



**AGENDA
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 2 – John Cosgrove
Place 3 – Ron May
Place 4 – Deirdre Moss

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

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

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the 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. Approval of Subdivision Case PP-21-0007 regarding Hawkes Landing North Phase 1 Preliminary Plat on one parcel of land approximately 49.94 acres $\pm$ 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. Approval of Minutes.

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 $\pm$ 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.

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

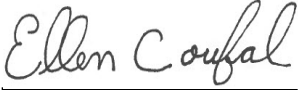
9. Conduct a Public Hearing and consider action on Subdivision Case FP-22-0020 and Variance Case VA-22-0008 to approve the Freehill Addition Short Form Final Plat and Variance on one parcel of land approximately 16.85 acres $\pm$ in size, more particularly described by Williamson County Central Appraisal 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.
- a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
10. Conduct a Public Hearing and consider action 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 $\pm$ 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 Case VA-22-0009 as described above.
- a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
11. Conduct a Public Hearing and consider action regarding Zoning Case 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 $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031386 and R031387; and more commonly known as 11675 Hero Way West, Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case Z-22-001 as described above.
- a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action

REGULAR AGENDA

12. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 55 1.001 et seq. At any time during the meeting the Planning & Zoning Commission reserves the right to adjourn into Executive Session on any of the above posted agenda items in accordance with the Sections 55 1.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 55 1.073 [prospective gift to city], 55 1.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas. was posted on the bulletin board at City Hall in Leander. Texas on the 17 day of March 2023 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

A handwritten signature in cursive script that reads "Ellen Coufal". The signature is written in dark ink and is positioned above a horizontal line.

Ellen Coufal, Planning Coordinator



EXECUTIVE SUMMARY
03/23/2023

AGENDA SUBJECT:

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.

BACKGROUND:

This request is the second step in the subdivision process. Section 45 (a) (7) of the Composite Zoning Ordinance states that “City staff may administratively approve blocks not meeting the above criteria if unusual conditions are found such as steep slopes or other restrictive topography, floodplains, public land railroad tracks, freeways, tollways, existing adjacent development or other similar features”. An administrative waiver is approved regarding the Block length requirement defined by this section of the Composite Zoning Ordinance due to the existing dam.

HISTORY/TIMELINE:

12/03/2020 – Concept Plan Approved

APPLICANT/AGENT:

Michael Fisher, Pape-Dawson Engineers, Inc. on behalf of Emmet Hawkes.

RECOMMENDATION:

This preliminary plat includes 128 residential lots, 7 landscape lots, 1 public parkland lot, and 1 drainage Lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the preliminary plat. There is 1 heritage tree proposed for removal, a 39” Willow located within the Waterway Buffer Zone & Atlas 14 Floodplain. The Willow tree does not fall under the protected species of Trees defined by the Composite Zoning Ordinance.

PRESENTER:

Jason Pho, Assistant Planner

Attachments

1. Preliminary Plat

OWNER:
GEHAN HOMES
3815 S CAPITAL OF TEXAS HWY
SUITE 275
AUSTIN, TEXAS 78704
(512) 330-9366

ENGINEER/ SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY., BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 454-8711
FAX (512) 459-8867

SUBMITTAL DATE:
JUNE 1, 2021

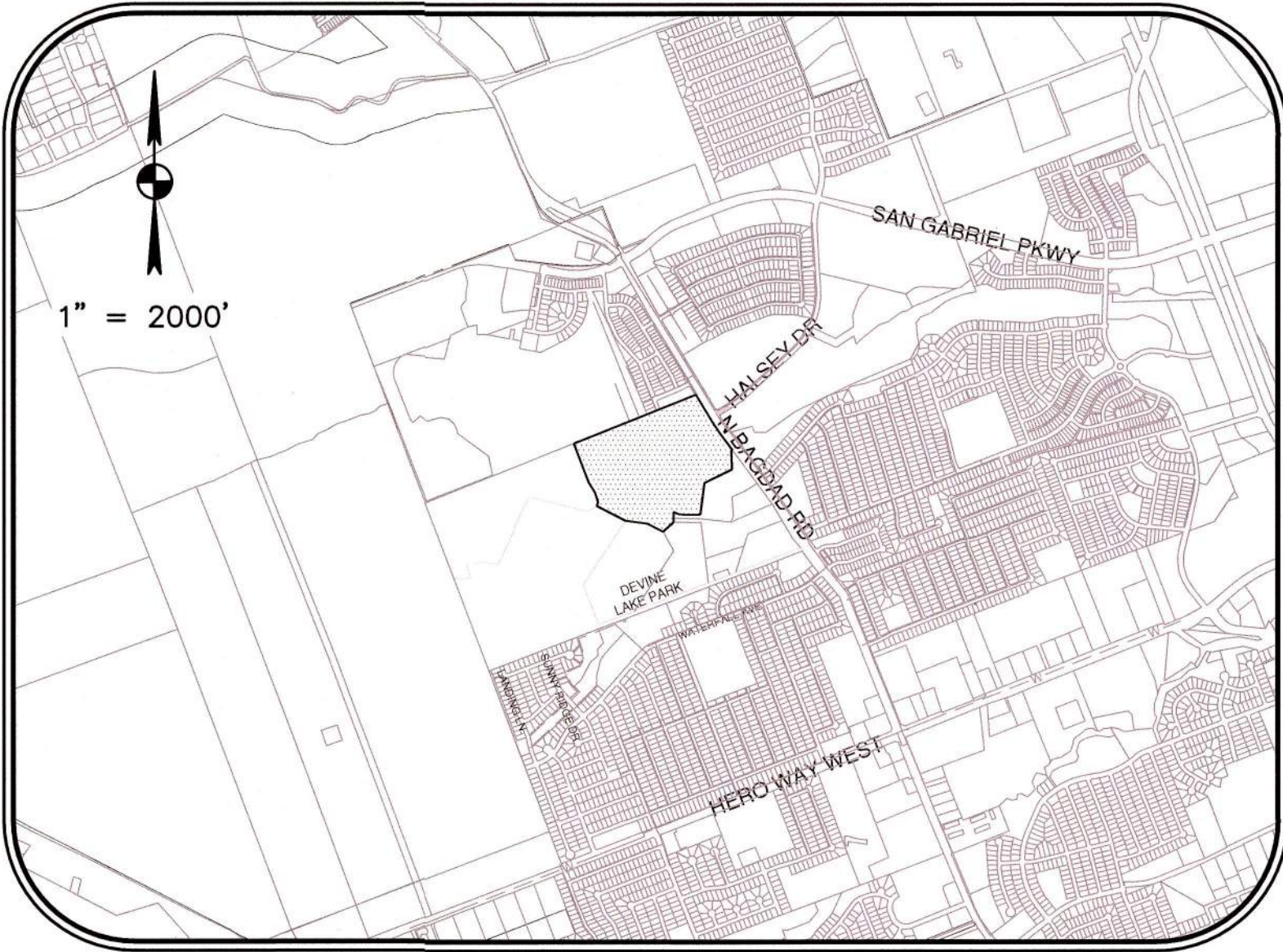
PROPERTY ZONING:
SFT-2-A

LAND USE SUMMARY:
TOTAL ACRES: 49.94
RESIDENTIAL LOTS: 128 (10.35 ACRES)
HOA LOTS: 7 (6.61 ACRES)
PUBLIC PARKLAND LOTS: 1 (21.79 ACRES)
UBCWGD LOTS: 1 (11.19 ACRES)

- NOTES:
- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
 - A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
 - NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
 - PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
 - ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
 - IN ADDITION TO THE EASEMENT SHOWN HEREON A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
 - A PORTION OF THIS TRACT IS WITHIN FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0435F, FOR WILLIAMSON CO., EFFECTIVE DECEMBER 20, 2019.
 - BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
 - 5' SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL LOCAL STREETS. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
 - ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
 - NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OF 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
 - THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOTS 1, 33 & 56, BLOCK A; LOTS 5 & 26, BLOCK B; LOT 5, BLOCK C; LOT 6, BLOCK D.
 - THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER _____.
 - THE HOME OWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS (WHICH SHOULD BE CONTAINED IN A DRAINAGE EASEMENT).
 - THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS (WHICH SHOULD BE CONTAINED IN A DRAINAGE EASEMENT).
 - AT THE TIME OF FINAL PLAT, THE APPLICANT SHALL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TIA PER RESIDENTIAL UNIT.
 - ANY ENCROACHMENT OR FILL WITHIN THE INUNDATION EASEMENT (AREA) INCLUDING (AERIAL AND SUBTERRANEAN UTILITIES) REQUIRES UPPER BRUSHY CREEK W.C.I.D. APPROVAL BEFORE THE ACTIVITY.
 - THIS SITE IS LOCATED IN THE NORTH FORK OF BRUSHY CREEK. THIS SITE IS LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.
 - FUTURE LAND USE CATEGORY: MULTI-USE CORRIDOR, NEIGHBORHOOD RESIDENTIAL AND GREENWAY.
 - 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 OF PROPERTY.
 - AN ADMINISTRATIVE WAIVER IS APPROVED WITH HAWKES LANDING NORTH, PHASE 1, PRELIMINARY PLAT FOR A VARIANCE TO THE BLOCK LENGTH REQUIREMENT ASSOCIATED WITH BLOCK A, DUE TO THE EXISTING DAM PER ARTICLE II, SECTION 45(o)(7) OF THE CITY OF LEANDER CODE OF ORDINANCES.
 - ACCESS TO LOT 57, BLOCK A, PUBLIC PARKLAND, WILL BE PROVIDED THROUGH LOT 48, BLOCK E, BMPE/DE/PUBLIC PARKLAND THAT WILL BE PLATTED WITH HAWKES LANDING NORTH, PHASE TWO.

HAWKES LANDING NORTH

PHASE 1 PRELIMINARY PLAT



LOCATION MAP

1" = 2000'

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

SHEET LIST TABLE

Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS
3	PRELIMINARY PLAT
4	EXISTING DRAINAGE AREA MAP
5	DEVELOPED DRAINAGE AREA MAP
6	STORM DRAIN LAYOUT
7	WATER LAYOUT
8	WASTEWATER LAYOUT
9	TREE PRESERVATION PLAN HERITAGE TREES
10	TREE PRESERVATION PLAN SIGNIFICANT TREES
11	TREE PRESERVATION PLAN TREE LIST
12	PARKS PLAN

SUBMITTED BY:



PAPE-DAWSON ENGINEERS
MICHAEL S. FISHER, P.E. #87704
SENIOR VICE PRESIDENT

**PAPE-DAWSON
ENGINEERS**

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

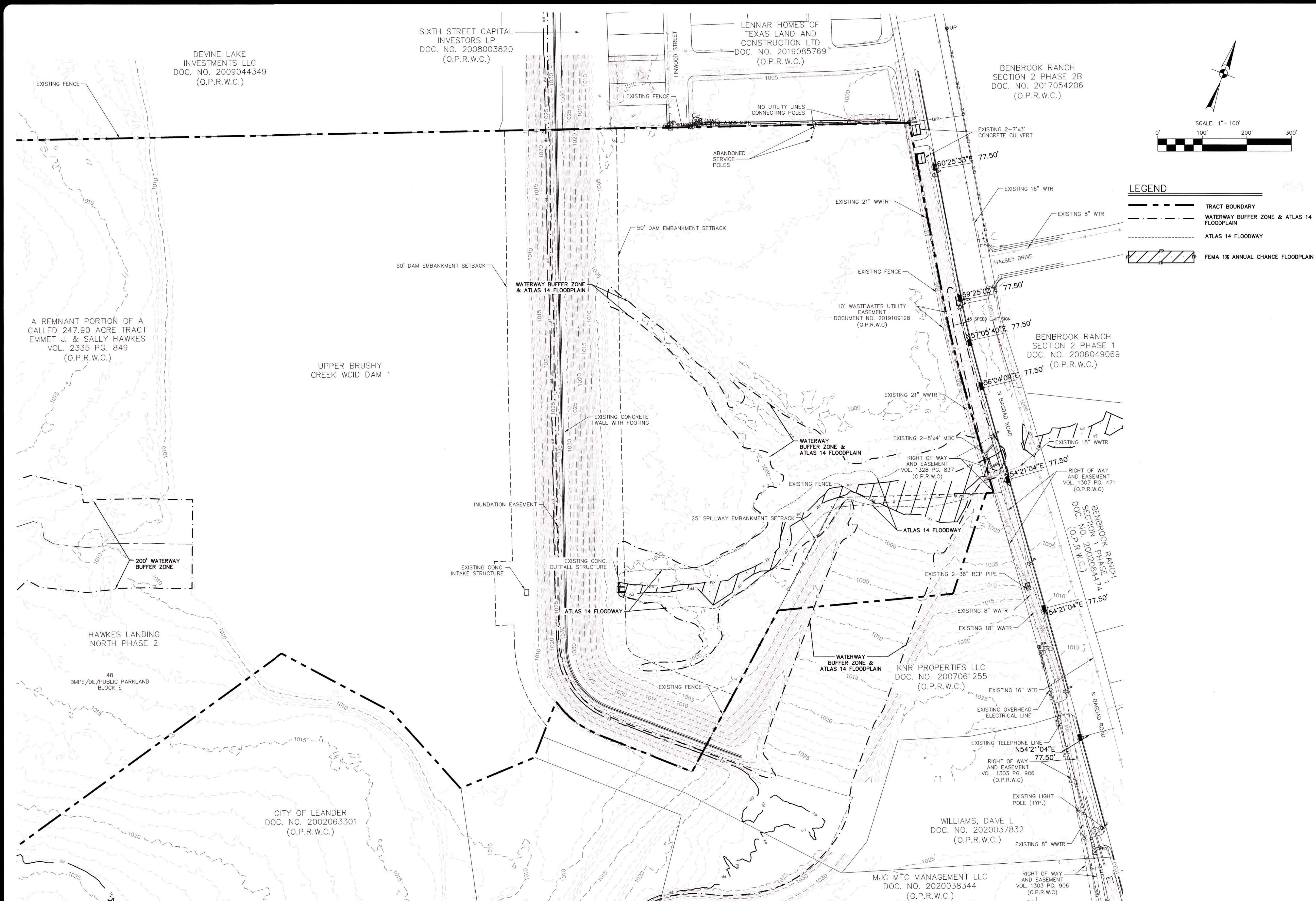
SHEET 1 OF 12

21-PP-007

PD JOB NO. 51167-01 HAWKES LANDING NORTH - PHASE 1 - PRELIMINARY PLAT

FILE: H:\PROJECTS\51167\01\212 PHASE 7 PRELIMINARY\DWG\TS51167-01_PH 7.DWG

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HAWKES LANDING NORTH

PHASE 1

EXISTING CONDITIONS

Date: Jan 06, 2023, 4:17pm User: ID: jrp/yla
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STREET INFORMATION			
STREET NAME	LENGTH	ROW WIDTH	ROAD WIDTH
HALSEY DRIVE	579	VARIABLE	VARIABLE
LINWOOD STREET	920	50	28' F-F
JEMISON LANE	503	50	28' F-F
GALILEO WAY	605	50	28' F-F
ALDRIN DRIVE	486	50	28' F-F

CITY OF LEANDER
DOC. NO. 2002063301
(O.P.R.W.C.)

DEVINE LAKE
INVESTMENTS LLC
DOC. NO. 2009044349
(O.P.R.W.C.)

SIXTH STREET CAPITAL
INVESTORS LP
DOC. NO. 2008003820
(O.P.R.W.C.)

LENNAR HOMES OF
TEXAS LAND AND
CONSTRUCTION LTD
DOC. NO. 2019085769
(O.P.R.W.C.)

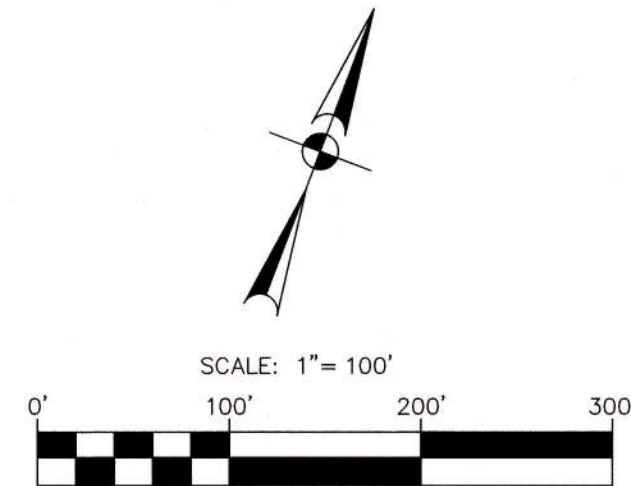
BENBROOK RANCH
SECTION 2 PHASE 2B
DOC. NO. 2017054206
(O.P.R.W.C.)

BENBROOK RANCH
SECTION 2 PHASE 1
DOC. NO. 2006049069
(O.P.R.W.C.)

KNR PROPERTIES LLC
DOC. NO. 2007061255
(O.P.R.W.C.)

WILLIAMS, DAVE L
DOC. NO. 2020037832
(O.P.R.W.C.)

MJC MEC MANAGEMENT LLC
DOC. NO. 2020038344
(O.P.R.W.C.)



LEGEND

- TRACT BOUNDARY
- PLAT BOUNDARY
- SIDEWALKS
- WATERWAY BUFFER ZONE & ATLAS 14 FLOODPLAIN
- FEMA 1% ANNUAL CHANCE FLOODPLAIN

- BMPE = BEST MANAGEMENT PRACTICE EASEMENT
- DE = DRAINAGE EASEMENT
- DP = DETENTION POND
- HOA = HOME OWNERS ASSOCIATION
- LL = LANDSCAPE LOT
- RWE = RECLAIMED WATER EASEMENT
- UBWCWD = UPPER BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT
- WOP = WATER QUALITY POND
- WTRE = WATER EASEMENT
- WWE = WASTEWATER EASEMENT

NOTES:

- 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 OF PROPERTY.

SIDEWALK NOTES:

- LOCAL STREETS - 5' SIDEWALK
- N BAGDAD ROAD - 6' SIDEWALK

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2070.46'	005°00'29"	S33°42'12"E	180.91'	180.97'

LINE TABLE

LINE #	LENGTH	BEARING
L1	266.40'	S36°12'27"E
L2	16.46'	S85°06'19"W
L3	237.81'	S02°20'32"E
L4	393.85'	S63°56'19"W
L5	410.39'	S07°28'31"W
L6	222.14'	N89°14'12"W
L7	14.37'	N86°04'47"W
L8	13.97'	N83°38'28"W
L9	14.13'	N81°54'13"W
L10	14.41'	N78°52'33"W
L11	14.04'	N73°02'21"W
L12	14.21'	N69°32'04"W
L13	13.83'	N64°43'18"W
L14	13.73'	N59°50'16"W
L15	13.82'	N59°16'28"W
L16	134.62'	S00°27'18"W
L17	179.57'	S46°33'16"W
L18	230.46'	N62°36'33"W
L19	279.83'	N82°41'55"W
L20	414.43'	N82°41'57"W
L21	53.03'	N18°48'41"E
L22	140.62'	N18°36'08"W
L23	149.15'	N32°15'46"W
L24	522.86'	N20°54'52"W
L25	1681.50'	N68°15'17"E
L26	404.13'	S31°28'48"E

PERIMETER BLOCK LENGTHS

BLOCK DESIGNATION	LENGTH
BLOCK A	±5,875
BLOCK B	2,022
BLOCK C	1,083
BLOCK D	1,154

NOTE: ADMINISTRATIVE EXCEPTION WILL BE SUBMITTED FOR BLOCK A PER CHAPTER 10, ARTICLE III, SECTION 45(A)(7)



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ENGINEERS**

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TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

HAWKES LANDING NORTH

PHASE 1

PRELIMINARY PLAT

CITY JOB No. XX-PP-XXXX

JOB NO. 51167-01

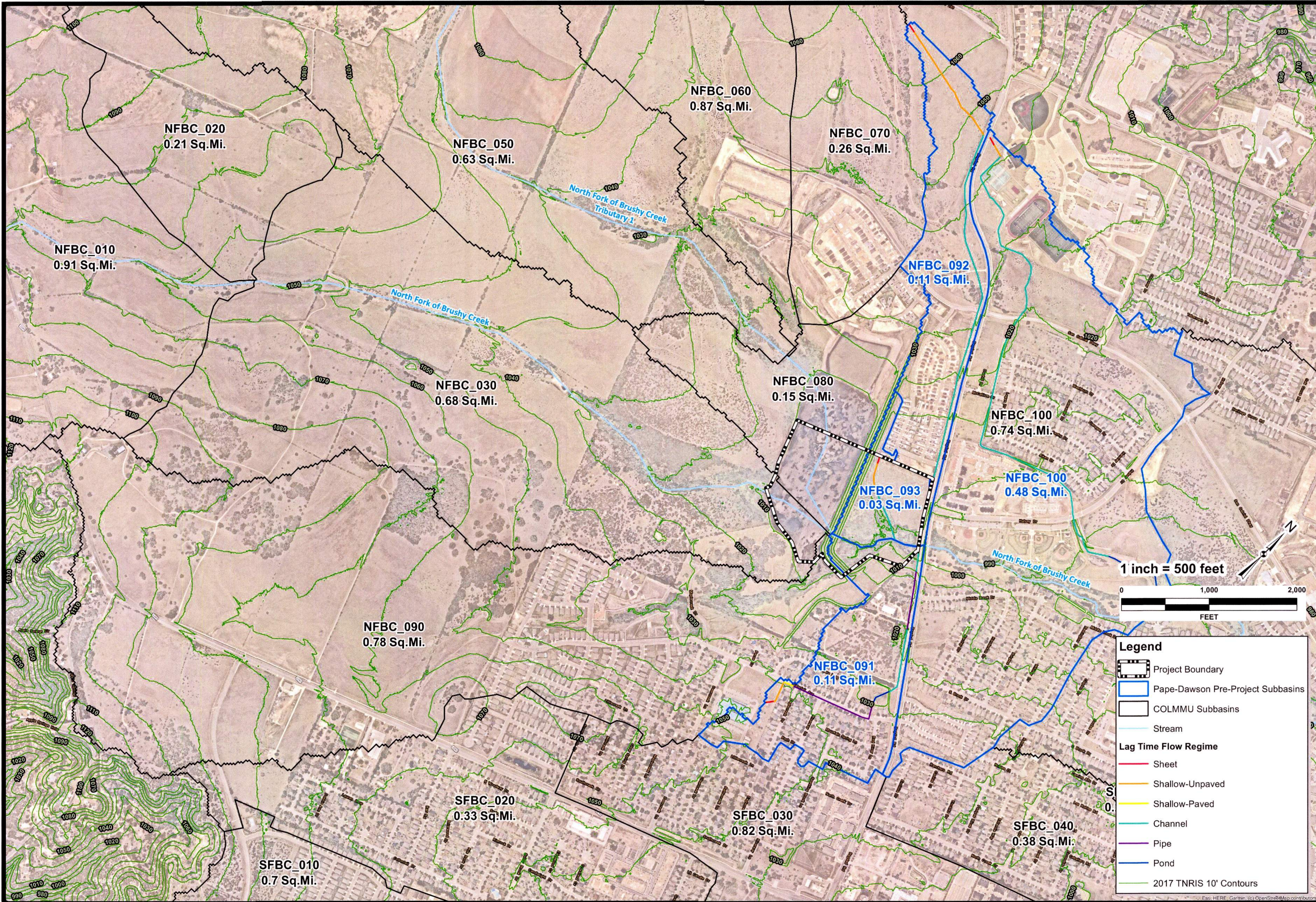
DATE JULY 2022

DESIGNER

CHECKED DRAWN

SHEET 3 OF 12

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HAWKES LANDING NORTH - PHASE 1
CITY OF LEANDER, TEXAS
PRE-PROJECT DRAINAGE AREA MAP

PLAT NO. --
JOB NO. 51167-01
DATE Jul 2022
DESIGNER JRK
CHECKED CRM DRAWN JRK
SHEET **EX 2**

NOTES:

1. DETENTION REQUIRED FOR THE PROJECT AREA WITHIN NFBC_093 WILL BE PROVIDED ON-SITE.
2. REFERENCE HAWKES LANDING NORTH - PHASE 1 FLOODPLAIN STUDY DATED 1/16/23 BY PAPE-DAWSON ENGINEERS, INC. FOR EXISTING DRAINAGE ANALYSIS.

