



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - March 17, 2022
Briefing Workshop at 6:00 PM
Regular Meeting at 7:00 PM



Mayor – Christine DeLisle

Place 1 – Kathryn Pantalion-Parker

Place 2 – Esme Mattke Longoria

Place 3 – Jason Shaw

Place 4 – Na'Cole Thompson

Place 5 – Chris Czernek

Place 6 – Becki Ross, *Mayor Pro Tem*

City Manager – Rick Beverlin

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

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Open Meeting.
2. Roll Call.
3. Receive an update on the facilities plan and future possible location of City Hall.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.
5. Roll Call.
6. Public comments on items not listed in the agenda.

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

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

7. Recognitions/Proclamations/Visitors.
 - Williamson Burnet Counties Meals on Wheels 50th Anniversary
8. Board Report
 - Exploring Leander History
9. Staff Reports
 - Capital Improvement Program updates

CONSENT AGENDA: ACTION

10. Approval of the minutes for meeting held on March 3, 2022.
11. Confirm, ratify, and approve the Endo/Park State-Wide Opioid State-Wide Opioid Settlement Agreement and the Teva State-Wide Opioid Settlement Agreement, and the execution of the Election and Release Forms related to the Settlement Agreements
12. Approval of the extension of the application expiration for Subdivision Case 20-PICP-036 Talia Homes construction plans; on two parcels of land approximately 3.635 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031263 and R031264; generally located at the southeast corner of Hazelwood Street and Horizon Park Boulevard, Leander, Williamson County, Texas.
13. Approval of the Assignment of the Village at Leander Station, aka the Standard License Agreement Case 14-LA-010, regarding the Village at Leander Station License Agreement for two parcels of land approximately 9.673 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R538087 and R583086; and more commonly known as 1680 Hero Way, Leander, Williamson County, Texas.
14. Approval of the Second Reading of an Ordinance regarding Special Use Case 21-SU-004 to consider action on a Special Use Permit to allow for a Food Truck Park including minor waivers to the Composite Zoning Ordinance on one parcel of land approximately 0.9373 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R035579; and more commonly known as 1006 Los Vista Drive, Leander, Williamson County, Texas.
15. Approval of the Second Reading of an Ordinance regarding Zoning Case 21-Z-039 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to HC-4-D (Heavy Commercial) on one parcel of land approximately 4.95 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031285; and more commonly known as 2999 Hero Way West, Leander, Williamson County, Texas.
16. Approval of the Second Reading of an Ordinance regarding Zoning Case 21-Z-037 to amend the current zoning of LC-2-B (Local Commercial) and SFU/MH-2-B (Single-Family Urban/Manufactured Home) to GC-3-C (General Commercial) and LC-2-A (Local Commercial) on two parcels of land approximately 1.5660 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R035565 and R035563; and more commonly known as 1007 and 1009 Los Vista Drive, Williamson County, Texas.
17. Approval of amendment to Task Order KFA-56 with K Friese & Associates, Inc., for professional services for design of an additional, redundant treatment module at the Sandy Creek Water Treatment Plant (SCWTP), CIP Project W.69, in the amount of \$491,483.00; and authorize the City Manager to execute any and all necessary documents.
18. Acceptance of Public Infrastructure Improvements for Hill Country Bible Church, Valley Vista Center, Homestead Phase 3, Bryson Phase 11, Section 1, and Fairways at Crystal Falls Section 4, Phase 2B.

19. Acceptance of the bid tabulation per the Edgewood Phase 1 project development agreement for the oversizing of water and wastewater infrastructure; and approve the developers award of bid to CC Carlton Construction and Cash Construction for the Edgewood Phase 1, Section 1 and offsite water and wastewater improvements.
20. Approval of purchase of one (1) Police Department vehicle from Grapevine Dodge Chrysler Jeep, Grapevine, Texas in the amount of \$65,383.20 utilizing the BuyBoard Co-Op Contract #601-19 and rescinding previous award to Cameron Dodge, Cameron, Texas on November 4, 2021 and authorize the City Manager to execute any and all necessary documents.

PUBLIC HEARING: NO ACTION

21. Conduct a Public Hearing on the Land Use Assumptions and Capital Improvements Plan relating to possible adoption of Roadway Impact Fees.

PUBLIC HEARING: ACTION

22. Conduct a Public Hearing regarding Subdivision Case 21-CP-013 to adopt the Mason Tract Concept Plan on one parcel of land approximately 111.17 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032112; generally located at the northwest corner of CR 175 and CR 177, Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case 21-CP-013 as described above.

23. Conduct a Public Hearing regarding Subdivision Case 21-TOD-CP-004 to adopt the Leander Springs Concept Plan and Subdivision Case 21-TOD-PP-006 to approve the Leander Springs Preliminary Plat on two parcels of land approximately 77.939 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R403524 and R05159; generally located to the southwest of the intersection of RM 2243 and 183A Toll Road, Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case 21-TOD-CP-004 and 21-TOD-PP-006 as described above.

24. Conduct a Public Hearing regarding Subdivision Case 21-CP-015 to adopt the Gateway 29 Concept Plan on nine parcels of land approximately 31.92 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R319215, R403523, R418530, R464196, R534763 - R534766, and R620027; generally located at the southwest corner of SH 29 and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case 21-CP-015 as described above.

25. Conduct a Public Hearing regarding Comprehensive Plan Case 22-CPA-001 to amend the Comprehensive Plan land use category from Employment Center to Activity Center; and consider action regarding Zoning Case 21-Z-044 to amend the current zoning of Interim SFS-2-B (Single-Family Suburban) and Interim SFR-1-B (Single-Family Rural) to SFT-2-B (Single-Family Townhouse) and GC-2-B (General Commercial) on five parcels of land approximately 56.785 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031298, R031398, R473651, R473652, and R031397; and generally located west of Ronald W. Reagan Boulevard and north of RM 2243, Leander, Williamson County, Texas.

- Discuss and consider action regarding Comprehensive Plan Case 21-CPA-006 as described above.
- Discuss and consider action regarding Zoning Case 21-Z-044 as described above.

REGULAR AGENDA

26. Discuss and consider action on naming a Parks and Recreation Department leased facility as the Leander Activity Center.
27. Receive an update on possible alternative transit service options.
28. Convene into Executive Session pursuant to:
 - (1) Section 551.071, Texas Government Code, and Section 1.05 Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Lakewood Park project; and
 - (2) Section 551.074, Texas Government Code, to discuss or deliberate the evaluation of a public officer or employee: City Manager.

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

 - (1) Lakewood Park project; and
 - (2) City Manager.
29. Council Member Closing Statements.
30. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 55 1.001 et seq. At any time during the meeting the Council reserves the right to adjourn into Executive Session on any of the above posted agenda for which state law authorizes Executive Session to be held, including but not limited to Sections 55 1.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 55 1.073 [prospective gift to city], 55 1.074 [certain personnel deliberations], 551.076 [deployment/implementation of security personnel or devices], or 551.087 [Deliberations regarding Economic Development Negotiations]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 11 day of March 2022 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.


 Dara Crabtree, City Secretary, TRMC



EXECUTIVE SUMMARY
03/17/2022

AGENDA SUBJECT:

Approval of the minutes for meeting held on March 3, 2022.

BACKGROUND:

Attached are the minutes for meeting held on March 3, 2022.

PRESENTER:

Dara Crabtree, City Secretary

Attachments

1. Draft Minutes



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - March 3, 2022



Mayor – Christine DeLisle
Place 1 – Kathryn Pantalion-Parker
Place 2 – Esme Mattke Longoria
Place 3 – Jason Shaw

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

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

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Opened meeting at 6:02 p.m.
2. Roll call reflected all present.
3. Convene into Executive Session at 6:04 p.m. pursuant to:
 - (1) Section 551.072 and 551.087, Texas Government Code, Deliberate the purchase, exchange, lease, or value of real property and deliberate proposed economic development incentives for one (1) or more business prospects that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting development negotiations; and
 - (2) Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding jurisdictional boundary matters with neighboring cities.

Reconvened into open session at 6:37 p.m. to take action as deemed appropriate in the City Council's discretion regarding:

- (1) one (1) or more business prospects; and
- (2) jurisdictional boundary matters with neighboring cities

Motion by Councilmember Becki Ross, Seconded by Councilmember Chris Czernek (Item 1) to authorize the City Manager and the City Attorney to negotiate a 380 Agreement with Southside Market and Barbecue as discussed in executive session; and authorize the City Manager to execute the Agreement.

Vote: 7 - 0

(Item 2) No action.

Briefing workshop adjourned at 6:39 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Opened meeting at 7:00 p.m., Invocation was provided by Pastor Moore with Summit Worship Center and Mayor Christine led the Pledges of Allegiance.
5. Roll call reflected all present.
6. Public comments on items not listed in the agenda.

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

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

John Barrows, 901 Melba Street - commented on Capital Improvement Project T-12, light at Raider Way and Crystal Falls, and road condition at and around Rouse High School.

Rich Parker, 3600 Posse Trail - wished to extend his accolades to the Leader Police and Fire Department along with EMS for their handling of health emergency at Anytime Fitness this morning.

Bethany Bell, 207 Northern Trail - wished to extend an invitation to attend the Crystal Falls Service Unit of Girl Scouts is hosting our annual World Thinking Day event this Saturday, March 5 from 9:30 a.m. - 11 a.m. at Danielson Middle School.

7. Recognitions/Proclamations/Visitors.
 - Leander FFA program and students

CONSENT AGENDA: ACTION

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Becki Ross to approve consent agenda items 8 through 17.

Vote: 7 - 0

8. Approval of the minutes for meetings held on February 17, 2022 and February 18, 2022.
9. Approval of Change Order No. 26 to the construction contract with DeNucci Constructors, LLC for the Northline Phase 1 project for removal and replacement of select fill to provide better subgrade to support a city road; increasing the City portion of the contract by the amount of \$338,393.00, bringing the new contract total for city improvements to \$10,920,837.75; extending the contract term by twenty (20) days; and authorizing the City Manager to negotiate and execute any and all necessary documents.

10. Approval of the Third Consent to Partial Assignment of the Wedemeyer Development Agreement Case 15-DA-002 regarding the Wedemeyer Development Agreement for a portion of two (2) parcels of land approximately 12.64 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R544612 and R532728; and more commonly known as 1453 CR 267, Leander, Williamson County, Texas.
11. Approval of the Second Reading of an Ordinance regarding Zoning Case 21-Z-026 to amend the current zoning of SFU/MH-2-B (Single-Family Urban/Manufactured Home) to create the Sky Heights PUD (Planned Unit Development) with a base zoning of SFT-2-B (Single-Family Townhouse) on one (1) parcel of land approximately 2.68 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R036438; legally described as Lot 3, Blk A, Leander Heights Section 2; and more commonly known as 415 Lion Drive, Leander, Williamson County, Texas.
12. Approval of the Second Reading of an Ordinance regarding the Harmony Public School Annexation Case 21-A-009 regarding the voluntary annexation of 20.077 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031590, R031591, R031592, R031594, and R031595; and commonly known as 3250 Hero Way, Leander, Williamson County, Texas.
13. Approval of the Second Reading of an Ordinance regarding Zoning Case 21-Z-040 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to LO-2-B (Local Office) on eight (8) parcels of land approximately 27.99 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031590, R031591, R031592, R031594, R031595, R508113, R508114, and R508115; and addressed as 3250 Hero Way, Leander, Williamson County, Texas.
14. Approval of the Second Reading of an Ordinance regarding Zoning Case 21-Z-041 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to GC-3-C (General Commercial) on two (2) parcels of land approximately 22.039 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031358 and R602142; and addressed as 8622 183A Toll Road, Leander, Williamson County, Texas.
15. Approval of the Second Reading of an Ordinance regarding Zoning Case 21-Z-043 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to GC-2-B (General Commercial) on five (5) parcels of land approximately 33.911 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R555235, R555246, R031297, R555247, R031279; and addressed as 2957, 3345, 3549, & 3919 Hero Way, Leander, Williamson County, Texas.
16. Approval of the Second Reading of an Ordinance regarding Zoning Case 21-Z-045 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to HC-4-D (Heavy Commercial) on three (3) parcels of land approximately 12.819 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R555216, R319481 and R031282; and addressed as 2871 Hero Way, Leander, Williamson County, Texas.
17. Acceptance of Subdivision Public Infrastructure Improvements for Barnett Professional Plaza

PUBLIC HEARING: ACTION

18. Mayor Christine opened the Second Public Hearing at 7:12 p.m. on the City of Leander's Juvenile Curfew Ordinance, Article 8.02, Division 2 of the Leander Code of Ordinances to determine the need to continue the ordinance. No one spoke in favor or opposition of the request. The Public Hearing closed at 7:12 p.m.

- Discuss and consider action on renewing the City of Leander's Juvenile Curfew Ordinance, Article 8.02 of the Leander Code of Ordinances for a term of three (3) years currently expiring in March 2022.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Becki Ross to approve the Ordinance continuing the juvenile curfew Ordinance.

Vote: 6 - 1

NAY: Mayor Christine DeLisle

19. Mayor Christine opened a Public Hearing at 7:15 p.m. regarding Special Use Case 21-SU-004 to allow for a food truck park including minor waivers to the Composite Zoning Ordinance on one (1) parcel of land approximately 0.9373 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R035579; and addressed as 1006 Los Vista Drive, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. James Oliver, 1004 Purple Moon Pass, provided comments. The Public Hearing closed at 7:16 p.m.

- Discuss and consider action regarding Special Use Case 21-SU-004 as described above.

Motion by Councilmember Chris Czernek, Seconded by Councilmember Becki Ross to approve Special Use Case 21-SU-004 to allow for a food truck park including minor waivers to the Composite Zoning Ordinance on one (1) parcel of land approximately 0.9373 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R035579; and addressed as 1006 Los Vista Drive, Leander, Williamson County, Texas, removing the Planning & Zoning Commission recommendation of operation hours, following a discussion.

Vote: 7 - 0

20. Mayor Christine opened a Public Hearing at 7:22 p.m. regarding Zoning Case 21-Z-039 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to HC-4-D (Heavy Commercial) on one (1) parcel of land approximately 4.95 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031285; and more commonly known as 2999 Hero Way West, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 7:22 p.m.

- Discuss and consider action regarding Zoning Case 21-Z-039 as described above.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Longoria Mattke to approve Zoning Case 21-Z-039 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to HC-4-D (Heavy Commercial) on one (1) parcel of land approximately 4.95 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031285; and more commonly known as 2999 Hero Way West, Leander, Williamson County, Texas.

