANAGEMENT MANUAL AND THE TXDOT ROADWAY DESIGN MANUAL.

NOTE: REFER TO THE FOLLOWING SHEETS FOR REQ'D SUBDIVISION IMPROVEMENTS
SHEET WL01: FOR PROP. WATER IMPROVEMENTS
SHEET WW01: FOR PROP. WASTEWATER IMPROVEMENTS
SHEET ST01: FOR STORM, DETENTION, & WATER QUALITY IMPROVEMENTS





60 30 0 60 120
SCALE IN FEET

LEGEND

- 667 / 670 — EXISTING CONTOUR MINOR / EXISTING CONTOUR MAJOR
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- DRAINAGE CENTERLINE
- ST — STORM SEWER LINE
- WW — WASTEWATER LINE
- WASTEWATER SERVICE
- WL — WATER LINE
- WATER SERVICE
- PROPOSED R.O.W.
- 5/8" IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY" SET
- IRON ROD FOUND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- COTTON-GIN SPINDLE FOUND
- MAG NAIL FOUND
- "X" SCRIBED IN CONCRETE
- 10' S/W'S REQ'D - RONALD REAGAN ROW
- 6' S/W'S REQ'D - INTERNAL/G. HORN ROW

UTILITY NOTE:

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BUILDING SETBACK SUMMARY

	TRACT 1	TRACT 2
SIDE SETBACK	15'	10'
STREET SIDE SETBACK	35'	30'
MIN. REAR SETBACK	15'	10'
PARKING SETBACK	5'	5'
STREET SIDE PARKING SETBACK	20'	15'
MAX. BUILDING HEIGHT	37'	45'

INFORMATION SHOWN HEREON IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE WITH FINAL DESIGN. ALL PUBLIC UTILITY AND STORM IMPROVEMENTS ARE LABELED BASED ON ANTICIPATED SIZE AND LOCATIONS ONLY. ALL PROPOSED IMPROVEMENTS SHALL BE PRIVATELY MAINTAINED BY SUBDIVISION OWNERS AND THEIR SUCCESSORS

Gabriels Hom Preliminary Plat - Leander
Water / Wastewater Demand Summary

Description	Quantity	LUE Conversion	Land Use	LUE's	Area (AC)
Lot 1	25,000	1,660	Retail (SF)	15.1	2.56
Lot 2	6,000	1,660	Retail (SF)	3.6	1.40
Lot 3	3,200	200	Restaurant (SF)	16.0	1.06
Lot 4	3,200	200	Restaurant (SF)	16.0	1.06
Lot 5	12,500	200	Restaurant (SF)	62.5	2.20
Lot 6	35,100	1,660	Retail (SF)	21.1	4.71
Lot 7	60	15	School (Students)	4.0	1.97
Lot 8	100	15	School (Students)	6.7	2.41
			TOTAL	145	17.37

Wastewater Flow Calculation

Average Dry Weather Flow
Q = 245 GPD * LUE = 35,521.6 GPD
Q =0.170 GPM * LUE = 24.7 GPM

Peak Dry Weather
Q = [(18 + (0.0206* F)^0.5) /(4+(0.0206*F)^0.5) * F = 98.0 GPM

Inflow/Infiltration
Q = AREA * 750 GPD/1440 = 119.19 acres * 0.5208 = 9.0 GPM

Peak Wet Weather
Peak Dry Weather + Inflow/Infiltration = 107.0 GPM

Water Flow Calculation

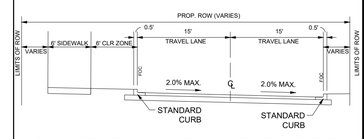
Peak Hour
Q = 2.2 GPM * LUE = 319.0 GPM

Peak Day
Q = 1.3 GPM* LUE = 188.5 GPM

PUBLIC UTILITY NOTE:

ALL PROPOSED WATER AND WASTEWATER LINES SHOWN HEREON SHALL BE PUBLICLY OWNED AND MAINTAINED BY THE CITY OF LEANDER.

NOTES
1. ALL PROPOSED WATER LINES ARE 12" - 6" PVC C-900.
2. ALL PROPOSED WASTEWATER LINES ARE 8" - 6" PVC SDR-26.
3. ALL PROPOSED STORM SEWER PIPES SHALL BE RCP.



GABRIELS HORN RD - SECTION E-E
(N.T.S.)

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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GABRIELS HORN DEVELOPMENT
PRELIMINARY PLAT
IMPROVEMENTS PLAN
GABRIELS HORN RD & RONALD REAGEN BLVD, LEANDER, TEXAS 78641

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 11/01/2022
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CHECKED BY: CRH
DRAWING NAME: A641-0401-UT01

11/01/2022
STATE OF TEXAS
CHARLES R. HAGER
127034
LICENSED PROFESSIONAL ENGINEER
CIVIL ENGINEER

LJA Engineering, Inc.
7500 Rialto Boulevard
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Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A641-0401

UT01

SHEET NO. 05 OF 13 SHEETS

LEANDER PROJECT No. 22-PP-019

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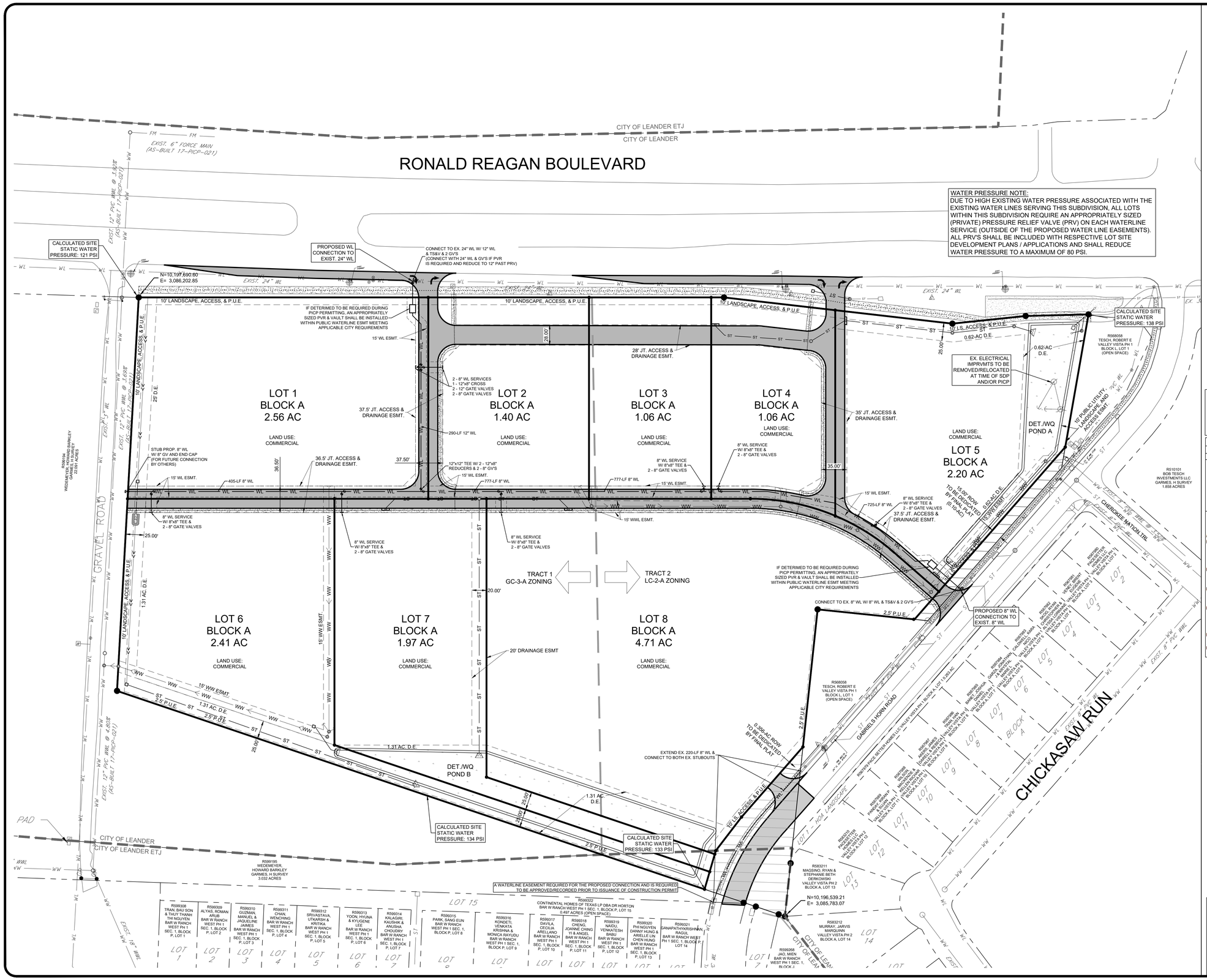

60 30 0 60 120
SCALE IN FEET

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Gabriels Horn Preliminary Plat - Leander

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Wastewater Flow Calculation

Average Dry Weather Flow

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Q =0.170 GPM * LUE = 24.7 GPM

Peak Dry Weather

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Inflow/Infiltration

Q = AREA * 750 GPD/1440 = 119.19 acres * 0.5208 = 9.0 GPM

Peak Wet Weather

Peak Dry Weather + Inflow/Infiltration = 107.0 GPM

Water Flow Calculation

Peak Hour

Q = 2.2 GPM * LUE = 319.0 GPM

Peak Day

Q = 1.3 GPM* LUE = 188.5 GPM

NOTES

1. ALL PROPOSED WATER LINES ARE 12" - 6" PVC C-900.
2. ALL PROPOSED WASTEWATER LINES ARE 8" - 6" PVC SDR-26.
3. ALL PROPOSED STORM SEWER PIPES SHALL BE RCP.
4. FIRE HYDRANTS ARE REQUIRED MEETING LFD REQUIREMENTS AND SHALL BE PLACED ON EACH LOT TO MEET FIRE SAFETY REQUIREMENTS. IF PRIVATE HYDRANTS DO NOT MEET PROPER COVERAGE FOR THE PROPOSED SHARED ACCESS DRIVES IN WHICH THE PUBLIC WATER LINE IS PROPOSED, PUBLIC HYDRANTS MAY BE REQUIRED. FINAL HYDRANT PLACEMENT AND APPROVAL IS REQUIRED BY LFD AT TIME OF SITE AND OR PICP PLAN REVIEW.
5. (PER COL ORDINANCE; 2015 IFC 507.5.1): A FIRE HYDRANT SHALL BE LOCATED, CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW FOR FIRE PROTECTIONS, WITHIN 400 FEET OF ALL PORTIONS OF THE EXTERIOR OF EACH STRUCTURE, SPACED NO GREATER THAN 500 FEET APART, AS REQUIRED BY THE 2015 EDITION OF THE INTERNATIONAL FIRE CODE (IFC) APPENDICES.

PUBLIC UTILITY NOTE:

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GABRIELS HORN DEVELOPMENT
PRELIMINARY PLAT
WATER IMPROVEMENTS PLAN

GABRIELS HORN RD & RONALD REAGEN BLVD, LEANDER, TEXAS 78641

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 11/01/2022
DESIGNED BY: CRH
DRAWN BY: DLB
CHECKED BY: CRH
DRAWING NAME: A641-0401-PP-UT01.