HAWKES LANDING NORTH EXISTING DRAINAGE AREA SUMMARY						
Area ID	Drainage Area (AC)	IC (%)	Q ₂	Q ₁₀	Q ₂₅	Q ₅₀
NFBC_091	72	45	131	281	371	530
NFBC_092	73	39	82	179	238	343
NFBC_093	21	2	18	60	87	136
J_NFBC_091			199	455	624	920
NFBC_100	310	46	401	854	1,128	1,615
J_NFBC_100			594	1,297	1,739	2,509

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TBE FIRM REGISTRATION #470 | TBE'S FIRM REGISTRATION #10028801

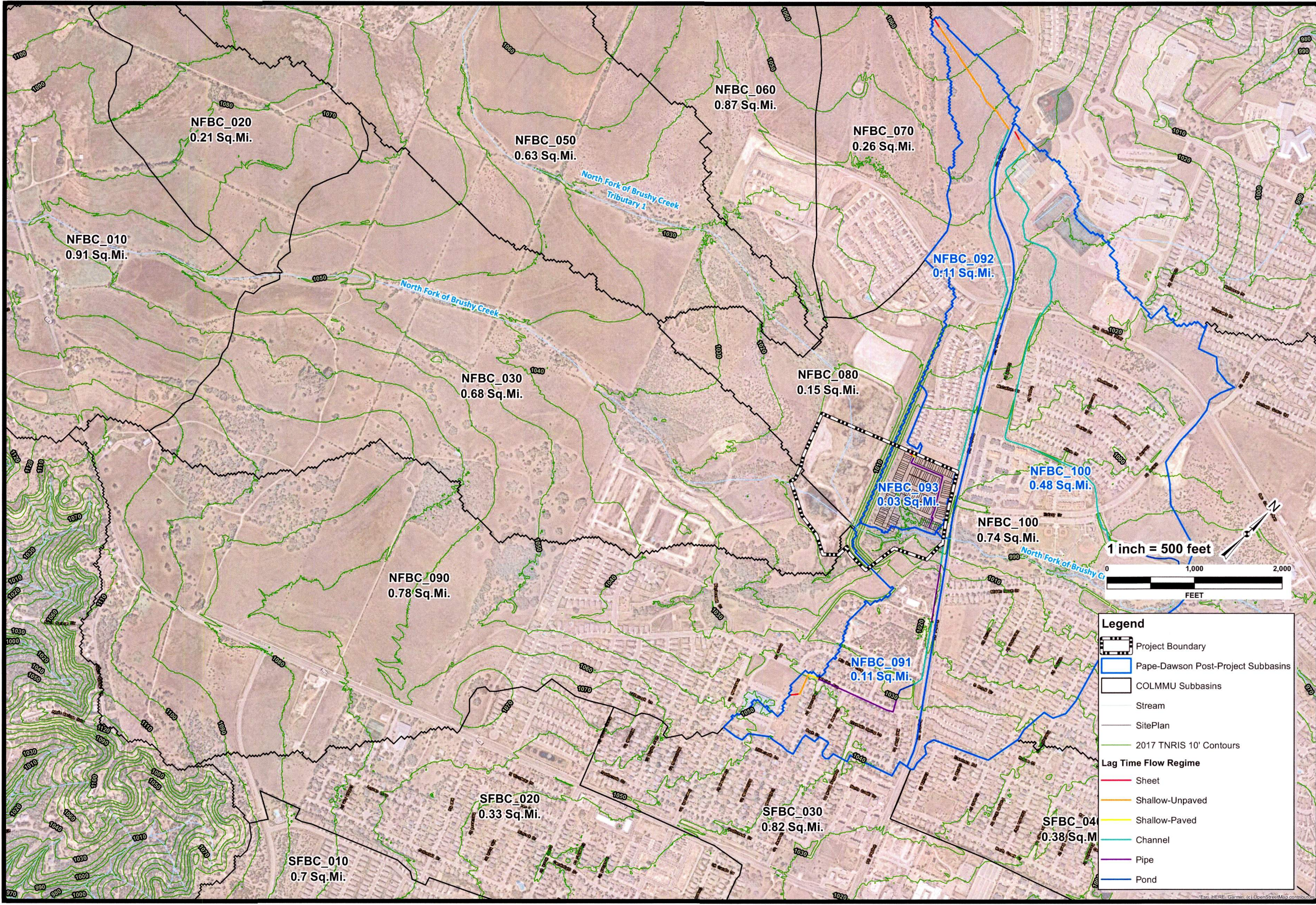
HAWKES LANDING NORTH
PHASE 1
EXISTING DRAINAGE AREA MAP

CITY JOB No. XX-PP-XXX
JOB NO. 51167-01
DATE JULY 2022
DESIGNER
CHECKED DRAWN
SHEET **4 OF 12**

Date: Jan 17, 2023, 12:47pm User ID: jrp/yla
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HAWKES LANDING NORTH - PHASE 1
CITY OF LEANDER, TEXAS
POST-PROJECT DRAINAGE AREA MAP

PLAT NO. -
JOB NO. 51167-01
DATE Jan 2023
DESIGNER JRK
CHECKED CRM DRAWN JRK
SHEET **EX 3**

NOTES:

1. DETENTION REQUIRED FOR THE PROJECT AREA WITHIN NFBC_093 WILL BE PROVIDED ON-SITE.
2. REFERENCE HAWKES LANDING NORTH - PHASE 1 FLOODPLAIN STUDY DATED 1/16/23 BY PAPE-DAWSON ENGINEERS, INC. FOR PROPOSED DRAINAGE ANALYSIS.

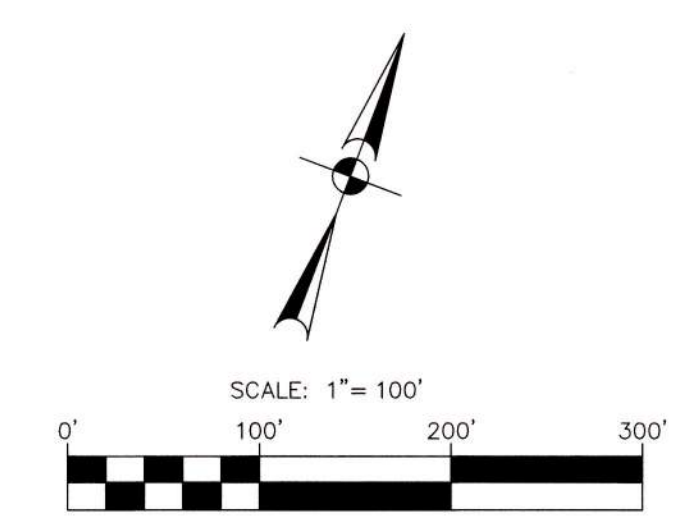
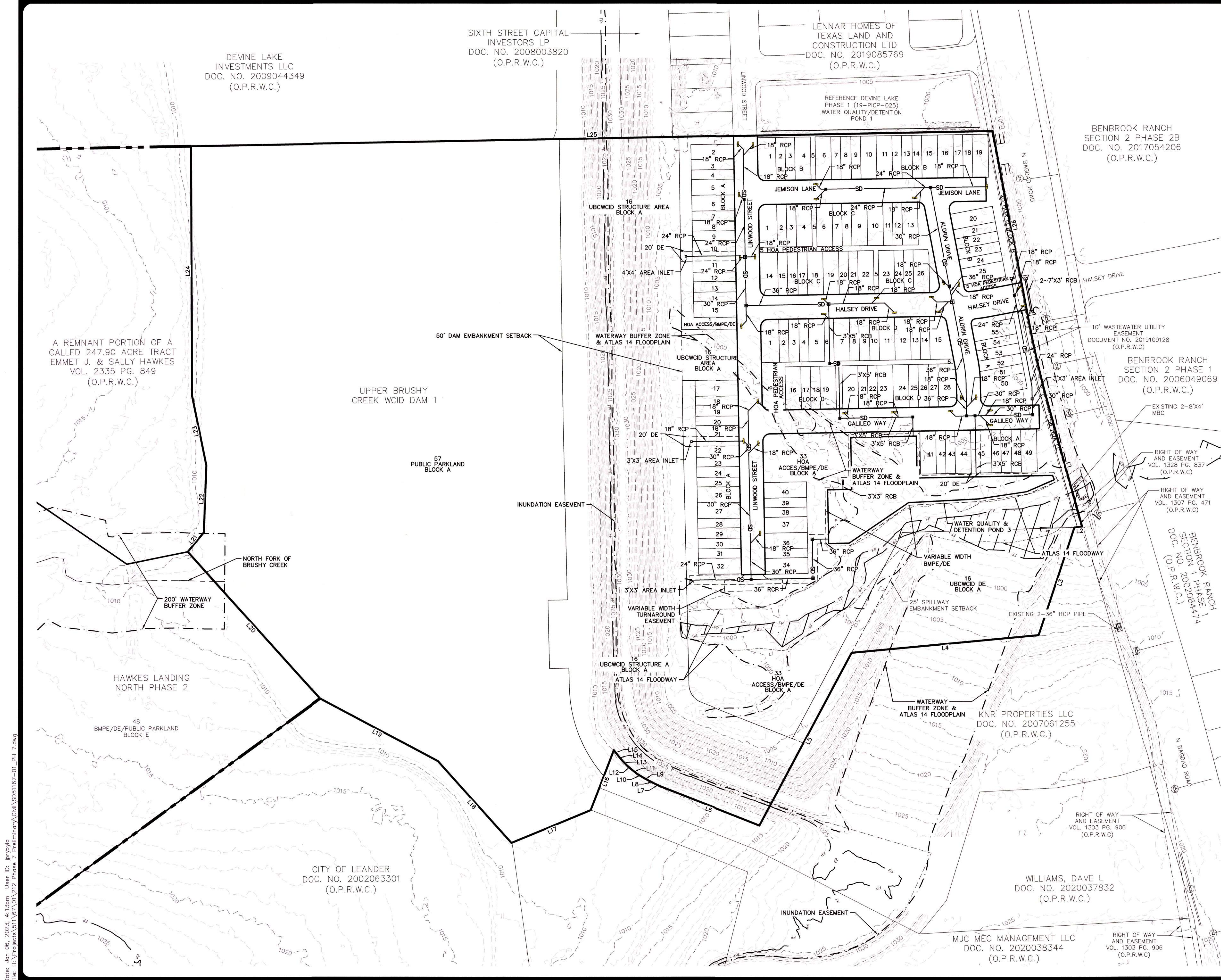
HAWKES LANDING PHASE 1 WQV SUMMARY		
Pond	Required Water Quality Volume (cu. ft.)	Provided Water Quality Volume (cu. ft.)
Water Quality Pond 3	33,806	216,376

HAWKES LANDING NORTH PROPOSED DRAINAGE AREA SUMMARY						
Area ID	Drainage Area (AC)	IC (%)	Q ₂	Q ₁₀	Q ₂₅	Q ₁₀₀
NFBC_091	73	45	134	287	379	541
NFBC_092	73	39	82	180	240	345
NFBC_093	19	44	45	99	131	189
J_NFBC_091			200	446	620	920
NFBC_100	310	46	401	854	1,128	1,615
J_NFBC_100			595	1,291	1,736	2,509

CITY JOB No. XX-PP-XXX
JOB NO. 51167-01
DATE JULY 2022
DESIGNER
CHECKED DRAWN
SHEET 5 OF 12



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- LEGEND**
- TRACT BOUNDARY
 - PLAT BOUNDARY
 - SD STORM DRAIN LINE & MH
 - CURB INLET
 - WATERWAY BUFFER ZONE & ATLAS 14 FLOODPLAIN
 - ATLAS 14 FLOODWAY
 - FEMA 1% ANNUAL CHANCE FLOODPLAIN
- BMPE = BEST MANAGEMENT PRACTICE EASEMENT
DE = DRAINAGE EASEMENT
DP = DETENTION POND
HOA = HOME OWNERS ASSOCIATION
LL = LANDSCAPE LOT
RWE = RECLAIMED WATER EASEMENT
UBCWID = UPPER BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT
WQP = WATER QUALITY POND
WTE = WATER EASEMENT
WWE = WASTEWATER EASEMENT

DATE	
NO.	
REVISION	

PAPE-DAWSON ENGINEERS

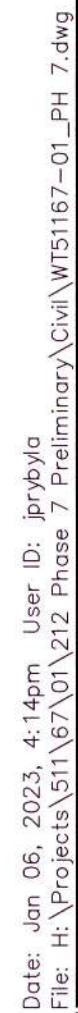
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY. BLDG. 3, STE. 200 | AUSTIN, TX 78759 | 512.454.8711
TYPED FIRM REGISTRATION #4170 | TYPED FIRM REGISTRATION #10028601

HAWKES LANDING NORTH
PHASE 1
STORM DRAIN LAYOUT

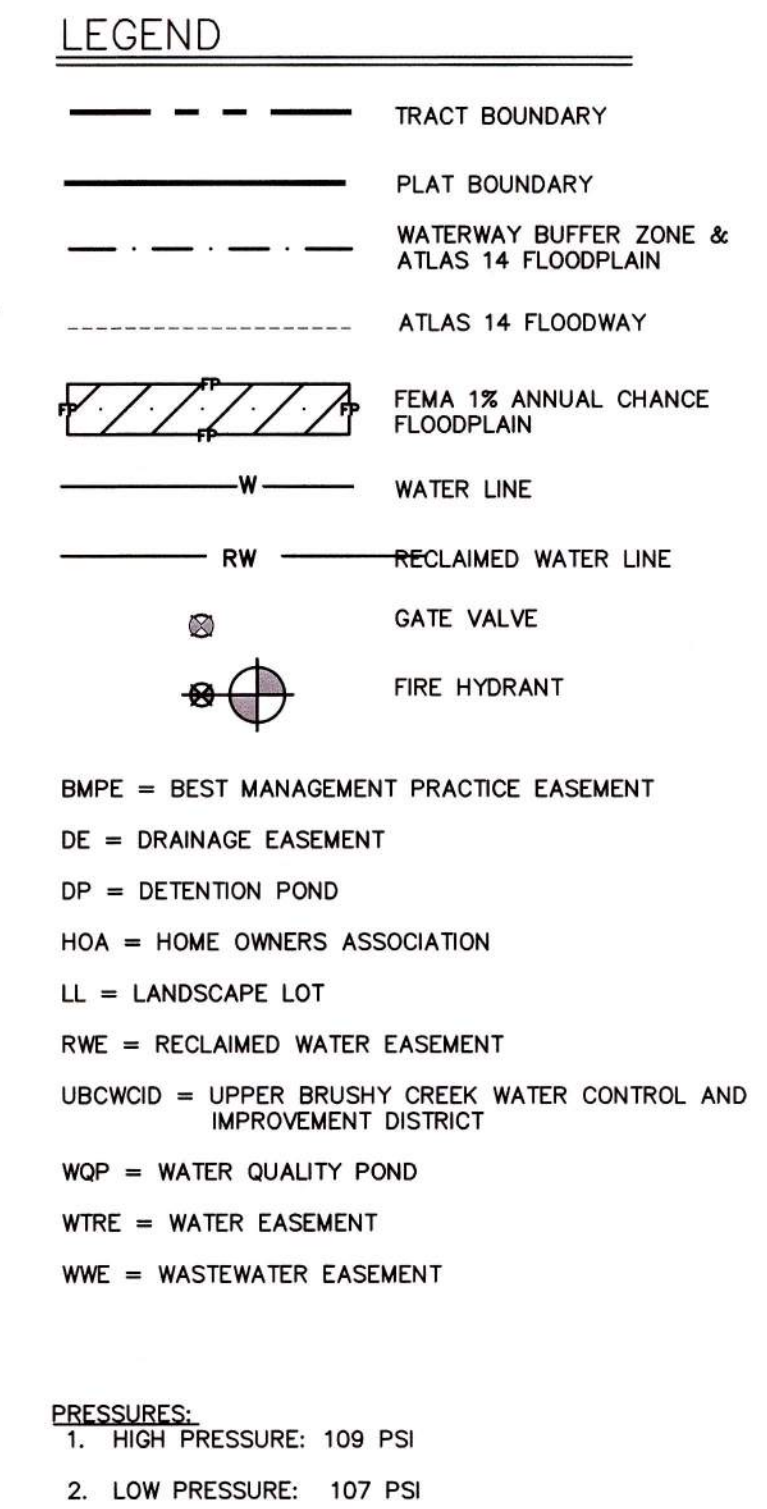
CITY JOB NO.	XX-PP-XXX
JOB NO.	51167-01
DATE	JULY 2022
DESIGNER	
CHECKED	DRAWN
SHEET	6 OF 12

Date: Jun 06, 2023, 4:13pm User ID: jprkyla
File: R:\Projects\3118\3118.dwg Plot: Phase 1 Preliminary\CUA\5051167-01_PP_7.dwg

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21-PP-007



- = LUEs (128 X 0.7) X 3.5 persons/LUE
- = 95.9 X 3.5 persons/LUE
- = **314** persons

- = 900 gallons/persons/day*persons*1 day/24 hours
- = **11760** GPH

- = 530 gallons/persons/day*persons
- = **166208** GPD

- = 200 gallons/persons/day*persons
- = **62720** GPD

- = Half 1750 gallons/minute X per residential, Townhouses, 3,601-4,800 sq ft
- = **875** GPM
- = Half 2000 gallons/minute X per residential, Townhouses, 4,801-6,200 sq ft
- = **1,000** GPM
- = Half 2250 gallons/minute X per residential, Townhouses, 6,201-7,700 sq ft
- = **1,125** GPM
- = Half 2500 gallons/minute X per residential, Townhouses, 7,701-9,400 sq ft
- = **1,250** GPM



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

HAWKES LANDING NORTH

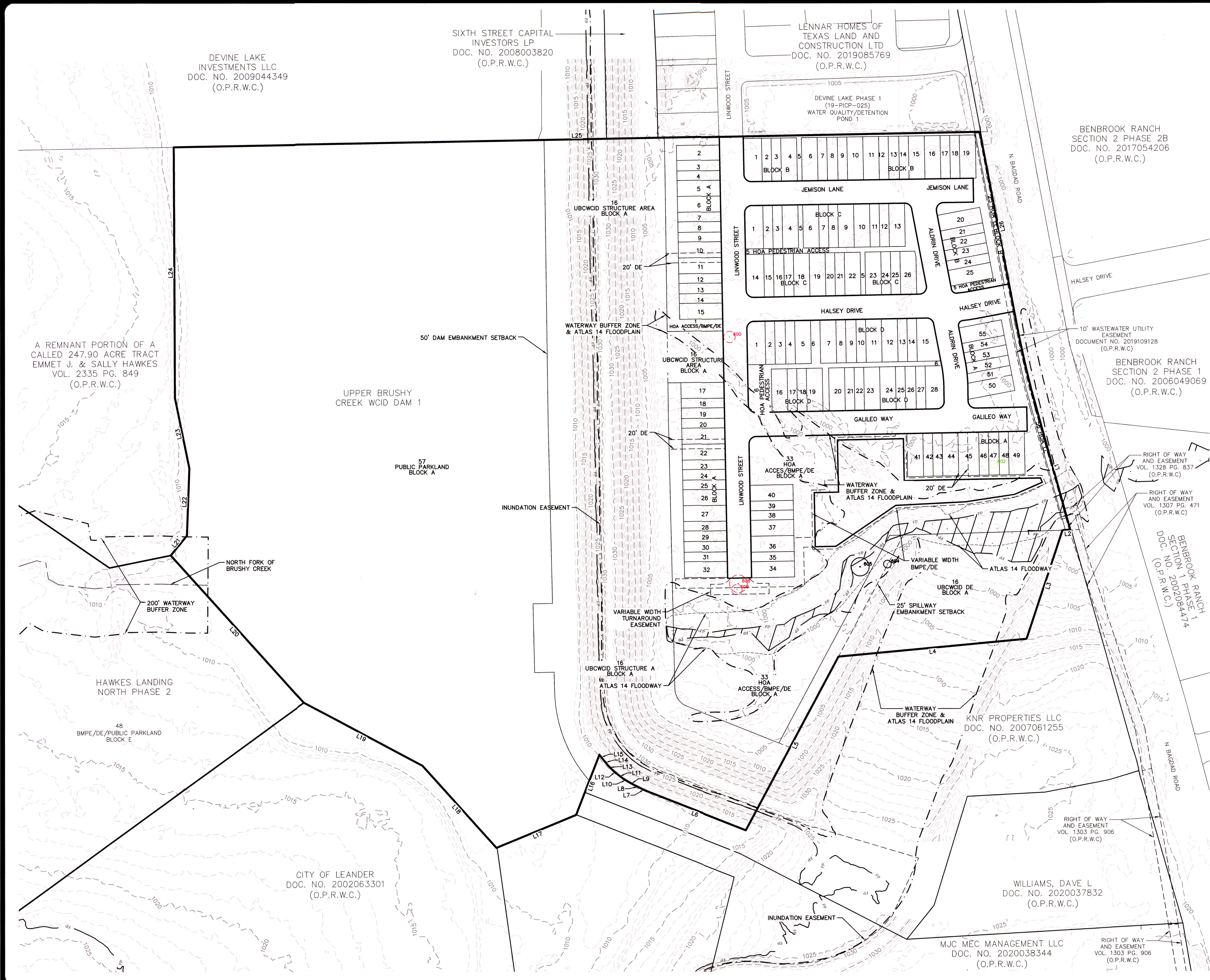
PHASE 1

WATER LAYOUT

CITY JOB No. XX-PP-XXX
JOB NO. 51167-01
DATE JULY 2022
DESIGNER _____
CHECKED _____ DRAWN _____
SHEET **7** OF 12



Date: Feb 03, 2023, 2:24pm User ID: jpr6k6ld
File: H:\Projects\2023\21-PP-007\21-PP-007.dwg
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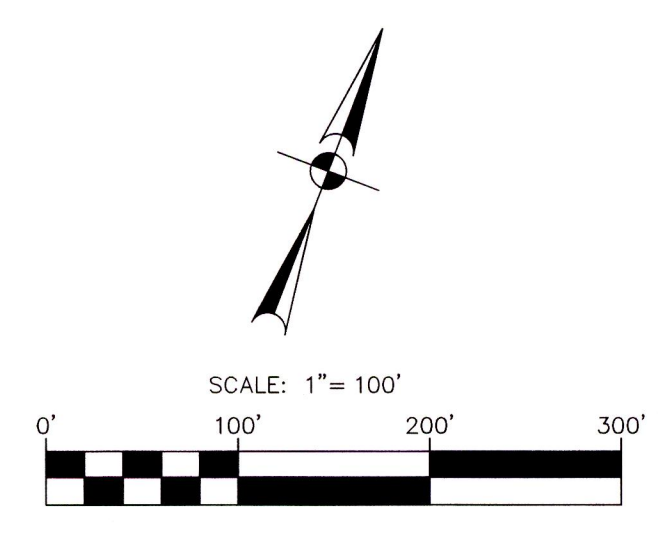