Vote: 7 - 0

21. Mayor Christine opened a Public Hearing at 7:31 p.m. regarding Comprehensive Plan Case 21-CPA-008 to adopt an updated Comprehensive Plan including the update of the future land use plan and map. Speaking in favor of the request including the Planning and Zoning Commission adding transitional zoning was Bryan Sultanik, 933 McKavitt Drive and Clifford Hall, 604 Scenic Path. Speaking in opposition of the request including the Planning and Zoning Commission recommendation adding transitional zoning was Jennifer Lea Austin, 609 Horizon Park Blvd. and Frank Atkinson, 405 Hazelwood. The following individuals had their position of in favor of the request with the Planning and Zoning Commission recommendation of adding transitional zoning read into the record: David R. Reeves, 804 Overlook Bend; Gail Wight, 1002 Overlook Bend; Ryan Landes, 900 Richardson; Barry Hydo, 813 Richardson Lane; Susan D. Rix, 1004 Overlook Bend; Lana Sanders, 925 McKavitt; and Marla Taylor-Landers, 1015 Overlook Bend. Comments were provided via the website for the official record from the following: Gail Wight, 1002 Overlook Bend; Ryan Landes, 900 Richardson; Barry Hydo, 813 Richardson Lane; Susan D. Rix, 1004 Overlook Bend; Lana Sanders, 925 McKavitt; and Marla Taylor-Landers, 1015 Overlook Bend.

- Discuss and consider action regarding Comprehensive Plan Case 21-CPA-008 as described above.

Motion by Councilmember Chris Czernek, Seconded by Councilmember Kathryn Pantalione-Parker to approve Comprehensive Plan Case 21-CPA-008 to adopt an updated Comprehensive Plan including the update of the future land use plan and map without the Planning and Zoning Commission recommendation of transitional zoning, following a discussion.

Vote: 7 - 0

REGULAR AGENDA

22. Discuss and consider action on the First Reading of an Ordinance regarding Zoning Case 21-Z-037 to amend the current zoning of LC-2-B (Local Commercial) and SFU/MH-2-B (Single-Family Urban/Manufactured Home) to GC-3-C (General Commercial) and LC-2-A (Local Commercial) on two (2) parcels of land approximately 1.5660 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R035565 and R035563; and addressed as 1007 and 1009 Los Vista Drive, Williamson County, Texas.

Motion by Councilmember Kathryn Pantalione-Parker, Seconded by Councilmember Esme Longoria Mattke to approve the First Reading of an Ordinance regarding Zoning Case 21-Z-037 to amend the current zoning of LC-2-B (Local Commercial) and SFU/MH-2-B (Single-Family Urban/Manufactured Home) to GC-3-C (General Commercial) and LC-2-A (Local Commercial) on two (2) parcels of land approximately 1.5660 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R035565 and R035563; and addressed as 1007 and 1009 Los Vista Drive, Williamson County, Texas.

Vote: 7 - 0

23. Discuss and consider action on Development Agreement Case 20-DA-003 regarding the Edgewood Development on four (4) parcels of land approximately 140.239 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031736, R032138, R496874, and R496876; generally located to the southeast of the intersection of RM 2243 and CR 175 in Leander, Williamson County, Texas.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Longoria Mattke to approve a Development Agreement Case 20-DA-003 regarding the Edgewood Development on four (4) parcels of land approximately 140.239 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031736, R032138, R496874, and R496876; generally located to the southeast of the intersection of RM 2243 and CR 175 in Leander, Williamson County, Texas, following a discussion.

Vote: 7 - 0

24. Discuss and consider action on a Resolution directing publication of notice of public hearing and intention to issue combination tax and revenue certificates of obligation (road, street and traffic signalization improvements).

Motion by Councilmember Jason Shaw, to approve a Resolution with Option "C" directing publication of notice of public hearing and intention to issue combination tax and revenue certificates of obligation (road, street and traffic signalization improvements), following a discussion. Motion failed due to no second.

Motion by Councilmember Chris Czernek, Seconded by Councilmember Kathryn Pantalion-Parker to approve a Resolution directing publication of notice of public hearing and intention to issue combination tax and revenue certificates of obligation (road, street and traffic signalization improvements), following a discussion.

Vote: 7 - 0

25. Discuss and consider action on a Resolution directing publication of notice of public hearing and intention to issue combination tax and revenue certificates of obligation (waterworks and sewer system improvements).

Motion by Councilmember Jason Shaw, Seconded by Councilmember Chris Czernek to approve a Resolution directing publication of notice of public hearing and intention to issue combination tax and revenue certificates of obligation (waterworks and sewer system improvements).

Vote: 7 - 0

26. Discuss and consider action on a Resolution initiating the process to refinance two (2) developer reimbursement agreements for the Northern Improvement Area of the Deerbrooke Public Improvement District with special assessment revenue bonds in an amount not to exceed \$2,850,000.00.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Becki Ross to approve a Resolution initiating the process to refinance two (2) developer reimbursement agreements for the Northern Improvement Area of the Deerbrooke Public Improvement District with special assessment revenue bonds in an amount not to exceed \$2,850,000.00 following comments.

Vote: 7 - 0

27. Discuss and consider action on a Resolution planning for the priorities of the additional one percent (1%) use of General Revenue Sales and Use Tax Revenue, if approved by a majority of qualified voters at the special election held on May 7, 2022.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Na'Cole Thompson to approve a Resolution planning for the priorities of the additional one percent (1%) use of General Revenue Sales and Use Tax Revenue, if approved by a majority of qualified voters at the special election held on May 7, 2022, with the addition of "in no particular order" added in Section 1, as discussed.

Vote: 7 - 0

28. Council Member Closing Statements.

Kathryn Pantalion-Parker - commend Texas Independence week was this week; she is a 9th generation Texan; invited everyone to the Expo on Friday, March 4; and Boys Baseball and Girls Softball opening ceremonies were taking place Friday, March 4 and Saturday, March 5.

Esme Mattke Longoria - commented Boys Baseball and Girls Softball opening ceremonies.

Na'Cole Thompson - commented on the Girl Scouts hosting their annual World Thinking Day event Saturday, March 5.

Chris Czernek - commented he was excited about this weekend's opening ceremonies festivities; wished everyone a Spring Break and we would see everyone back in the middle of Spring Break.

Christine DeLisle - commented Expo on Friday, March 4; opening ceremonies; and March is Women's History month.

29. Adjourned at 8:36 p.m.

APPROVED:

MAYOR

ATTEST:

CITY SECRETARY

From: [PCR](#)
To: [Dara Crabtree](#)
Subject: Public Comments Request
Date: Tuesday, March 1, 2022 11:16:19 AM

CAUTION! This is an external email. DO NOT access links or attachments unless you know the sender and contents are safe.

Submitted on Tuesday, March 1, 2022 - 11:16am Form: Public Comments Request Form ID: 15331 Submission ID: 135353 Submitted values are:

Full Name Barry Hydo

Do you live within Leander city limits? Yes

Home Address 813 Richardson Ln

Phone Number [REDACTED]

Email [REDACTED]

My comments apply to the following regular meeting: City Council

My comments apply to the following meeting date Thu, 03/03/2022

My agenda item or case number 21

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

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

My comments (optional)

Horizon Park is too dense as is with 480 homes of Horizon Lake in development, adding "Transitional" suggests future developers will have favorable consideration when trying to build condos, townhomes, and light commercial in what has become single family homeownership"

I want to upload a file with this form No

The results of this submission may be viewed at:

<https://www.leandertx.gov/node/15331/submission/135353>

From: [PCR](#)
To: [Dara Crabtree](#)
Subject: Public Comments Request
Date: Sunday, February 27, 2022 8:13:48 PM

CAUTION! This is an external email. DO NOT access links or attachments unless you know the sender and contents are safe.

Submitted on Sunday, February 27, 2022 - 8:13pm Form: Public Comments Request Form ID: 15331 Submission ID: 135336 Submitted values are:

Full Name Gail Wight

Do you live within Leander city limits? Yes

Home Address 1002 Overlook Bend

Phone Number [REDACTED]

Email [REDACTED]

My comments apply to the following regular meeting: City Council

My comments apply to the following meeting date Thu, 03/03/2022

My agenda item or case number Agenda Item 22: Planning and Zoning Recommendation Item 2 : Horizon Park Blvd

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

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

My comments (optional)

Horizon Park is too dense already, plus the additional 480 homes that are being built along Horizon Park. The traffic is already not managed prior to new home building. By adding Transitional zoning, we would be looking at the possibility of condos, town homes and light commercial in single family homeownership areas, plus increased traffic.

I want to upload a file with this form No

The results of this submission may be viewed at:

<https://www.leandertx.gov/node/15331/submission/135336>

From: [PCR](#)
To: [Dara Crabtree](#)
Subject: Public Comments Request
Date: Wednesday, March 2, 2022 8:24:36 PM

CAUTION! This is an external email. DO NOT access links or attachments unless you know the sender and contents are safe.

Submitted on Wednesday, March 2, 2022 - 8:24pm Form: Public Comments Request Form
ID: 15331 Submission ID: 135373 Submitted values are:

Full Name Lana Sanders

Do you live within Leander city limits? Yes

Home Address 925 Mckavitt Dr

Phone Number [REDACTED]

Email [REDACTED]

My comments apply to the following regular meeting: City Council

My comments apply to the following meeting date Thu, 03/03/2022

My agenda item or case number 21

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

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

My comments (optional)

Adding more townhomes or Condos to this area will negatively impact the residents of Overlook Estates, Leander Crossing and Oak Ridge. Traffic will increase greatly, and the roads aren't capable of accommodating so many cars in their current conditio. Additionally, traffic would inevitably cut through our neighborhoods in order to access 183 more quickly. This is a real danger to the people living here. And finally, we don't have the schools to support such a rapid influx of people moving to the area. Please do not allow for the variance, but keep it as was in place in 2015. Thank you!

I want to upload a file with this form No

The results of this submission may be viewed at:

<https://www.leandertx.gov/node/15331/submission/135373>

From: [PCR](#)
To: [Dara Crabtree](#)
Subject: Public Comments Request
Date: Monday, February 28, 2022 8:52:14 AM

CAUTION! This is an external email. DO NOT access links or attachments unless you know the sender and contents are safe.

Submitted on Monday, February 28, 2022 - 8:52am Form: Public Comments Request Form
ID: 15331 Submission ID: 135339 Submitted values are:

Full Name Ryan Landes

Do you live within Leander city limits? Yes

Home Address 900 Richardson Ln, Leander TX 78641

Phone Number [REDACTED]

Email [REDACTED]

My comments apply to the following regular meeting: City Council

My comments apply to the following meeting date Thu, 03/03/2022

My agenda item or case number Agenda Item 21

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

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

My comments (optional)

Horizon Park is too dense as is with 480 homes of Horizon Lake in development, adding "Transitional" suggests future developers will have favorable consideration when trying to build condos, townhomes, and light commercial in what has become single family homeownership.

I want to upload a file with this form No

The results of this submission may be viewed at:

<https://www.leandertx.gov/node/15331/submission/135339>

From: [PCR](#)
To: [Dara Crabtree](#)
Subject: Public Comments Request
Date: Wednesday, March 2, 2022 8:30:34 AM

CAUTION! This is an external email. DO NOT access links or attachments unless you know the sender and contents are safe.

Submitted on Wednesday, March 2, 2022 - 8:30am Form: Public Comments Request Form
ID: 15331 Submission ID: 135360 Submitted values are:

Full Name Susan D Rix

Do you live within Leander city limits? Yes

Home Address 1004 Overlook Bend

Phone Number [REDACTED]

Email [REDACTED]

My comments apply to the following regular meeting: City Council

My comments apply to the following meeting date Thu, 03/03/2022

My agenda item or case number Agenda item 21

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

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

My comments (optional)

Horizon Park Rd is already busy, add to that the 480 homes being added. Horizon Park absolutely needs to stay single family residential. There were never any written or placard notifications along horizon park following the first 2020 FLU Draft which changed the 2015 "Residential". Current homeowners will soon have a hard time getting out of our neighborhoods. The last thing we need is for any commercial to come in. Of any kind! There are children that walk along that road to and from school, and when the buses deliver. This is also a safety issue. Be assured we will fight this all the way. Let's do the right thing, make the right decision for our neighbors and children. Residential only!

I want to upload a file with this form No

The results of this submission may be viewed at:

<https://www.leandertx.gov/node/15331/submission/135360>

From: [PCR](#)
To: [Dara Crabtree](#)
Subject: Public Comments Request
Date: Wednesday, February 2, 2022 11:30:58 AM

CAUTION! This is an external email. DO NOT access links or attachments unless you know the sender and contents are safe.

Submitted on Wednesday, February 2, 2022 - 11:30am Form: Public Comments Request Form
ID: 15331 Submission ID: 135175 Submitted values are:

Full Name Marla Taylor-Landers

Do you live within Leander city limits? Yes

Home Address 1015 Overlook Bend

Phone Number [REDACTED]

Email [REDACTED]

My comments apply to the following regular meeting: City Council

My comments apply to the following meeting date Thu, 02/03/2022

My agenda item or case number P&Z commission, Agenda item 22, Planning and Zoning
Commission Item 2 on Horizon Park Blvd.

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

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

My comments (optional)

Horizon Park currently feeds to several single family developments (Oakridge 500 homes,
Overlook Estates 52 homes, Horizon Lake -under construction-480 homes, Starlight
Subdivision 29 home), as well as several privately owned properties independent of any
neighborhood. This is already a heavily traveled area; therefore it is vital to keep this zoned as
residential. Rezoning to transitional will potentially attract developers seeking multi-family
units which will increase the density of an already congested thoroughfare. This would in turn
adversely affect the residents of Leander.