11/01/2022

STATE OF TEXAS
CHARLES R. HAGER V
127034
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
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Phone 512.439.4700
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FRN-F-1386

JOB NUMBER: A641-0401

WL01

SHEET NO. 06 OF 13 SHEETS

LEANDER PROJECT No. 22-PP-019

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Last Modified: Oct 26, 22 - 15:37
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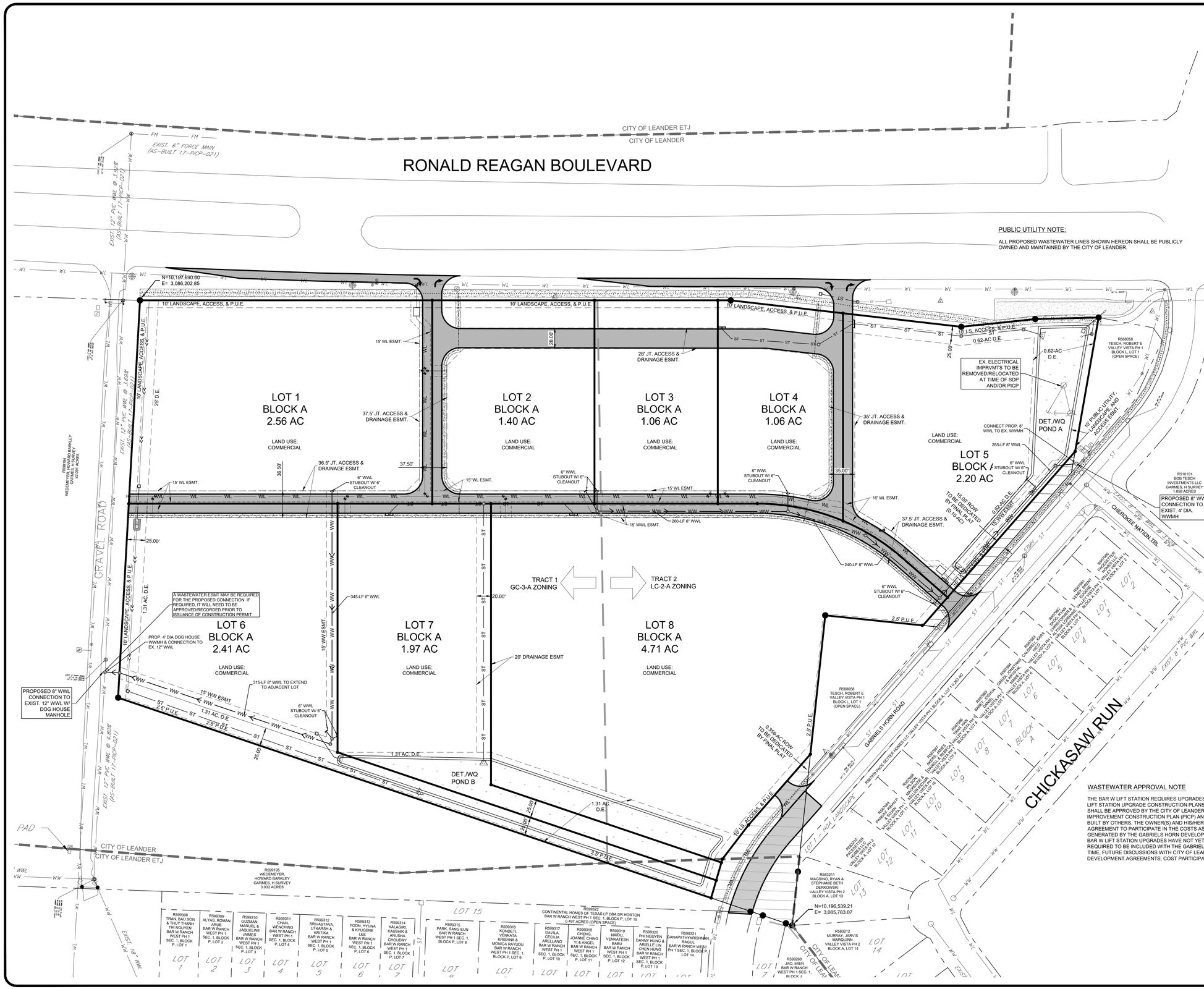

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60 30 0 60 120

SCALE IN FEET

LEGEND

667	EXISTING CONTOUR MINOR
670	EXISTING CONTOUR MAJOR
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	DRAINAGE CENTERLINE
ST	STORM SEWER LINE
WW	EXISTING WASTEWATER LINE
WW	PROPOSED WASTEWATER LINE
	PROPOSED WASTEWATER SERVICE
WL	EXISTING WATER LINE
WL	PROPOSED WATER LINE
	WATER SERVICE
	PROPOSED R.O.W.
	EXISTING WASTEWATER MANHOLE
	PROPOSED WASTEWATER MANHOLE
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	IRON ROD FOUND (AS NOTED)
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	COTTON-GIN SPINDLE FOUND
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Gabriels Horn Preliminary Plat - Leander

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Description	Quantity	LUE Conversion	Land Use	LUE's	Area (AC)
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Wastewater Flow Calculation

Average Dry Weather Flow

Q = 245 GPD * LUE = 35,521.6 GPD

Q =0.170 GPM * LUE = 24.7 GPM

Peak Dry Weather

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Inflow/Infiltration

Q = AREA * 750 GPD/1440 = 119.19 acres * 0.5208 = 9.0 GPM

Peak Wet Weather

Peak Dry Weather + Inflow/Infiltration = 107.0 GPM

Water Flow Calculation

Peak Hour

Q = 2.2 GPM * LUE = 319.0 GPM

Peak Day

Q = 1.3 GPM* LUE = 188.5 GPM

NOTES

1. ALL PROPOSED WATER LINES ARE 12" - 6" PVC C-900.
2. ALL PROPOSED WASTEWATER LINES ARE 8" - 6" PVC SDR-26.
3. ALL PROPOSED STORM SEWER PIPES SHALL BE RCP.

WASTEWATER APPROVAL NOTE

THE BAR W LIFT STATION REQUIRES UPGRADES TO SERVE FUTURE DEVELOPMENT WITHIN THE GABRIELS HORN SUBDIVISION. LIFT STATION UPGRADE CONSTRUCTION PLANS THAT ACCOUNT FOR LUE'S GENERATED BY THE GABRIELS HORN SUBDIVISION SHALL BE APPROVED BY THE CITY OF LEANDER PRIOR TO ISSUANCE OF ANY GABRIELS HORN SUBDIVISION PUBLIC IMPROVEMENT CONSTRUCTION PLAN (PICP) AND/OR SITE DEVELOPMENT (SD) PLAN PERMIT(S). IF THE UPGRADES ARE TO BE BUILT BY OTHERS, THE OWNER(S) AND HIS/HER ASSIGNS WILL BE RESPONSIBLE FOR ENTERING INTO A DEVELOPMENT AGREEMENT TO PARTICIPATE IN THE COSTS ASSOCIATED WITH THE BAR W LIFT STATION UPGRADES BASED ON FINAL LUE'S GENERATED BY THE GABRIELS HORN DEVELOPMENT. BEFORE APPROVAL OF THE GABRIELS HORN PICP OR SD PERMITS, IF THE BAR W LIFT STATION UPGRADES HAVE NOT YET BEEN CONSTRUCTED BY OTHERS, BAR W LIFT STATION IMPROVEMENTS MAY BE REQUIRED TO BE INCLUDED WITH THE GABRIELS HORN SUBDIVISION PUBLIC IMPROVEMENT CONSTRUCTION PLANS - AT THAT TIME. FUTURE DISCUSSIONS WITH CITY OF LEANDER DIRECTORS MAY BE REQUIRED TO DISCUSS AVAILABLE OPTIONS, DEVELOPMENT AGREEMENTS, COST PARTICIPATION, OR OTHER SIMILAR TOPICS.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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GABRIELS HORN DEVELOPMENT

PRELIMINARY PLAT
WASTEWATER IMPROVEMENTS PLAN

GABRIELS HORN RD & RONALD REAGEN BLVD, LEANDER, TEXAS 78641

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 11/01/2022
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11/01/2022

STATE OF TEXAS
CHARLES R. HAGER
127034
LICENSED PROFESSIONAL ENGINEER

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Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A641-0401

WW01

SHEET NO. 07 OF 13 SHEETS

LEANDER PROJECT No. 22-PP-019

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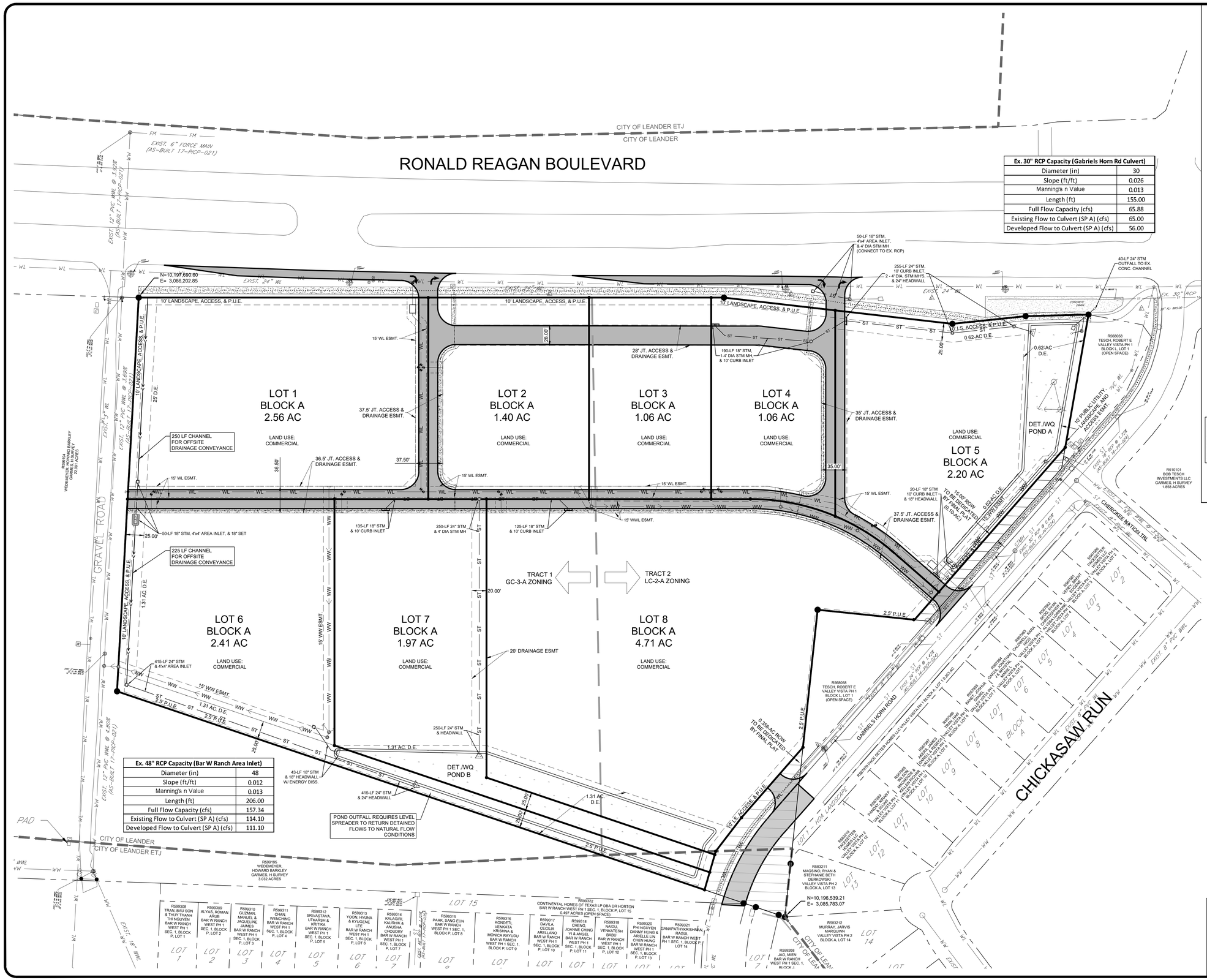

Ex. 30" RCP Capacity (Gabriels Horn Rd Culvert)	
Diameter (in)	30
Slope (ft/ft)	0.026
Manning's n Value	0.013
Length (ft)	155.00
Full Flow Capacity (cfs)	65.88
Existing Flow to Culvert (SP A) (cfs)	65.00
Developed Flow to Culvert (SP A) (cfs)	56.00