LEGEND

- SIGNIFICANT TREES PRESERVED
- SIGNIFICANT TREES PRESERVED
- SIGNIFICANT TREES REMOVED
- PLAT BOUNDARY
- WATERWAY BUFFER ZONE & ATLAS 14 FLOODPLAIN
- ATLAS 14 FLOODWAY
- FEMA 1% ANNUAL CHANCE FLOODPLAIN

NOTE:

- TREE REMOVAL SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE
- TREE SURVEY DATE: NOVEMBER 6, 2020



DATE	
NO.	
REVISION	

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOORE AVE., SUITE 300 | AUSTIN, TX 78759 | 512.454.8711
TXPE FIRM REGISTRATION #470 | TPELS FIRM REGISTRATION #1028801

HAWKES LANDING NORTH

PHASE 1

TREE PRESERVATION PLAN SIGNIFICANT TREES

CITY JOB No.	XX-PP-XXX
JOB No.	51167-01
DATE	JULY 2022
DESIGNER	
CHECKED	DRAWN
SHEET	10 OF 12

Date: Jan 06, 2023, 4:55pm User ID: jrpj45
File Path: P:\projects\51167\01\212_Phas 2_Preliminary\GWA\TBS167-01_Ph 7.dwg

TREE NUMBER	TREE TYPE	CALIPER INCH	REMOVED	PROTECTED	8-18"	18.5"-26"	HERITAGE	REASON FOR REMOVAL	LOCATION
437	LOAK	39.5		39.5			Y		PHASE 2
438	LOAK	8		8	Y				PHASE 2
439	LOAK	14		14	Y				PHASE 2
440	LOAK	11.5		11.5	Y				PHASE 2
441	LOAK	13		13	Y				PHASE 2
442	LOAK	13		13	Y				PHASE 2
443	LOAK	16.5	16.5		Y			GRADING CONFLICT	PHASE 2
444	LOAK	18.5	18.5			Y		GRADING CONFLICT	PHASE 2
445	LOAK	10	10		Y			GRADING CONFLICT	PHASE 2
446	LOAK	8.5		8.5	Y				PHASE 2
447	LOAK	11	11		Y			LAYOUT CONFLICT	PHASE 2
448	LOAK	28.5		28.5			Y		PHASE 2
449	LOAK	24.5		24.5		Y			PHASE 2
450	LOAK	8		8	Y				PHASE 2
451	LOAK	11		11	Y				PHASE 2
452	LOAK	15	15		Y			HOUSEPAD	PHASE 2
453	LOAK	14	14		Y			LAYOUT CONFLICT	PHASE 2
454	LOAK	20.5	20.5			Y		HOUSEPAD	PHASE 2
455	LOAK	14	14		Y			LAYOUT CONFLICT	PHASE 2
456	LOAK	9	9		Y			LAYOUT CONFLICT	PHASE 2
457	LOAK	11.5	11.5		Y			LAYOUT CONFLICT	PHASE 2
458	LOAK	12.5	12.5		Y			LAYOUT CONFLICT	PHASE 2
459	LOAK	23	23			Y		LAYOUT CONFLICT	PHASE 2
460	LOAK	12.5		12.5	Y				PHASE 2
461	LOAK	16		16	Y				PHASE 2
462	LOAK	39	39				Y	GRADING CONFLICT	PHASE 2
463	CELM	10	10		Y			GRADING CONFLICT	PHASE 2
464	CELM	11	11		Y			GRADING CONFLICT	PHASE 2
465	CELM	12	12		Y			LAYOUT CONFLICT	PHASE 2
466	CELM	8	8		Y			LAYOUT CONFLICT	PHASE 2
468	CELM	9		9	Y				PHASE 2
469	CELM	13		13	Y				PHASE 2
470	CELM	8		8	Y				PHASE 2
471	CELM	8		8	Y				PHASE 2
472	AELM	16		16	Y				PHASE 2
473	CELM	8		8	Y				PHASE 2
474	CELM	9		9	Y				PHASE 2
475	AELM	9		9	Y				PHASE 2
476	CELM	8.5		8.5	Y				PHASE 2
477	CELM	8	8		Y			GRADING CONFLICT	PHASE 2
478	CELM	8		8	Y				PHASE 2
479	CELM	8		8	Y				PHASE 2
480	CELM	11		11	Y				PHASE 2
481	CELM	8		8	Y				PHASE 2
482	CELM	8	8		Y			GRADING CONFLICT	PHASE 2
483	CELM	8		8	Y				PHASE 2
484	CELM	8	8		Y			GRADING CONFLICT	PHASE 2
485	CELM	14		14	Y				PHASE 2
486	CELM	11.5		11.5	Y				PHASE 2
487	CELM	11		11	Y				PHASE 2
488	CELM	10		10	Y				PHASE 2
489	CELM	8		8	Y				PHASE 2
490	AELM	9		9	Y				PHASE 2
491	ASH	9		9	Y				PHASE 2
492	AELM	9		9	Y				PHASE 2
493	CELM	9		9	Y				PHASE 2
494	AELM	9		9	Y				PHASE 2
495	AELM	9		9	Y				PHASE 2
496	AELM	14		14	Y				PHASE 2
497	CELM	10		10	Y				PHASE 2
498	CELM	8		8	Y				PHASE 2
499	CELM	8		8	Y				PHASE 2
500	CELM	16.5		16.5	Y				PHASE 2
501	CELM	8		8	Y				PHASE 2
502	AELM	8		8	Y				PHASE 2
503	CELM	8		8	Y				PHASE 2
504	CELM	13		13	Y				PHASE 2
505	CELM	16.5		16.5	Y				PHASE 2
506	CELM	8		8	Y				PHASE 2
507	AELM	13		13	Y				PHASE 2
508	AELM	9		9	Y				PHASE 2
509	AELM	13		13	Y				PHASE 2
510	AELM	14		14	Y				PHASE 2
511	CELM	17		17	Y				PHASE 2
512	CELM	9		9	Y				PHASE 2
513	CELM	9		9	Y				PHASE 2
514	CELM	8		8	Y				PHASE 2
512	CELM	11		11	Y				PHASE 2
516	CELM	9		9	Y				PHASE 2
517	CELM	11		11	Y				PHASE 2
518	WILLOW	28.5		28.5			Y		PHASE 2
519	AELM	15		15	Y				PHASE 2
520	AELM	9		9	Y				PHASE 2
521	AELM	8		8	Y				PHASE 2
522	AELM	11		11	Y				PHASE 2
523	AELM	10		10	Y				PHASE 2
524	AELM	8		8	Y				PHASE 2
525	AELM	8		8	Y				PHASE 2
526	AELM	10		10	Y				PHASE 2
527	AELM	13		13	Y				PHASE 2
528	LOAK	13	13		Y			GRADING CONFLICT	PHASE 2
529	CELM	8		8	Y				PHASE 2
530	LOAK	8		8	Y				PHASE 2
531	CELM	8		8	Y				PHASE 2
532	CELM	11		11	Y				PHASE 2
533	CELM	13		13	Y				PHASE 2

	Surveyed		Removed		Mitigation			Credits			
	# of Trees	Total Inches	# of Trees	Total Inches	Percentage of Trees	Replacement Ratio	Required Replacement	Inches Retained	Credit Ratio	Credit Inches	Credit 2" Trees
Trees 8"-18"	150	1,563.5	27	291.5	18%	1:1	0	1,272	1:1	490.3	245
Trees 18.5"-26"	8	163.0	4	80.5	50%	2:1	0	83			
Trees 26" +	9	311.0	2	107.0	22%	3:1	321.0	204.0			

Provided Mitigation	Required Replacement Inches	Preserved Tree Credit Inches
Preserved Trees Credit	321.0	490.3

Phase	Removed						Retained					
	Trees 8"-18"		Trees 18.5"-26"		Trees 26"+		Trees 8"-18"		Trees 18.5"-26"		Trees 26"+	
1	2	23	1	18.5	1	39	2	16	1	19	3	77.5
2	25	268.5	3	62	2	68	121	1256	3	63.5	4	126.5

Heritage Tree Mitigation Fees	Total Inches Removed	Cost per Caliper Inch	Total Mitigation Fee
Heritage Trees	107.0	\$ 300.00	\$ 32,100.00

NOTES:

- MITIGATION PROVIDED WITH EXISTING TREES WITH HAWKES LANDING NORTH, PHASE 2.
- HERITAGE TREE MITIGATION TO BE PROVIDED WITH HAWKES LANDING NORTH, PHASE 2 AND HAWKES LANDING NORTH, PHASE 1.

TREE NUMBER	TREE TYPE	CALIPER INCH	REMOVED	PROTECTED	8-18"	18.5"-26"	HERITAGE	REASON FOR REMOVAL	LOCATION
534	CELM	8		8	Y				PHASE 2
535	CELM	11		11	Y				PHASE 2
536	CELM	8		8	Y				PHASE 2
537	LOAK	10	10		Y			GRADING CONFLICT	PHASE 2
538	LOAK	8	8		Y			GRADING CONFLICT	PHASE 2
539	LOAK	11	11		Y			GRADING CONFLICT	PHASE 2
540	LOAK	11	11		Y			GRADING CONFLICT	PHASE 2
541	CELM	11		11	Y			LAYOUT CONFLICT	PHASE 2
542	CELM	13		13	Y			LAYOUT CONFLICT	PHASE 2
543	CELM	8		8	Y			LAYOUT CONFLICT	PHASE 2
544	CELM	8		8	Y				PHASE 2
545	CELM	9		9	Y				PHASE 2
546	CELM	9		9	Y				PHASE 2
547	CELM	9		9	Y				PHASE 2
548	CELM	10		10	Y				PHASE 2
549	CELM	8		8	Y				PHASE 2
550	CELM	13		13	Y				PHASE 2
551	CELM	13		13	Y				PHASE 2
552	CELM	13		13	Y				PHASE 2
553	CELM	11		11	Y				PHASE 2
554	CELM	8		8	Y				PHASE 2
555	CELM	8		8	Y				PHASE 2
556	CELM	8		8	Y				PHASE 2
557	CELM	8		8	Y				PHASE 2
558	CELM	8		8	Y				PHASE 2
559	CELM	9		9	Y				PHASE 2
560	CELM	19		19		Y			PHASE 2
561	CELM	9		9	Y				PHASE 2
562	CELM	12		12	Y				PHASE 2
565	CELM	13		13	Y				PHASE 2
566	CELM	11		11	Y				PHASE 2
567	CELM	10		10	Y				PHASE 2
568	CELM	16		16	Y				PHASE 2
569	CELM	11		11	Y				PHASE 2
570	CELM	9		9	Y				PHASE 2
571	CELM	12		12	Y				PHASE 2
572	CELM	11		11	Y				PHASE 2
573	CELM	20		20		Y			PHASE 2
574	CELM	10		10	Y				PHASE 2
575	CELM	9		9	Y				PHASE 2
576	PECAN	9		9	Y				PHASE 2
577	CELM	9		9	Y				PHASE 2
578	CELM	8		8	Y				PHASE 2
579	CELM	13		13	Y				PHASE 2
580	CELM	10		10	Y				PHASE 2
581	CELM	10		10	Y				PHASE 2
582	CELM	17.5		17.5	Y				PHASE 2
583	CELM	11		11	Y				PHASE 2
584	CELM	9		9	Y				PHASE 2
585	CELM	9		9	Y				PHASE 2
586	CELM	12		12	Y				PHASE 2
587	CELM	15		15	Y				PHASE 2
588	CELM	9		9	Y				PHASE 2
589	CELM	14		14	Y				PHASE 2
590	CELM	8		8	Y				PHASE 2
591	WILLOW	30		30			Y		PHASE 2
592	CELM	12		12	Y				PHASE 2
593	LOAK	10	10		Y			LAYOUT CONFLICT	PHASE 2
594	CELM	8	8		Y			LAYOUT CONFLICT	PHASE 2
595	LOAK	8	8		Y			GRADING CONFLICT	PHASE 2
596	LOAK	11	11		Y			GRADING CONFLICT	PHASE 2
599	MESQ	29	29				Y	LAYOUT CONFLICT	PHASE 2
600	CELM	12	12		Y			LAYOUT CONFLICT	PHASE 1
601	WL	39	39	39			Y	LAYOUT CONFLICT	PHASE 1
602	PCN	8		8	Y				PHASE 1
603	AELM	37		37			Y		PHASE 1
604	CELM	8		8	Y				PHASE 1
605	CELM	19		19		Y			PHASE 1
606	WL	40.5		40.5			Y		PHASE 1
608	LOAK	18.5	18.5			Y		LAYOUT CONFLICT	PHASE 1
609	LOAK	11	11		Y				PHASE 1

PARK PLAN

OPTION FIVE: Alternative Park Land Dedication and Park Improvements Plan:
A customized plan that may include combinations of all other options.

349 /100 x 3.5 = 12.2 65.7*
(number of dwelling units) (required park acreage) (proposed park acreage)

349 X \$400 = \$139,600 \$139,600
(number of dwelling units) (\$ required park improvements) (\$ proposed park improvements)

*Includes 65.7 acres of Floodplain

PARCEL	PHASE
3	1 (2021)
1	2 (2022)
2	3 (2023)

LEGEND

- PUBLIC PARKLAND
- FLOODPLAIN
- 10' TRAIL
- PHASE LINE



LAND PLANNING
LANDSCAPE ARCHITECTURE
COMMUNITY BRANDING
6001 W. Parker Lane, Suite 200
Austin, TX 78727
712.286.7851
www.secplanning.com
Email: info@secplanning.com

OWNER:
Hawkes, Emmet J & Sally
213 W. Figueroa St. Santa
Barbara, California
93101-8631

PARK PLAN
HAWKES LANDING NORTH
LEANDER, TEXAS

V:\200049-GEHAN\Cadfiles\PLANNING\Submittals\Concept Plan Submittal\Concept Plan.dwg
Issued:
1. City Submittal 08/04/2020
2. Comment Response #1 09/08/2020
3. Comment Response #2 09/29/2020
4. Comment Response #3 10/27/2020

Revisions:
1.
2.
3.
4.
5.
Issue Date: 10/27/2020

Drawn By: JLS/P

Reviewed By: PV

Project No:
200049-GEHAN

3 OF 3

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NOTES:

- 1) PLAN HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH COMPOSITE ZONING ORDINANCE AND SUBDIVISION ORDINANCE
- 2) FLOOD HAZARD AREAS PER: FEMA 48491C0435F

FULL SIZE SCALE: 1" = 200'
0 100 200 400 NORTH

PAPE-DAWSON
ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TYPE FIRM REGISTRATION #4270 | TYPE FIRM REGISTRATION #10028601

HAWKES LANDING NORTH

PHASE 1

PARKS PLAN

CITY JOB No. XX-PP-XXX

JOB NO. 51167-01

DATE JULY 2022

DESIGNER

CHECKED DRAWN

SHEET 12 OF 12



EXECUTIVE SUMMARY
03/23/2023

AGENDA SUBJECT:

Approval of Minutes.

BACKGROUND:

Attached draft March 9, 2023 P & Z Minutes

RECOMMENDATION:

Approval of the Draft March 9, 2023 P & Z Minutes

PRESENTER:

Attachments

Draft 3-9-2023 P & Z Minutes



**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 2 – John Cosgrove
Place 3 – Ron May
Place 4 – Deirdre Moss

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

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

1. Call to Order at 6:00 p.m.
2. Roll Call.
All Commissioners 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 Permit.

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 #

EXECUTIVE SUMMARY
03/23/2023

AGENDA SUBJECT:

CONSENT AGENDA: ACTION

BACKGROUND:

PRESENTER:



EXECUTIVE SUMMARY

03/23/2023

AGENDA SUBJECT:

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 $\pm$ 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.

BACKGROUND:

This request is the first step in the subdivision process. The City Council previously approved this concept plan on December 2, 2021. The applicant has proposed changes to the concept plan to include removing the following warrants:

1. The maximum building setback along Hero Way per SmartCode, Table 7E, is 12 feet at the primary frontage. The previous concept plan included increasing the building setback to 80 feet due to sites topography and location of detention and water quality pond.
2. The previous concept plan allowed for limited parking to be placed in the 2nd layer of the mixed use block at the northwest corner of Main Street and Hero Way.
3. The previous concept plan included a waiver to the minimum 80% frontage buildout for the northeast block of the site.

HISTORY/TIMELINE:

11/06/2002 – Annexation of northern portion
03/16/2005 – Annexation of southern portion
09/22/2005 – Zoning Approved (Leander Station PUD)
12/02/2021 – Concept Plan Approved.
02/23/2023 – Concept Plan Amendment 1st discussed at P&Z.

APPLICANT/AGENT:

Drenner Group (Leah Bojo) on behalf of LC Leander, LLC (T. Robert Brownlee).

RECOMMENDATION:

The proposal includes 15.84 acres of Multi-Family a reduction from 17.99 acres previously approved, 2.35 acres of mixed use to be 90% commercial a reduction in area from 2.57 acres, and an increase in civic space from 1.3 acres to 3.31 acres.

The applicant is proposing to create updated street thoroughfares for this project. This request is permitted as a warrant through the SmartCode. Below, please find the proposal and the update street sections are part of the agenda back up materials. Below, please find the additional warrants:

1. Permit the Creation of thoroughfare assembly types CS-68-46 and RA-32-32
 - a. CS-68-46 to allow wider sidewalks and public on street diagonal parking for commercial uses. The 4x4 tree well will be modified to allow for a 4 ft. continuous planter to promote greater tree viability.
 - b. RA-32-32 to allow an alley type thoroughfare which includes an 8 ft. parking lane on one side of the alley to act as a buffer between the development and the railroad.
 - c. Applicant request private streets to qualify as roads creating blocks. This would allow private streets throughout the site, aside from East Street which is a required collector per the Transportation Master

Plan.

2. Permit a structure to cover a stoop along private frontages no deeper than 7ft. to allow variation in building design at the pedestrian level and safety from the elements.

Staff recommends approval of the concept plan with the above referenced warrants concurrent with this application.

ORDER OF EVENTS:

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

PRESENTER:

Michael Chenausky AICP, Senior Planner

Attachments

1. Concept Plan
2. Location Exhibit

OWNER:

CIVIL ENGINEER:
WANTMAN GROUP, INC
2021 E. 5TH STREET, SUITE 20
AUSTIN, TX 78702
(512) 669-5560
CONTACT: IAN WILLIAMS

DEVELOPER:
LIFESTYLE COMMUNITIES, LLC
230 WEST STREET, SUITE 200
COLUMBUS, OH 43215
(512) 987-3805
CONTACT: JUSTIN SCOTT

LEANDER CENTRAL:
TRANSIT SUPPORTIVE MIXED USE
PER FUTURE LAND USE MAP
NUMBER OF UNITS: 430

LOT	AREA (AC)	PROPOSED USE
1	15.84	MULTIFAMILY
1	3.31	CIVIC SPACE
1	2.35	MIXED USE
TOTAL	21.49	-

WARRANT LIST:

1. THOROUGHFARES: PERMIT THE CREATION OF THOROUGHFARE ASSEMBLY TYPES CS-68-46 AND RA-32-32 AS REQUESTED. (CHAPTER 3.2.1)

1.1. THOROUGHFARE ASSEMBLY "CS-68-46" IS A HYBRID COMMERCIAL STREET AND STREET TYPE THOROUGHFARE WITH AN OVERALL RIGHT OF WAY WIDTH OF 68 FEET, AND A PAVEMENT WIDTH OF 46 FEET. THE CROSS-SECTION IS SHOWN IN THE "THOROUGHFARE ASSEMBLIES LAYOUT" EXHIBIT.

1.1.1. THE INTENT OF THIS THOROUGHFARE IS BASED ON ASSEMBLY CS-80-54. THE 4x4 TREE WELL WOULD BE MODIFIED TO A 4-FOOT CONTINUOUS PLANTER TO ALLOW FOR LARGER SOIL VOLUMES THAT PROMOTE GREATER TREE VIABILITY AND DIAGONAL PARKING WOULD BE HEAD-IN PARKING WITH A 12-FOOT TRAVEL LANE.

1.1.2. THIS THOROUGHFARE ASSEMBLY AT THE CENTERLINE MEETS THE INTENT OF THE SMARTCODE BY PROVIDING WIDER SIDEWALKS AND PUBLIC ON-STREET DIAGONAL PARKING FOR THE COMMERCIAL USES ON THE EAST SIDE AND NEARBY CIVIC SPACE AND PROVIDES SIDEWALK WIDTHS AND PUBLIC PARALLEL PARKING FOR THE ADJACENT RESIDENTIAL USES ON THE WEST SIDE OF THE STREET, AS WELL AS CONSISTENTLY SCALED PLANTERS ON EACH SIDE OF THE THOROUGHFARE.

1.2. THOROUGHFARE ASSEMBLY "RA-32-32" IS A MODIFICATION OF ALLEY TYPE THOROUGHFARE RA-24-24 WITH AN OVERALL RIGHT OF WAY WIDTH OF 32 FEET, AND A PAVEMENT WIDTH OF 32 FEET. THE CROSS-SECTION IS SHOWN IN THE "THOROUGHFARE ASSEMBLIES LAYOUT" EXHIBIT.

1.2.1. THE MODIFICATION OF THE THOROUGHFARE TYPE IS TO ALLOW FOR AN 8-FOOT MARKED PARKING LANE ON ONE SIDE OF THE ALLEY. THE ADDITION OF THIS PARKING LANE INCREASES THE BUFFER OF RESIDENTIAL STRUCTURES TO THE ADJACENT PARKING, RAILROAD, AND BACK OF HOUSE COMMERCIAL ACTIVITIES TO THE NORTH, WEST AND SOUTH OF BLOCK F.