I want to upload a file with this form No

The results of this submission may be viewed at:

<https://www.leandertx.gov/node/15331/submission/135175>



EXECUTIVE SUMMARY
03/17/2022

AGENDA SUBJECT:

Confirm, ratify, and approve the Endo/Park State-Wide Opioid Settlement Agreement and the Teva State-Wide Opioid Settlement Agreement, and the execution of the Election and Release Forms related to the Settlement Agreements

BACKGROUND:

Texas, along with a few Texas political subdivisions, reached final agreements with two companies to resolve additional legal claims against for their role in the opioid crisis. Those companies are Teva Pharmaceutical Industries and Endo Pharmaceuticals, Inc. Texas will receive \$56 million from Endo, and \$131.5 from Teva. Teva will also be contributing \$75 million in Narcan to Texas. Distribution within Texas is governed by the Texas Term Sheet, an intrastate agreement between the state and litigating political subdivisions, and administered by the Opioid Council, which the City Council approved in connection with its prior approval of settlement agreements with Johnson & Johnson and opioid distributors AmerisourceBergen, Cardinal Health, and McKesson. The funding must be used to support any of a wide variety of strategies to fight the opioid crisis. The more subdivisions that join, the more money everyone in Texas will receive. Given the deadline to enter into the settlements was March 10, 2022, the City Council is being asked to confirm, ratify, and approve the execution of the Election and Release forms, which were signed and submitted to the Attorney General by the required deadline.

PRESENTER:

Paige Saenz, City Attorney

Attachments

1. Endo Settlement
2. TEVA Settlement

Exhibit A

**TEXAS SUBDIVISION AND SPECIAL DISTRICT
ELECTION AND RELEASE FORM**

This Election and Release Form for Texas Participating Subdivisions¹ resolves opioid-related Claims against Endo/Par under the terms and conditions set forth in the Endo/Par Texas State-Wide Opioid Settlement Agreement between Endo/Par, the State of Texas, and the Counties of Dallas, Bexar, Harris and Tarrant (the “Agreement”), the provisions of which are here incorporated by reference in their entirety. Upon executing this Election and Release Form, a Participating Subdivision agrees that, in exchange for the consideration described in the Agreement, the Participating Subdivision is bound by all the terms and conditions of the Agreement, including but not limited to the Release found in Section VII of the Agreement and the provisions concerning participation by Subdivisions or Special Districts in Section VIII, and the Participating Subdivision and its signatories expressly represent and warrant on behalf of themselves that they have, or will have obtained on or before the Effective Date or on or before the execution of this Election and Release Form if executed after the Effective Date, the authority to settle and release, to the maximum extent of the Subdivision’s and Special District’s power, all Released Claims related to Covered Conduct. If this Election and Release Form is executed on or before the Initial Participation Date, the Participating Subdivision shall dismiss Endo/Par and all other Released Entities with prejudice from all pending cases in which the Participating Subdivision has asserted Covered Claims against Endo/Par or a Released Entity no later than the Initial Participation Date. If this Election and Release Form is executed after the Initial Participation Date, the Participating Subdivision shall dismiss Endo/Par and all other Released

¹ The Agreement defines a “Participating Subdivision” as a Subdivision or Special District that signs this Election and Release Form and meets the requirements for becoming a Participating Subdivision under subsection VIII.A. of the Agreement.

Entities with prejudice from all pending cases in which the Participating Subdivision has asserted Covered Claims against Endo/Par or a Released Entity concurrently with the execution of this form. By executing this Election and Release Form, the Participating Subdivision submits to the jurisdiction of the Honorable Robert Schaffer, *In Re: Texas Opioid Litigation*, MDL No. 18-0358, Master File No. 2018-63587, in the 152nd Judicial District Court, Harris County, Texas.

Dated: 03.09.2022

Texas Subdivision Name: City of Leander

By: C. de Lisle
Christine DeLisle
Mayor
105 N. Brushy Street, Leander, TX 78641
512.528.2743
mayor@leandertx.gov

Exhibit B

**TEXAS SUBDIVISION AND SPECIAL DISTRICT
ELECTION AND RELEASE FORM**

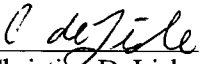
This Election and Release Form for Texas Participating Subdivisions¹ resolves opioid-related Claims against Teva under the terms and conditions set forth in the Teva Texas State-Wide Opioid Settlement Agreement between Teva, the State of Texas, and the Counties of Dallas, Bexar, Harris and Tarrant (the “Agreement”), the provisions of which are here incorporated by reference in their entirety. Upon executing this Election and Release Form, a Participating Subdivision agrees that, in exchange for the consideration described in the Agreement, the Participating Subdivision is bound by all the terms and conditions of the Agreement, including but not limited to the Release found in Section VII of the Agreement and the provisions concerning participation by Subdivisions or Special Districts in Section VIII, and the Participating Subdivision and its signatories expressly represent and warrant on behalf of themselves that they have, or will have obtained on or before the Effective Date or on or before the execution of this Election and Release Form if executed after the Effective Date, the authority to settle and release, to the maximum extent of the Subdivision’s and Special District’s power, all Released Claims related to Covered Conduct. If this Election and Release Form is executed on or before the Initial Participation Date, the Participating Subdivision shall dismiss the Released Claims with prejudice and sever Teva and all other Released Entities from all pending cases in which the Participating Subdivision has asserted Covered Claims against Teva or a Released Entity no later than the Initial Participation Date. If this Election and Release Form is executed after the Initial Participation Date, the Participating Subdivision shall dismiss the

¹ The Agreement defines a “Participating Subdivision” as a Subdivision or Special District that signs this Election and Release Form and meets the requirements for becoming a Participating Subdivision under subsection VIII.A. of the Agreement.

Released Claims with prejudice and sever Teva and all other Released Entities from all pending cases in which the Participating Subdivision has asserted Covered Claims against Teva or a Released Entity concurrently with the execution of this form. By executing this Election and Release Form, the Participating Subdivision submits to the jurisdiction of the Honorable Robert Schaffer, *In Re: Texas Opioid Litigation*, MDL No. 18-0358, Master File No. 2018-63587, in the 152nd Judicial District Court, Harris County, Texas.

Dated: 03.09.2022

Texas Subdivision Name: City of Leander

By: 
Christine DeLisle

Mayor

105 N. Brushy Street, Leander, TX 78641

512.528.2743

mayor@leandertx.gov



EXECUTIVE SUMMARY
03/17/2022

AGENDA SUBJECT:

Approval of the extension of the application expiration for Subdivision Case 20-PICP-036 Talia Homes construction plans; on two parcels of land approximately 3.635 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031263 and R031264; generally located at the southeast corner of Hazelwood Street and Horizon Park Boulevard, Leander, Williamson County, Texas.

BACKGROUND:

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

(g) Application Expiration.

1. The Construction Plans application shall expire nine (9) months after the date that all initial staff review comments from all reviewing departments have been issued on the application if the construction plans are not approved due to the applicant's failure to cause the application to comply with applicable city regulations.

The Planning Department may grant one six (6) month extension if the applicant can show substantial progress in obtaining approval of the construction plans. Substantial progress shall consist of, at a minimum, a resubmission of the construction plans and all relevant materials by the applicant that address all initial staff review comments from all reviewing departments.

HISTORY/TIMELINE:

06/25/2020 - Preliminary Plat Approved

08/13/2021 - Construction Plan Application Expired, Staff Extension Granted

02/13/2022 - Construction Plan Application Staff Extension Expired

APPLICANT/AGENT:

Civiltude, LLC on behalf of Falcon Eye Asset Holdings LLC (Sammy Mahmoud)

RECOMMENDATION:

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

Staff recommends approval of an additional six month extension. Approving this extension would grant an extension to August 13, 2022 and will allow the developer to finalize the construction plans and schedule a pre-construction meeting.

PRESENTER:

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

Attachments

1. Extension Request Letter

2. Location Exhibit

3. Ordinance



5110 Lancaster Court
Austin, Texas 78723
Firm Registration #12169

Phone 512 761 6161
Fax 512 761 6167
helen@civillitude.com
www.civillitude.com

March 3, 2022

Robin Griffin
City of Leander
201 N. Brushy Street
Leander, Texas 78641

Re: **Talia Homes (20-FP-028, 20-PICP-036)**
700 Horizon Park Blvd.
Leander, TX 78641

Dear Robin,

Please accept this letter as a request for a 180-day extension to the update deadline **February 9, 2022** for the above referenced project. The plans have been approved and signed, but the pre-construction meeting has not been scheduled. We are working to complete the items required before the pre-construction meeting can be scheduled, including the Stormwater Pollution Prevention Plan (SWPPP) and will submit those to the City of Leander Planning Department as soon as possible.

Please let us know if you need additional documentation to approve the requested extension.

A handwritten signature in blue ink, appearing to read "Eyad Kasemi", is written over a faint circular stamp.

Sincerely,
Eyad Kasemi, EIT

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

**AN ORDINANCE OF THE CITY OF LEANDER, TEXAS
GRANTING AN EXTENSION OF THE EXPIRATION OF THE
CONSTRUCTION PLANS APPLICATION FOR THE TALIA
HOMES SUBDIVISION.**

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

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

WHEREAS, the Planning Department granted one six (6) month extension for the Talia Homes construction plan application (the "Construction Plans Application") which expired on or about February 13, 2022;

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

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

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

SECTION 2. Extension Granted. The City hereby grants an extension of the expiration date for the Construction Plans Application to August 13, 2022. In the event that the Construction Plans Application is not approved by the City Staff on or before August 13, 2022, the Construction Plans Application shall expire.

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

SECTION 4. Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance was considered was open to the public as required and that public

notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED on this the March 17, 2022.

ATTEST:

THE CITY OF LEANDER, TEXAS

Dara Crabtree, City Secretary

Christine DeLisle, Mayor



EXECUTIVE SUMMARY
03/17/2022

AGENDA SUBJECT:

Approval of the Assignment of the Village at Leander Station, aka the Standard License Agreement Case 14-LA-010, regarding the Village at Leander Station License Agreement for two parcels of land approximately 9.673 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R538087 and R583086; and more commonly known as 1680 Hero Way, Leander, Williamson County, Texas.

BACKGROUND:

The original License Agreement was executed December 18, 2014. This agreement allows for installation of landscaping, irrigation, and a portion of the driveway in the right-of-way (ROW) of Hero Way. The property has been sold to a new owner and this request will assign the agreement to the new owner.

HISTORY/TIMELINE:

12/18/2014 Original Agreement Approved

APPLICANT/AGENT:

Dunagan Childs Lawyers (Craig Dunagan)

PRESENTER:

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

Attachments

1. Request Letter
2. Executed Assignment
3. Location Exhibit

dunagan | childs

l a w y e r s

Main Office:

Kevin Childs
248 Addie Roy Road, Suite B204
Austin, Texas 78746
Telephone: (512) 279-0800
kchilds@dunaganchilds.com

www.dunaganchilds.com

Westlake Office:

Craig A. Dunagan
2004 Lakeshore Drive
Austin, Texas 78746
Telephone (512) 328-8263 x 11
cdunagan@dunaganchilds.com

February 28, 2022

Via Mail and email

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

Re: The Standard at Leander Station

Dear Ms. Saenz:

As you know, this firm represents the Hero Way Trust, a Delaware Statutory Trust (the “**Trust**”). The Trust purchased the Standard at Leander Station, which is an apartment project located at 1680 Hero Way in Leander, TX 78641 (the “**Apartment Project**”). In connection with the platting of the land on which the Apartment Project is located, the City of Leander (the “**City**”) and a predecessor in interest to the Trust, TRANSIT VILLAGE INVESTMENTS LTD., a Texas limited partnership (“**TVI**”), entered into the following landscape right-of-way License Agreements (herein called the “**TVI License Agreements**”):

- (i) License Agreement dated as of December 18, 2014 and recorded as Document No. 2016003657 of the Official Public Records of Williamson County, Texas (**copy enclosed**); and
- (ii) License Agreement dated as of December 18, 2014 and recorded as Document No. 2016076166 (**copy enclosed**).

The TVI License Agreements allow the licensee as owner of the Apartment Project to install and maintain the existing landscaping, irrigation system and existing approved internal driveways in and along the right-of-way which lies between Hero Way and Mel Mathis Avenue and the platted property lines of the Apartment Project.

The TVI License Agreements provide that the consent of the City is required to transfer of the TVI License Agreements from one owner of the Apartment Project to the next. In this regard, Section XIV of the TVI License Agreements provides that the written consent from the City is not to be unreasonably withheld in connection with a request to transfer the licenses to a successor owner in interest of the Apartment Project. ***This letter requests the consent from the City to the assignment of TVI License Agreements to the Trust.***

The Trust is agreeing to comply with the terms conditions of the TVI License Agreements, including the insurance requirements and the indemnification requirements, as well as the duties of maintenance and repair imposed on the licensee. To facilitate this consent, and as required by Section XIV of the TVI License Agreements, I have attached a form of Assignment and Assumption of License Agreement with Consent which has already been signed by (i) TVI, the original licensee, (ii) Hero Way MF Investments, LTD, a related party predecessor in interest to the Apartment Project, and (iii) the Trust, as the current owner of the Apartment Project.

If the form of the REVISED Assignment and Assumption of License Agreement is approved (note your change in section 2 has been made by permission, copy attached), please sign the Consent of City of Leander, please have the signature notarized and then please return the ink original to my attention and we will see that it is recorded.

A commercial general liability insurance certificate is being issued in favor of the City as named insured and the same will follow under separate cover.

Please contact me if you have any questions.

Very truly yours,
Craig A. Dunagan, P.C., Partner

By:



Craig A. Dunagan*, President

cc:

*BOARD CERTIFIED SPECIALIST -COMMERCIAL REAL ESTATE LAW
Texas State Board of Legal Specialization
Admitted in Texas & California

As a secondary matter, our enclosed survey of the property indicates that a corner of the parking garage encroaches slightly into this same 10 foot POE as shown on the enclosed survey. Prior documentation indicated that an 88 ft.² encroachment easement had been created for this area, however after diligent search, no evidence of any recorded easement can be located. Accordingly, we are seeking the consent of the city to an encroachment easement for this 88 ft.² portion of the garage. On the assumption that the city is willing to enter into such easement agreement for encroachment purposes, I would be happy to work with city staff on the appropriate form of encroachment easement or license. If you would please put me in contact with appropriate parties to work out the details on this, that would be greatly appreciated.

With respect to the License Agreement, I have included a copy of the current recorded instrument pursuant to which the city of Leander granted the license agreement in favor of Transit Village Investments LTD as a licensee. This license permits the licensee to maintain a strip of landscaping that runs along the property line that abuts Hero Way. No fee is charged for this license agreement, but the licensee is required to maintain a commercial general liability policy of not less than \$600,000 and is required to indemnify the city, its officers agents and employees against all claims as a result of using and maintaining the licensed property. The licensee is required to maintain this landscape buffer area free of litter and debris and to maintain the landscaping with removal and replacement of dead or dying plants. Section 14 of the enclosed license agreement provides that the licensee may not assign its rights or interest in this agreement without the consent of the city which the city has agreed not to unreasonably withhold. Accordingly, this letter is the trusts formal request for consent to assignment. I have enclosed a form of assignment and assumption of license Agreement with consent for your review and approval. If any changes are necessary, please let me know and I would be happy to make them.