Ex. 48" RCP Capacity (Bar W Ranch Area Inlet)	
Diameter (in)	48
Slope (ft/ft)	0.012
Manning's n Value	0.013
Length (ft)	206.00
Full Flow Capacity (cfs)	157.34
Existing Flow to Culvert (SP A) (cfs)	114.10
Developed Flow to Culvert (SP A) (cfs)	111.10

60 30 0 60 120
SCALE IN FEET

LEGEND

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- WL — EXISTING WATER LINE
- WL — PROPOSED WATER LINE
- WATER SERVICE
- PROPOSED R.O.W.
- EXISTING WASTEWATER MANHOLE
- PROPOSED WASTEWATER MANHOLE
- 5/8" IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY" SET
- IRON ROD FOUND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- COTTON-GIN SPINDLE FOUND
- MAG NAIL FOUND
- "X" SCRIBED IN CONCRETE
- 10' S/W'S REQ'D - RONALD REAGAN ROW
- 6' S/W'S REQ'D - INTERNAL/G. HORN ROW

UTILITY NOTE:

THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

INFORMATION SHOWN HEREON IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE WITH FINAL DESIGN. ALL PUBLIC UTILITY AND STORM IMPROVEMENTS ARE LABELED BASED ON ANTICIPATED SIZE AND LOCATIONS ONLY. ALL PROPOSED IMPROVEMENTS SHALL BE PRIVATELY MAINTAINED BY SUBDIVISION OWNERS AND THEIR SUCCESSORS

NOTES

1. ALL PROPOSED WATER LINES ARE 12" - 6" PVC C-900.
2. ALL PROPOSED WASTEWATER LINES ARE 8" - 6" PVC SDR-26.
3. ALL PROPOSED STORM SEWER PIPES SHALL BE RCP.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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

GABRIELS HORN DEVELOPMENT
PRELIMINARY PLAT
STORM IMPROVEMENTS PLAN

GABRIELS HORN RD & RONALD REAGEN BLVD, LEANDER, TEXAS 78641

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 11/01/2022
DESIGNED BY: CRH
DRAWN BY: DLB
CHECKED BY: CRH
DRAWING NAME: A641-0401-PP-UT01.dwg

11/01/2022
STATE OF TEXAS
CHARLES R. HAGER
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LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
7500 Rialto Boulevard
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Phone 512.439.4700
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FRN-F-1386

JOB NUMBER: A641-0401

SHEET NO. ST01

08 OF 13 SHEETS

LEANDER PROJECT No. 22-PP-019

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Plot Date/Time: Nov. 01, 22 - 09:55:25

DM01 - Time of Concentration Calculations - Existing Conditions Offsite & Onsite

Drainage Area	SHEET L(ft)	SHEET Slope	SHEET 2-Year P	SHEET n	SHEET Tc (Min.)	SCF L(ft)	SCF Paved?	SCF Slope	SCF Tc (Min.)	STORM SEWER L(ft)	STORM SEWER Q (cfs)	STORM SEWER Pipe Dia (in)	STORM SEWER Velocity (fps)	STORM SEWER Tc (Min.)	Total Tc (Min.)	Total Tc Lag (Min.)
EX. A	100	10.00%	3.44	0.15	5.0	1125	No	2.95%	6.8	--	--	--	--	--	11.7	7.0
EX. B	100	4.75%	4.06	0.15	6.2	909	No	3.33%	5.1	--	--	--	--	--	11.3	6.8
EX. C	100	1.55%	4.06	0.15	9.6	122	No	2.00%	0.9	--	--	--	--	--	5.0	3.0
EX. D	100	1.25%	4.06	0.15	10.5	448	NO	2.40%	3.0	--	--	--	--	--	5.0	3.0

HECHMS **DM01**

Drainage Area Calculations

Gateway 29 Preliminary Plat, Leander, Williamson County, Texas

NOAA ATLAS 14 HECHMS Rainfall Distribution Precipitation Data for Leander, Williamson County, Texas

Existing Conditions Soils

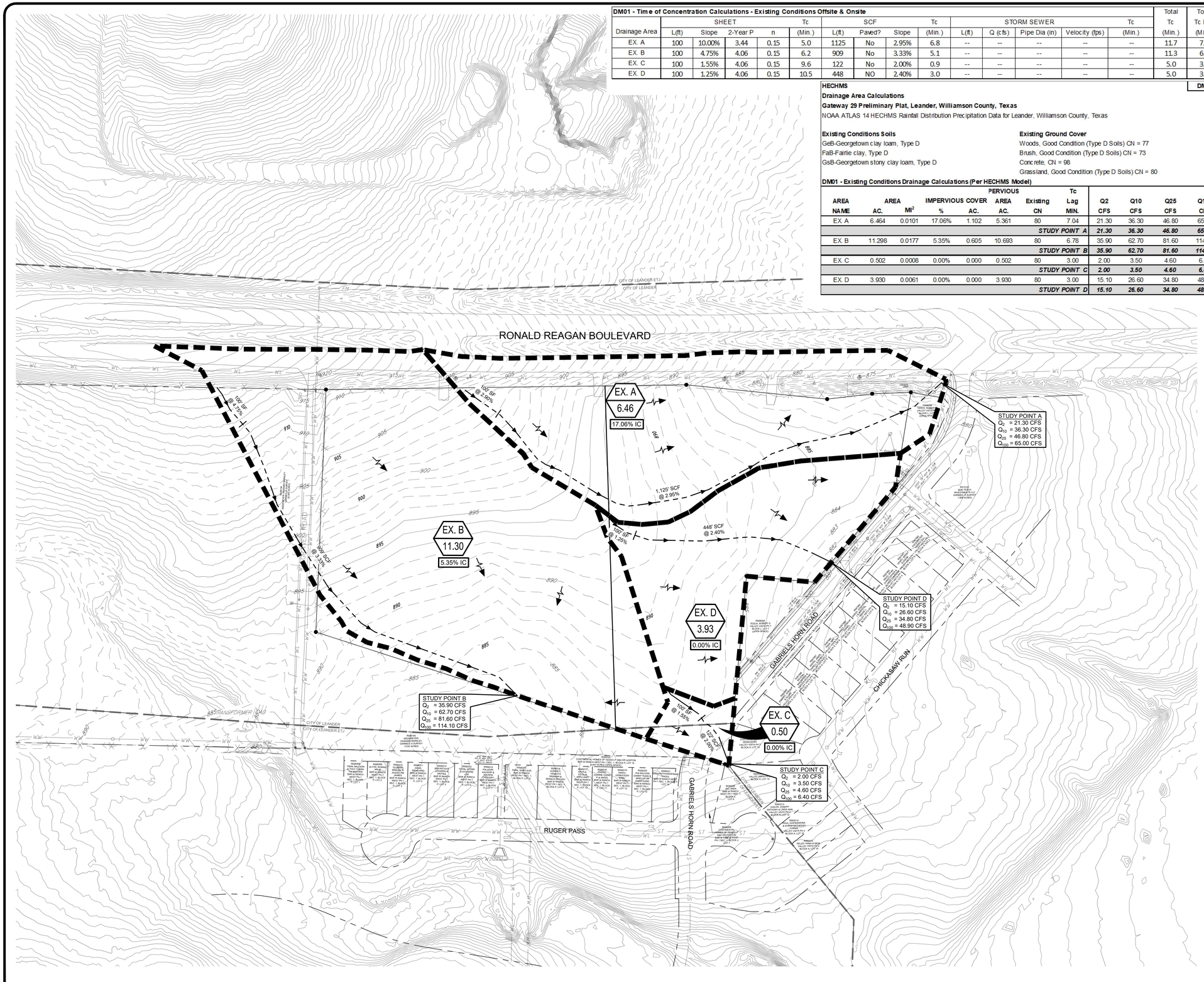
GeB-Georgetown clay loam, Type D
FaB-Fairlie clay, Type D
GsB-Georgetown stony clay loam, Type D

Existing Ground Cover

Woods, Good Condition (Type D Soils) CN = 77
Brush, Good Condition (Type D Soils) CN = 73
Concrete, CN = 98
Grassland, Good Condition (Type D Soils) CN = 80

DM01 - Existing Conditions Drainage Calculations (Per HECHMS Model)

AREA NAME	AREA AC.	AREA MI^2	IMPERVIOUS COVER %	IMPERVIOUS COVER AC.	PERVIOUS AREA AC.	Existing CN	Tc Lag MIN.	Q2 CFS	Q10 CFS	Q25 CFS	Q100 CFS
EX. A	6.464	0.0101	17.06%	1.102	5.361	80	7.04	21.30	36.30	46.80	65.00
							STUDY POINT A	***21.30***	***36.30***	***46.80***	***65.00***
EX. B	11.298	0.0177	5.35%	0.605	10.693	80	6.78	35.90	62.70	81.60	114.10
							STUDY POINT B	***35.90***	***62.70***	***81.60***	***114.10***
EX. C	0.502	0.0008	0.00%	0.000	0.502	80	3.00	2.00	3.50	4.60	6.40
							STUDY POINT C	***2.00***	***3.50***	***4.60***	***6.40***
EX. D	3.930	0.0061	0.00%	0.000	3.930	80	3.00	15.10	26.60	34.80	48.90
							STUDY POINT D	***15.10***	***26.60***	***34.80***	***48.90***



100 50 0 100 200
SCALE IN FEET

LEGEND

DS-A 7.082 2.65% IC	DRAINAGE AREA NUMBER AND ACREAGE
	DRAINAGE AREA
	PROPERTY LINE
	TC PATH
XXX' LF SFY @ X.XX%	SHEET FLOW
XXX' LF SCF @ X.XX%	SHALLOW CONCENTRATED FLOW
	FLOW DIRECTION ARROW

NOTE:
DRAINAGE ANALYSIS SHOWN HEREON IS PRELIMINARY AND IS SHOWN FOR REFERENCE ONLY. FINAL DETENTION AND DRAINAGE IMPROVEMENT DESIGN AND ANALYSIS WILL BE PROVIDED DURING DEVELOPMENT STAGE OF PROJECT.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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

GABRIEL'S HORN
PLANS FOR PRELIMINARY PLAT
EXISTING CONDITIONS DRAINAGE AREA MAP
RONALD REAGAN BLVD & GABRIEL'S HORN ROAD, LEANDER, TEXAS

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 9/27/2022
DESIGNED BY: --
DRAWN BY: --
CHECKED BY: --
DRAWING NAME: A641-0401-PP-DM01.DWG

9/27/2022
STATE OF TEXAS
CHARLES R. HAGER V
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FRN-F-1386

JOB NUMBER: A641-0401

DM01

SHEET NO. 09 OF 13 SHEETS

LEANDER PROJECT No. 22-PP-019

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Last Saved: Sep. 06, 22 - 12:32
Plot Date/Time: Sep. 26, 22 - 15:03:52

DM02 - Time of Concentration Calculations - Fully-Developed/Undeatined Conditions Offsite & Fully-Developed/Detained Conditions Onsite

Drainage Area	SHEET L(ft)	Slope	2-Year P	n	Tc (Min.)	SCF L(ft)	Paved?	Slope	Tc (Min.)	STORM SEWER L(ft)	Q (cfs)	Pipe Dia (in)	Velocity (fps)	Tc (Min.)	Total Tc (Min.)	Total Tc Lag (Min.)
A	5 Minutes Assumed														5.0	3.0
B	5 Minutes Assumed														5.0	3.0
C	5 Minutes Assumed														5.0	3.0
D	5 Minutes Assumed														5.0	3.0
OS A	5 Minutes Assumed														5.0	3.0
OS B	100	4.80%	4.06	0.15	6.1	501	NO	4.61%	2.4	443	18.85	24	6	1.23	9.8	5.9