1.2.2. THE LOCATION OF THE REAR ALLEY ALONG THE PERIMETER OF BLOCK F MAINTAINS THE INTENT OF INTERCONNECTED AND GRID-LIKE THOROUGHFARE NETWORKS WITHIN THE LEANDER SMARTCODE, WHILE PROVIDING RESIDENTS AND VISITORS IN CLOSE PROXIMITY TO OPEN SPACE WITHIN THE BLOCK.

1.3. THE INTERIOR DRIVES WITHIN THE PROJECT WILL COMPLY WITH THE SMARTCODE TO CREATE A "GRID" WITHIN THE PROPERTY THAT WILL NOT BE GATED SO AS TO PROVIDE CONNECTIVITY THROUGH THE PROPERTY.

2. PRIVATE FRONTAGES: PERMIT THAT A STRUCTURE MAY COVER A STOOP NO DEEPER THAN 7 FEET ALONG THE PRIVATE FRONTAGES IN BLOCKS A, C AND F. (TABLE 6C.F)

2.1. THE ADDITION OF STRUCTURES OVER THE STOOPS IN THE IDENTIFIED BLOCKS WILL ALLOW FOR A VARIATION IN BUILDING DESIGN THROUGHOUT THE PROJECT AND WILL REINFORCE THE INTENT THE SMARTCODE TO PROVIDE A SAFE ENVIRONMENT (1.3.6) BY PROVIDING SPACES FOR RESIDENTS TO GATHER ALONG PRIVATE FRONTAGES ENCOURAGING SAFETY THROUGH EYES ON THE STREET.

PROJECT NUMBER: 22-TOD-CP-013
FILING DATE: 08/09/2022



BEING ALL OF THAT CERTAIN TRACTOR PARCEL OF LAND CONTAINING 21.4961 ACRES, MORE OR LESS, SITUATED IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS, AND BEING A PART OF LOT 2, SAN GABRIEL PARK, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET Y, SLIDE 364 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.).

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS ACUTALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON 2/25/2021.

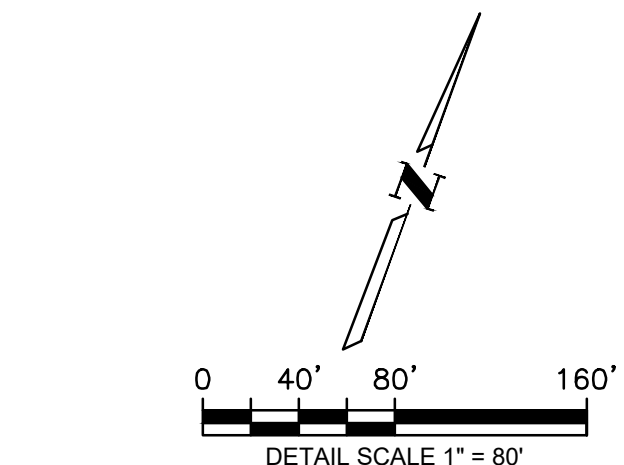
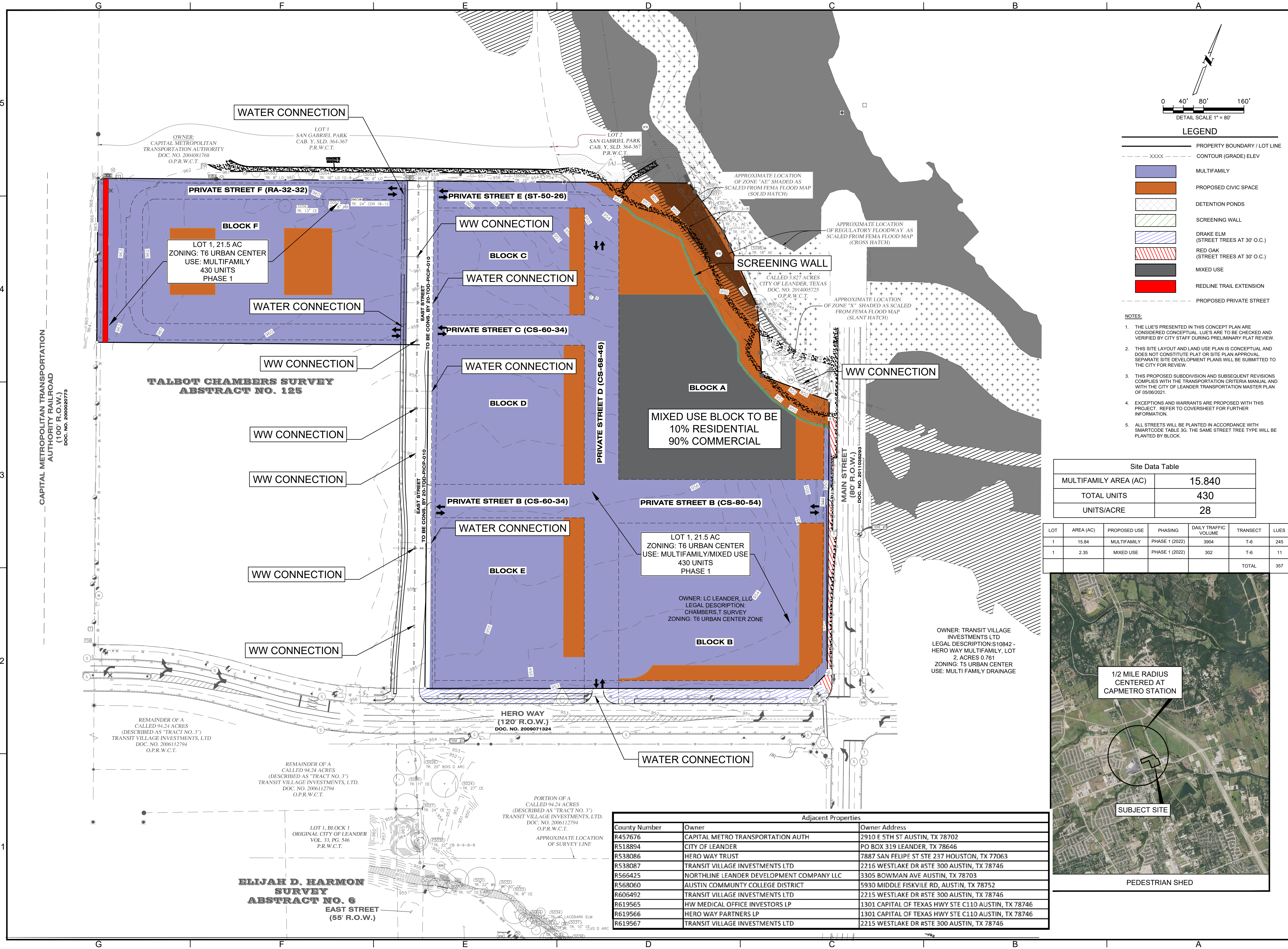
JASON WARD, RPLS #5811
4WARD LAND SURVEYING, LLC
PO BOX 90876
AUSTIN, TX 78709
537-8384
TBPLS FIRM NO. 10174300

SHEET INDEX	
Sheet Number	SHEET TITLE
1	COVER SHEET
2	CONCEPT PLAN
3	PARKS PLAN
4	THROUGHFARE ASSEMBLIES LAYOUT
5	CONCEPTUAL RENDERING

[illegible]

FILE NAME: 3018487.00 - CS100 CONCEPT PLAN.DWG
LAST MODIFIED BY: J. THOMAS LAMARCA
LAST MODIFIED DATE: 10/20/2021 10:58 AM
PLOTTER: HP PLOTTER
PLOT DATE: 10/20/2021 10:58 AM
PLOT SCALE: 1" = 80'

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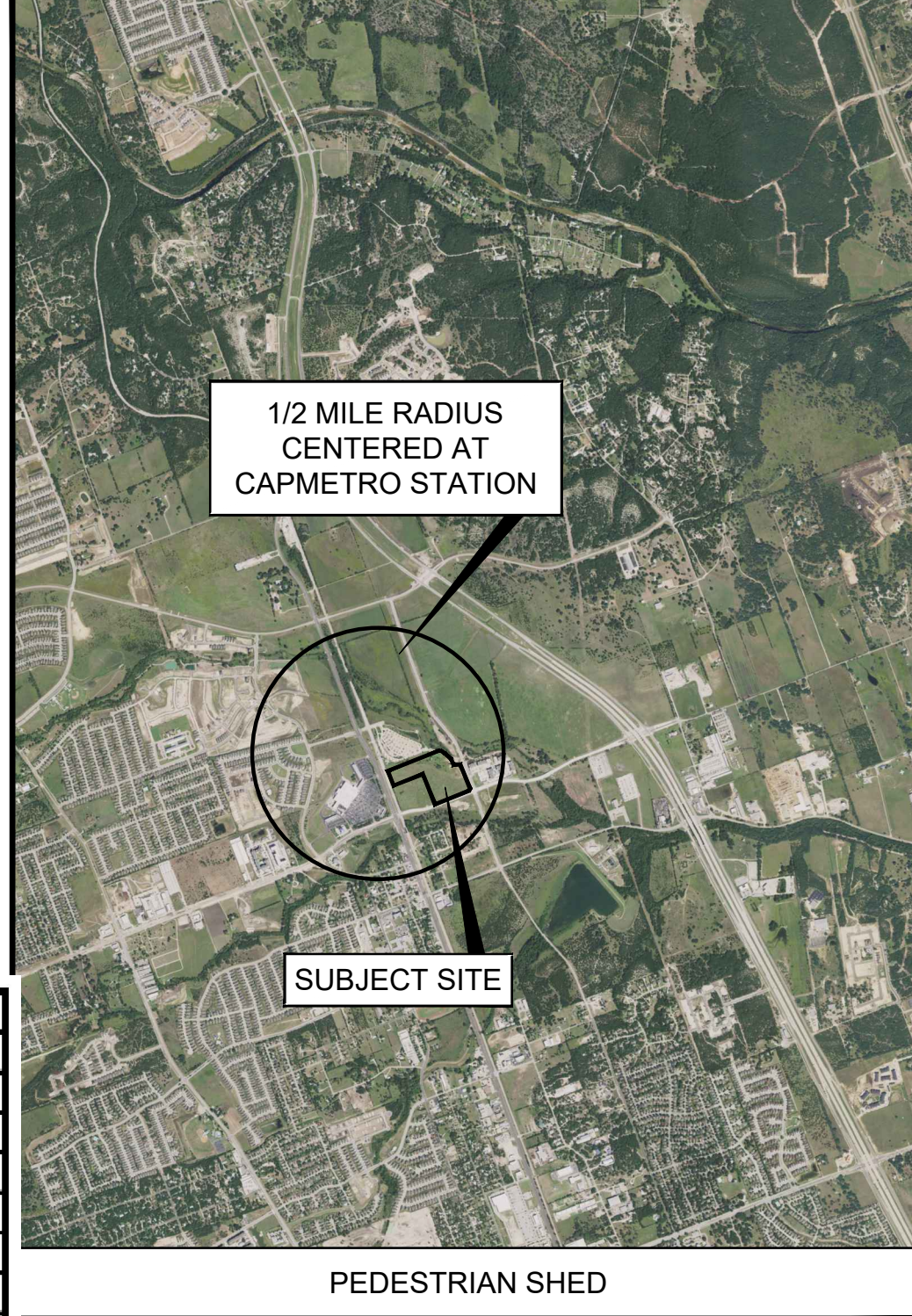


- LEGEND**
- PROPERTY BOUNDARY / LOT LINE
 - CONTOUR (GRADE) ELEV
 - MULTIFAMILY
 - PROPOSED CIVIC SPACE
 - DETENTION PONDS
 - SCREENING WALL
 - DRAKE ELM (STREET TREES AT 30' O.C.)
 - RED OAK (STREET TREES AT 30' O.C.)
 - MIXED USE
 - REDLINE TRAIL EXTENSION
 - PROPOSED PRIVATE STREET

- NOTES:**
- THE LUE'S PRESENTED IN THIS CONCEPT PLAN ARE CONSIDERED CONCEPTUAL. LUE'S ARE TO BE CHECKED AND VERIFIED BY CITY STAFF DURING PRELIMINARY PLAT REVIEW.
 - THIS SITE LAYOUT AND LAND USE PLAN IS CONCEPTUAL AND DOES NOT CONSTITUTE PLAT OR SITE PLAN APPROVAL. SEPARATE SITE DEVELOPMENT PLANS WILL BE SUBMITTED TO THE CITY FOR REVIEW.
 - THIS PROPOSED SUBDIVISION AND SUBSEQUENT REVISIONS COMPLIES WITH THE TRANSPORTATION CRITERIA MANUAL AND WITH THE CITY OF LEANDER TRANSPORTATION MASTER PLAN OF 05/06/2021.
 - EXCEPTIONS AND WARRANTS ARE PROPOSED WITH THIS PROJECT. REFER TO COVERSHEET FOR FURTHER INFORMATION.
 - ALL STREETS WILL BE PLANTED IN ACCORDANCE WITH SMARTCODE TABLE 3G. THE SAME STREET TREE TYPE WILL BE PLANTED BY BLOCK.

Site Data Table	
MULTIFAMILY AREA (AC)	15.840
TOTAL UNITS	430
UNITS/ACRE	28

LOT	AREA (AC)	PROPOSED USE	PHASING	DAILY TRAFFIC VOLUME	TRANSECT	LUES
1	15.84	MULTIFAMILY	PHASE 1 (2022)	3904	T-6	245
1	2.35	MIXED USE	PHASE 1 (2022)	302	T-6	11
TOTAL						357



Adjacent Properties		
County Number	Owner	Owner Address
R457676	CAPITAL METRO TRANSPORTATION AUTH	2910 E 5TH ST AUSTIN, TX 78702
R518894	CITY OF LEANDER	PO BOX 319 LEANDER, TX 78646
R538086	HERO WAY TRUST	7887 SAN FELIPE ST STE 237 HOUSTON, TX 77063
R538087	TRANSIT VILLAGE INVESTMENTS LTD	2216 WESTLAKE DR #STE 300 AUSTIN, TX 78746
R566425	NORTHLINE LEANDER DEVELOPMENT COMPANY LLC	3305 BOWMAN AVE AUSTIN, TX 78703
R568060	AUSTIN COMMUNITY COLLEGE DISTRICT	5930 MIDDLE FISKVILLE RD, AUSTIN, TX 78752
R606492	TRANSIT VILLAGE INVESTMENTS LTD	2215 WESTLAKE DR #STE 300 AUSTIN, TX 78746
R619565	HW MEDICAL OFFICE INVESTORS LP	1301 CAPITAL OF TEXAS HWY STE C110 AUSTIN, TX 78746
R619566	HERO WAY PARTNERS LP	1301 CAPITAL OF TEXAS HWY STE C110 AUSTIN, TX 78746
R619567	TRANSIT VILLAGE INVESTMENTS LTD	2215 WESTLAKE DR #STE 300 AUSTIN, TX 78746

512.669.5506

**WGL**
WGInc.com

512 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS, 78702

PROJECT:

LC HERO WAY
CONCEPT PLAN & PLAT
NW CORNER OF HERO WAY AND MAIN STREET, LEANDER, WILLIAMSON COUNTY, TEXAS 78641

SHEET TITLE:

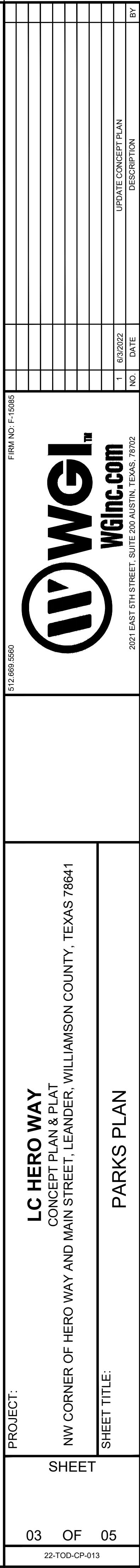
CONCEPT PLAN

02 OF 05

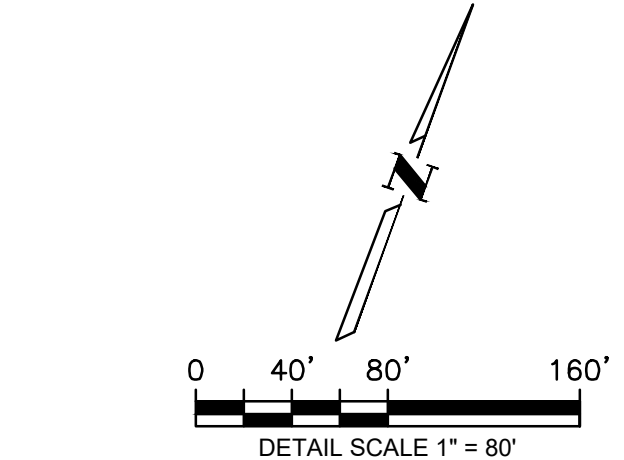
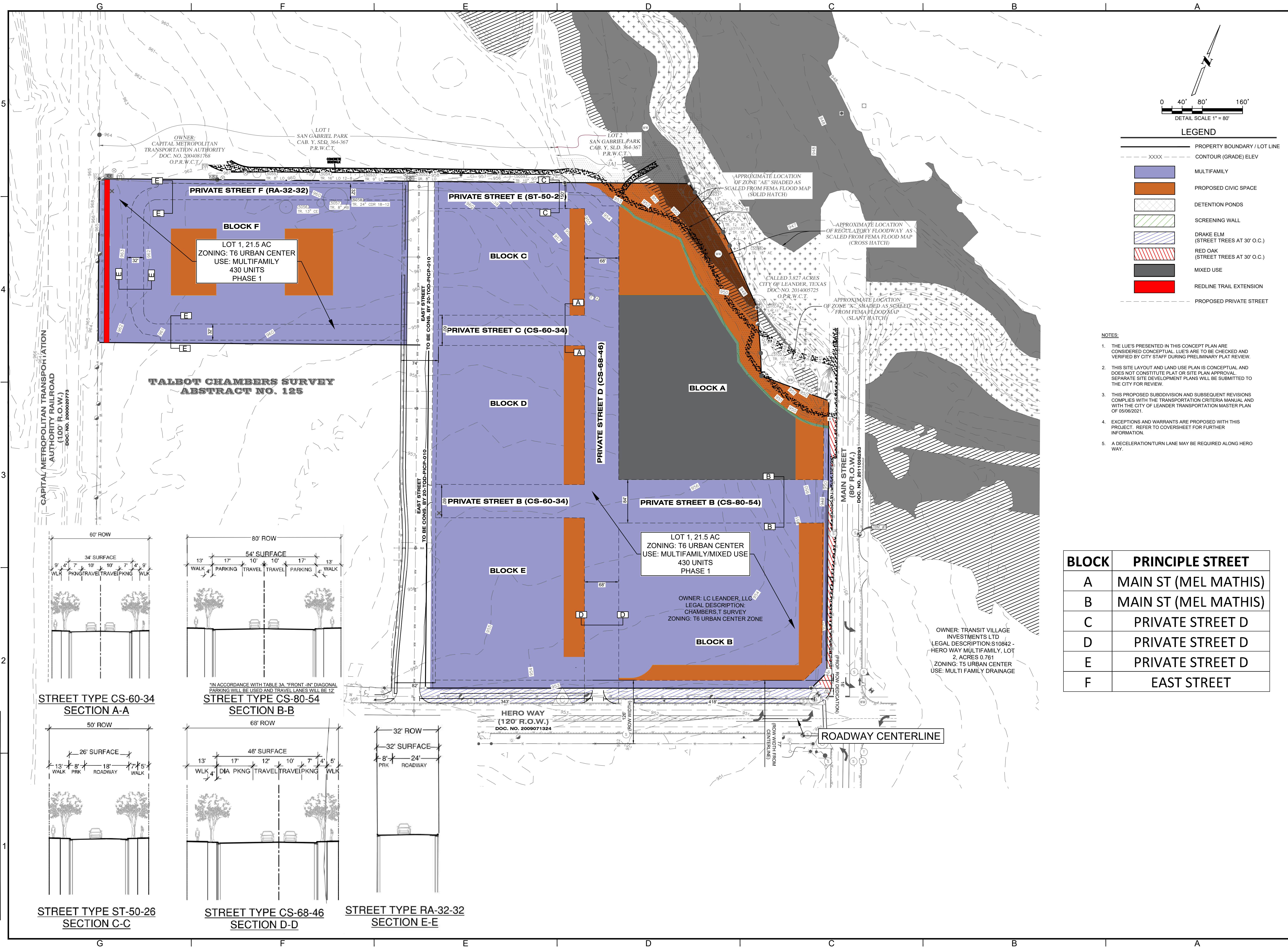
22-TOD-CP-013

NO.	DATE	DESCRIPTION	BY
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LAST MODIFIED ON: 10/17/2019 3:28:09 PM
PLOTTED BY: THOMAS LOMBARDI
PLOTTED ON: 9/22/2019 7:48:50 PM
PLOTTED WITH: DWG TO PDF PC3
PLOT STYLE: EVL10B2022.PLOTSTYLE



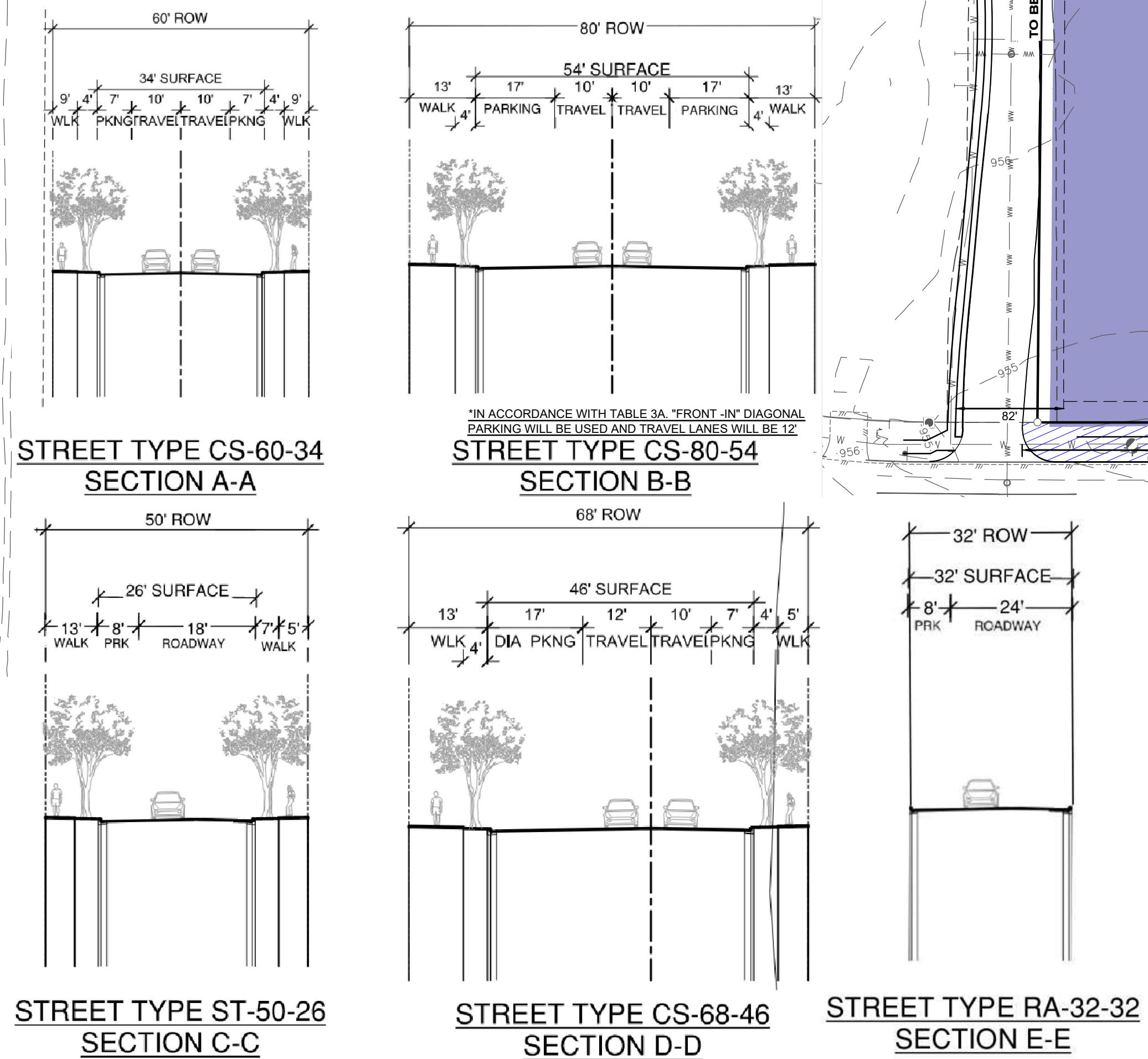
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PLOTTER: J. THOMAS
PLOT DATE: 10/20/2023 10:58:14 PM
PLOT WITH DWG TO PDF PLOT
PLOT STYLE: BW-14E.DWG