Dunagan - Childs
2004 Lakeshore Drive
Austin, Texas 78746

ASSIGNMENT AND ASSUMPTION OF LICENSE AGREEMENT WITH CONSENT

THIS ASSIGNMENT AND ASSUMPTION OF LICENSE AGREEMENT WITH CONSENT (this "**Assignment**") is executed as of _____, 2021, by and among TRANSIT VILLAGE INVESTMENTS LTD., a Texas limited partnership ("**TVI**"), HERO WAY MF INVESTMENTS, LTD., a Texas limited partnership ("**Hero Way**"), and together with TVI, "**Assignor**", and HERO WAY TRUST, a Delaware statutory trust ("**Assignee**").

Recitals

A. TVI was the original owner and developer of that certain property located at 1680 Hero Way, Leander, TX 78641 (the "**Apartment Tract**"), subsequently developed as the apartment complex currently known as "The Standard at Leander Station" (the "**Apartment**"), as well as other surrounding properties. In connection with the platting of the Apartment Tract, TVI entered into one or more License Agreements with the City of Leander (the "**City**"), including the following: (i) License Agreement dated as of December 18, 2014 and recorded as Document No. 2016003657 of the Official Public Records of Williamson County, Texas and (ii) License Agreement dated as of December 18, 2014 and recorded as Document No. 2016076166 ("**TVI License Agreements**").

B. Per that certain Special Warranty Deed dated March 17, 2015, TVI conveyed the Apartment Tract to its affiliate, Hero Way. Hero Way was the developer of the Apartment. No written assignment of the TVI License Agreements were obtained from the City upon this conveyance.

C. Hero Way and Assignee entered into that certain Purchase and Sale Agreement dated April 8, 2021 (the "**Purchase and Sale Agreement**") regarding the sale of the Apartment and the Apartment Tract to Assignee (the "**Sale**"). In connection with the Sale, the Assignor intends to assign the TVI License Agreements, together with any other license agreements which may have been entered into between TVI or Hero Way and the City (collectively, the "**License Agreements**") with respect to the Apartment Tract.

D. Simultaneously with the execution of this Assignment, Assignor has conveyed to Assignee the Apartment Tract pursuant to the Purchase and Sale Agreement.

E. In connection with the conveyance of the Apartment Tract to Assignee, Assignor and Assignee intend that Assignor will assign, and Assignee will assume, Assignor's rights, title, and interests in and to the License Agreements with respect to the Apartment Tract.

F. Capitalized terms used herein and not otherwise defined herein shall have the respective meanings given to them in the Purchase and Sale Agreement.

Agreement

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Assignment. Assignor hereby assigns, conveys, transfers, and sets over to Assignee any and all of Assignor's right, title, and interest in and to the License Agreements with respect to the Apartment Tract.

2. Indemnities: Assumption. Assignor warrants that the License Agreements are owned by Assignor free and clear of liens, claims, and other encumbrances.

(a). Assignor shall and does hereby agree to protect, defend, indemnify, and hold Assignee harmless from and against any and all losses, liabilities, costs, expenses, damages, claims, and causes of action (including reasonable attorneys' fees) arising from any claim, agreement, obligation, liability, responsibility, or the like relating to Assignor's failure to fulfill, perform, or discharge its obligations and liabilities under the License Agreements with respect to the Apartment Tract that arise prior to the date of this Assignment.

(b). Assignee hereby expressly assumes and agrees to perform all the obligations of Assignor under the License Agreements with respect to the Apartment Tract to be performed from and after the date of this Assignment, and Assignee shall and does hereby agree to protect, defend, indemnify, and hold Assignor harmless from and against any and all losses, liabilities, costs, expenses, damages, claims, and causes of action (including reasonable attorneys' fees) arising from any claim, agreement, obligation, liability, responsibility, or the like relating to Assignee's failure to fulfill, perform, or discharge its obligations and liabilities under the License Agreements with respect to the Apartment Tract that arise on or after the date of this Assignment.

3. Contact Information for Assignee. The contact information for Assignee is as follows:

c/o Tarantino Properties, Inc.
7887 San Felipe, Suite 237
Houston, Texas 77063
Attn: Anthony Tarantino/ Michael Tarantino
Email: anthony@tarantino.com
michael@tarantino.com

4. Attorneys' Fees and Costs. In the event of any litigation or arbitration initiated to enforce the terms of this Assignment, the prevailing party shall be entitled to an award for its reasonable attorneys' fees and expenses and the fees and costs of any experts or consultants engaged in connection with such litigation or arbitration.

5. Successors and Assigns. This Assignment shall inure to the benefit of, and be binding upon, the successors and assigns of the parties hereto.

6. Governing Law. This Assignment shall be construed under and enforced in accordance with the laws of the State of Texas.

7. Counterparts. This Assignment may be executed in one or more counterparts, each of which shall constitute an original, but all of which, when taken together, shall constitute but one agreement.

8. Severability. If any provision of this Assignment should be held to be invalid or unenforceable, the validity and enforceability of the remaining provisions will not be affected thereby.

9. Consent of the City. Pursuant to and in accordance with the terms and provisions of the License Agreements, the City's prior written consent to the assignment of the License Agreements to Assignee is required, which consent is evidenced by the signature of the City on the City's consent page attached hereto.

10. No Modification of License Agreements. This Assignment shall govern the agreement between Assignor and Assignee with respect to the assignment of Assignor's interest in the License Agreements to Assignee. Nothing contained in this Assignment shall be construed to amend in any way any terms or conditions of the License Agreements, other than to bind Assignee as successor licensee thereunder.

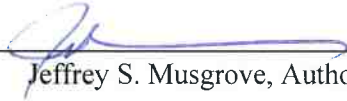
[Signatures on following page]

IN WITNESS WHEREOF, the parties have executed this Assignment as of the date set forth above.

TVI:

TRANSIT VILLAGE INVESTMENTS LTD.,
a Texas limited partnership

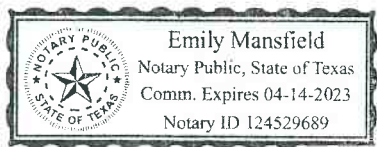
By: TV1 GP, LLC, a Texas limited liability company, its
General Partner

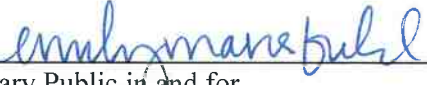
By: 
Jeffrey S. Musgrove, Authorized Signatory

STATE OF TEXAS §
 §
COUNTY OF Travis §

The foregoing was acknowledged before me on the 29th day of June, 2021, by Jeffrey S. Musgrove, the Authorized Signatory of TV1 GP, LLC, a Texas limited liability company, as the General Partner of TRANSIT VILLAGE INVESTMENTS LTD., a Texas limited partnership, on behalf of said limited partnership.

(Ink stamp notary seal)

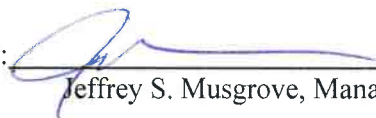



Notary Public in and for
The State of Texas
My commission expires: _____
Notary Number: _____

HERO WAY:

HERO WAY MF INVESTMENTS, LTD.,
a Texas limited partnership

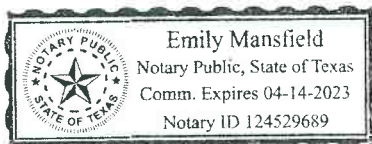
By: Hero Way MFGP, LLC,
a Texas limited liability company
Its General Partner

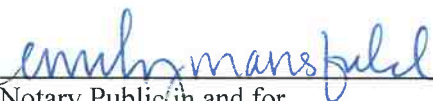
By: 
Jeffrey S. Musgrove, Manager

STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me this 24th day of June, 2021, by Jeffrey S. Musgrove, as Manager of Hero Way MFGP, LLC, a Texas limited liability company, as General Partner of HERO WAY MF INVESTMENTS, LTD., a Texas limited partnership, on behalf of said entity(ies).

(Ink stamp notary seal)




Notary Public in and for
The State of Texas
My commission expires: _____
Notary Number: _____

ASSIGNEE:

HERO WAY TRUST,
a Delaware Statutory Trust

By: LA STD Leander Signatory LLC, a Texas limited liability company, as Manager and signatory trustee

By: Lois Davidson
Lois Davidson, Manager

By: _____
Anthony Tarantino, Manager

By: Davi-Corp., a California corporation, as Manager

By: Lois Davidson
Lois Davidson, President

STATE OF California
COUNTY OF Orange

This instrument was acknowledged before me on this the 25th day of June, 2021, by Lois Davidson, Manager of LA STD Leander Signatory LLC, a Texas limited liability company, as manager and Signatory Trustee of Hero Way Trust, a Delaware Statutory Trust, on behalf of said entities.

HP Patel
Notary Public, State of California

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this the _____ day of _____, 2021, by Anthony Tarantino, Manager of LA STD Leander Signatory LLC, a Texas limited liability company, as manager and Signatory Trustee of Hero Way Trust, a Delaware Statutory Trust, on behalf of said entities.

Notary Public, State of _____

ASSIGNEE:

HERO WAY TRUST,
a Delaware Statutory Trust

By: LA STD Leander Signatory LLC, a Texas limited liability company, as Manager and signatory trustee

By: _____
Lois Davidson, Manager

By: _____
Anthony Tarantino, Manager

By: Davi-Corp., a California corporation, as Manager

By: _____
Lois Davidson, President

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this the _____ day of _____, 2021, by Lois Davidson, Manager of LA STD Leander Signatory LLC, a Texas limited liability company, as manager and Signatory Trustee of Hero Way Trust, a Delaware Statutory Trust, on behalf of said entities.

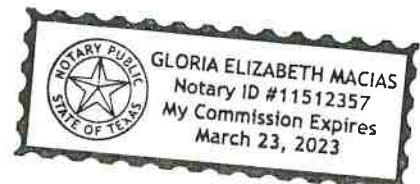
Notary Public, State of _____

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on this the 26th day of June, 2021, by Anthony Tarantino, Manager of LA STD Leander Signatory LLC, a Texas limited liability company, as manager and Signatory Trustee of Hero Way Trust, a Delaware Statutory Trust, on behalf of said entities.

Notary Public, State of 3/23/23



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. truthfulness, accuracy, or validity of that document

THE STATE OF CALIFORNIA)

COUNTY OF ORANGE)

On this 25th day of June, 2021, before me, HASMUKEH H. PATEL a Notary Public the undersigned notary public, personally appeared Lois Ann Davidson who proved to me on the basis of through satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person or entity upon behalf of which the person acted, executed the instrument and acknowledged to me that he signed it voluntarily for its stated purpose.

I certify under PENALTY OF PERJURY under the laws of the state of California at the foregoing paragraph is true and correct.

Witness my hand and official seal.

(Notary Official signature)

(seal of notary)



Name: HASMUKEH H. PATEL

My commission expires: 08/26/2022

CONSENT OF THE CITY OF LEANDER

The City of Leander, a home-rule municipal corporation located in Travis and Williamson Counties, Texas, acting by and through its duly authorized agent the City Manager or designee, who for purposes of this consent is the Officer for the City of Leander, joins in the execution of this Assignment for the sole purpose of expressing its consent to the assignment of the License Agreement to Assignee.

THE CITY OF LEANDER,
a Texas home-rule municipal corporation

By: _____
Name: _____
Title: _____

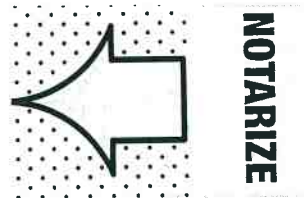


STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

The foregoing was acknowledged before me on the ____ day of _____, 2022,
by _____ on behalf of the City of Leander, a Texas home-rule municipal corporation.

Given under my hand and seal of office on _____, 2022.