REACH	JUNCTION UPSTREAM	JUNCTION DOWNSTREAM	LENGTH (FT)	ROUGHNESS n	ROUGHNESS DESCRIPTION	INVERT UPSTREAM (FT)	INVERT DOWNSTREAM (FT)	AV. SLOPE (FT/FT)	PIPE DIAMETER (IN)	AV. SIDE SLOPE (H:V) RIGHT	AV. SIDE SLOPE (H:V) LEFT
REACH 1	J.1.	SP B	400	0.013	24" PIPE	890.00	886.00	0.0100	24.0	20.0	20.0

HECHMS DM02

Drainage Area Calculations

Gateway 29 Preliminary Plat, Leander, Williamson County, Texas

NOAA ATLAS 14 HECHMS Rainfall Distribution Precipitation Data for Leander, Williamson County, Texas

Existing Conditions Soils

FaB-Fairlie clay, Type D

FaA-Fairlie Clay, Type D

GsB-Georgetown stony clay loam, type D

Existing Ground Cover

Woods, Good Condition (Type D Soils) CN = 77

Brush, Good Condition (Type D Soils) CN = 73

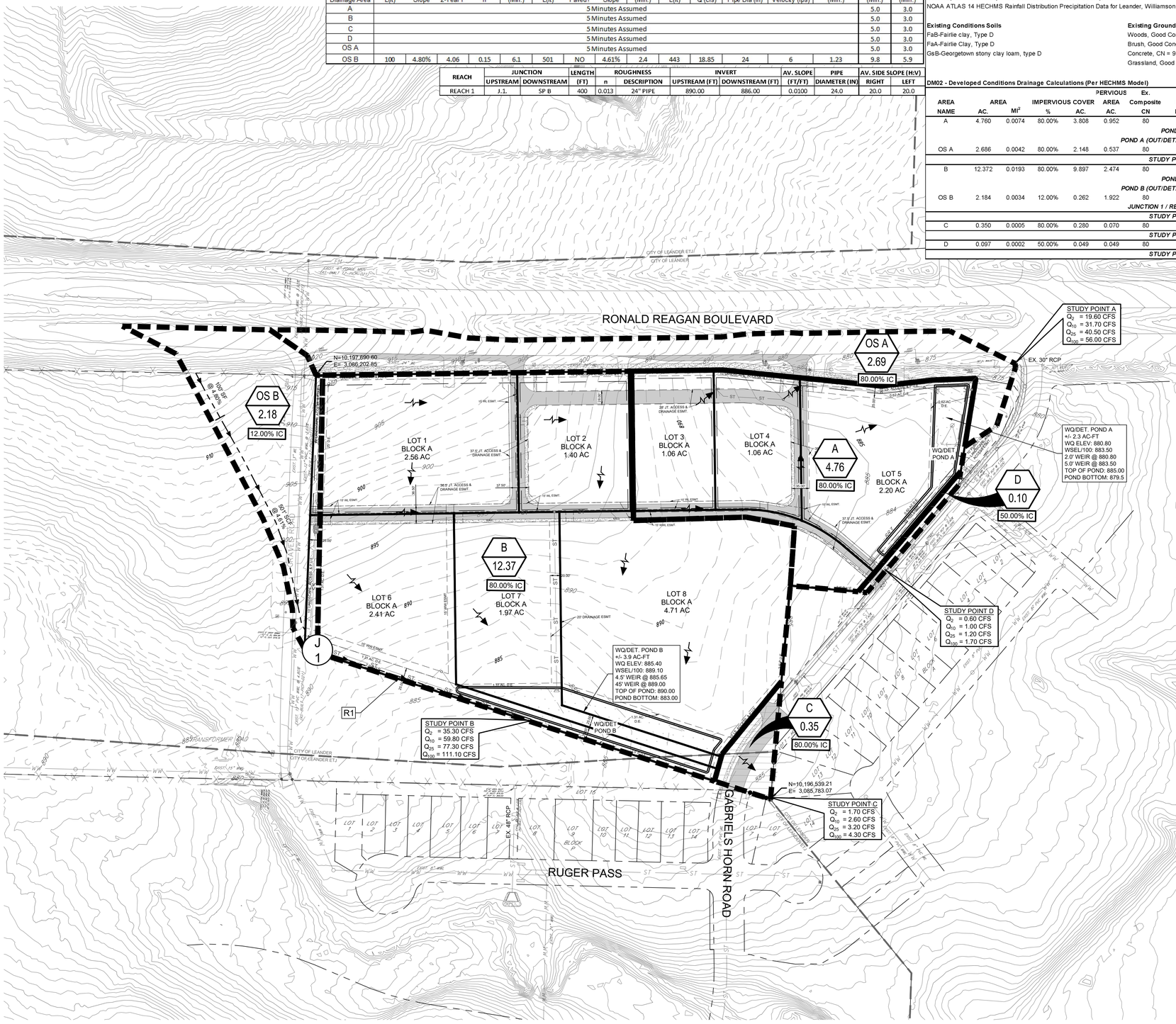
Concrete, CN = 98

Grassland, Good Condition (Type D Soils) CN = 80

Developed Ground Cover

DM02 - Developed Conditions Drainage Calculations (Per HECHMS Model)

AREA NAME	AREA AC.	AREA MI^2	IMPERVIOUS COVER %	IMPERVIOUS COVER AC.	PERVIOUS AREA AC.	Ex. Composite CN	Tc Lag MIN.	Q2 CFS	Q10 CFS	Q25 CFS	Q100 CFS
A	4.760	0.0074	80.00%	3.808	0.952	80	**3.0**	25.000	38.500	47.900	64.100
							POND A (IN)	*7.900*	*13.800*	*18.100*	*26.000*
							POND A (OUT/DETAINED)	*7.900*	*13.800*	*18.100*	*26.000*
OS A	2.686	0.0042	80.00%	2.148	0.537	80	**3.0**	14.200	21.900	27.200	36.400
							STUDY POINT A	*19.60*	*31.70*	*40.50*	*56.00*
B	12.372	0.0193	80.00%	9.897	2.474	80	**3.0**	65.300	100.400	124.900	167.100
							POND B (IN)	*28.500*	*47.900*	*61.600*	*89.300*
							POND B (OUT/DETAINED)				
OS B	2.184	0.0034	12.00%	0.262	1.922	80	**5.9**	7.500	12.800	16.600	23.200
							JUNCTION 1 / REACH 1	*7.500*	*12.800*	*16.600*	*23.200*
							STUDY POINT B	*35.30*	*59.80*	*77.30*	*111.10*
C	0.350	0.0005	80.00%	0.280	0.070	80	**3.0**	1.700	2.600	3.200	4.300
							STUDY POINT C	*1.70*	*2.60*	*3.20*	*4.30*
D	0.097	0.0002	50.00%	0.049	0.049	80	**3.0**	0.600	1.000	1.200	1.700
							STUDY POINT D	*0.60*	*1.00*	*1.20*	*1.70*



Overall Drainage Study Point Summary

Study Point A

Storm Event	EXISTING CONDITIONS DM01	DEVELOPED CONDITIONS DM02
2-Year	21.30	19.60
10-Year	36.30	31.70
25-Year	46.80	40.50
100-Year	65.00	56.00

Overall Drainage Study Point Summary

Study Point B

Storm Event	EXISTING CONDITIONS DM01	DEVELOPED CONDITIONS DM02
2-Year	35.90	35.30
10-Year	62.70	59.80
25-Year	81.60	77.30
100-Year	114.10	111.10

Overall Drainage Study Point Summary

Study Point C

Storm Event	EXISTING CONDITIONS DM01	DEVELOPED CONDITIONS DM02
2-Year	2.00	1.70
10-Year	3.50	2.60
25-Year	4.60	3.20
100-Year	6.40	4.30

Overall Drainage Study Point Summary

Study Point D

Storm Event	EXISTING CONDITIONS DM01	DEVELOPED CONDITIONS DM02
2-Year	15.10	0.60
10-Year	26.60	1.00
25-Year	34.80	1.20
100-Year	48.90	1.70

100 50 0 100 200

SCALE IN FEET

LEGEND

OS-A 7.085 2.65% IC	DRAINAGE AREA NUMBER AND ACREAGE
	DRAINAGE AREA
	PROPERTY LINE
	TC PATH
XXX' LF SFY @ X.XX%	SHEET FLOW
XXX' LF SCF @ X.XX%	SHALLOW CONCENTRATED FLOW
	FLOW DIRECTION ARROW

NOTE:
DRAINAGE ANALYSIS SHOWN HEREON IS PRELIMINARY AND IS SHOWN FOR REFERENCE ONLY. FINAL DETENTION AND DRAINAGE IMPROVEMENT DESIGN AND ANALYSIS WILL BE PROVIDED DURING DEVELOPMENT STAGE OF PROJECT.

Ex. 30" RCP Capacity (Gabriels Horn Rd Culvert)	
Diameter (in)	30
Slope (ft/ft)	0.026
Manning's n Value	0.013
Length (ft)	155.00
Full Flow Capacity (cfs)	65.88
Existing Flow to Culvert (SP A) (cfs)	65.00
Developed Flow to Culvert (SP A) (cfs)	56.00

Ex. 48" RCP Capacity (Bar W Ranch)	
Diameter (in)	48
Slope (ft/ft)	0.012
Manning's n Value	0.013
Length (ft)	206.00
Full Flow Capacity (cfs)	157.34
Existing Flow to Culvert (SP B) (cfs)	111.10
Developed Flow to Culvert (SP B) (cfs)	111.10

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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

GABRIEL'S HORNE
PLANS FOR PRELIMINARY PLAT
DEVELOPED CONDITIONS DRAINAGE AREA MAP

RONALD REAGAN BLVD & GABRIEL'S HORN ROAD, LEANDER, TEXAS

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 9/27/2022
DESIGNED BY: CRH
DRAWN BY: ADG
CHECKED BY: CRH
DRAWING NAME: A641-0401-PP-DM02.DWG