LEGEND	
----- XXXX -----	PROPERTY BOUNDARY / LOT LINE
-----	CONTOUR (GRADE) ELEV
[Solid Blue]	MULTIFAMILY
[Solid Orange]	PROPOSED CIVIC SPACE
[Cross Hatch]	DETENTION PONDS
[Slant Hatch]	SCREENING WALL
[Blue Diagonal]	DRAKE ELM (STREET TREES AT 30' O.C.)
[Red Diagonal]	RED OAK (STREET TREES AT 30' O.C.)
[Solid Grey]	MIXED USE
[Solid Red]	REDLINE TRAIL EXTENSION
-----	PROPOSED PRIVATE STREET

- NOTES:
1. THE LUE'S PRESENTED IN THIS CONCEPT PLAN ARE CONSIDERED CONCEPTUAL. LUE'S ARE TO BE CHECKED AND VERIFIED BY CITY STAFF DURING PRELIMINARY PLAT REVIEW.
 2. THIS SITE LAYOUT AND LAND USE PLAN IS CONCEPTUAL AND DOES NOT CONSTITUTE PLAT OR SITE PLAN APPROVAL. SEPARATE SITE DEVELOPMENT PLANS WILL BE SUBMITTED TO THE CITY FOR REVIEW.
 3. THIS PROPOSED SUBDIVISION AND SUBSEQUENT REVISIONS COMPLIES WITH THE TRANSPORTATION CRITERIA MANUAL AND WITH THE CITY OF LEANDER TRANSPORTATION MASTER PLAN OF 05/06/2021.
 4. EXCEPTIONS AND WARRANTS ARE PROPOSED WITH THIS PROJECT. REFER TO COVERSHEET FOR FURTHER INFORMATION.
 5. A DECELERATION/TURN LANE MAY BE REQUIRED ALONG HERO WAY.

BLOCK	PRINCIPLE STREET
A	MAIN ST (MEL MATHIS)
B	MAIN ST (MEL MATHIS)
C	PRIVATE STREET D
D	PRIVATE STREET D
E	PRIVATE STREET D
F	EAST STREET



PROJECT:
LC HERO WAY
CONCEPT PLAN & PLAT
NW CORNER OF HERO WAY AND MAIN STREET, LEANDER, WILLIAMSON COUNTY, TEXAS 78641

SHEET
04 OF 05
22-TOD-CP-013

512.669.5590

wglinc.com

2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS, 78702

1

6/3/2022

DATE

NO.

BY

UPDATE CONCEPT PLAN

DESCRIPTION

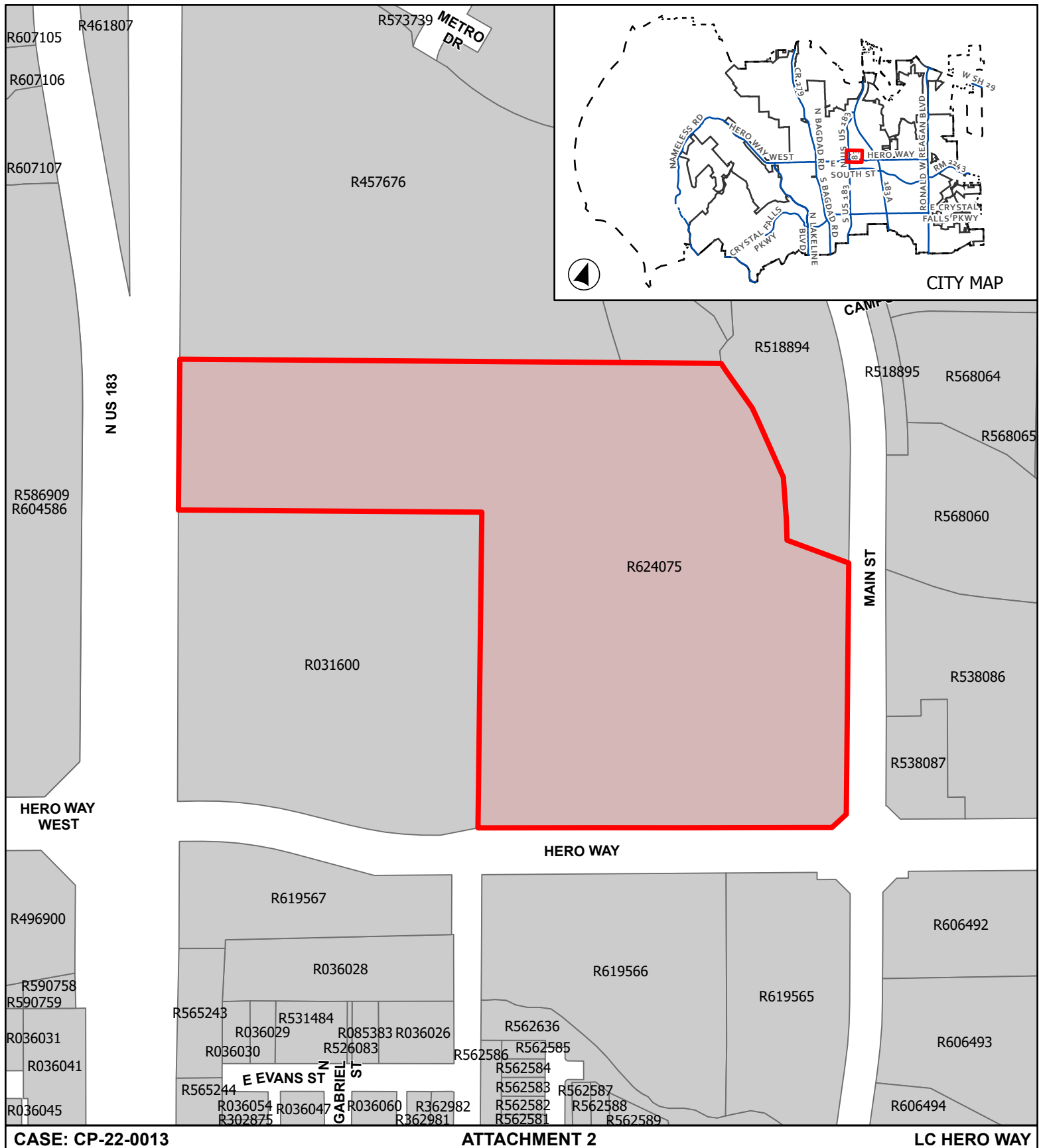


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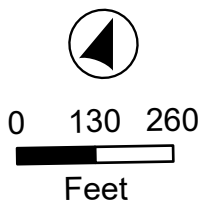
PROPOSED





Location Map

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



-  City Limits
 Subject Boundary
 ETJ Boundary



EXECUTIVE SUMMARY
03/23/2023

AGENDA SUBJECT:

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 $\pm$ 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.

BACKGROUND:

Section 45 (a)(3) of the Subdivision Ordinance requires that “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”. The Subdivision Ordinance requires that block length in excess of 4000’ place a public Right-of-Way to divide up the block length to meet the 4000’ requirement. A variance request to Section 45(a)(3) of the Subdivision Ordinance has been submitted to not require a public right-of-way throughout the development. The applicant is proposing to meet the intent of the ordinance by providing reciprocal access through driveway connections.

APPLICANT/AGENT:

Don Pool 2P Consultants, LLC on behalf of Hero Way Properties, LLC.

RECOMMENDATION:

Staff recommends approval of the variance request since the roads and connectivity will come through private easements while still allowing access to the right-of-way.

ORDER OF EVENTS:

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

PRESENTER:

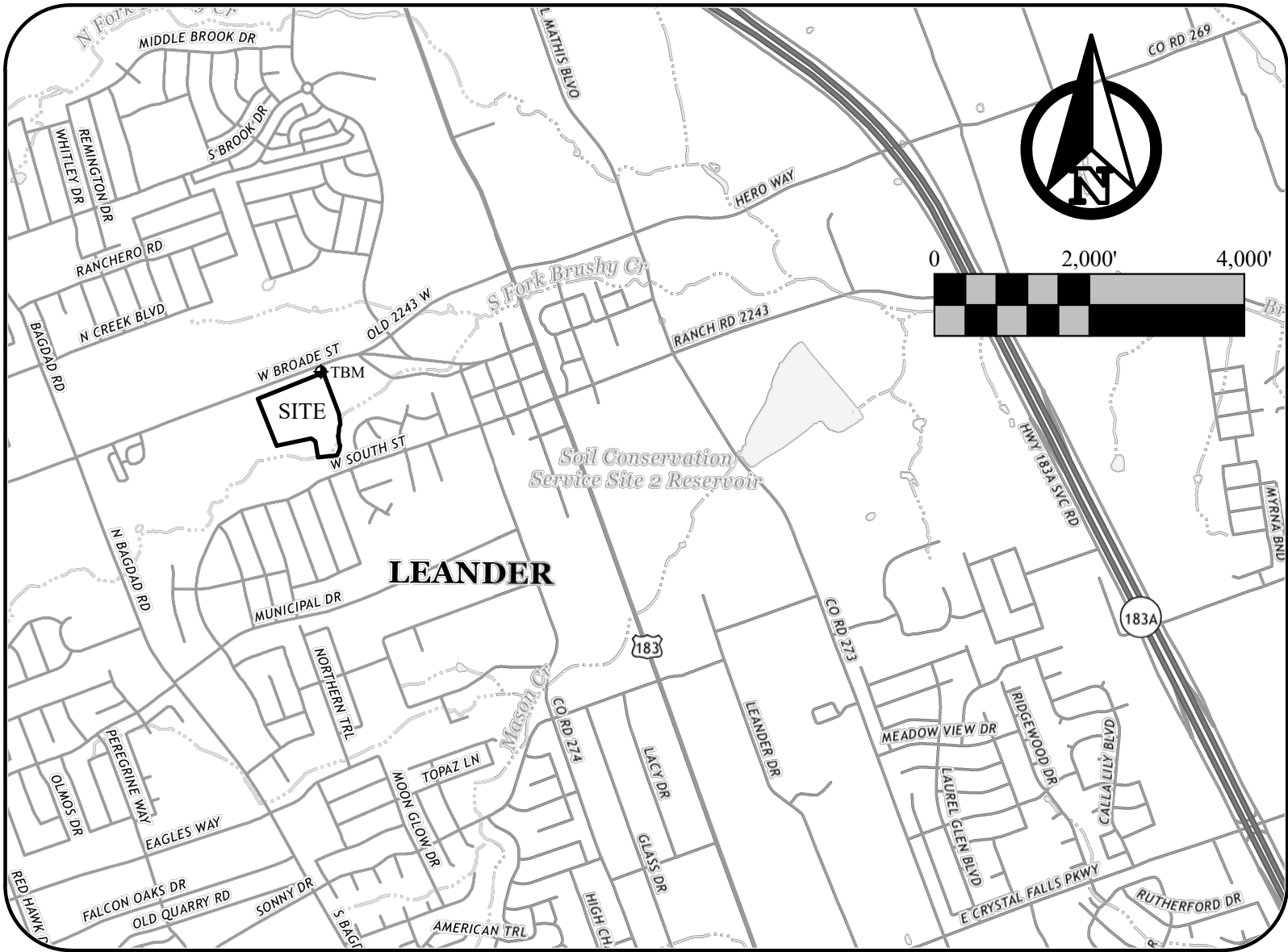
Justin Hunt, Planner

Attachments

1. Final Plat
2. Location Map

FREEHILL ADDITION
SHORT FORM FINAL PLAT
BEING
16.85 ACRES
SITUATED IN THE
ELIJAH D. HARMON SURVEY
ABSTRACT NO. 6
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

VICINITY MAP
Scale: 1" = 2000'



Surveyor
JPH Land Surveying, Inc.
1516 E. Palm Valley Blvd., Ste. A4,
Round Rock, Texas 78664
(512) 778-5688

Owner
Hero Way Properties, LLC
7447 Hovingham
San Antonio 78257

Engineer
2P Consultants
203 E. Main Street, Ste. 204
Round Rock, TX 78664
(512) 344-9664

Developer
Freehill Development Company, LLC
3208 Greenlee Drive
Austin, TX 78703

Filing Date: October 19, 2022

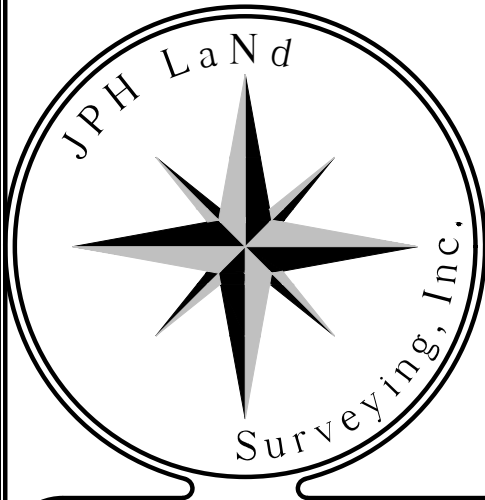
Number of Lots: 1

Acreage: 16.85

Proposed Use: Commercial

Proposed new streets: None

<i>SHEET NO.</i>	<i>DESCRIPTION</i>
1	Cover Sheet
2	Final Plat Sheets
3	Notes & Signatures



JPH Job/Drawing No. (see below)
2022.073.009 - 17 Ac, Hero Way, Leander, Wilco., TX - PLAT.dwg
© 2023 JPH Land Surveying, Inc. - All Rights Reserved
1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.
CRS 1/2" rebar stamped "JPH Land Surveying" set
MNS Mag nail & washer stamped "JPH Land Surveying" set
TBM Site benchmark (see vicinity map for general location)
"±" cut in concrete
Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFt./TxCS,'83,CZ
Elevations, if shown, are NAVD'88 (Geoid 18)
Bearings are based on the TxCS,'83,CZ
Distances & areas shown are represented in surface values

LEGEND OF ABBREVIATIONS

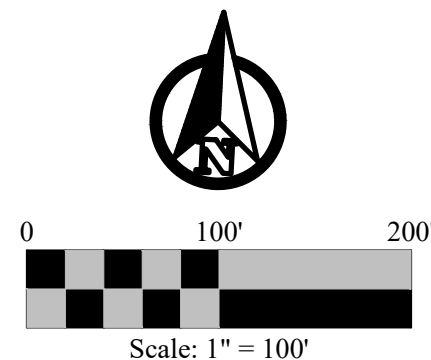
US.SyFt. United States Survey Feet
TxCS,'83,CZ Texas Coordinate System of 1983, Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.W.C.T. Plat Records of Williamson County, Texas
O.P.R.W.C.T. Official Public Records of Williamson County, Texas
D.R.W.C.T. Deed Records of Williamson County, Texas
VOL/PG/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line
P.U.L.P.A.E. Public Utility, Landscape, and Pedestrian Access Easement

LEGEND OF LINE TYPES

PLAT BOUNDARY LINE
DEED/ADJOINER LINE
EASEMENT LINE
FEMA FLOODPLAIN LINE
PROPOSED PEDESTRIAN TRAIL

Line Data Table		
Line #	Bearing	Distance
L1	S25°51'25"W	36.68'
L2	S05°17'36"W	46.19'
L3	S06°55'32"W	68.20'
L4	S06°34'28"E	86.90'
L5	S22°00'19"E	41.84'
L6	S10°19'13"W	60.25'
L7	S24°57'01"W	75.74'
L8	S84°33'32"W	206.50'
L9	S81°11'32"W	39.57'
L10	N54°45'57"W	66.52'
L11	S68°18'30"W	19.97'
L12	S08°53'40"E	69.51'
L13	S89°00'27"E	34.42'
L14	N32°03'58"E	74.96'
L15	N52°49'09"E	65.45'
L16	N62°45'35"E	35.36'
L17	N75°43'12"E	38.06'
L18	N21°10'08"E	245.37'

Line Data Table		
Line #	Bearing	Distance
L19	N10°26'42"E	58.98'
L20	N07°59'05"W	12.38'
L21	S07°59'05"E	31.63'
L22	S10°26'42"W	29.91'
L23	S21°10'08"W	251.46'
L24	S75°43'12"W	42.08'
L25	S62°45'35"W	33.36'
L26	S52°49'09"W	62.75'
L27	S32°03'58"W	78.78'
L28	N89°00'27"W	38.24'
L29	N08°53'40"W	10.13'



JPH Job/Drawing No. (see below)
2022.073.009 - 17 Ac, Hero Way, Leander, Wilco., TX - PLAT.dwg
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1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston

BENCHMARK:

The site benchmark (TBM) is a mag nail with metal washer stamped "JPH BENCHMARK" set in a concrete sidewalk in the south margin of Hero Way, located approximately 5 feet northerly from the south right-of-way line of Hero Way, and approximately 985 feet southwesterly from the intersection of Hero Way and W. Broade Street. Benchmark Elevation = 993.88' (NAVD'88). See vicinity map for general location.

LEGAL DESCRIPTION:

FIELD NOTES to that certain 16.85 acre tract situated in the Elijah D. Harmon Survey, Abstract No. 6, the City of Leander, Williamson County, Texas, in a Special Warranty Deed to Hero Way Properties, LLC, a Texas limited liability company, recorded under Instrument Number 2018039010, Official Public Records of Williamson County, Texas, (hereinafter referred to as the HERO TRACT); the subject tract is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, Central Zone):

BEGINNING at a 1/2 inch rebar stamped "JPH Land Surveying" set in the south right-of-way line of Hero Way (also known as Farm to Market 2243, being a variable width right-of-way, hereinafter referred to as F.M. 2243), at the northwest corner of said HERO TRACT, being also the eastern boundary line of that certain 14.037 acre tract of land conveyed to Leander Hero Holdings, LLC, a Texas limited liability company, recorded under Instrument Number 2019118853, Official Public Records of Williamson County, Texas, (hereinafter referred to as the HERO HOLDINGS TRACT), for the POINT OF BEGINNING;

THENCE NORTH 68° 11' 21" EAST, with the common boundary line of said HERO TRACT and said F.M. 2243, a distance of 910.88 feet, to a mag nail with a washer stamped "JPH Land Surveying" set, being a common northwesterly corner of that certain 3.602 acre tract conveyed to David Mason Thomson recorded under Instrument Number 2015039181, Official Public Records of Williamson County, Texas (hereinafter referred to as the THOMPSON TRACT);

THENCE with the common line of said HERO TRACT and said THOMPSON TRACT the following bearings and distances:

1. SOUTH 20° 40' 28" EAST, a distance of 567.99 feet to a 1/2 inch iron pipe found;
2. SOUTH 07° 59' 05" EAST, a distance of 140.97 feet to a calculated point at the centerline of Brushy Creek, being also the common boundary line of said HERO TRACT, being also a western boundary line of Lot 21, Block G, Old Town Village Section Two-A, a subdivision recorder in Cabinet V, Slide 178 of the Plat Records of Williamson County, Texas;

THENCE with said Brushy Creek, also with the common boundary line of said HERO TRACT and said Lot 21, the following bearings and distances:

1. SOUTH 25° 51' 25" WEST, a distance of 36.68 feet to a calculated point at the center of the creek;
2. SOUTH 05° 17' 36" WEST, a distance of 46.19 feet to a calculated point at the center of the creek;
3. SOUTH 06° 55' 32" WEST, a distance of 68.20 feet to a calculated point at the center of the creek;
4. SOUTH 06° 34' 28" EAST, a distance of 86.90 feet to a calculated point at the center of the creek;
5. SOUTH 22° 00' 19" EAST, a distance of 41.84 feet to a calculated point at the center of the creek;
6. SOUTH 10° 19' 13" WEST, a distance of 60.25 feet to a calculated point at the center of the creek;
7. SOUTH 24° 57' 01" WEST, a distance of 75.74 feet to a calculated point at the center of the creek, being the southeasterly corner of said HERO TRACT, being also the northeastern boundary corner of Lot 1, Block U, Westview Meadows Phase Two, a subdivision recorded under Cabinet Y, Slide 242 of the Plat Records of Williamson County, Texas (hereinafter referred to as MEADOWS TRACT);

THENCE with said Brushy Creek, also with the common boundary line of said HERO TRACT and said MEADOWS TRACT, the following bearings and distances:

1. SOUTH 84° 33' 32" WEST, a distance of 206.50 feet to a calculated point at the center of the creek;
2. SOUTH 81° 11' 32" WEST, a distance of 39.57 feet to a calculated point at the center of the creek, being also a common corner of said HERO TRACT and said MEADOWS TRACT, being also the southeasterly corner of that certain 2.223 acre tract conveyed to the City of Leander recorded under Instrument Number 2015040649, Official Public Records of Williamson County, Texas, (hereinafter referred to as CITY OF LEANDER TRACT);

THENCE with the common boundary line of said HERO TRACT and said CITY OF LEANDER TRACT, the following bearings and distances:

1. NORTH 08° 53' 40" WEST, a distance of 209.06 feet to a 1/2 inch rebar stamped "CBD Setstone" found;
2. NORTH 54° 45' 57" WEST, a distance of 66.52 feet to 1/2 inch rebar stamped "JPH Land Surveying" set;
3. SOUTH 78° 14' 01" WEST, a distance of 437.00 feet to 1/2 inch rebar stamped "CBD Setstone" found;
4. SOUTH 68° 18' 30" WEST, a distance of 19.97 feet to 1/2 inch rebar stamped "CBD Setstone" found, being the common corner of said HERO TRACT, said CITY OF LEANDER TRACT and said HERO HOLDINGS TRACT;

THENCE NORTH 21° 41' 36" WEST, with the common line of said HERO TRACT and said HERO HOLDINGS TRACT, distance of 656.02 feet to the POINT OF BEGINNING, enclosing 16.85 acres (±734,088 square feet) of land.