Notary Public, State of Texas

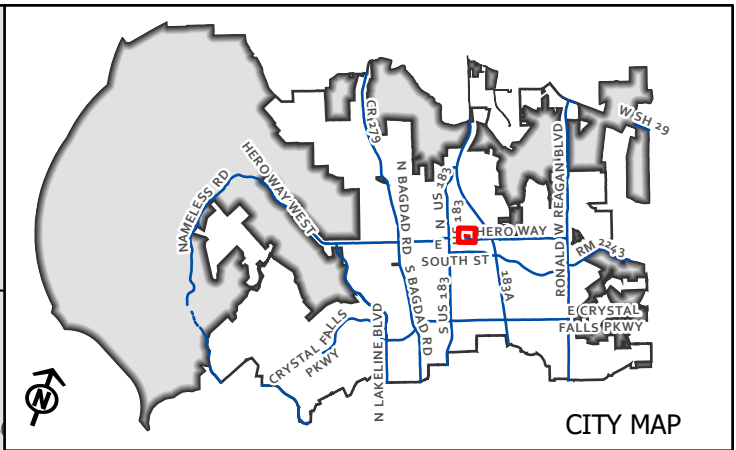
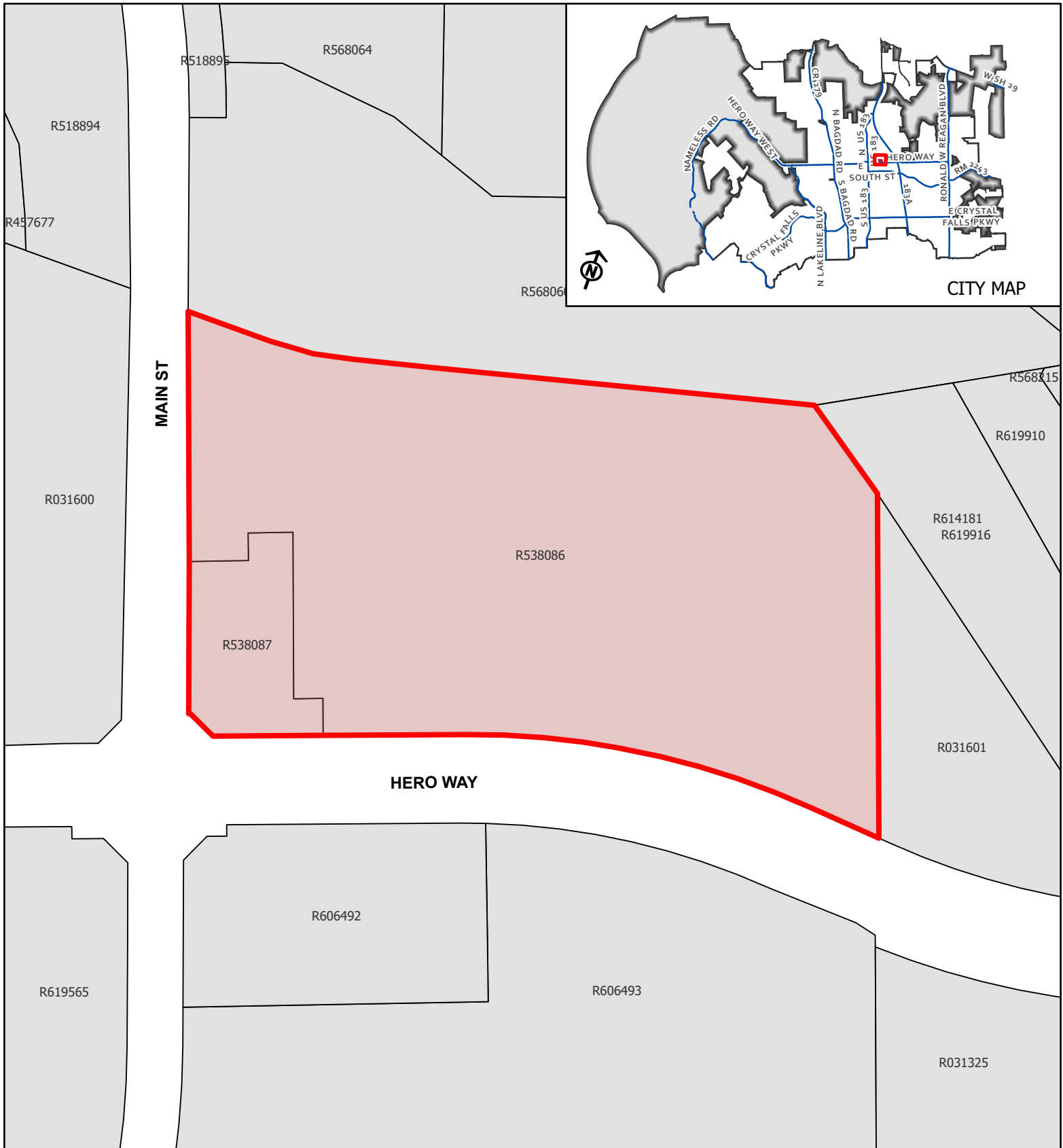


APPROVED AS TO FORM:

City Attorney for the City of Leander

By: _____
Name: _____
Title: _____





CASE: 14-LA-010
ATTACHMENT #3
**Village at Leander Station
aka the Standard
License Agreement Assignment**

Site Location

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

0 75 150
Feet

- Subject Area
- Leander City Limits
- ETJ



EXECUTIVE SUMMARY
03/17/2022

AGENDA SUBJECT:

Approval of the Second Reading of an Ordinance regarding Special Use Case 21-SU-004 to consider action on a Special Use Permit to allow for a Food Truck Park including minor waivers to the Composite Zoning Ordinance on one parcel of land approximately 0.9373 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R035579; and more commonly known as 1006 Los Vista Drive, Leander, Williamson County, Texas.

BACKGROUND:

This request is the final step in the special use permit process. The Planning & Zoning Commission recommended approval of the special use permit with the following condition during the January 13, 2022 meeting:

1. Update the conditions to restrict the hours of operation to only allow patrons between the hours of 10:00 a.m. and 10:00 p.m.

The Commission recommended approval with a 5 to 1 vote (Hampton opposed). Commissioner Hampton opposed the request because he did not agree with the time restrictions.

This zoning request was postponed from February 3, 2022 to March 3, 2022 due to a meeting cancellation caused by inclement weather. New public notifications were posted in the newspaper and sent to property owners within two hundred feet of the request.

HISTORY/TIMELINE:

01/13/2022 - Planning & Zoning Commission, 1st Public Hearing
02/03/2022 - City Council, 2nd Public Hearing – Postponed due to inclement weather
03/03/2022 - City Council, 2nd Public Hearing & 1st Reading of the Ordinance

APPLICANT/AGENT:

Funk Breaxs, LLC (Wade & Jack Funk)

RECOMMENDATION:

The City Council approved the request as originally submitted by the applicant during the March 3, 2022 meeting.

PRESENTER:

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

Attachments

1. Planning Analysis
2. Current Zoning Map
3. Future Land Use Map
4. Public Notice Map
5. Aerial Map
6. Letter of Intent

7. Conceptual Site Layout
8. Neighborhood Outreach Summary
9. Ordinance
10. P&Z Minutes



PLANNING ANALYSIS

SPECIAL USE PERMIT CASE 21-SU-004
LEANDER TRUCKING COMPANY
1006 LOS VISTA DRIVE

GENERAL INFORMATION

Owner/Agent: Funk Group, LLC (Wade Funk) on behalf of Darius Samani.

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

Proposed Use: Applicant is requesting a special use permit to allow for a food truck park.

Size and Location: The property is located at 1006 Los Vista Drive and is approximately .94 acres.

Staff Contact: Cory Dale
Planner

APPLICANT REQUEST

Applicant is requesting a Special Use Permit to allow for a food truck park. This request includes waivers to the ordinance requirements do to the temporary nature of the use.

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 2*
- ☒ ☐ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 3*
- ☒ ☐ Does the proposal warrant any other special considerations?

SPECIAL CONSIDERATIONS

Uses permitted in a zoning district are classified in two ways. The first type of use is what is referred to as a use permitted by right. A use permitted by right is allowed in the specified zoning district provided that the property owner complies with specified building and site requirements. The second type of use is what is referred to as a special use. A Special Use Permit allows for certain land uses in a given zoning district and generally requires more review by the Planning and Zoning Commission and City Council in order to ensure the compatibility of the proposed use with the surrounding land uses. In this case, a food truck park is not currently a permitted use. This use is considered temporary and the applicant is proposing temporary improvements for the development. The following waivers are included:

1. Alternative materials including gravel or crushed granite may be used for the parking area.
2. Food trucks and a pavilion are allowed as temporary uses.
3. The required sidewalk along Los Vista may be delayed as part of the Special Use Permit. The sidewalk shall be constructed at the time of site development for the permanent use.
4. The masonry wall required between this property and the adjacent residential property to the east shall be waived. This wall shall be constructed at the time of site development for the permanent use.
5. The setbacks associated with LC-2-B shall apply to the structures and parking.
6. Setback landscaping shall not be required. This landscaping shall be installed at the time of site development for the permanent use.

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

	ZONING	LAND USE
NORTH	LC-2-B GC-3-C	Undeveloped Undeveloped
EAST	SFU MH-2-B	Residential Home (High Chaparral Subdivision)
SOUTH	GC-3-C	Undeveloped
WEST	SFU-2-B	Residential (Mason Creek Subdivision)

SURROUNDING AREA:

This property is located at the intersection of S Bagdad Street and Los Vista Drive.

PHYSICAL AND NATURAL FEATURES:

This property is located partially within the floodplain and contains scattered trees across the lot.

MAJOR CORRIDORS:

This property has access onto Los Vista Drive and frontage along Bagdad Road.

SUBDIVISIONS:

This tract has been platted as part of the High Chaparral Subdivision (Lot 13, Block 6).

EXISTING UTILITIES:

This tract has access to both sewer and water lines in Bagdad Road and Los Vista Drive ROWs.

CURRENT LAND USES:

This property is currently undeveloped.

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

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

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

SITE COMPONENT**TYPE 3:**

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

Intent:

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

- (4) Compliance with Type 1 or 2 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT

TYPE C (non-residential only):

Features: 3 or more architectural features.

Intent:

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

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

- Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.
- Provide new Commercial development opportunity;

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 buffer yards are required to ensure compatibility with adjacent Neighborhood Residential.

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

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

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

All applicable departments within the City of Leander reviewed this proposal. If the SUP is approved, the next step in the process would be to acquire a permit from the County Health Department and submit for site development.

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was held with Staff on September 20, 2021. No changes were made to the development proposal prior to official submittal of the SUP.

NOTIFICATION

12/16/2021 - Public Notice on Hill Country News

12/22/2021 - Mail Notification to Property Owners within 200'

12/22/2021 - Public Hearing Signage Posted on Property

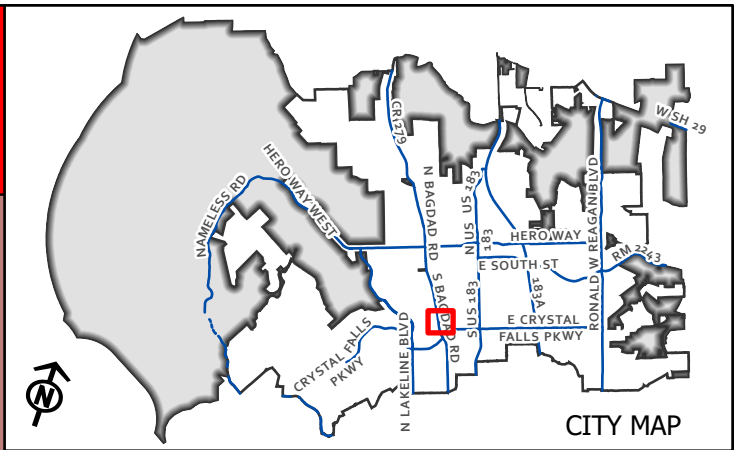
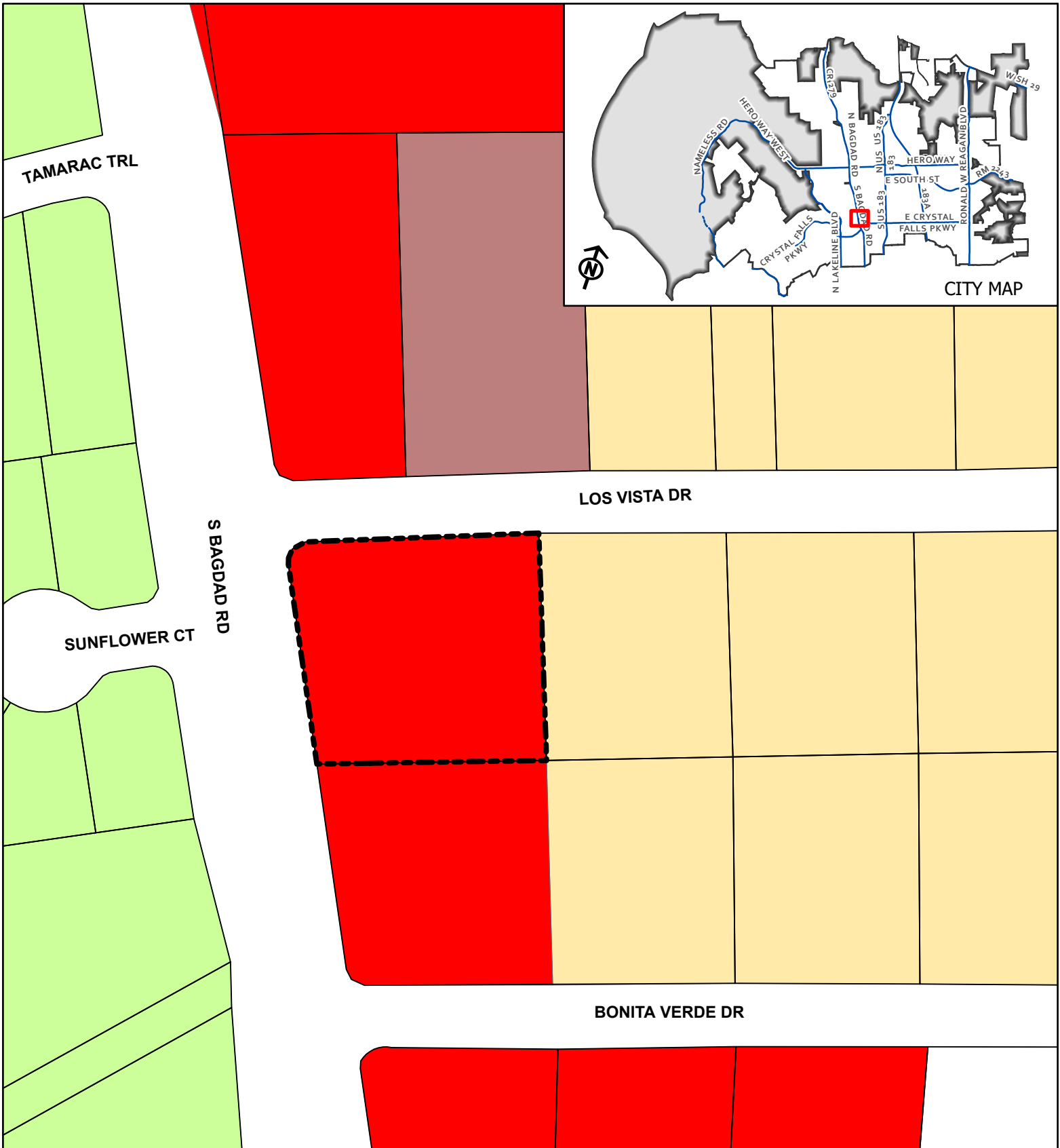
1/13/2022 - Planning and Zoning Commission Public Hearing
2/03/2022 - City Council Public Hearing & First Reading of the Ordinance
2/17/2022 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

Notices were mailed by City staff to all property owners within 200 feet. Neighborhood outreach information per applicant within packet as attachment 8.

APPROVAL CRITERIA:

This request is consistent with the future land use map designation of Mixed-Use Corridor and the proposed food truck park and pavilion would be compatible with the surrounding land uses, encourage walkability and add a gathering space for the public.