9/27/2022

STATE OF TEXAS
CHARLES R. HAGER V
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JOB NUMBER: A641-0401

DM02

SHEET NO. 10 OF 13 SHEETS

LEANDER PROJECT No. 22-PP-019

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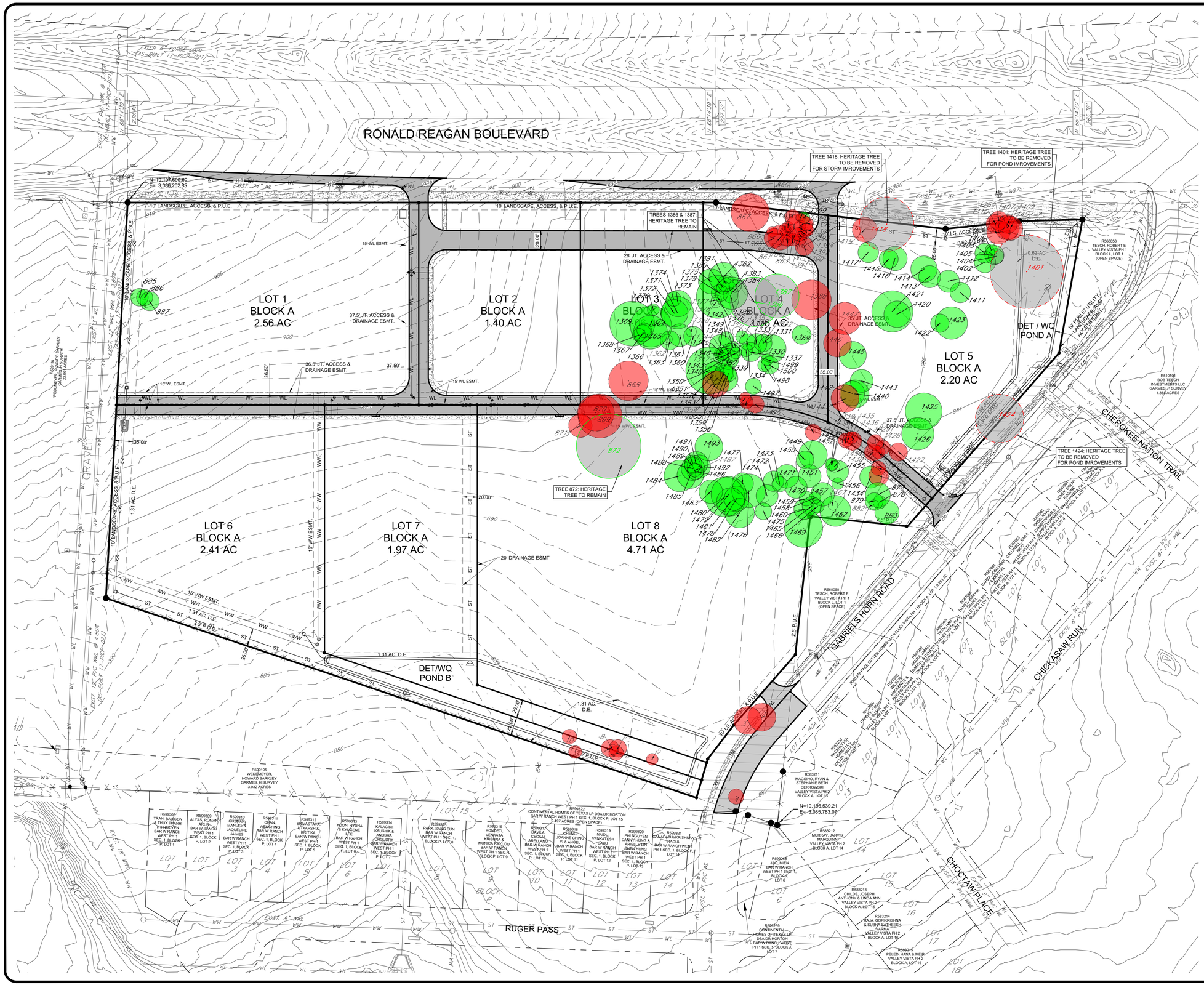

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SCALE IN FEET

LEGEND

- 667 / 670 — EXISTING CONTOUR MINOR / EXISTING CONTOUR MAJOR
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- DRAINAGE CENTERLINE
- PROPOSED R.O.W.
- 5/8" IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY" SET
- IRON ROD FOUND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- COTTON-GIN SPINDLE FOUND
- MAG NAIL FOUND
- "X" SCRIBED IN CONCRETE
- TREE TO REMAIN
- TREE TO BE REMOVED
- HERITAGE TREE TO REMAIN
- HERITAGE TREE TO BE REMOVED

TREE SURVEY NOTES:

1. TREE SURVEY WAS PERFORMED BY BRUCE L. BRYAN, R.P.L.S. ON DECEMBER 01, 2021.
2. SEE SHEET TP03 FOR TREE LIST / TREE MITIGATION.
3. TREE INVENTORY AND EVALUATION WAS PREPARED BY TREEMAN SOLUTIONS ON 06/17/2022 AND IDENTIFIED HERITAGE TREES THAT ARE IN "POOR" OR DYING CONDITION. THESE HERITAGE TREES REQUIRE NO MITIGATION DUE TO THEIR CONDITION.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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

GABRIELS HORN DEVELOPMENT
PRELIMINARY PLAT
TREE PROTECTION PLAN

GABRIELS HORN RD & RONALD REAGEN BLVD, LEANDER, TEXAS 78641

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE:	10/25/2022
DESIGNED BY:	CRH
DRAWN BY:	DLB
CHECKED BY:	CRH
DRAWING NAME:	A641-0401-PP-TP01

10/25/2022
STATE OF TEXAS
CHARLES R. HAGER V
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JOB NUMBER: A641-0401

TP01

SHEET NO. 11 OF 13 SHEETS

LEANDER PROJECT No. 22-PP-019

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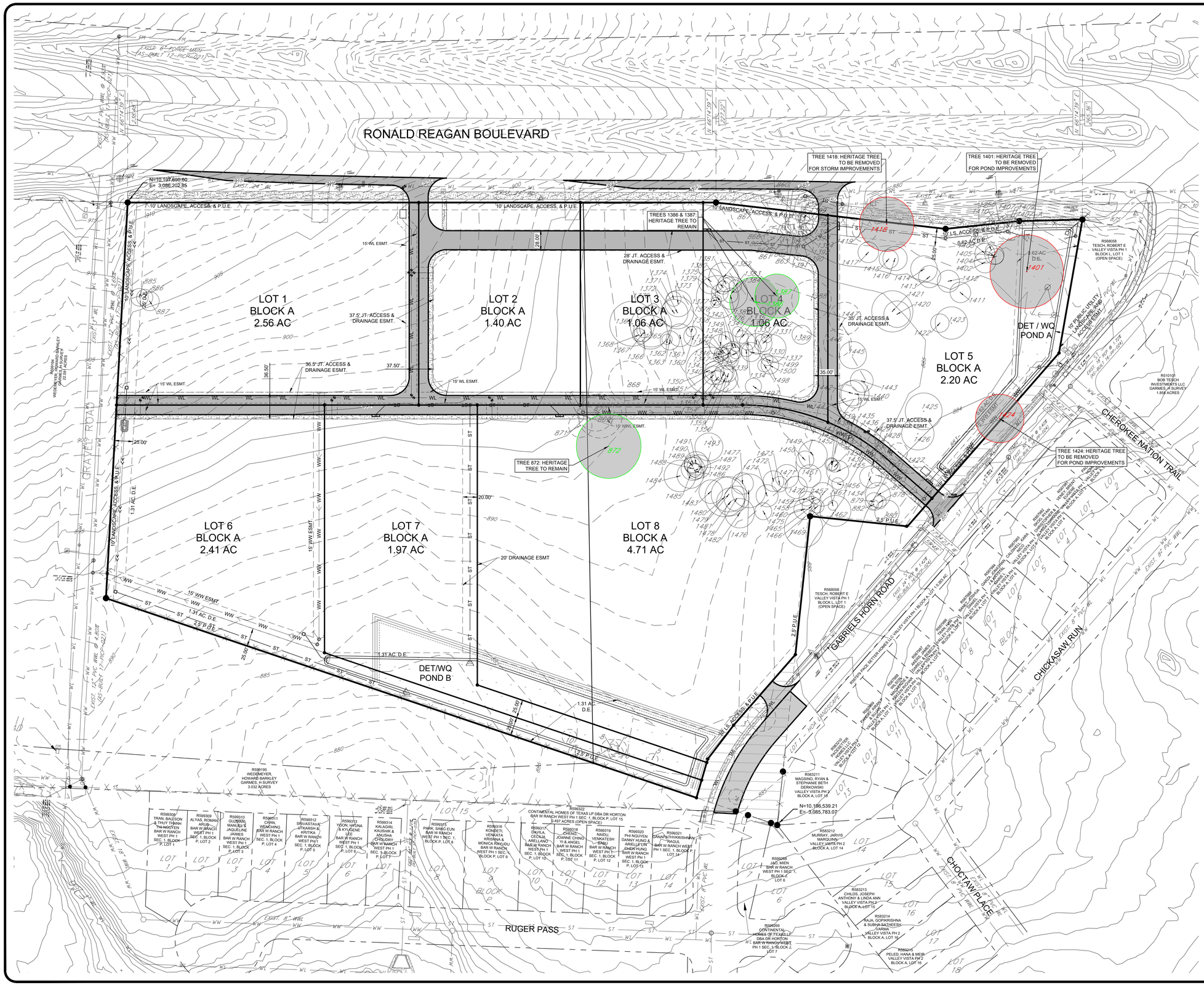
Plot Date/Time: Nov. 01, 22 - 10:12:07



60 30 0 60 120
SCALE IN FEET

LEGEND

- 667 — EXISTING CONTOUR MINOR
- 670 — EXISTING CONTOUR MAJOR
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- DRAINAGE CENTERLINE
- PROPOSED R.O.W.
- 5/8" IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY" SET
- IRON ROD FOUND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- COTTON-GIN SPINDLE FOUND
- MAG NAIL FOUND
- "X" SCRIBED IN CONCRETE
- 223 TREE TO REMAIN
- 225 TREE TO BE REMOVED
- 1386 HERITAGE TREE TO REMAIN
- 1424 HERITAGE TREE TO BE REMOVED

TREE SURVEY NOTES:

1. TREE SURVEY WAS PERFORMED BY BRUCE L. BRYAN, R.P.L.S. ON DECEMBER 01, 2021.
2. SEE SHEET TP03 FOR TREE LIST / TREE MITIGATION.
3. TREE INVENTORY AND EVALUATION WAS PREPARED BY TREEMAN SOLUTIONS ON 06/17/2022 AND IDENTIFIED HERITAGE TREES THAT ARE IN "POOR" OR DYING CONDITION. THESE HERITAGE TREES REQUIRE NO MITIGATION DUE TO THEIR CONDITION.

HERITAGE TREES TO REMAIN

872	OAK	44" TWIN
1386	OAK	33.5" TWIN
1387	OAK	30"
		107.5" (47.25%) TOTAL

HERITAGE TREES TO BE REMOVED

1401	OAK	50" TWIN
1418	OAK	37" TWIN
1424	OAK	33"
		120" (52.75%) TOTAL

TREE MITIGATION AND REMOVAL NOTE:

MITIGATION FOR REMOVED TREES AS PART OF PUBLIC IMPROVEMENTS SHOWN HEREON AS FOLLOWS:

1. HERITAGE TREE REMOVAL FEE: FEE OF $300 PER REMOVED HERITAGE TREE INCH IS REQUIRED. SINCE 120-INCHES OF REMOVAL ARE PROPOSED, THE HERITAGE TREE REMOVAL FEE IS $36,000 (SUBJECT TO REMOVAL PERMIT APPROVAL). SEE SHEET TP02.
2. MITIGATION FEE: FEE OF $150 PER REMOVED TREE INCH (CALCULATED AT 2:1 FOR SIGNIFICANT TREES & 3:1 FOR HERITAGE TREES) IS REQUIRED. A TOTAL OF 120-INCHES OF HERITAGE TREE REMOVAL ARE PROPOSED (FOR A CALCULATED TOTAL OF 360-INCHES). A TOTAL OF 274.5-INCHES OF SIGNIFICANT TREE REMOVAL ARE PROPOSED (FOR A CALCULATED TOTAL OF 549-INCHES). THERE IS A PRESERVED TREE CREDIT OF 350.25-INCHES BASED ON A TOTAL OF 1,714.50-INCHES OF TREES 8" - 18" WITH AN ALLOWED REMOVAL OF 857.25-INCHES (50%), AND 507-INCHES PROPOSED AS BEING REMOVED. APPLYING THIS PRESERVED TREE CREDIT TO THE TREE MITIGATION FEE, 558.75-INCHES ARE REQUIRED TO MEET THE MITIGATION FEE OF $150 PER REMOVED TREE INCH, OR $83,812.50.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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

GABRIELS HORN DEVELOPMENT
PRELIMINARY PLAT
HERITAGE TREE PLAN

GABRIELS HORN RD & RONALD REAGEN BLVD, LEANDER, TEXAS 78641

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE:	10/25/2022	
DESIGNED BY:	CRH	
DRAWN BY:	DLB	
CHECKED BY:	CRH	
DRAWING NAME:	A641-0401-PP-TP01.dwg	

10/25/2022

STATE OF TEXAS
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FRN-F-1386

JOB NUMBER: A641-0401

TP02

SHEET NO. 12 OF 13 SHEETS

LEANDER PROJECT No. 22-PP-019

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Plot Scale: 1:1
Plot Date/Time: Nov. 01, 22 - 10:11:30