FREEHILL ADDITION

SHORT FORM FINAL PLAT

BEING

16.85 ACRES

SITUATED IN THE

ELIJAH D. HARMON SURVEY

ABSTRACT NO. 6

CITY OF LEANDER

WILLIAMSON COUNTY, TEXAS

FREEHILL ADDITION

SHORT FORM FINAL PLAT

BEING

16.85 ACRES

SITUATED IN THE

ELIJAH D. HARMON SURVEY

ABSTRACT NO. 6

CITY OF LEANDER

WILLIAMSON COUNTY, TEXAS

PLAT NOTES:

- This subdivision is wholly contained within the current corporate limits of the City of Leander, Texas.
- No lot in this subdivision shall be occupied until connected to the City of Leander water distribution and wastewater collection facilities.
- A Building Permit is required from the City of Leander prior to construction of any building or site improvements on any lot in this subdivision.
- No buildings, fences, landscaping or other structures are permitted within drainage easements shown except as approved by the City of Leander Public Works Department.
- Property Owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by the City of Leander.
- All easements on private property shall be maintained by the property owner or his or her assigns.
- In addition to the easement shown hereon, a ten (10') foot wide public utility, 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.
- No portion of this tract is within the boundaries of the 100 year flood plain as shown on the Flood Insurance Rate Map panel number 48491C0455F for Williamson County, Texas, effective date December 20, 2019.
- Building setbacks not shown hereon shall comply with the most current zoning ordinance of the City of Leander. Additional residential garage setbacks may be required as listed in the current zoning ordinance.
- Sidewalks shall be installed on the subdivision side of Hero Way. Those sidewalks not abutting a residential, commercial or industrial lot (including sidewalks along street frontages of lots proposed for schools, churches, park lots, detention lots, drainage lots, landscape lots, or similar lots), sidewalks on arterial streets to which access is prohibited, sidewalks on double frontage lots on the side to which access is prohibited, and all sidewalks on safe school routes shall be installed when the adjoining street is constructed.
- All utility lines must be located underground.
- 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.
- At the time of site development permit, the applicant will provide a payment to the City in lieu of a traffic impact analysis (TIA), unless a TIA for the entire development indicates that average daily trips are estimated below 2,000.
- A Subdivision Variance (VA-22-0008) has been approved to Perimeter Block Length Section 45 (a)(3) of the Subdivision Ordinance to not require a public right-of-way through the development.
- City of Leander roadway impact fee is applicable for this development and the fees will be assessed for this development at the date of plat approval. The fees will be due for building permits issued on or past January 7, 2024.

SURVEYOR'S CERTIFICATION

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

That I, Chris Henderson, am authorized under the laws of the State of Texas to practice the profession of land surveying and hereby state that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with all City of Leander Ordinance and Codes, and that all existing easements of record as found on the Title Policy provided by Stewart Title Guaranty Company, Commitment GF Number 22006968, issued June 29, 2022 have been shown or noted heron.

Chris Henderson
Registered Professional
Land Surveyor, No. 6831
chris@jphls.com
Date: TBD



JPH Job/Drawing No. (see below)
2022.073.009 - 17 Ac, Hero Way, Leander, Wilco., TX - PLAT.dwg
© 2023 JPH Land Surveying, Inc. - All Rights Reserved
1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston

OWNER'S DEDICATION

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

That Hero Way Properties, LLC, a Texas limited liability company, as the owner of that certain 16.859 acre tract of land recorded under Instrument Number 2018039010, of the Official Public Records of Williamson County, Texas does hereby dedicates to the public forever use of all additional ROW, streets, alleys, easements, parks, and all other lands intended for public dedication, or when the subdivider has made provision for perpetual maintenance thereof, to the inhabitants of the subdivision as shown hereon to be known as *FREEHILL ADDITION*.

_____, Managing Member _____ Date
Hero Way Properties, LLC,
a Texas limited liability company

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

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this the ____ day of _____, 20____, personally appeared, _____, as authorized officer of Hero Way Properties, LLC, a Texas limited liability company, on behalf of said Hero Way Properties, LLC, a duly authorized agent with authority to sign said document, personally known to me (and proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20____.

Notary Public in and for the State of Texas My commission expires:

LIEN HOLDER'S CERTIFICATION

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

By signing this plat, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, the undersigned hereby releases the rights-of-way, streets, alleys, easements, parks, and other open spaces dedicated to the City or to public use set forth on this plat, from any deed of trust, vendor's lien, or other type of lien or note on the Property owned by the lien holder, including but not limited to the note and lien described in the instrument entitled Deed of Trust, dated May 8, 2018, filed of record in the Official Public Records of Williamson County, Texas at Document No. 2018039011.

Lienholder Name: First Texas Bank, Georgetown, Texas, a state chartered banking association

Name: _____

Title: _____

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

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this the ____ day of _____, 20____, personally appeared, _____, as authorized officer of First Texas Bank, Georgetown, Texas, a state chartered banking association, on behalf of said First Texas Bank, a duly authorized agent with authority to sign said document, personally known to me (and proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20____.

Notary Public in and for the State of Texas My commission expires:

ENGINEER'S CERTIFICATION

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, David Urban, am authorized under the laws of the State of Texas to practice the profession of engineering, and do hereby state that this plat conforms with the applicable ordinances of the City of Leander, Texas.

David Urban
Licensed Professional Engineer
No. 82783 State of Texas _____ Date

PLANNING AND ZONING APPROVAL

Approved this the ____ day of _____, 20____ A.D. at a public meeting of the Planning and Zoning Commission of the City of Leander, Texas and authorized to be filed for record by the County clerk of Travis County.

John Cosgrove, Chairman
Planning and Zoning Commission
City of Leander, Texas
ATTEST: _____
Ellen Coufal, Secretary
Planning and Zoning Commission
City of Leander, Texas

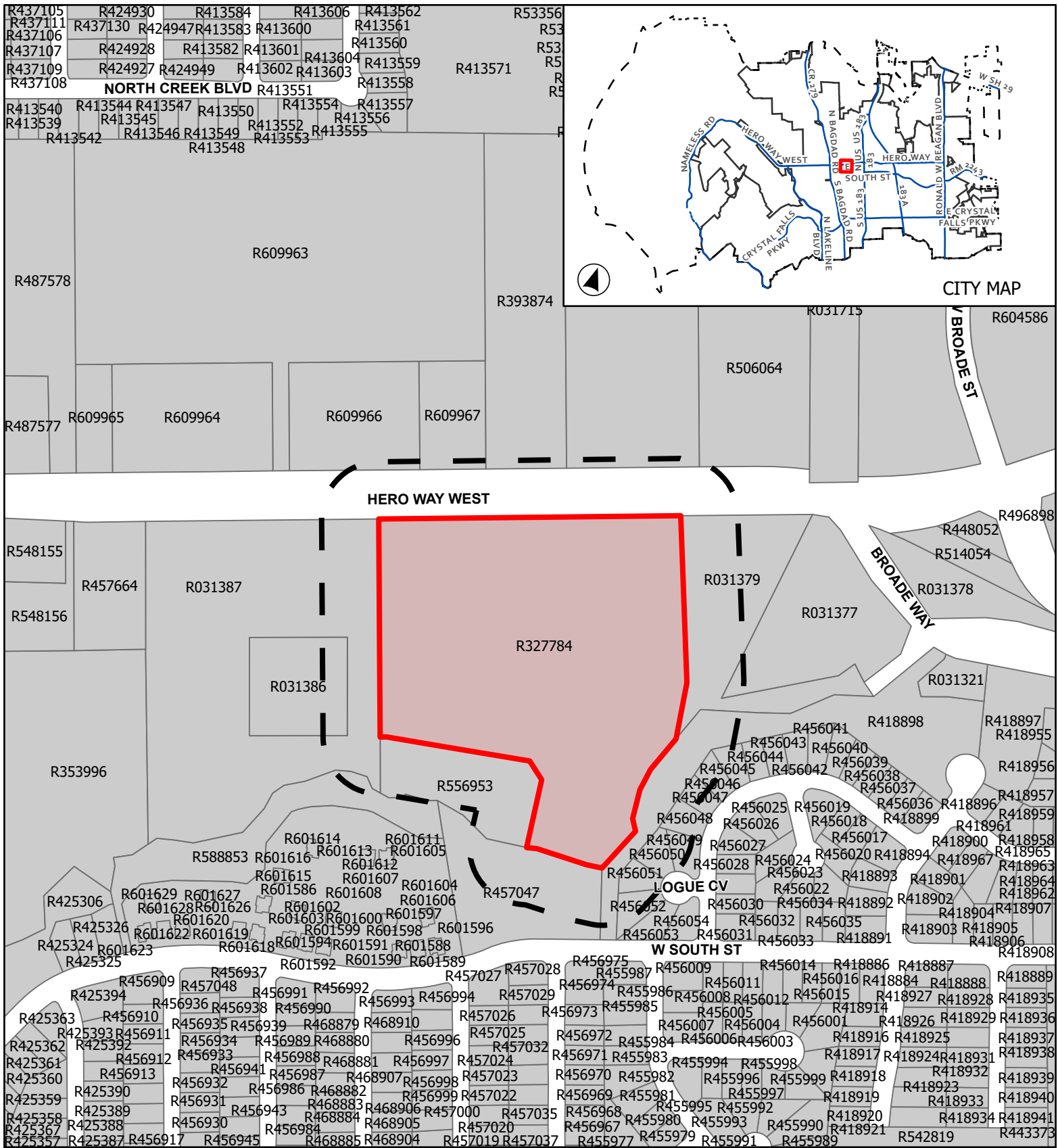
STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certification of authentication was filed for record in my office on the ____ day of _____, 20____, A.D. at ____ O'clock __.M., and duly recorded on the ____ day of _____, 20____, A.D. at ____ O'clock __.M, in the Plat Records of said County in Instrument Number _____.

To certify which, witness my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last written above.

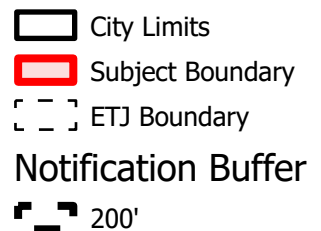
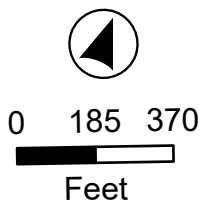
Nancy Rister, Clerk, County Court
of Williamson County, Texas

BY: _____
Deputy



Location Map

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





EXECUTIVE SUMMARY
03/23/2023

AGENDA SUBJECT:

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 Case VA-22-0009 as described above.

BACKGROUND:

Section 45 (b)(2)(ii) of the Subdivision Ordinance requires that “Lots approved to be served by on-site sewage treatment systems and on-site private water wells shall be a minimum of two acres in size and conform to the County or LCRA regulations based on percolation tests and soils analysis.” The County regulates on-site sewage facility permits and allows for lots 1 acre and greater to be served by on-site sewage facilities. The applicant is requesting a variance to Section 45 (b) (2) (ii) of the Subdivision Ordinance to allow proposed parcels 19B and 19C on-site sewage facilities at reduced lot sizes.

HISTORY/TIMELINE:

06/14/1971 – Subdivision Plat Recorded

APPLICANT/AGENT:

Samuel Post on behalf of Robert C (TOD) & Joyce G (TOD) Post

RECOMMENDATION:

Staff recommends approval of the variance request since we have received confirmation from Williamson County that this is acceptable.

ORDER OF EVENTS:

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

PRESENTER:

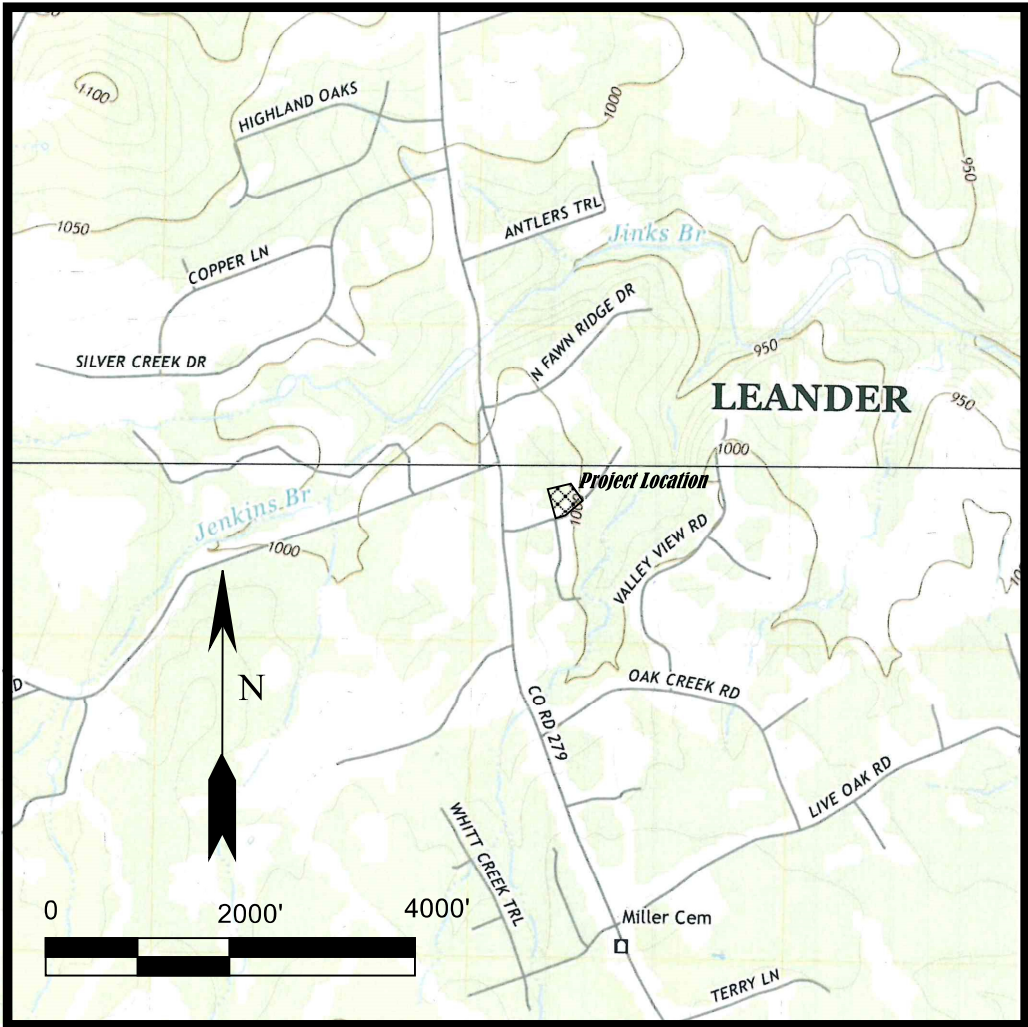
Justin Hunt, Planner

Attachments

1. Short Form Final Plat Replat
2. Location Map

LIVE OAK RANCH, LOT 19 REPLAT
SHORT FORM FINAL PLAT

LOCATION SKETCH



PROJECT INFORMATION:

PROPERTY OWNER:
ROBERT C. POST
1304 SPIVEY ROAD
LEANDER, TEXAS, 78641
512-784-8805

LAND SURVEYOR:
PAUL W. MAPLES, RPLS 5043
P.O. BOX 893
LAMPASAS, TEXAS 76550
512-556-2078

PROJECT AGENT:
SAMMY POST
17214 MARIPOSA GROVE LANE
HUMBLE, TEXAS 77346
512-791-6678

FILING DATE: NOVEMBER 15, 2022.

INDEX:

TOTAL NUMBER OF LOTS: 3
TOTAL ACREAGE: 8.53 ACRES
LOT USAGE: RESIDENTIAL

Surveyor: **Maples & Associates**
420 S. Liveoak, Ste 200
P.O. Box 893
Lampasas, Texas 76550

Firm No. 10097700
Tel (512) 556-2078
Fax (512) 556-0500
Job No. 220346

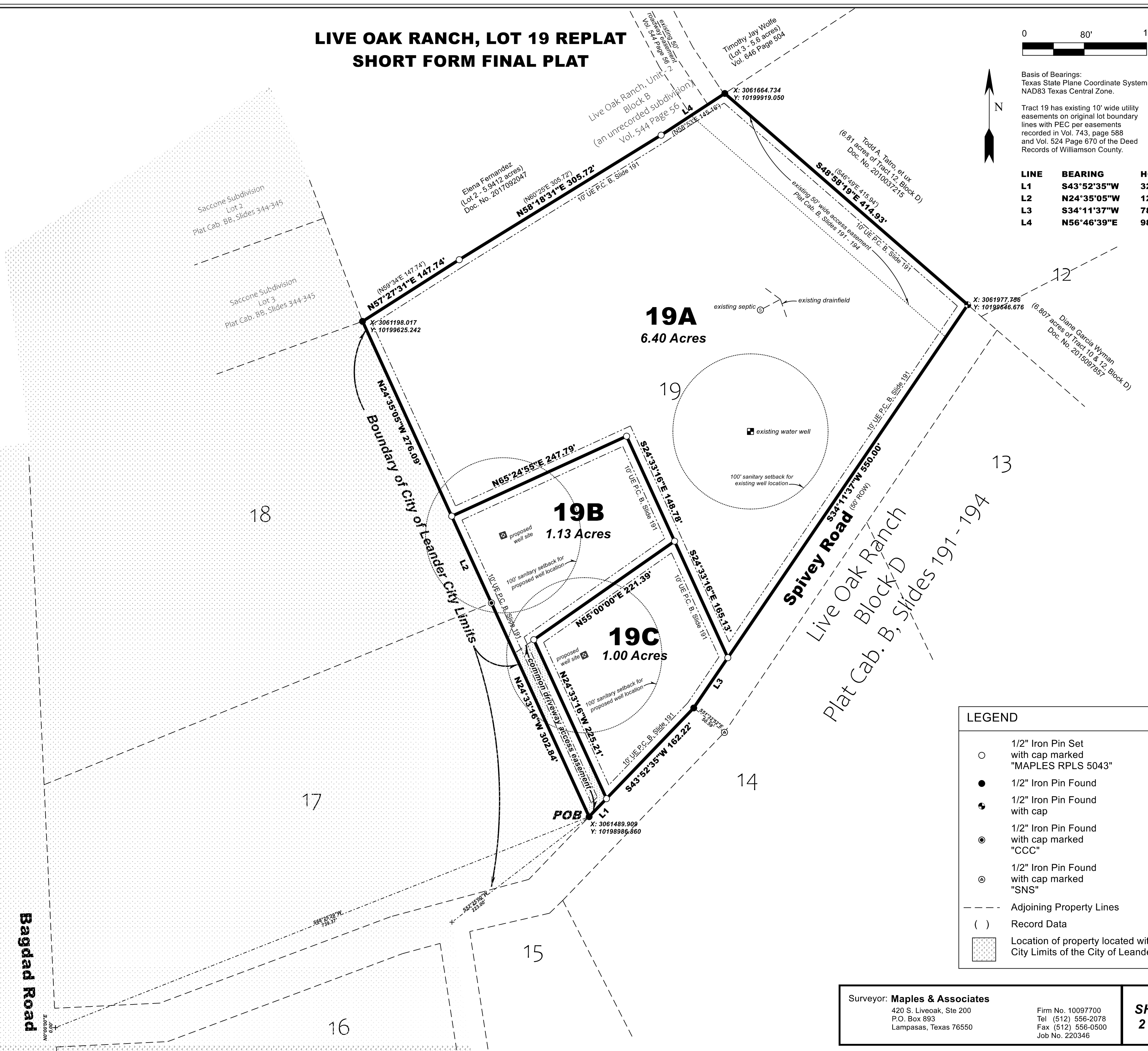
LIVE OAK RANCH, LOT 19 REPLAT
SHORT FORM FINAL PLAT



Basis of Bearings:
Texas State Plane Coordinate System
NAD83 Texas Central Zone.

Tract 19 has existing 10' wide utility easements on original lot boundary lines with PEC per easements recorded in Vol. 743, page 588 and Vol. 524 Page 670 of the Deed Records of Williamson County.

LINE	BEARING	HORIZ DIST
L1	S43°52'35"W	32.26'
L2	N24°35'05"W	123.02'
L3	S34°11'37"W	78.22'
L4	N56°46'39"E	98.07'



LEGEND	
	1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
	1/2" Iron Pin Found
	1/2" Iron Pin Found with cap
	1/2" Iron Pin Found with cap marked "CCC"
	1/2" Iron Pin Found with cap marked "SNS"
	Adjoining Property Lines
	Record Data
	Location of property located within the City Limits of the City of Leander

Surveyor: **Maples & Associates**
420 S. Liveoak, Ste 200
P.O. Box 893
Lampasas, Texas 76650

Firm No. 10097700
Tel (512) 556-2078
Fax (512) 556-0500
Job No. 220346

SHEET:
2 OF 3

LIVE OAK RANCH, LOT 19 REPLAT
SHORT FORM FINAL PLAT

GENERAL PLAT NOTES:

1. This subdivision is wholly contained within the Extra Territorial Jurisdiction of the City of Leander, Texas.
2. No buildings, fences, landscaping or other structores are permitted wthin drainage easements shown, except as approved by the City of Leander Public Works Department.
3. Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by the City of Leander.
4. All easements on private property shall be maintained by the property owner or his or her assigns.
5. No portion of this tract is within a flood hazard area as shown on the Flood Insurance Rate Map Panel No. 48491C0254F for Williamson County, effective date: December 20, 2019.
6. All utility lines must be located underground.
7. Approval of this final plat does not constitute the approval of variances or waivers to ordinance requirements.
8. This subdivision is subject to all general notes and restrictions appearing on the plat of Live Oak Ranch, Lot 19, recorded in Cabinet B, Slides 191 - 194 of the Plat Records of Williamson County, Texas.
9. No driveway shall be constructed closer than 50' or 60% of parcel frontage, whichever is less, to the ROW of an intersecting local or collector street or 100' or 60% of parcel frontage, whichever is less, to the ROW of an intersecting arterial street.
10. The City of Leander has approved the variance to allow the platting of one acre lots within the "Live Oak Ranch, Lot 19 Replat", in accordance with the Texas Commission on Environmental Quality, Williamson County Texas Health and Safety Code § 366.031 Order's, Section 10 D.4 grandfather clause; "Properties platted before September 27, 1999 will follow minimum lot sizing standards specified in 30 TAC 285.4", that was approved and filed by the Williamson County Court on January 12, 2021.
11. This property can only be used as a single-family residence.
12. The residential structure shall be no larger than 3,600 square feet.
13. No more than two (2) accessory buildings can be constructed upon this property; each building is limited to a maximum of 800 square feet and must meet set back requirements established by the fire code.
14. Water service for this subdivision will be provided by private well.
15. Sewer service for this subdivision will be provided by On-Site Sewage Facilities (OSSF).