CASE: 21-SU-004

ATTACHMENT #2

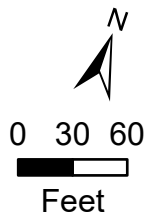
**Leander Trucking
Co Special Use Permit**

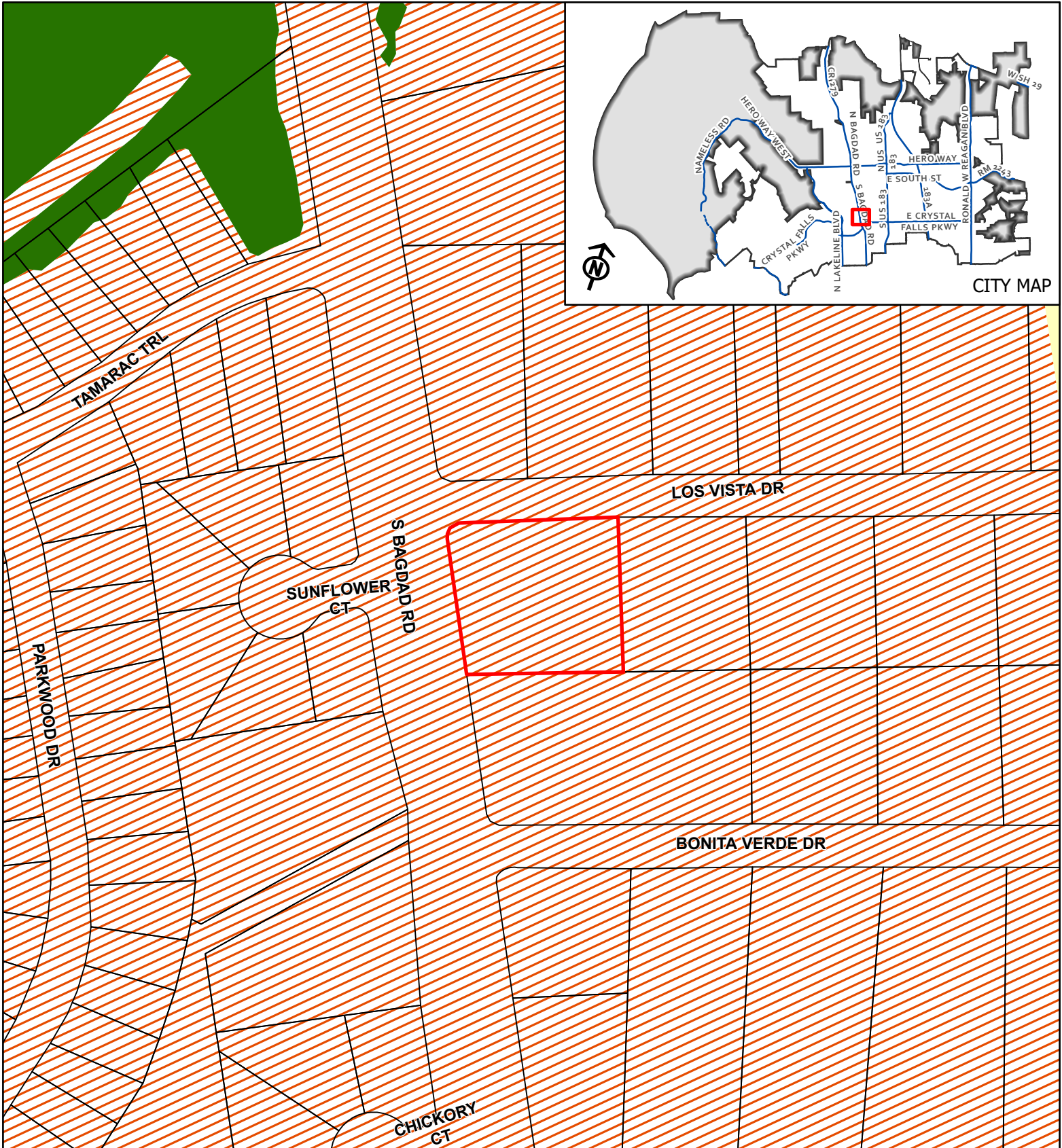
Current Zoning Map

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- Leander City Limits
- Leander ETJ
- Subject Area
- SFU - Single-Family Urban

- SFU/MH - Single-Family Urban/Manufactured Home
- LC - Local Commercial
- GC - General Commercial





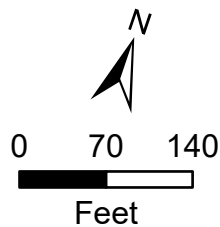
CASE: 21-SU-004

ATTACHMENT #3

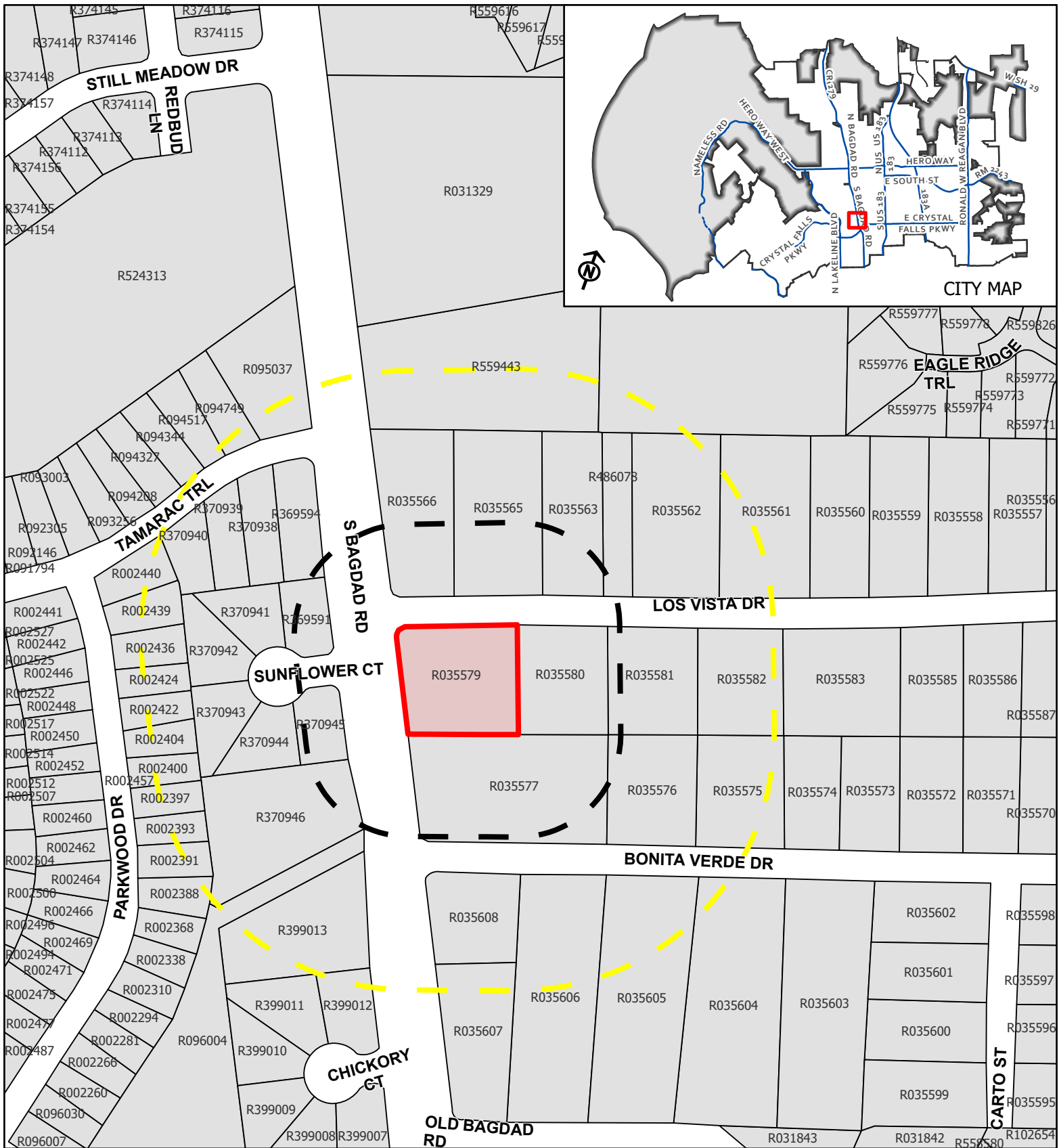
Leander Trucking
Co Special Use Permit

Future Land Use Map

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- Leander City Limits
- Leander ETJ
- Subject Area
- Greenway
- Multi-Use Corridor
- Neighborhood Residential



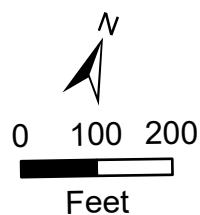
CASE: 21-SU-004

ATTACHMENT #4

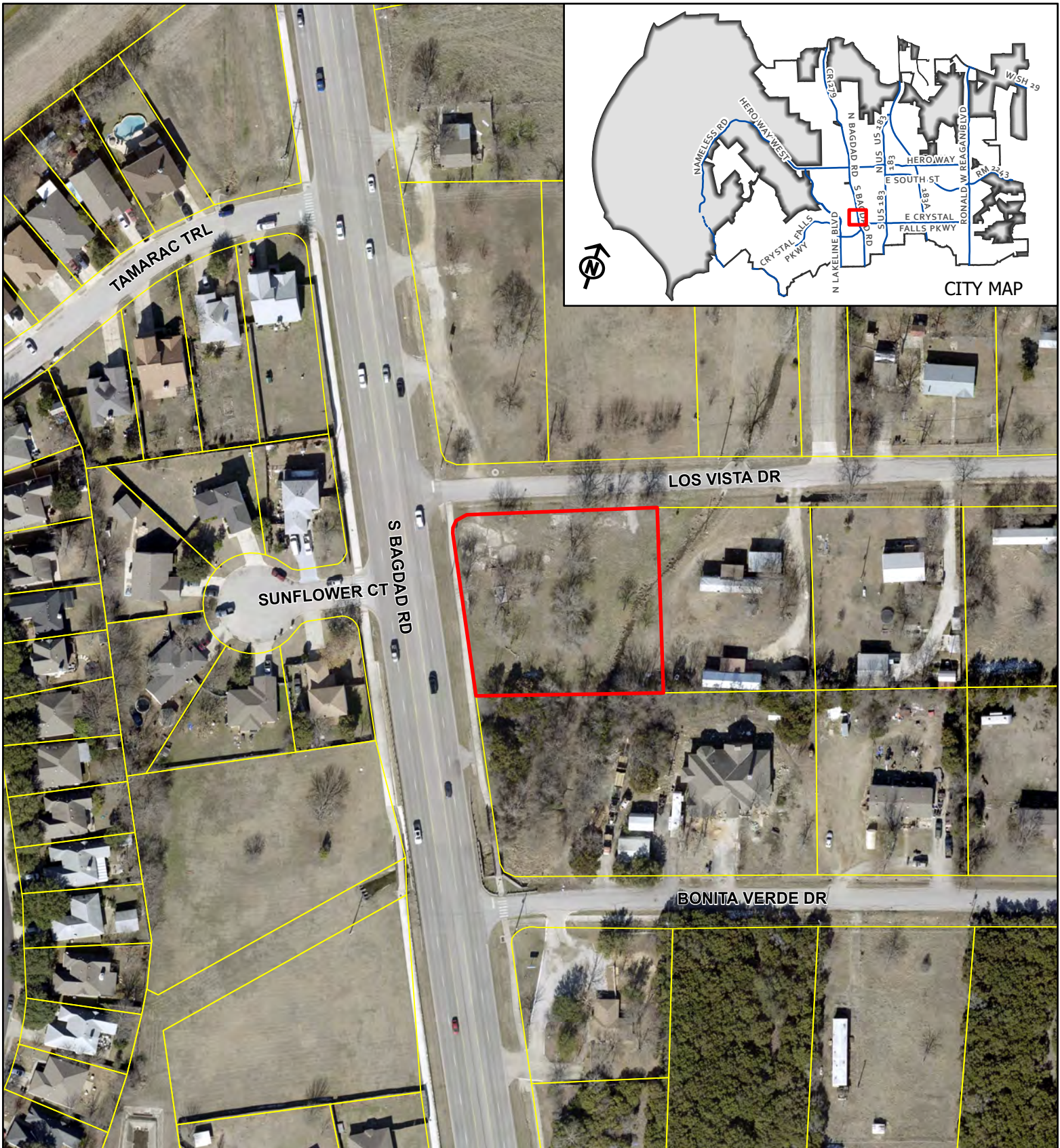
Leander Trucking
Co Special Use Planning

Public Notification Map

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



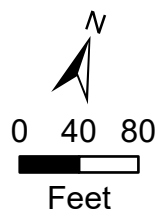
CASE: 21-SU-004

ATTACHMENT #6

Leander Trucking
Co Special Use Permit

Aerial Map

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- Leander City Limits
- Leander ETJ
- Subject Area

Leander Trucking Co.

LOI – Explanation

Leander Trucking Co. will be a food “truck” park/facility providing a variety of food, beverage, and entertainment options.

Site preparation will consist of removing/clearing brush and hackberry trees, retaining as many as possible on north and west sides of property for shade and privacy. Two large ash trees will need to be removed for safety as they are dying/dead from the ice storm. Approximately 8,000 sq ft of impervious cover (concrete slabs and driveways) will be removed from property. After that, the site will be scraped (not graded) to smooth/clean the surface so hardwood mulch can be laid across the site for ground cover. We will separate the main property from the parking area with railroad ties for traffic control/direction.

In addition, we will have water, sewer, and electrical lines run along Los Vista and Bagdad behind the food trucks, so they can use the facilities if desired, and also to tie into the restrooms in the same area. Each food truck will be required to have an on-trailer/truck grease trap so the grey water coming from the trucks will be FOG (food oil grease) free.

A small (approx. 12'x12') pier and beam restroom facility to house 2 toilets & sinks will be placed on the northern property line along Los Vista (out of floodplain). This is also where the dumpster will be located

A 24'x48' open-air lean-to pavilion (see below) will be constructed in the middle of the property and will serve as the eating/dining area. Construction will be wood with either shingle or metal roof structure and a single gutter to direct rainwater. The posts will be concreted in the ground, but the floor will be mulch.

A 6' privacy fence will be erected around the perimeter of the property for security & safety.



Wade Funk

9/27/2021

EXHIBIT A - CONCEPTUAL SITE LAYOUT & LAND USE PLAN



This plan is conceptual and has not been reviewed for compliance with the Subdivision or Composite Zoning Ordinance. This review will be completed at the site development stage.