TREE LIST

TREE NUMBER	TREE TYPE	CALIPER INCH	REMOVED	PROTECTED	HERITAGE
2	OAK	19.00	19.00		
3	OAK	19.00	19.00		
4	OAK	10.50	10.50		
5	OAK	10.00	10.00		
6	OAK	10.00	10.00		
7	OAK	12.00	12.00		
8	*OAK*	*7.00*	*7.00*		
9	OAK	12.00	12.00		
10	ELM	10.00	10.00		
11	ELM	9.00	9.00		
859	OAK	8.00	8.00		
860	OAK	8.50	8.50		
861	OAK	10.50	10.50		
862	OAK	10.00	10.00		
863	OAK	9.00	9.00		
864	OAK	17.00	17.00		
865	OAK	13.50	13.50		
866	*OAK*	*7.50*	*7.50*		
867	OAK	26.00-TWIN	26.00		NO (multi)
868	OAK	27.00-TRP	27.00		NO (multi)
869	OAK	30.00-TRP	30.00		NO (multi)
870	OAK	25.00-TWIN	25.00		
871	OAK	16.00	16.00		
872	OAK	44.00-TWIN		44.00	Y
873	OAK	10.50		10.50	
874	OAK	8.00		8.00	
875	OAK	11.00		11.00	
876	OAK	26.00-QUAD		26.00	NO (multi)
877	OAK	17.00		17.00	
878	OAK	9.00		9.00	
879	OAK	12.00		12.00	
880	OAK	8.50		8.50	
882	*OAK*	*6.50*		*6.50*	
883	OAK	16.50		16.50	
884	*BOIS D'ARC*	*20.00*		*20.00*	
885	OAK	12.00		12.00	
886	OAK	11.00		11.00	
887	OAK	13.00		13.00	
1250	OAK	13.00	13.00		
1330	OAK	19.00-TRP		19.00	
1331	OAK	12.00-TWIN		12.00	
1332	OAK	*7.00*		*7.00*	
1333	OAK	14.00-TWIN		14.00	
1334	OAK	11.00-TWIN		11.00	
1335	OAK	*7.00*		*7.00*	
1336	OAK	8.50		8.50	
1337	OAK	13.00-TRP		13.00	
1339	OAK	9.00-TWIN		9.00	
1340	OAK	8.00		8.00	
1341	OAK	*6.00*		*6.00*	
1342	OAK	9.00-TWIN		9.00	
1343	OAK	13.00-TWIN		13.00	
1344	OAK	8.50		8.50	
1345	OAK	*7.00*		*7.00*	
1346	OAK	9.50-TWIN		9.50	
1347	OAK	*7.00*		*7.00*	
1348	OAK	15.00-TRP		15.00	
1349	OAK	10.00-TWIN		10.00	
1350	OAK	32.00-TRP		32.00	NO (multi)
1351	OAK	13.00		13.00	
1352	OAK	12.50-TWIN		12.50	
1353	OAK	10.00		10.00	
1354	OAK	18.00-TRP	18.00		
1355	OAK	13.00-TWIN		13.00	
1356	OAK	11.00		11.00	
1357	OAK	14.00-TRP		14.00	
1358	OAK	7.00		7.00	
1359	OAK	17.50		17.50	
1360	OAK	13.50-TWIN		13.50	
1361	OAK	15.50		15.50	
1362	OAK	7.00		7.00	
1363	OAK	13.00		13.00	
1364	OAK	28.00-FIVE		28.00	NO (multi)
1365	OAK	23.00-TRP		23.00	
1366	OAK	10.00-TWIN		10.00	
1367	OAK	11.50		11.50	
1368	OAK	9.00		9.00	
1369	OAK	30.50-QUAD		30.50	NO (multi)
1370	OAK	8.00		8.00	
1371	OAK	22.00-TWIN		22.00	
1372	OAK	18.50-TRP		18.50	
1373	OAK	18.00-TWIN		18.00	
1374	OAK	10.00		10.00	
1375	OAK	17.00-TWIN		17.00	
1376	OAK	29.00-QUAD		29.00	NO (multi)
1377	OAK	7.00		7.00	
1378	OAK	7.00		7.00	
1379	OAK	11.50-TWIN		11.50	
1380	OAK	9.00		9.00	
1381	OAK	11.00		11.00	
1382	OAK	20.00-TWIN		20.00	
1383	OAK	8.50		8.50	
1384	OAK	22.00-TWIN		22.00	
1385	OAK	10.00		10.00	
1386	OAK	33.50-TWIN		33.50	Y
1387	OAK	30.00		30.00	Y
1388	OAK	27.00-TRP	27.00		NO (multi)
1389	OAK	13.00		13.00	
1390	OAK	12.50	12.50		

TREE LIST

TREE NUMBER	TREE TYPE	CALIPER INCH	REMOVED	PROTECTED	HERITAGE
1391	OAK	9.00	9.00		
1392	OAK	10.00	10.00		
1393	OAK	18.50-TRP	18.50		
1394	OAK	7.00	7.00		
1395	OAK	8.00	8.00		
1396	OAK	9.50	9.50		
1397	OAK	9.00	9.00		
1398	OAK	8.00		8.00	
1399	OAK	6.50	6.50		
1400	OAK	10.50	10.50		
1401	OAK	50.00-TWIN	50.00		Y
1402	OAK	14.50		14.50	
1403	OAK	13.50		13.50	
1404	OAK	10.50		10.50	
1405	OAK	13.00-TWIN		13.00	
1406	OAK	8.00		8.00	
1407	OAK	16.50	16.50		
1408	OAK	16.00	16.00		
1409	OAK	13.00	13.00		
1410	OAK	13.00	13.00		
1411	OAK	14.00		14.00	
1412	OAK	15.00		15.00	
1413	OAK	15.00		15.00	
1414	OAK	18.00		18.00	
1415	OAK	13.00		13.00	
1416	OAK	16.50		16.50	
1417	OAK	14.00		14.00	
1418	OAK	37.00-TWIN	37.00		Y
1419	OAK	17.00-TWIN	17.00		
1420	OAK	18.00		18.00	
1421	OAK	28.00-TRP		28.00	NO (multi)
1422	OAK	12.50		12.50	
1423	OAK	22.00-TWIN		22.00	
1424	OAK	33.00	33.00		Y
1425	ELM	25.00		25.00	
1426	OAK	22.00-TWIN		22.00	
1427	OAK	12.50	12.50		
1428	OAK	10.00	10.00		
1429	OAK	11.00	11.00		
1430	OAK	12.00	12.00		
1431	OAK	9.00	9.00		
1432	OAK	10.00	10.00		
1433	OAK	13.50	13.50		
1434	OAK	15.00		15.00	
1435	OAK	8.50	8.50		
1436	OAK	13.00	13.00		
1437	*OAK*	*7.00*	*7.00*		
1438	OAK	10.00-TWIN	10.00		
1439	*OAK*	*7.50*	*7.50*		
1440	OAK	19.00		19.00	
1441	OAK	19.00-TWIN	19.00		
1442	OAK	17.00		17.00	
1443	OAK	15.50		15.50	
1445	OAK	18.50		18.50	
1446	OAK	19.00-TRP	19.00		
1447	OAK	22.00-TRP	22.00		
1448	OAK	11.00	11.00		
1449	OAK	19.50		19.50	
1450	OAK	12.00		12.00	
1451	OAK	15.50		15.50	
1452	OAK	9.00		9.00	
1453	OAK	8.00		8.00	
1454	OAK	7.50		7.50	
1455	OAK	15.00-TWIN		15.00	
1456	OAK	8.00		8.00	
1457	OAK	16.00-TRP		16.00	
1458	OAK	8.00		8.00	
1459	OAK	10.00		10.00	
1460	OAK	14.00-TWIN		14.00	
1462	OAK	21.00-TRP		21.00	
1465	OAK	13.00-TWIN		13.00	
1466	OAK	9.00		9.00	
1467	*OAK*	*6.50*		*6.50*	
1469	OAK	26.00-QUAD		26.00	NO (multi)
1470	OAK	15.00		15.00	
1471	OAK	16.00		16.00	
1472	OAK	14.00		14.00	
1473	OAK	10.50		10.50	
1474	OAK	15.00-TWIN		15.00	
1475	OAK	11.50		11.50	
1476	OAK	23.00-QUAD	23		
1477	OAK	14.50		14.50	
1478	OAK	17.00		17.00	
1479	OAK	24.00		24.00	
1480	OAK	27.00-TWIN		27.00	NO (multi)
1481	OAK	19.00-TWIN		19.00	
1482	OAK	20.00-TWIN		20.00	
1483	OAK	16.00		16.00	
1484	OAK	21.50		21.50	
1485	OAK	18.00		18.00	
1486	OAK	11.00		11.00	
1487	*HACKBERRY*	*9.00*		*9.00*	
1488	OAK	16.00-TWIN		16.00	
1489	OAK	11.00		11.00	
1490	OAK	12.00		12.00	
1491	OAK	17.00		17.00	
1407-A	OAK	16.50	16.50		

TREE LIST

TREE NUMBER	TREE TYPE	CALIPER INCH	REMOVED	PROTECTED	HERITAGE
1492	OAK	16.00		16	
1493	OAK	19.00		19.00	
1494	OAK	8.00-TWIN	8.00		
1495	OAK	9.00	9.00		
1496	OAK	12.00-TWIN	12.00		
1497	OAK	11.00		11.00	
1498	OAK	9.00		9.00	
1499	OAK	8.00		8.00	
1500	OAK	12.00		12.00	