PERIMETER LEGAL DESCRIPTION

Being 8.53 acres comprised of all of Lot 19, Block D of Live Oak Ranch, a subdivision recorded in Plat Cabinet B, Slides 191 - 194 of the Plat Records of Williamson County, Texas; said 8.53 acres being more particularly described as follows;

BEGINNING at a 1/2 inch iron pin found at a fence corner on the northwest line of Spivey Road for the south corner of said Lot 19 and the southeast corner of Lot 17 of said Block D;

THENCE North 24° 33' 16" West, with the east line of said Lot 17, 302.84 feet to a 1/2 inch iron pin with cap marked "CCC" found for the northeast corner of said Lot 17 and the southeast corner of Lot 18 of said Block D;

THENCE North 24° 35' 05" West, with the east line of said Lot 18, 399.11 feet to a 1/2 inch iron pin found for the northeast corner of said Lot 18 and the southwest corner of a 5.9412 acre tract of land known as Lot 2 of Live Oak Ranch Unit - 2, an unrecorded subdivision, and being described in a deed to Elena Fernandez, recorded as Doc. No. 2017092047 of said official public records;

THENCE with the south line of said Lot 2 as follows;

North 57° 27' 31" East, 147.74 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

North 58° 18' 31" East, 305.72 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

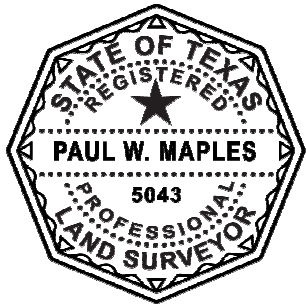
North 56° 46' 39" East, 98.07 feet to a 1/2 inch iron pin found at a fence corner for the southeast corner of said Lot 2 and the west corner of Lot 12 of said Block D, and being the west corner of a 6.81 acre tract of land described in a deed to Todd A. Tatro, et ux, recorded as Doc. No. 2010037215 of said official public records;

THENCE South 48° 58' 19" East, with the southwest line of said Lot 12 and said 6.81 acre tract, 414.93 feet to a 1/2 inch iron pin with cap found on the northwest line of said Spivey Road;

THENCE with the northwest line of said Spivey Road as follows;

South 34° 11' 37" West, 628.22 feet to a 1/2 inch iron pin found;

South 43° 52' 35" West, 194.48 feet to the PLACE OF BEGINNING, as surveyed on the ground on August 25, 2022, by MAPLES & ASSOCIATES, INC.



STATE OF TEXAS §
COUNTY OF LAMPASAS §

That I, Paul W. Maples, am authorized under the laws of the State of Texas to practice the profession of land surveying and hereby state that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with all City of Leander Ordinance and Codes, and that all existing easements of record as found on the Title Policy provided by Austin Title Company, issued GF No. ata-88-1706882200293, have been shown or noted heron. This tract is not located within the Edwards Aquifer Recharge Zone.

Paul W. Maples 9/26/2022
Paul W. Maples, RPLS No. 5043 Date:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

Approved this the ____ day of _____, 2022 A.D. at a public meeting of the Planning and Zoning Commission of the City of Leander, Texas and authorized to be filed for record by the County Clerk of Williamson County.

John Cosgrove, Chairman
Planning and Zoning Commission
City of Leander, Texas
Attest: _____
Ellen Coufal, Secretary
Planning and Zoning Commission
City of Leander, Texas

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Robert C. Post, owner of that certain Lot 19, Block D of Live Oak Ranch, recorded in Plat Cabinet B, Slides 191 - 194 of the Plat Records of Williamson County, Texas, and described in a Revocable Transfer on Death Deed recorded in Doc. No. 2018072573, and further described in a Warranty Deed with Vendor's Lien recorded in Vol. 2028, Page 679 of the Official Public Records of Williamson County, Texas, do hereby certify that there are no lien holders and dedicate to the public forever use of all additional ROW, streets, alleys, easements, parks, and all other lands intended for public dedication, or when the subdivider has made provision for perpetual maintenance thereof, to the inhabitants of the subdivision as shown hereon to be known as LIVE OAK RANCH, LOT 19 REPLAT.

Robert C. Post

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this the ____ day of _____, 2022, personally appeared, Robert C. Post, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2022.

Notary Public, State of Texas
Printed Name:
My Commission Expires: _____

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the survey as represented by the said engineer or surveyor, I find that this plat complies with the requirements of the Edwards Aquifer Regulations for Williamson County and the Williamson County On-Site Sewage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County Engineer's Office and Williamson County disclaim any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in the plat and the documents associated with it.

J. Terron Everston, PE, DR, CFM
County Engineer
Date:

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

I, Nancy Rister, Clerk of the county court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on this ____ day of _____, 2022, AD, at ____ o'clock, ____M., and duly recorded this the ____ day of _____, 2022, AD, at ____ o'clock, ____M., in the Plat Records of said County in Instrument No. _____.

To certify to which, witness my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy Rister, Clerk County Court,
Williamson County, Texas.

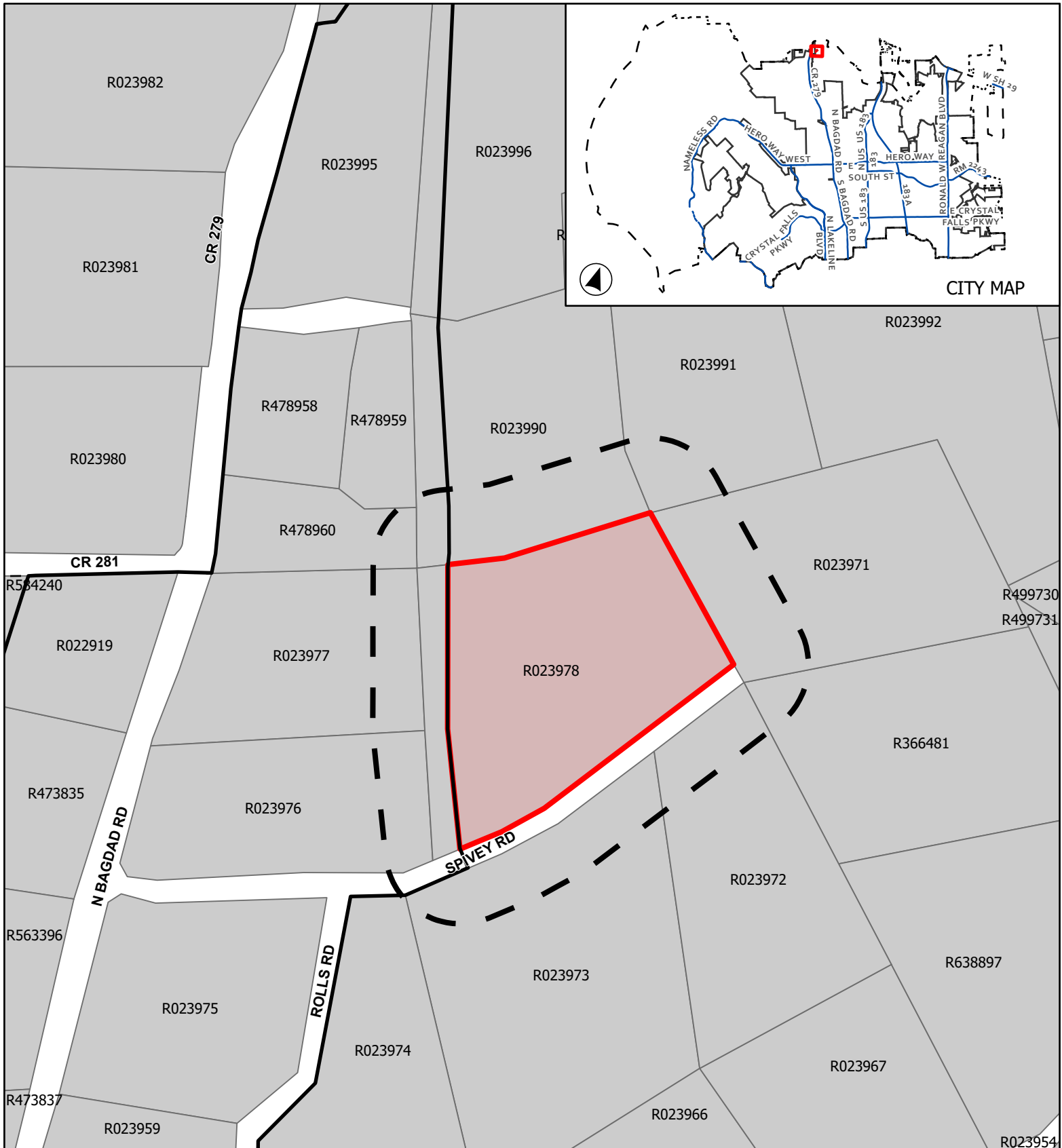
By: _____
Deputy

Surveyor: **Maples & Associates**

420 S. Liveoak, Ste 200
P.O. Box 893
Lampasas, Texas 76550

Firm No. 10097700
Tel (512) 556-2078
Fax (512) 556-0500
Job No. 220346

SHEET:
3 OF 3



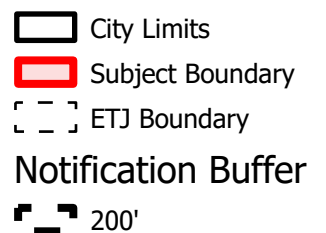
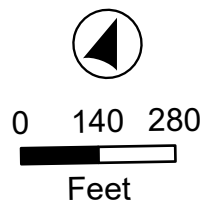
CASE: FP-22-0033

ATTACHMENT 2

LIVE OAK RANCH
LOT 19 REPLAT

Location Map

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





EXECUTIVE SUMMARY
03/23/2023

AGENDA SUBJECT:

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.

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 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

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.

ORDER OF EVENTS:

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

PRESENTER:

Michael Chenausky AICP, Senior Planner

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



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).

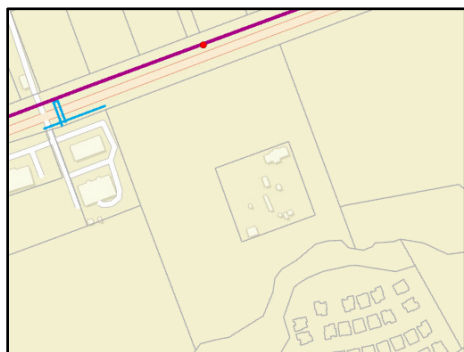


Figure 2 Water line

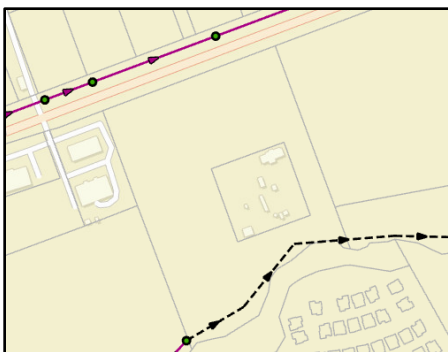


Figure 1 Wastewater line

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.

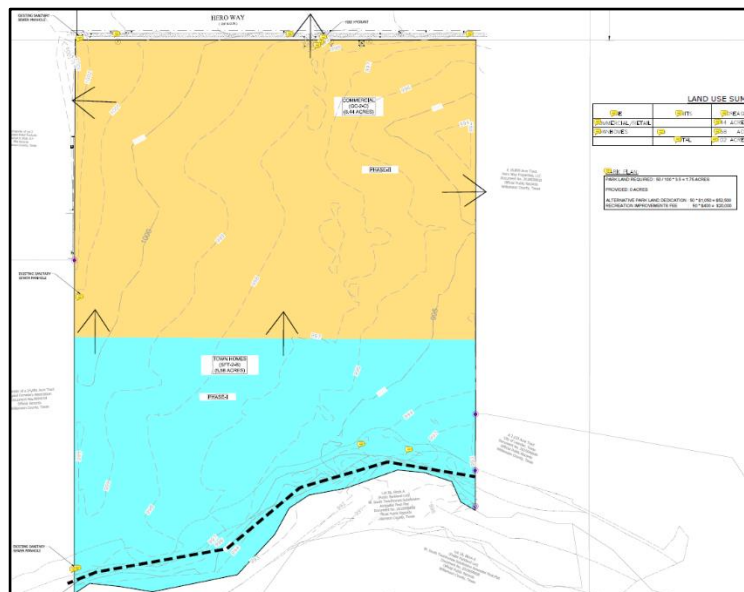
APPROVAL CRITERIA:

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.

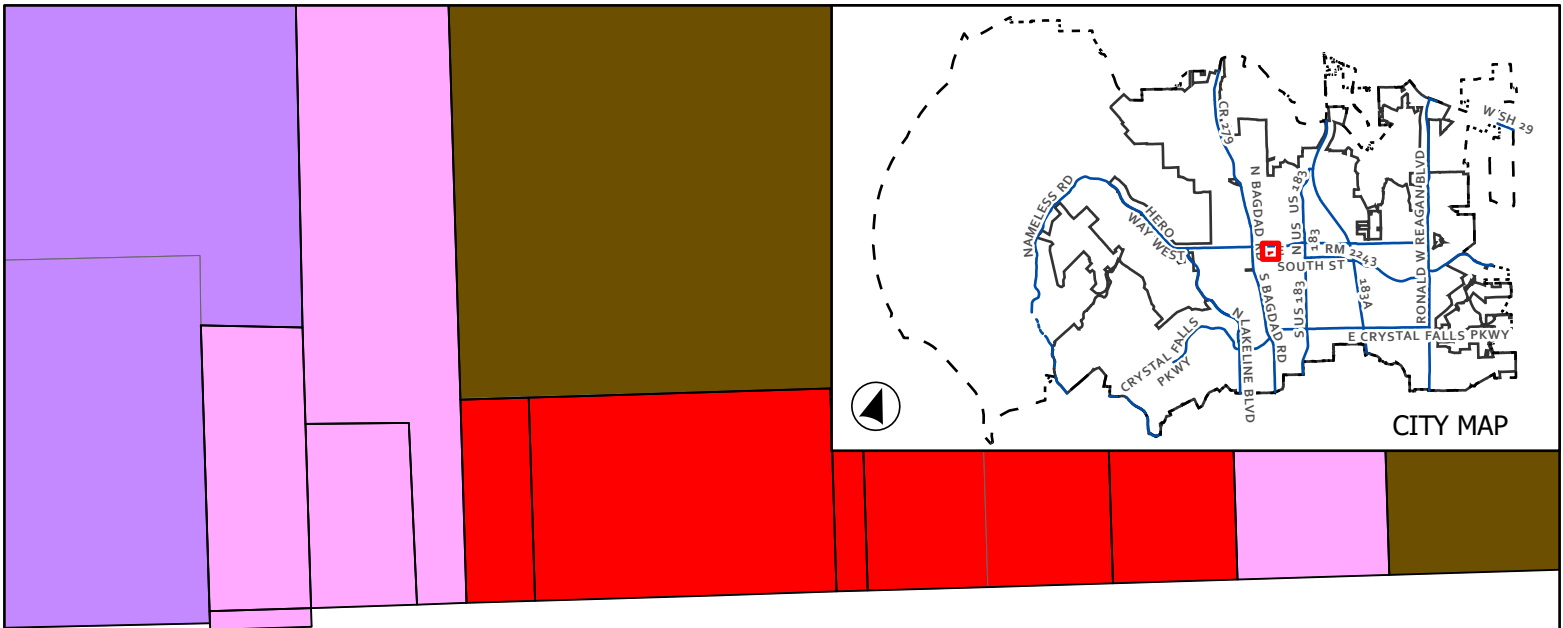
The second step in the development process is the Concept Plan which was approved 02/17/2022.

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'.

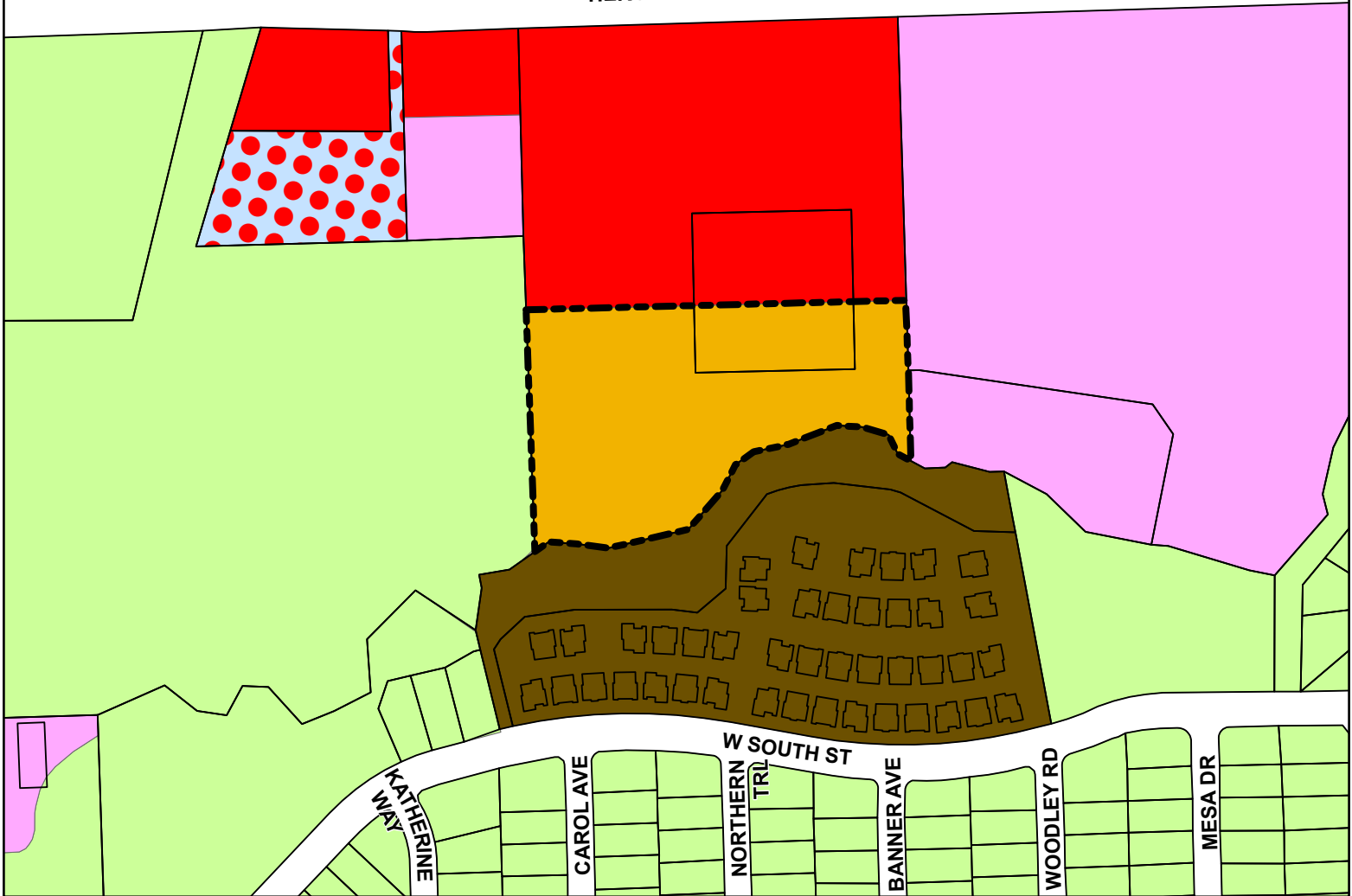
As part of this PUD zoning request, the perimeter block length limitations required by the Subdivision Ordinance are waived for this



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.



HERO WAY WEST



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 herein provided.