The ordinances have been updated to allow the following:

1. Alternative materials including gravel or crushed granite may be used for the parking area.
2. Food trucks and a pavilion are allowed as temporary uses.
3. The required sidewalk along Los Vista may be delayed as part of the special use permit. The sidewalk shall be constructed at the time of site development for the permanent use.
4. The masonry wall required between this property and the adjacent residential property to the east shall be waived. This wall shall be constructed at the time of site development for the permanent use.
5. The setbacks associated with LC-2-B shall apply to the structures and parking.
6. Setback landscaping shall not be required. This landscaping shall be installed at the time of site development for the permanent use.
7. The term of the special use permit is ten (10) years and may be renewed.

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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

Letters were distributed via USPS on December 13th, 2021. Jack Funk and Wade Funk drafted, printed, addressed, and stamped the envelopes with the attached letter to the addresses in the attached list/spreadsheet. In addition, a temporary sign was raised to bring awareness with our website address. Sign template attached. In addition, the web-site was shared via Facebook & Instagram which has garnered a fair bit of positive feedback from neighbors and Leander Residents.

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.

See attached list/spreadsheet which includes the property owners of all residential property within 500 feet as well as the Mason Creek HOA.

3. What concerns were raised during these communications?

None.

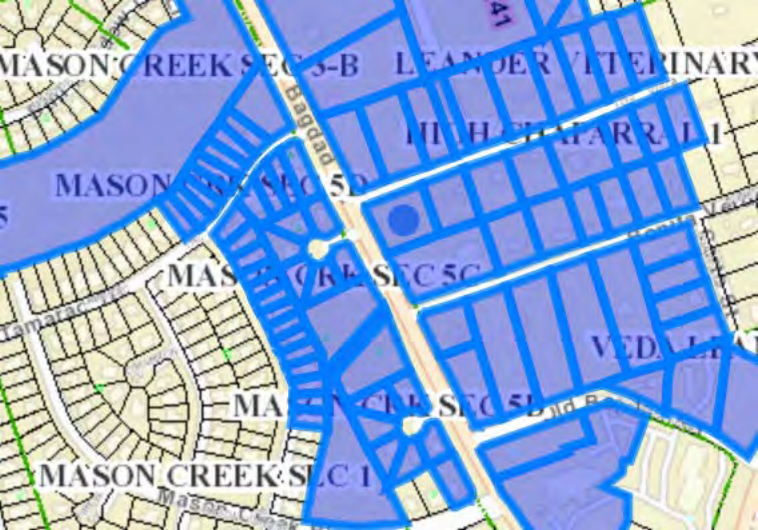
4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

None.

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

Signature: Wade Funk Date 12/27/2021

DocuSigned by: B61E2F19A4C44BC...



Parcel Identification Number	Owner
R002436	ALEXANDER, MUTZU & BRENTLEY B
R035573	ALVARADO, ANSELMO
R094208	ARCANGELS INVESTMENTS LLC
R002422	BROOKS, DEANNA LEE & LONDON ERIC OPHEIM II
R094749	BUBEL, CHRISTOPHER & ALISA
R002388	BURNS, JORDAN & TODD CODY
R002310	BUSBEA, RICHARD S
R094344	BUSTER, NATHAN & JENNIFER
R399011	CHESMORE, MARK WAYNE
R399010	CHOW, VIRGINIA
R002424	COX, ELAINE LORETTA
R094327	DANIELS, PETER FLOYD III & JANESEA PREAR & IRENE RUBY DANIELS
R399012	DE LA CRUZ, WENDY JANET
R370943	Rupertor Melchor-Torres
R094517	DURANTE, ANAI & ISAAC
R002338	ENGLISH, RICHARD A & NANCY M
R093256	GARCIA, HENRY & JENNIFER A
R002439	HICKEY, ERICKA & DEREK CHASE
R370939	HOT PROPERTY ATX LLC
R370940	LE, THINH TRONG & NGOC T TRUONG
R035585	MATTSEN, DUSTIN & RANDY S MATTSSEN
R370942	MELCHOR, MARIO
R035575	NELSON, STACY FAURIE
R002397	NERIO, FRANK C & KORINA N
R035582	NGUYEN, KENNY K & PHUNG T H HO
R002404	PFIESTER, KLINTON E & CHRISTY M
R035559	PUEBLA, FRANCISCO
R092305	RANGEL, MANUEL & MARIA
R002440	RAY, CRISTIN & WESLEY
R002400	Resident
R096004	Ronald G Greening (Mason Creek HOA)
R002391	SHERRY, VIRGINIA L
R035583	TEETS, BARBIE TRUSTEE OF THE WILLIAM R HURST SR REVOCABLE LIVING TRUST
R002393	WEBB, GEORGE RONALD & DEBRA A
R002368	WELDON, JACOB DEWLEY & ALEJANDRA

SiteAddress

1504 PARKWOOD DR, LEANDER, TX 78641
905 BONITA VERDE DR, LEANDER, TX 78641
1111 TAMARAC TRL, LEANDER, TX 78641
1508 PARKWOOD DR, LEANDER, TX 78641
1103 TAMARAC TRL, LEANDER, TX 78641
1520 PARKWOOD DR, LEANDER, TX 78641
1604 PARKWOOD DR, LEANDER, TX 78641
1107 TAMARAC TRL, LEANDER, TX 78641
1103 CHICKORY CT, LEANDER, TX 78641
1105 CHICKORY CT, LEANDER, TX 78641
1506 PARKWOOD DR, LEANDER, TX 78641
1109 TAMARAC TRL, LEANDER, TX 78641
1101 CHICKORY CT, LEANDER, TX 78641
1104 SUNFLOWER CT, LEANDER, TX 78641
1105 TAMARAC TRL, LEANDER, TX 78641
1602 PARKWOOD DR, LEANDER, TX 78641
1113 TAMARAC TRL, LEANDER, TX 78641
1502 PARKWOOD DR, LEANDER, TX 78641
1104 TAMARAC TRL, LEANDER, TX 78641
1106 TAMARAC TRL, LEANDER, TX 78641
902 LOS VISTA DR, LEANDER, TX 78641
1105 SUNFLOWER CT, LEANDER, TX 78641
1001 BONITA VERDE DR, LEANDER, TX 78641
1514 PARKWOOD DR, LEANDER, TX 78641
1000 LOS VISTA DR, LEANDER, TX 78641
1510 PARKWOOD DR, LEANDER, TX 78641
903 LOS VISTA DR, LEANDER, TX 78641
1203 TAMARAC TRL, LEANDER, TX 78641
1500 PARKWOOD DR, LEANDER, TX 78641
1512 PARKWOOD DR, LEANDER, TX 78641
1810 MASON CREEK BLVD, LEANDER, TX 78641
1518 PARKWOOD DR, LEANDER, TX 78641
906 LOS VISTA DR, LEANDER, TX 78641
1516 PARKWOOD DR, LEANDER, TX 78641
1600 PARKWOOD DR, LEANDER, TX 78641

Mailing Address

3702 Rip Ford Dr, Austin, TX 78732
905 BONITA VERDE DR, LEANDER, TX 78641
501 Lone Star Dr, Cedar Park, TX 78613
1508 PARKWOOD DR, LEANDER, TX 78641
1103 TAMARAC TRL, LEANDER, TX 78641
3105 Burleson Rd, Austin, TX 78741
1604 PARKWOOD DR, LEANDER, TX 78641
1107 TAMARAC TRL, LEANDER, TX 78641
1103 CHICKORY CT, LEANDER, TX 78641
1112 Middle Brooke Dr, Leander, TX 78641
8414 Priest River Dr, Round Rock, TX 78681
1109 TAMARAC TRL, LEANDER, TX 78641
1101 CHICKORY CT, LEANDER, TX 78641
1104 SUNFLOWER CT, LEANDER, TX 78641
1105 TAMARAC TRL, LEANDER, TX 78641
1602 PARKWOOD DR, LEANDER, TX 78641
1113 TAMARAC TRL, LEANDER, TX 78641
1502 PARKWOOD DR, LEANDER, TX 78641
2744 Grand Oaks Loop, Cedar Park, TX 78613
7800 Gingers Cv, Austin, TX 78759
900 Los Vista Dr, Leander, TX 78641
1105 SUNFLOWER CT, LEANDER, TX 78641
1001 BONITA VERDE DR, LEANDER, TX 78641
1514 PARKWOOD DR, LEANDER, TX 78641
708 Los Robles Dr, Leander, TX 78641
1510 PARKWOOD DR, LEANDER, TX 78641
1821 Emerald Isle Dr, Leander, TX 78641
1203 TAMARAC TRL, LEANDER, TX 78641
1500 PARKWOOD DR, LEANDER, TX 78641
1512 PARKWOOD DR, LEANDER, TX 78641
506 W. 15th St, Austin, TX 78701
1518 PARKWOOD DR, LEANDER, TX 78641
11350 Hero Way West Apt 3102, Leander, Tx
1516 PARKWOOD DR, LEANDER, TX 78641
1600 PARKWOOD DR, LEANDER, TX 78641



Dear Property Owner,

We are writing this letter to inform you of our intentions to create a food truck park comprising of approximately 6 different food trucks along with a beer and wine license at the location of 1500 S. Bagdad Road. This is the southeast corner of Bagdad Rd and Los Vista Dr. We would like to hear any feedback, interest, or questions that you might have regarding this project and look forward to offering you and your fellow citizens a fun and relaxing place to enjoy some awesome food and a drink after a long day at work.

Visit www.leandertruckingcompany.com or @leandertruckingcompany on Instagram & Facebook.

Sincerely,

Wade Funk & Jack Funk (owners)

Contact information:

Wade.Funk@Gmail.com

Phone: 512-705-9722

JackeFunk@Outlook.com

Phone: 512-632-4572

COMING SOON



Food Trucks & Drinks

www.leandertruckingco.com

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY CREATING THE LEANDER TRUCKING CO. SPECIAL USE PERMIT; AND INCLUDE A TEN (10) YEAR TERM ON ONE (1) PARCEL OF LAND; MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

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

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

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

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

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

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

SECTION 3. Applicability. This ordinance applies to the following parcel of land, which is herein referred to as the "Property." That certain parcel of land being 0.9373 acres, more or less, located in Leander, Williamson County, being more particularly described in Exhibit "A", and addressed as 1009 Los Vista Dr, more particularly described in Document Number 2021181025, Official Public Records of Williamson County, Texas, and identified by tax identification number R035579.

SECTION 4. Special Use Permit. The Special Use Permit is hereby approved to allow for the development of a food truck park with the following waivers to the ordinance as shown in Exhibit "B":

1. Alternative materials including gravel or crushed granite may be used for the parking area.
2. Food trucks and a pavilion are allowed as temporary uses.
3. The required sidewalk along Los Vista may be delayed as part of the special use permit.
4. The sidewalk shall be constructed at the time of site development for the permanent use.

5. The masonry wall required between this property and the adjacent residential property to the east shall be waived. This wall shall be constructed at the time of site development for the permanent use.
6. The setbacks associated with LC-2-B shall apply to the structures and parking.
7. Setback landscaping shall not be required. This landscaping shall be installed at the time of site development for the permanent use.

The term of the special use permit is ten (10) years. At the end of this term, the applicant has the ability to request an extension of the term.

SECTION 5. Severability. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

SECTION 6. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

PASSED AND APPROVED on First Reading this the 3rd day of March, 2022.
FINALLY PASSED AND APPROVED on this the 17th day of March, 2022.

ATTEST:

THE CITY OF LEANDER, TEXAS

Dara Crabtree, City Secretary

Christine Delisle, Mayor



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

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

January 13, 2022 at 7:00 PM



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

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

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

1. Call to Order at 7:00 pm.
2. Roll Call.
All Commissioners were present except Commissioner Cosgrove.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the January 6, 2022 meeting.
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
No one wished to speak.

CONSENT AGENDA: ACTION

6. Approval of the submittal schedule for Subdivision, Site Development Applications, and Dry Utility Applications pursuant to Article IX, Section 9 (a) (1) b. of the Composite Zoning Ordinance and Article II, Section 20 (e) of the Subdivision Ordinance; Leander, Williamson & Travis Counties, Texas.
7. Approval of Minutes.

Motion made by Commissioner May to approve the consent agenda and seconded by Commissioner Hampton.

Vote 6 - 0 Passed.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing and consider action on Subdivision Case 21-TOD-SFP-012 and Variance Case 21-V-004 to approve the Pointe 183 Short Form Final Plat and Variance on one parcel of land approximately 22.25 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032233; generally located between US 183 and 183A Toll Road to the south of CR 276, Leander, Williamson County, Texas.

- Discuss and consider action on Subdivision Case 21-SFP-012 and 21-V-004 as described above.

Motion made by Commissioner Laura Lantrip, seconded by Commissioner Rick Carpenter to approve the Short Form Final Plat and Variance with staff recommendations.

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

6 - 0 Passed

9. Conduct a Public Hearing regarding Special Use Case 21-SU-004 to consider action on a Special Use Permit to allow for a Food Truck Park including minor waivers to the Composite Zoning Ordinance on one parcel of land approximately 0.9373 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R035579; and addressed as 1006 Los Vista Dr., Leander, Williamson County, Texas.

- Discuss and consider action regarding Special Use Permit Case 21-SU-004 as described above.

Motion made by Commissioner Rick Carpenter, seconded by Commissioner Laura Lantrip to approve the special use permit with the following condition:

1. Update the conditions to restrict the hours of operation to only allow patrons between the hours of 10:00 a.m and 10:00 p.m.

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

NAY: Commissioner Gary Hampton, Jr.

5 - 1 Passed

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

6 - 0 Passed

10. Conduct a Public Hearing and consider action regarding Zoning Case 21-Z-039 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to HC-4-D (Heavy Commercial) on one parcel of land approximately 4.95 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031285; and more commonly known as 2999 Hero Way West, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 21-Z-039 as described above.

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

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

6 - 0 Passed

11. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case 21-CPA-008 to adopt an updated Comprehensive Plan including the update of the future land use plan and map;
- Discuss and consider action regarding Comprehensive Plan Case 21-CPA-008 as described above.

Clifford Hall spoke against

Motion made by Commissioner Laura Lantrip, seconded by Commissioner Deirdre Moss to approve the amendments to the Comprehensive Plan and Future Land Use Map with the following conditions:

1. Update the proposed amendment to the property located to the north of FM 2243 close to the Reagan's Overlook Neighborhood to allow for the Multit-use Corridor to remain as is and only change the property to the south of FM 2243.
2. Update the area designated as Transitional Residential along Horizon Park Blvd to Neighborhood Residential per the request of the neighboring property owners.