HERITAGE TREES TO REMAIN

872	OAK	44" TWIN
1386	OAK	33.5" TWIN
1387	OAK	30"
		107.5" (47.25%) TOTAL

HERITAGE TREES TO BE REMOVED

1401	OAK	50" TWIN
1418	OAK	37" TWIN
1424	OAK	33"
		120" (52.75%) TOTAL

TREE MITIGATION SUMMARY

TREE NO.	TREE TYPE	REMOVED INCHES	PROTECTED INCHES	HERITAGE INCHES	REASON FOR REMOVAL	MITIGATION	TOTAL MITIGATION INCHES REQUIRED
2	OAK	19.00	19.00		WL/Access Drive	2 : 1	38.00
3	OAK	19.00	19.00		WL/Access Drive	2 : 1	38.00
4	OAK	10.50	10.50		Access Drive	1 : 1	10.50
5	OAK	10.00	10.00		SW Improvements	1 : 1	10.00
6	OAK	10.00	10.00		SW Improvements	1 : 1	10.00
7	OAK	12.00	12.00		SW Improvements	1 : 1	12.00
9	OAK	12.00	12.00		SW Improvements	1 : 1	12.00
10	ELM	10.00	10.00		SW Improvements	1 : 1	10.00
11	ELM	9.00	9.00		SW Improvements	1 : 1	9.00
859	OAK	8.00	8.00		Grading	1 : 1	8.00
860	OAK	8.50	8.50		Access Drive	1 : 1	8.50
861	OAK	10.50	10.50		Access Drive	1 : 1	10.50
862	OAK	10.00	10.00		SW/ Access Drive	1 : 1	10.00
863	OAK	9.00	9.00		SW/ Access Drive	1 : 1	9.00
864	OAK	17.00-TRP	17.00		SW/ Access Drive	1 : 1	17.00
865	OAK	13.50	13.50		SW/ Access Drive	1 : 1	13.50
867	OAK	26.00-TWIN	26.00		Grading / Access Drive	2 : 1	52.00
868	OAK	27.00-TRP	27.00		WL/Access Drive	2 : 1	54.00
869	OAK	30.00-TRP	30.00		WWL/Access Drive	2 : 1	60.00
870	OAK	25.00-TWIN	25.00		Access Drive	2 : 1	50.00
871	OAK	16.00	16.00		Acess Drive	1 : 1	16.00
1250	OAK	13.00	13.00		SW Improvements	1 : 1	13.00
1354	OAK	18.00-TRP	18.00		Access Drive	1 : 1	18.00
1388	OAK	27.00-TRP	27.00		Access Drive	2 : 1	54.00
1390	OAK	12.50	12.50		SW/ Access Drive	1 : 1	12.50
1391	OAK	9.00	9.00		Access Drive	1 : 1	9.00
1392	OAK	10.00	10.00		Access Drive	1 : 1	10.00
1393	OAK	18.50-TRP	18.50		Access Drive	2 : 1	37.00
1395	OAK	8.00	8.00		Access Drive	1 : 1	8.00
1396	OAK	9.50	9.50		Access Drive	1 : 1	9.50
1397	OAK	9.00	9.00		Access Drive	1 : 1	9.00
1400	OAK	10.50	10.50		Grading	1 : 1	10.50
1401	OAK	50.00-TWIN	50.00	50.00	SW Improvements	3 : 1	150.00
1407	OAK	16.50	16.50		SW Improvements	1 : 1	16.50
1408	OAK	16.00	16.00		SW Improvements	1 : 1	16.00
1409	OAK	13.00	13.00		SW Improvements	1 : 1	13.00
1410	OAK	13.00	13.00		SW Improvements	1 : 1	13.00
1418	OAK	37.00-TWIN	37.00	37.00	SW Improvements	3 : 1	111.00
1419	OAK	17.00-TWIN	17.00		SW Improvements	1 : 1	17.00
1424	OAK	33.00	33.00	33.00	SW Improvements	3 : 1	99.00
1427	OAK	12.50	12.50		WL/Access Drive	1 : 1	12.50
1428	OAK	10.00	10.00		WL/Access Drive	1 : 1	10.00
1429	OAK	11.00	11.00		WL/Access Drive	1 : 1	11.00
1430	OAK	12.00	12.00		WWL/Access Drive	1 : 1	12.00
1431	OAK	9.00	9.00		Access Drive	1 : 1	9.00
1432	OAK	10.00	10.00		SW/ Access Drive	1 : 1	10.00
1433	OAK	13.50	13.50		SW/ Access Drive	1 : 1	13.50
1435	OAK	8.50	8.50		WWL/Access Drive	1 : 1	8.50
1436	OAK	13.00	13.00		WWL/Access Drive	1 : 1	13.00
1438	OAK	10.00-TWIN	10.00		WWL/Access Drive	1 : 1	10.00
1441	OAK	19.00-TWIN	19.00		Access Drive	2 : 1	38.00
1446	OAK	19.00-TRP	19.00		Access Drive	2 : 1	38.00
1447	OAK	22.00-TRP	22.00		Access Drive	2 : 1	44.00
1448	OAK	11.00	11.00		SW/ Access Drive	1 : 1	11.00
1476	OAK	23.00-QUAD	23.00		SW Improvements	2 : 1	46.00
1494	OAK	8.00-TWIN	8.00		Access Drive	1 : 1	8.00
1495	OAK	9.00	9.00		Access Drive	1 : 1	9.00
1496	OAK	12.00-TWIN	12.00		Access Drive	1 : 1	12.00
1407-A	OAK	16.50	16.50		SW Improvements	1 : 1	16.50
						Sub Total	1416.00
						Less Allowed Removal of 50% Trees 8" - 18"	857.25
						Total	**558.75**

TREE SUMMARY

TREE SIZE (IN CALIPER INCHES)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" TO 18"	1714.50	1207.50	70.43%	507.00	29.57%
>18" TO 26"	876.00	601.50	68.66%	274.50	31.34%
>26	227.50	107.50	47.25%	120.00	52.75%
TOTALS	2818.00	1916.50	68.01%	901.50	31.99%

PRESERVED TREE CREDIT

TOTAL TREES 8" TO 18" (IN INCHES)	1714.50
ALLOWED REMOVAL @ 50% (IN INCHES)	857.25
TREES 8" TO 18" REMOVED (IN INCHES)	507.00
PRESERVED TREE CREDIT (IN INCHES)	350.25

MITIGATION FEE SUMMARY

MITIGATION FEE SUMMARY				TOTAL MITIGATION INCHES REQUIRED	TOTAL MITIGATION FEE REQUIRED ($150/IN)
TREE SIZE CLASS	REMOVED INCHES	CREDIT	MITIGATION		
8" TO 18"	507.0	350.25	1 : 1	-350.25	$ (52,537.50)
>18" TO 26"	274.5	0	2 : 1	549.00	$ 82,350.00
>26	120.0	0	3 : 1	360.00	$ 54,000.00
			TOTAL INCHES & FEE	558.75	$ 83,812.50

TREE MITIGATION AND REMOVAL NOTE:

MITIGATION FOR REMOVED TREES AS PART OF PUBLIC IMPROVEMENTS SHOWN HEREON AS FOLLOWS:

1. HERITAGE TREE REMOVAL FEE: FEE OF $300 PER REMOVED HERITAGE TREE INCH IS REQUIRED. SINCE 120-INCHES OF REMOVAL ARE PROPOSED, THE HERITAGE TREE REMOVAL FEE IS $36,000 (SUBJECT TO REMOVAL PERMIT APPROVAL). SEE SHEET TP02.

2. MITIGATION FEE: FEE OF $150 PER REMOVED TREE INCH (CALCULATED AT 2:1 FOR SIGNIFICANT TREES & 3:1 FOR HERITAGE TREES) IS REQUIRED. A TOTAL OF 120-INCHES OF HERITAGE TREE REMOVAL ARE PROPOSED (FOR A CALCULATED TOTAL OF 360-INCHES). A TOTAL OF 274.5-INCHES OF SIGNIFICANT TREE REMOVAL ARE PROPOSED (FOR A CALCULATED TOTAL OF 549-INCHES). THERE IS A PRESERVED TREE CREDIT OF 350.25-INCHES BASED ON A TOTAL OF 1,714.50-INCHES OF TREES 8" - 18" WITH AN ALLOWED REMOVAL OF 857.25-INCHES (50%), AND 507-INCHES PROPOSED AS BEING REMOVED. APPLYING THIS PRESERVED TREE CREDIT TO THE TREE MITIGATION FEE, 558.75-INCHES ARE REQUIRED TO MEET THE MITIGATION FEE OF $150 PER REMOVED TREE INCH, OR $83,812.50.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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

LEANDER PROJECT No. 22-PP-019

GABRIELS HORN DEVELOPMENT
PRELIMINARY PLAT
TREE LIST
GABRIELS HORN RD & RONALD REAGEN BLVD, LEANDER, TEXAS 78641

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 11/01/2022
DESIGNED BY: CRH
DRAWN BY: DLB
CHECKED BY: CRH
DRAWING NAME: A641-0401-PP-TP01

11/01/2022
STATE OF TEXAS
CHARLES R. HAGER V
127034
LICENSED PROFESSIONAL ENGINEER

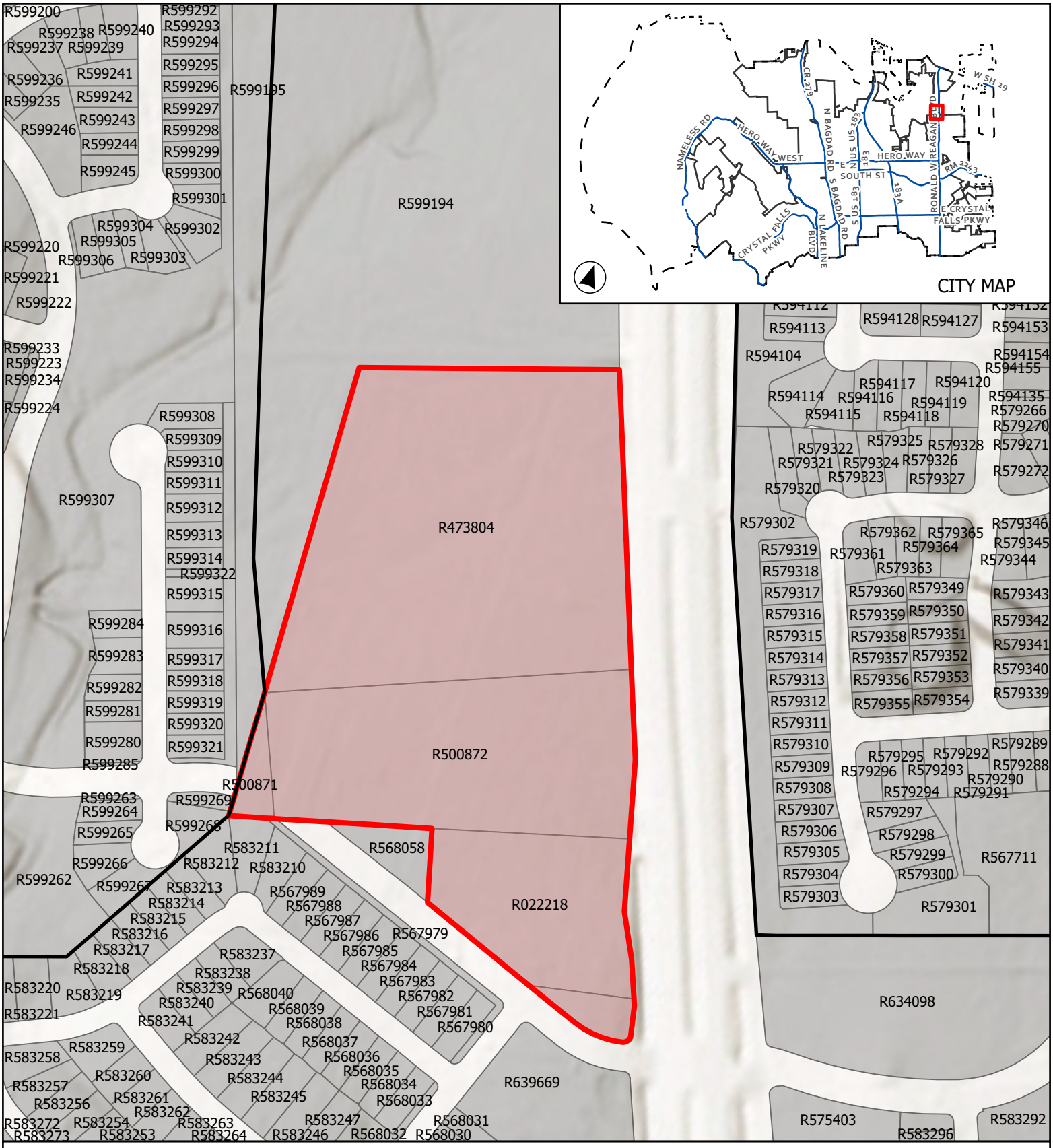
LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A641-0401

SHEET NO. TP03

13 OF 13 SHEETS

I:\a641\0401\Submittal Sheets\Preliminary Plat\A641-0401-PP-TP01.dwg
User: chager
Last Saved: Sep. 22, 22 - 11:57
Plot Date/Time: Nov. 01, 22 - 10:28:21



CASE: PP-22-0019 **ATTACHMENT 2** **GABRIEL'S HORN**

Location Map

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

0 125 250

Feet

City Limits

Subject Boundary

ETJ Boundary

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 5 – James Oliver**
Place 2 – John Cosgrove	**Place 6 – Laura Lantrip, *Vice-Chair***
Place 3 – Ron May	**Place 7 – Rick Carpenter**
Place 4 – Deirdre Moss	

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 ± 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 ± 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 ± 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 ± 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 ± 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 ± 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

AGENDA ITEM # 26

EXECUTIVE SUMMARY
04/20/2023

AGENDA SUBJECT:

Discuss proposed road and park projects for a possible Williamson County bond election in November 2023.

BACKGROUND:

Williamson County is considering holding a road and park bond election in November 2023, and County officials are accepting proposals from local communities on projects to include. Cities within Williamson County are being asked to provide their top three (3) roadway/drainage projects and/or top three (3) regional trail connection projects for funding partnership.