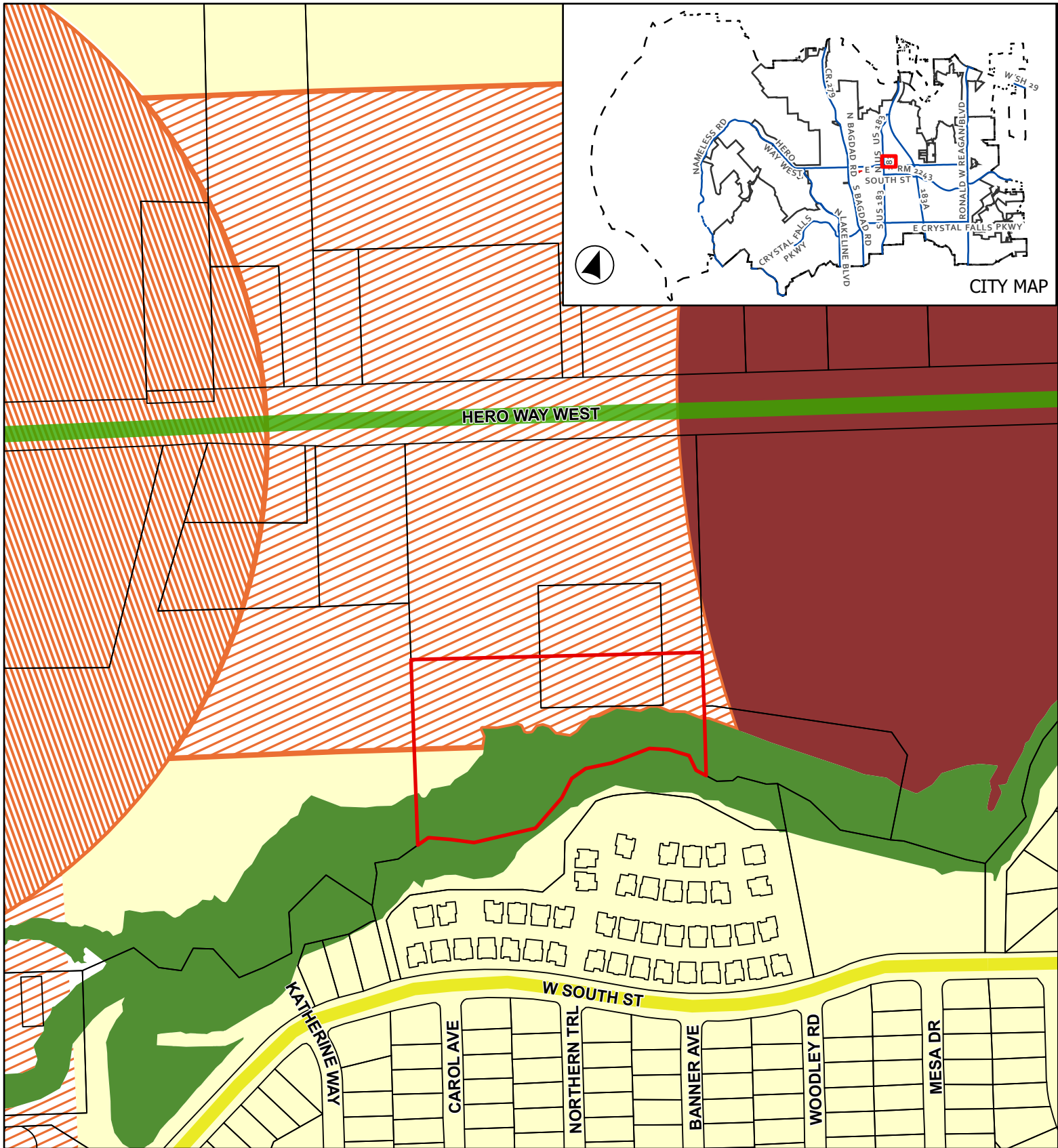
- | | |
|-------------------------------|--------------------------------|
| Leander City Limits | HC - Heavy Commercial |
| SFU - Single-Family Urban | HI - Heavy Industrial |
| SFT - Single-Family Townhouse | PUD - General Commercial |
| MF - Multi-Family | Subject Boundary |
| GC - General Commercial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



0 110 220



Feet



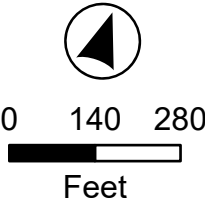
CASE: Z-22-0001

ATTACHMENT 3

HERO WAY
TOWNHOUSES

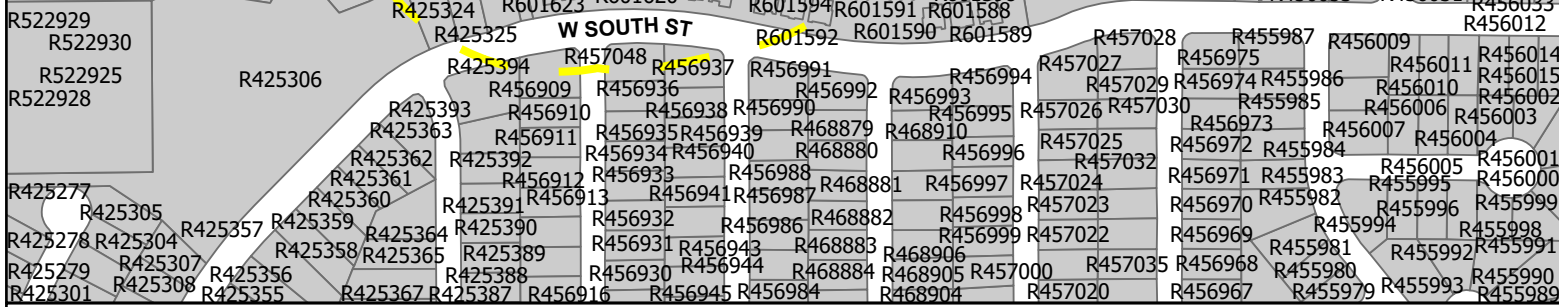
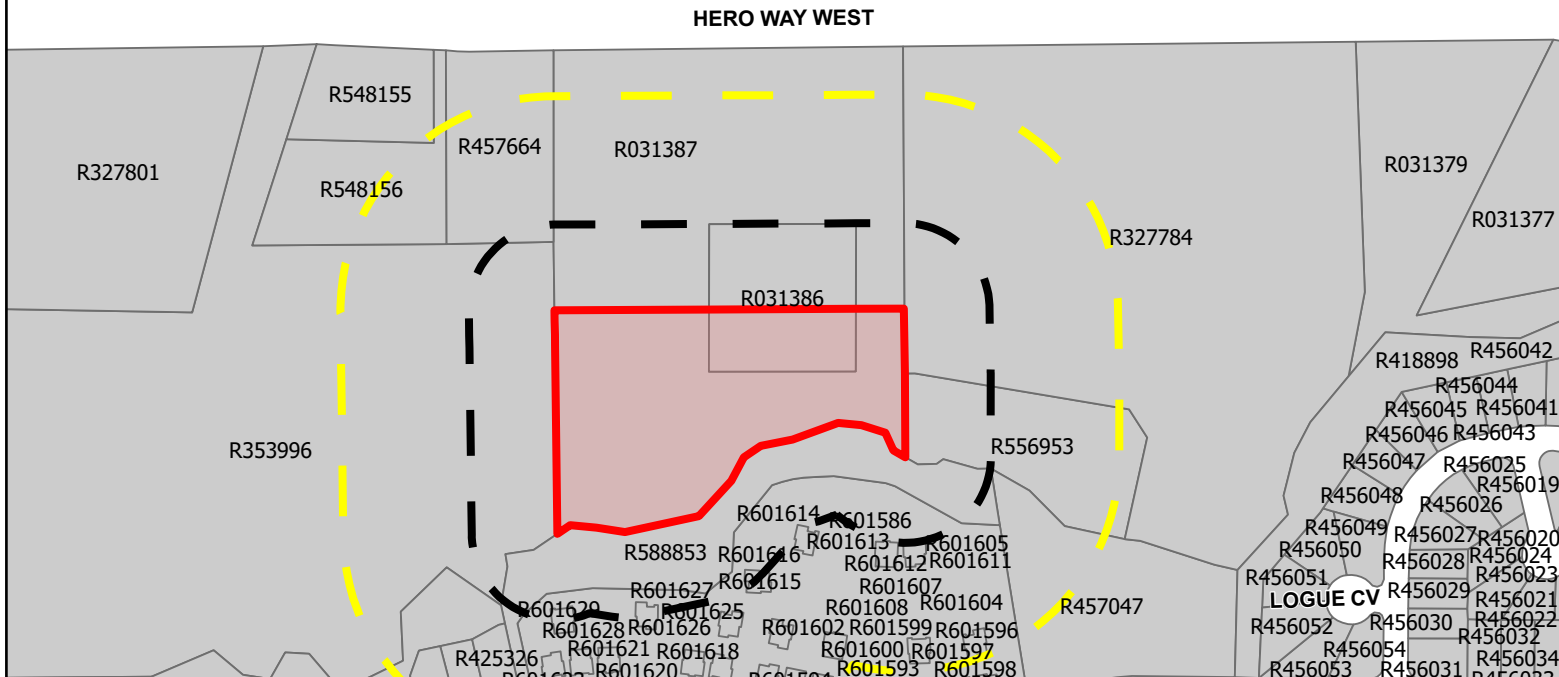
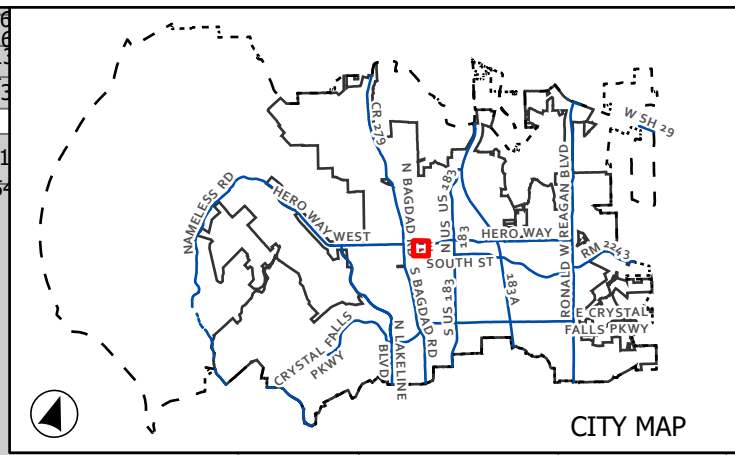
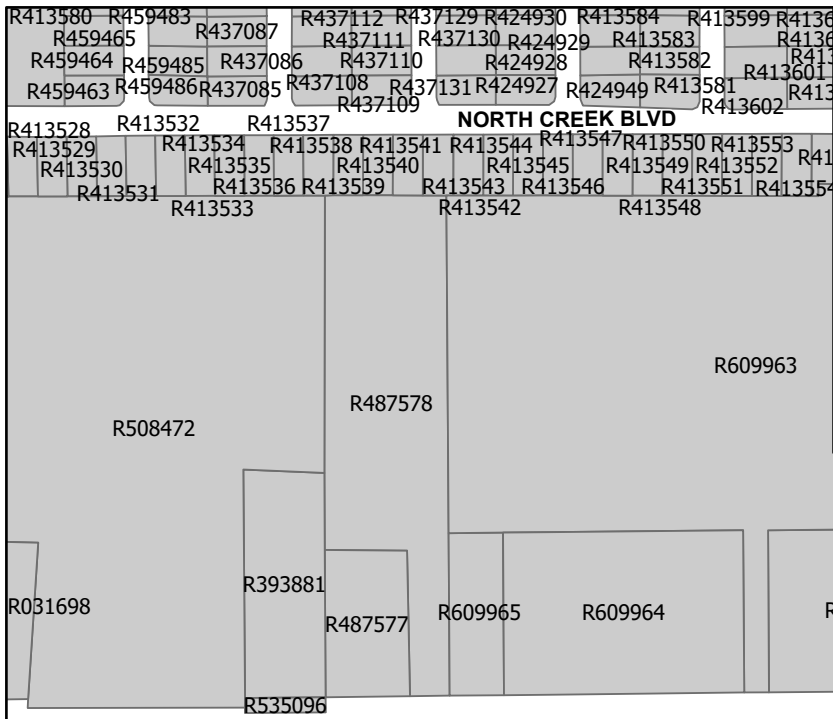
Future Land Use Map

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- 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

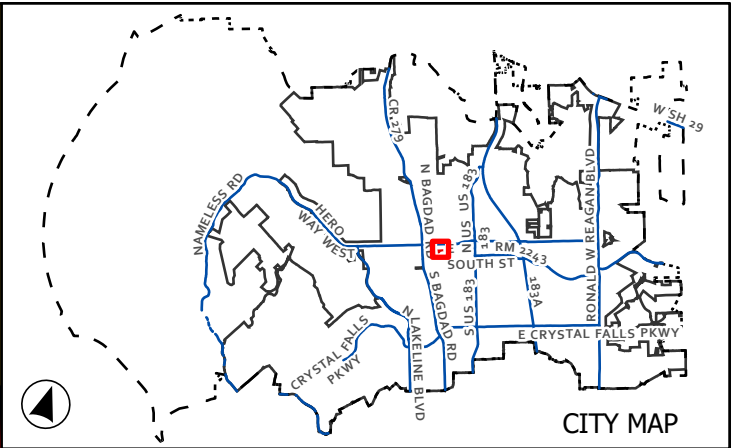
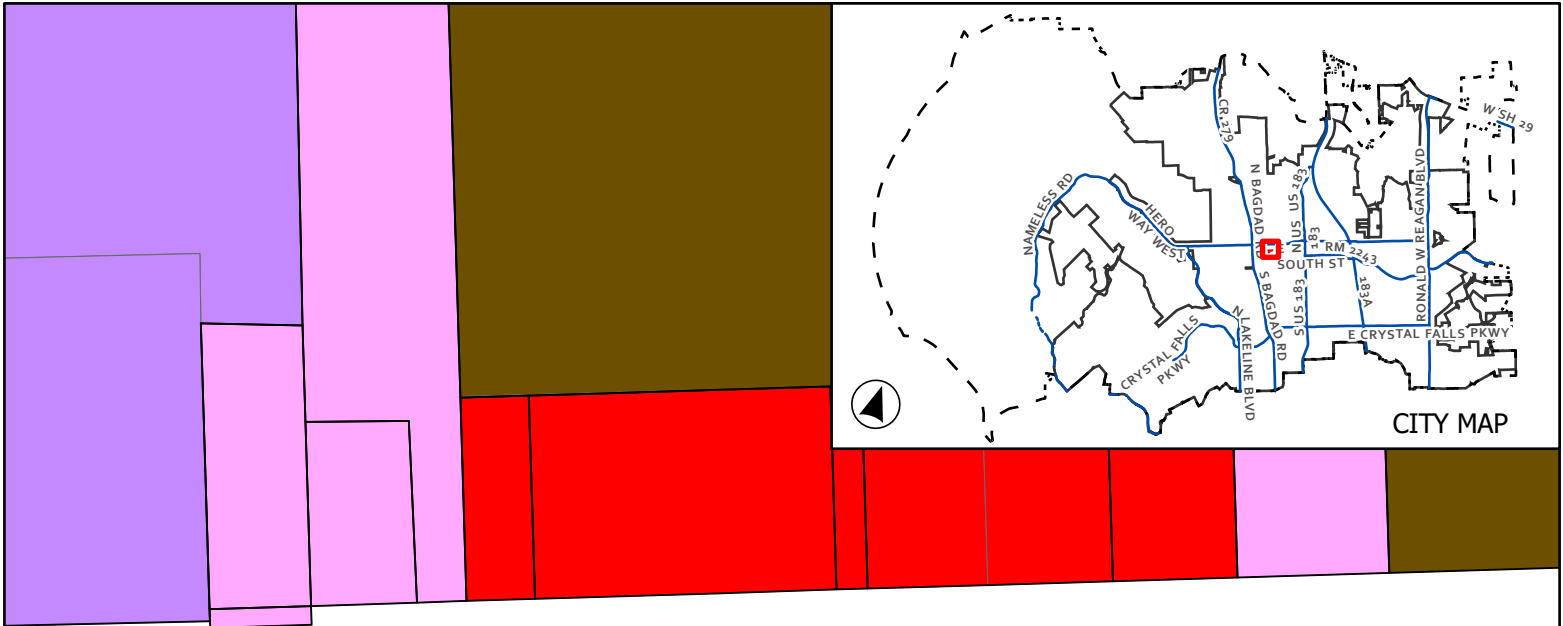
Public Notification

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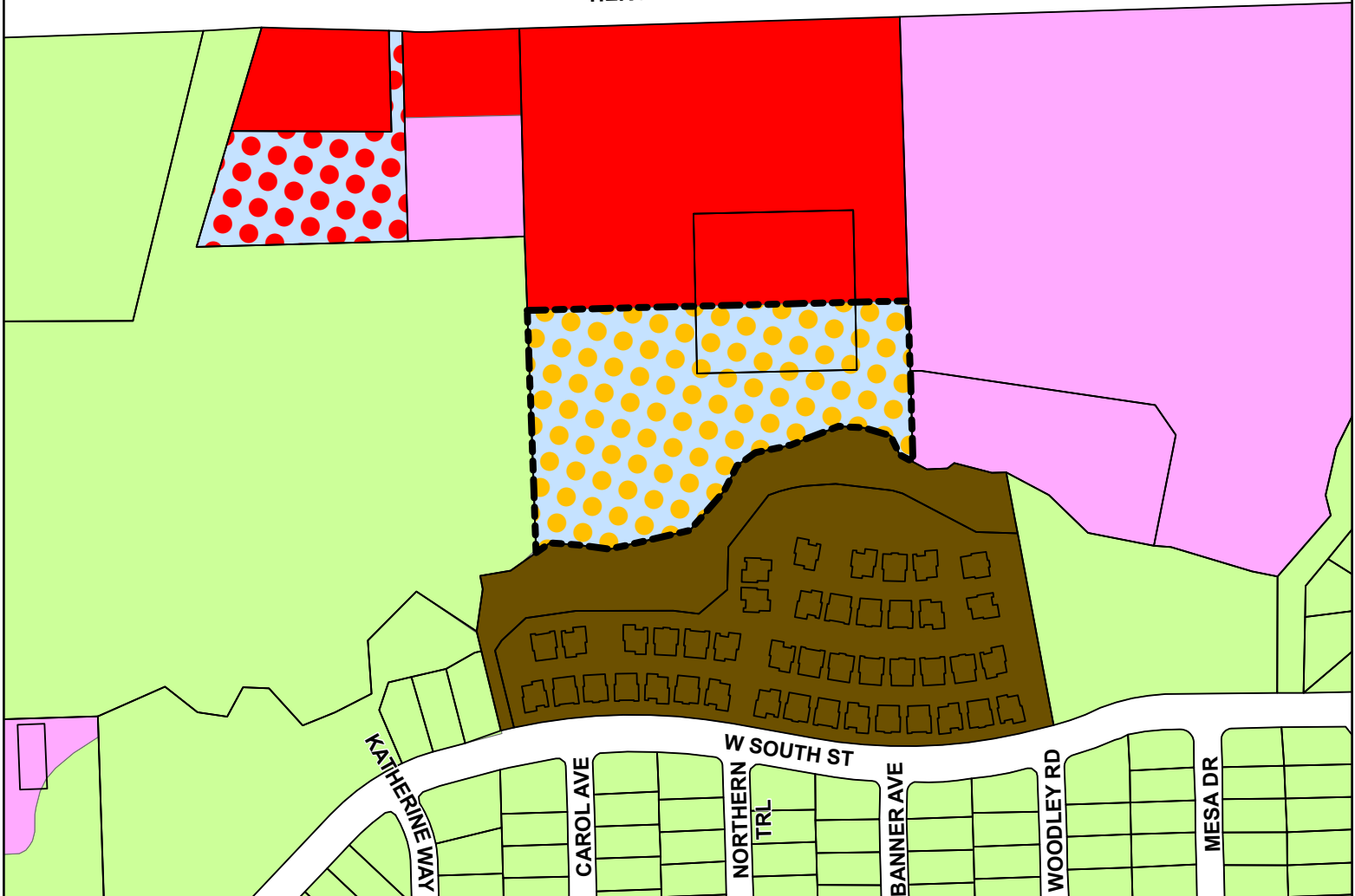
0 180 360
Feet

- City Limits
- Subject Boundary
- ETJ Boundary
- Notification Buffer

- 200'
- 500'



HERO WAY WEST



CASE: Z-22-0001

ATTACHMENT 5

HERO WAY
TOWNHOUSES

Proposed Zoning

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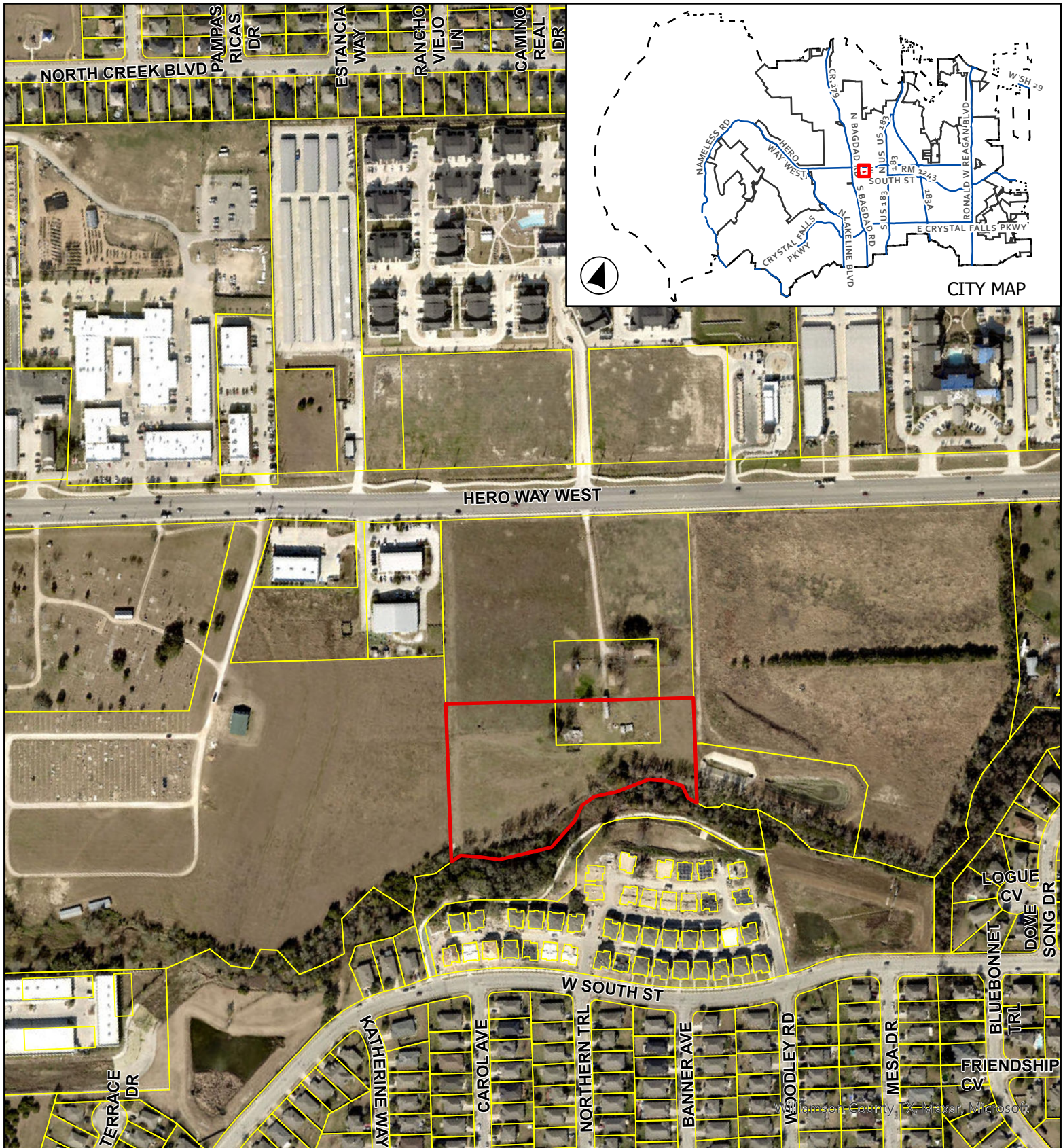
- | | |
|---------------------------|--------------------------------|
| Leander City Limits | HI - Heavy Industrial |
| SFU - Single-Family Urban | PUD - Townhomes |
| MF - Multi-Family | PUD - General Commercial |
| GC - General Commercial | Subject Boundary |
| HC - Heavy Commercial | Extra-Territorial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



0 110 220



Feet



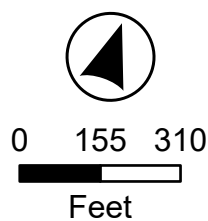
CASE: Z-22-0001

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 herein provided.



- 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.

NOTE: THIS EXHIBIT IS CONCEPTUAL AND HAS NOT BEEN
REVIEWED FOR COMPLIANCE WITH THE COMPOSITE ZONING
ORDINANCE OR SUBDIVISION ORDINANCE



HERO WAY
(RIGHT OF WAY LINES)

COMMERCIAL (GC-2-C)
(8.44 ACRES)

TOWN HOMES
(SFT-2-B)
(5.58 ACRES)

BAGDAD CEMETERY
ASSOCIATION

HERO WAY
PROPERTIES, LLC

DAVID MASON THOMPSON
3.602 ACRES
DOC. No. 2015039181

CITY OF LEANDER
2.233 ACRES
DOC. No. 2015040649
VOL. 1245, PG. 327
20' P.U.E.
VOL. 1307, PG. 46B
20' P.U.E.
D.E.
DOC. No. 2015040650
LOT 1, BLOCK U
WESTVIEW MEADOWS
PHASE TWO
CAB. Y. SLD. 242-244

LOT 21, BLOCK G
OLD TOWN VILLAGE
SECTION 2A
CAB. Y. SLD. 183-184

HAWKES INVESTMENT, LLC
0.398 ACRES

HERO WAY TOWNHOMES
PUD
BUBBLE MAP

RCERAO'S CONSULTING
ENGINEERS

TXPE FIRM#17655
P.O. BOX. 592991 SAN ANTONIO TX 78258
PHONE: 210.549.7557. FAX: 512.856.4595
www.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
7/5/2021