Local cost participation is strongly encouraged. Projects will be evaluated in part by the percentage of local cost participation, along with the status of the project, anticipated completion schedule, and how the proposed project complements the implementation of the County's long-range transportation and parks master plans.

- Williamson County Long-Range Transportation Plan
- Williamson County Comprehensive Parks Master Plan

A Citizens Bond Committee and County staff will review all the information received from each city and the public and make a recommendation to the Williamson County Commissioners Court on the need for a bond election, specific projects, and financial commitments.

The tentative due date for submitting proposed local projects to Williamson County is April 28. City staff will receive direction from Council at this meeting and prepare a resolution of support for Council's consideration at the May 4 regular meeting.

PRESENTER:

Dan Grimsbo, Executive Director of Infrastructure

AGENDA ITEM # 27

EXECUTIVE SUMMARY
04/20/2023

AGENDA SUBJECT:

Discuss and consider award of Solicitation S23-006 to Bennet Paving, Inc. for the Roadway Rehabilitation Fiscal Year 2023 project; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:

Five (5) bids on the City's Roadway Rehabilitation FY 2023 project were received and opened March 20, 2023. Bennet Paving, Inc. was the low, qualified bidder with a total base bid of $813,837.13 and total alternate bid of $1,169,480.19 (Alternate 1: $675,727.65, Alternate 2: $281,256.20, Alternate 3: $212,496.34). Bennet Paving, Inc. has a good performance record, strong recommendations, and has completed similar projects in past years in the nearby cities. References provided were contacted and all verified that they have strong performance record. The attached tabulation includes all five (5) bids received.

Roadways selected for rehabilitation were based on the severity and extent of the distresses present on the pavement condition assessment performed by Applied Research Associates (ARA) in 2020 and 2021 and their recommended five (5)- year work plan.

The Roadway Rehabilitation FY 2023 project base bid includes Lakeline Boulevard - Crystal Falls Parkway to Stinnett Drive. Alternate 1 includes Lakeline Boulevard - southern City Limit to Crystal Falls Parkway; Alternate 2 includes Union Street - Crystal Falls Boulevard to Washington Square Drive; and Alternate 3 includes Horizon Park Boulevard - Crystal Falls Parkway to McCarthur Drive. Rehabilitation methods include mill and overlay with isolated full-depth repair locations.

The City of Leander's annual Roadway Rehabilitation FY 2023 is budgeted for $2,297,000.00 under general fund. Based on discussion with the finance and the executive team considering current financial status and projected current year budgetary gap, the following two (2) award options are proposed for consideration.

- Option 1: Utilize 2022 Transportation Certification of Obligation (COs) to include Base Bid + all Alternates. Under this option Heritage Grove Road rehabilitation work between Oak Grove Road to US183 can be added as Change Order, if desired. Heritage Grove Road is in poor condition and its planned reconstruction under Heritage Grove Road Improvement project (CIP T.52) is under review due to termination of Chapter 380 Agreement with Cangshan Cutlery Company. The proposed additional work will improve the ride quality on Heritage Grove Road until full reconstruction/improvement can be performed with economic development of the surrounding areas. Projected General Fund savings from this option is approximately $2.237M.
- Option 2: Utilize General Fund and include Base Bid + Alternate 1 to rehabilitate all of existing Lakeline cross-section. Projected General Fund savings from this option is approximately $723,308.00.

APPLICANT/AGENT:

Bennet Paving, Inc.

RECOMMENDATION:

Staff respectfully requests recommendation for action on City of Leander Roadway Rehabilitation FY2023 project award to Bennet Paving, Inc; and authorize the City Manager to execute any and all necessary documents.

PRESENTER:

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

Fiscal Impact

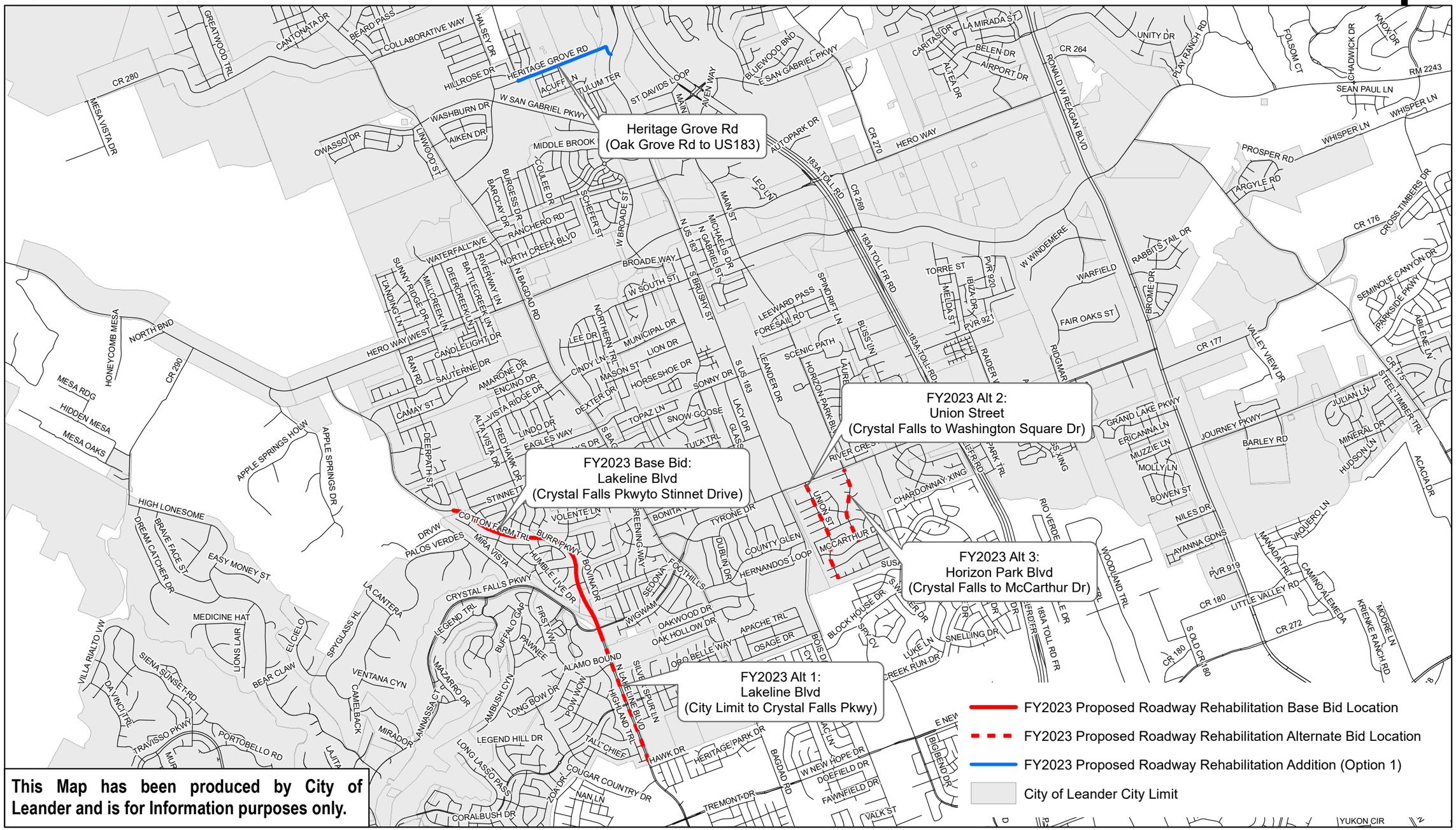
Amount requested:	Option 1: $1,983,317.32
Approved in current budget (Yes / No):	No
Expenditure (New / Amended):	New
Recurring or one-time:	One-time
Fund source (Operating / Utility / etc.):	2022 Transportation COs

Amount requested:	Option 2: $1,489,564.78
Approved in current budget (Yes / No):	Yes
Expenditure (New / Amended):	New
Recurring or one-time:	One-time
Fund source (Operating / Utility / etc.):	General Fund / 01-21-5605

Attachments

1. Roadway Rehabilitation FY2023 Project Location
2. Roadway Rehabilitation FY2023 Bid Tab
3. Roadway Rehabilitation FY2023 CIQ
4. Roadway Rehabilitation FY2023 1295 Form

CITY OF LEANDER ROADWAY REHABILITATION FY2023
PROJECT LOCATION



City of Leander Roadway Rehabilitation FY 2023

BID TABULATION

Bid Opening Date = 03/20/2023

S.N.	Street Name	Bennett Paving, Inc.	Lone Star Paving	Alpha Paving Industries, LLC	Texas Materials Group, Inc	BK Paving LLC
1	A. Lakeline Blvd - Crystal Falls Pkwy to Stinnett Drive	$ 813,837.13	$ 908,296.85	$ 857,900.50	$ 1,035,039.14	$ 1,013,477.84
2	Alt 1 - Lakeline Blvd - City Limit to Crystal Falls Pkwy	$ 675,727.65	$ 719,543.25	$ 765,405.50	$ 867,192.73	$ 985,055.89
3	Alt 2 - Union Street - Crystal Falls to Washington Square Dr	$ 281,256.20	$ 350,744.25	$ 460,370.50	$ 382,288.70	$ 421,665.97
4	Alt 3 - Horizon Park Blvd - Crystal Falls to McCarthur Drive	$ 212,496.34	$ 257,133.95	$ 352,540.15	$ 357,880.09	$ 342,264.65
	Total Cost (Alternative Bids)	**$ 1,169,480.19**	**$ 1,327,421.45**	**$ 1,578,316.15**	**$ 1,607,361.52**	**$ 1,748,986.51**
	Total Cost (Base + Alt 1, 2 & 3)	**$ 1,983,317.32**	**$ 2,235,718.30**	**$ 2,436,216.65**	**$ 2,642,400.66**	**$ 2,762,464.35**
	Total Cost (Base + Alt 1)	**$ 1,489,564.78**	**$ 1,627,840.10**	**$ 1,623,306.00**	**$ 1,902,231.87**	**$ 1,998,533.73**

Lowest Bidder	**Bennett Paving, Inc.**

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

Bennett Paving, Inc.

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

N/A

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Signature of vendor doing business with the governmental entity

03/20/2023

Date

CERTIFICATE OF INTERESTED PARTIES

FORM **1295**

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2023-995510

Date Filed:
03/17/2023

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Bennett Paving, Inc.
Leander, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Leander

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

2023-PW-02
Roadway Mill & Overlay, Edge Mill & Overlay, Overlay, Full-Depth Repair, Re-Striping

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Bennett Paving, Inc.	Leander, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is Bryan Bennett, and my date of birth is 07/02/1974.

My address is 23004 Windy Valley Road (street), Leander (city), TX (state), 78641 (zip code), USA (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Travis County, State of Texas, on the 17th day of March (month), 20 23 (year).

Signature of authorized agent of contracting business entity
(Declarant)

AGENDA ITEM # 28

EXECUTIVE SUMMARY
04/20/2023

AGENDA SUBJECT:

Discuss and consider action on appointments to fill unexpired terms to the following boards, commissions and committees: Board of Adjustment, Economic Development Committee and Parks & Recreation Advisory Board.

BACKGROUND:

Vacancies on City boards, committees and commissions are filled twice a year; unexpired terms mid-year in April, and annual appointments in October.

This item will provide the City Council an opportunity to appoint members to fill the unexpired terms of the following:

- Appoint members with terms expiring October 2023 to the Board of Adjustment (Alt. #2, Alt #4), Economic Development Committee (seven (7) members) and Parks & Recreation Advisory Board (two (2) members)
- Appoint a member with a term expiring October 2024 to the Board of Adjustment (Alt. #3)

Appointments will be conducted using a ballot process.

PRESENTER:

Debora Penberg, Sr. Deputy City Secretary