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

6 - 0 Passed

REGULAR AGENDA

12. Adjournment 8:01 pm.

APPROVED:

CHAIRMAN MAY

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
03/17/2022

AGENDA SUBJECT:

Approval of the Second Reading of an Ordinance regarding Zoning Case 21-Z-039 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to HC-4-D (Heavy Commercial) on one parcel of land approximately 4.95 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031285; and more commonly known as 2999 Hero Way West, Leander, Williamson County, Texas.

BACKGROUND:

This request is the final step in the zoning process. The Planning & Zoning Commission unanimously recommended approval of the request during the January 13, 2022 meeting.

This zoning request was postponed from February 3, 2022 to March 3, 2022 due to a meeting cancellation caused by inclement weather. New public notifications were posted in the newspaper and sent to property owners within two hundred feet of the request.

HISTORY/TIMELINE:

10/20/2010 - Property Annexation

01/13/2022 - Planning & Zoning Commission, 1st Public Hearing

02/03/2022 - City Council, 2nd Public Hearing – Postponed due to inclement weather

03/03/2022 - City Council, 1st Reading of the Ordinance

APPLICANT/AGENT:

Southwest Land Services, Inc (David Singleton) on behalf of Jerry & Jan Wayne Droptini

RECOMMENDATION:

The City Council approved this request during the March 3, 2022 meeting.

PRESENTER:

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

Attachments

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



PLANNING ANALYSIS

ZONING CASE 21-Z-039
DROPTINI
2999 HERO WAY

GENERAL INFORMATION

Owner/Agent: Southwest Land Services, Inc (David Singleton) on behalf of Jerry & Jan Wayne Droptini.

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

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

Size and Location: Approximately 4.95 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031285; and more commonly known as 2999 Hero Way West, Leander, Williamson County, Texas.

Staff Contact: Justin Hunt
Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to facilitate appropriate commercial uses consistent with existing adjacent uses.

STAFF CONCLUSIONS

Y N

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

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	Interim SFR-1-B HC-4-C	Residential- Undeveloped Commercial- Undeveloped
EAST	Interim SFR-1-B	Residential- Undeveloped
SOUTH	Interim SFR-1-B	Residential- Single-Family Residence
WEST	HI-5-D	Liberty Civil

SURROUNDING AREA:

This property is located to the west of Liberty Civil site and surrounded by undeveloped land. Most of the adjacent parcels are single-family zonings and uses. There is a parcel to the north that is zoned for commercial uses, but is also undeveloped.

PHYSICAL AND NATURAL FEATURES:

This property contains is relatively flat with little slope and contains trees at the north of the property around the current home.

PROPERTY HISTORY:

This property was annexed into the City of Leander on 10/20/2010.

MAJOR CORRIDORS:

This property has access onto Hero Way and the future extension of Raider Way.

TRANSPORTATION PLAN REQUIREMENTS:

This property includes Hero Way as an access controlled arterial with future expansion plans managed and controlled by Williamson County and TxDOT. Future Raider Way Improvements will also be associated with this development. This will be city owned and be classified as a collector.

The table below includes the proposed streets within the development. These streets have not been reviewed and are subject to change during the review process.

STREET	CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Hero Way	Arterial	Access Controlled- Future Hwy expansion	400' ROW 10' sidewalk
Raider Way	Collector	Future Expansion Per the TMP.	74' ROW 6' sidewalk

EXISTING UTILITIES:

This property has access to a 12" waterline along the north side of Hero Way and an 8" wastewater line along the eastern most side of the property.

CURRENT LAND USES:

This property is currently being used as single-family residence with multiple accessory buildings.

PROPOSED ZONING DISTRICT:**USE COMPONENT****HC – HEAVY COMMERCIAL:**

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

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

SITE COMPONENT**TYPE 4 (non-residential only):**

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

Intent:

- (1) The Type 4 site component is intended to be utilized in combination with GC, HC or HI components where appropriate for moderately intense outdoor site requirements and a need to utilize the outdoor site area for significant outdoor display, storage and accessory buildings and similar permitted uses.

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

ARCHITECTURAL COMPONENT

TYPE D (non-residential only):

Features: 2 or more architectural features.

Intent:

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

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

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

Applicable Future Land Use categories

EMPLOYMENT CENTER

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

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

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

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

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

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was held with Staff on October 18, 2021. No changes were made to the project since the development meeting was held:

No ordinance changes occurred following the development meeting which may have impacted this project.

NOTIFICATION

12/10/2021 - Public Notice on Hill Country News
12/16/2021 - Mail Notification to Property Owners within 200'
12/16/2021 - Public Hearing Signage Posted on Property
01/13/2021 - Planning and Zoning Commission Public Hearing
02/03/2021 - City Council Public Hearing & First Reading of the Ordinance
02/17/2021 - City Council Second & Final Reading of the Ordinance

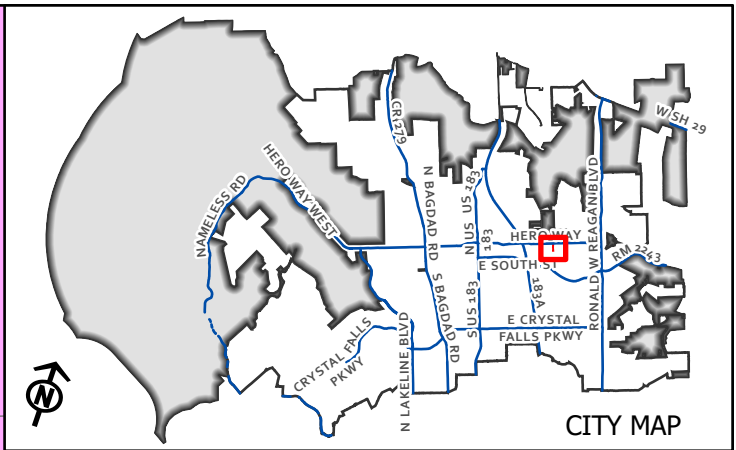
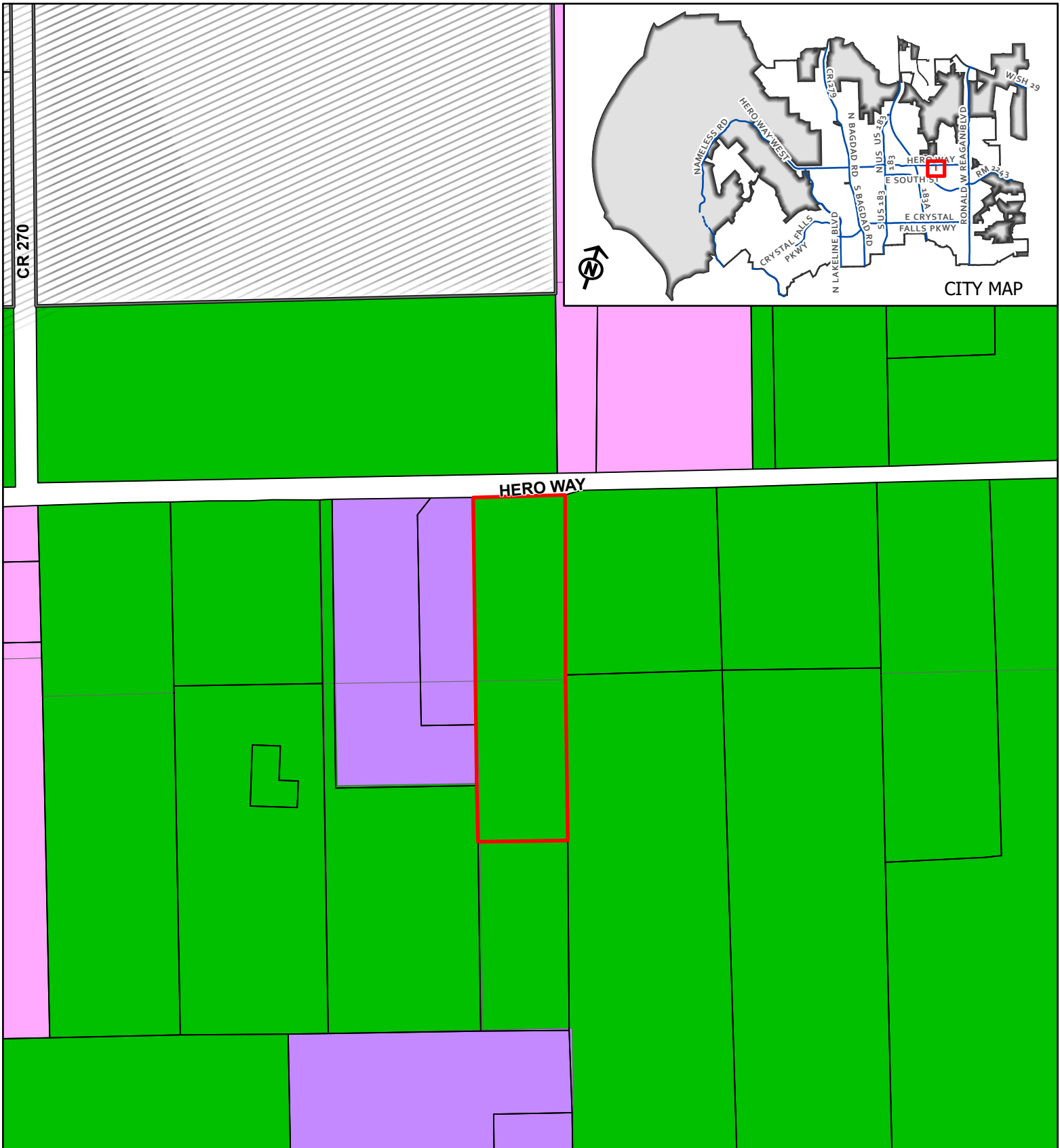
PUBLIC NOTIFICATION:

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.

The applicant did not receive any responses from the neighboring property owners. Please see the full report from the applicant attached.

APPROVAL CRITERIA:

This zoning request is consistent with the future land use map category of Employment Center and is compatible with the surrounding land uses.



CASE: 21-Z-039

ATTACHMENT #2

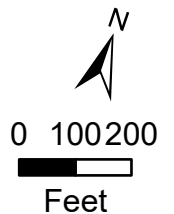
Droptini Zoning

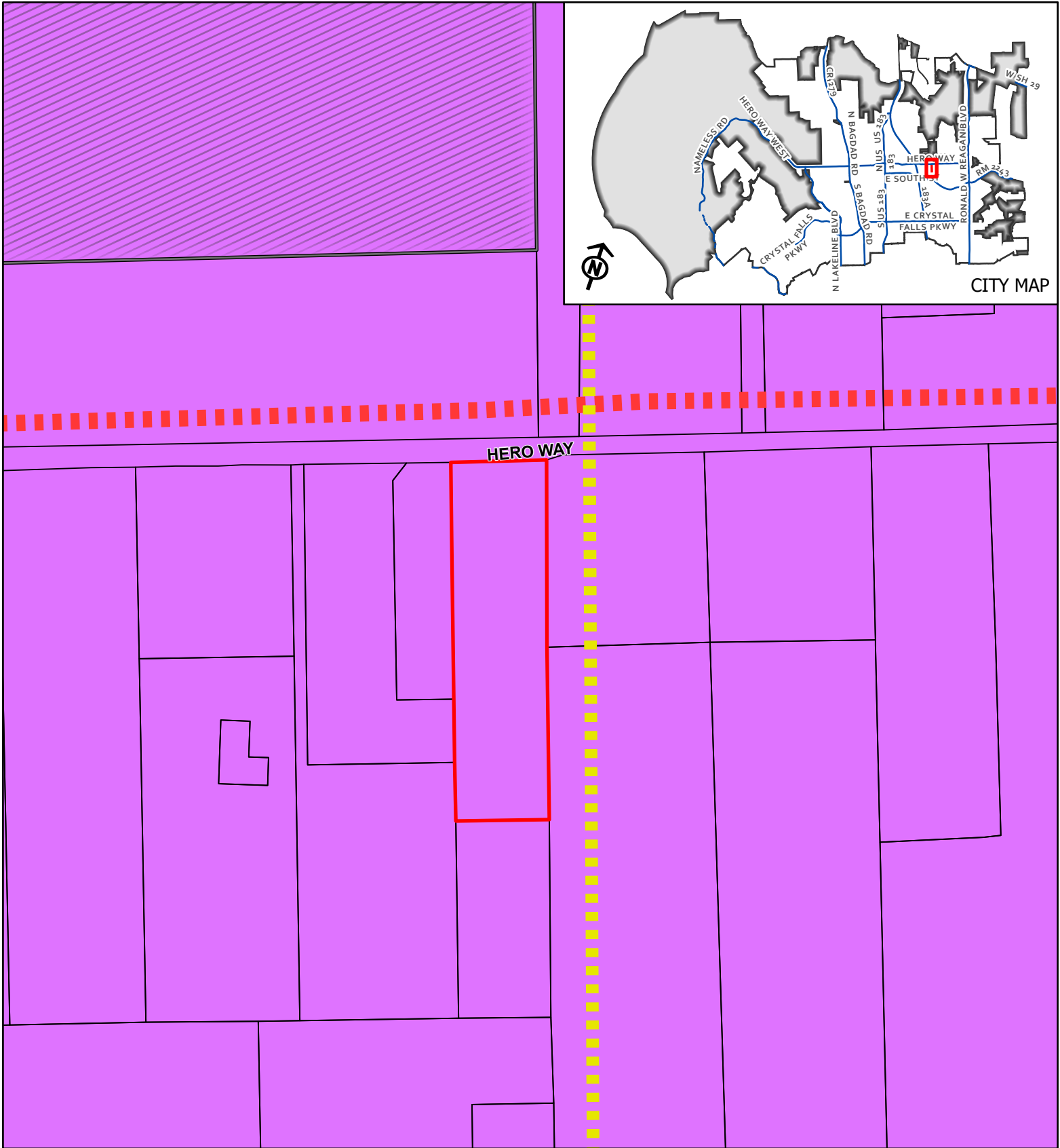
Current Zoning Map

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

-  Leander City Limits
-  Leander ETJ
-  Subject Area

-  SFR - Single-Family Rural
-  HC - Heavy Commercial
-  HI - Heavy Industrial





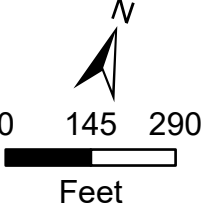
CASE: 21-Z-039

ATTACHMENT #3

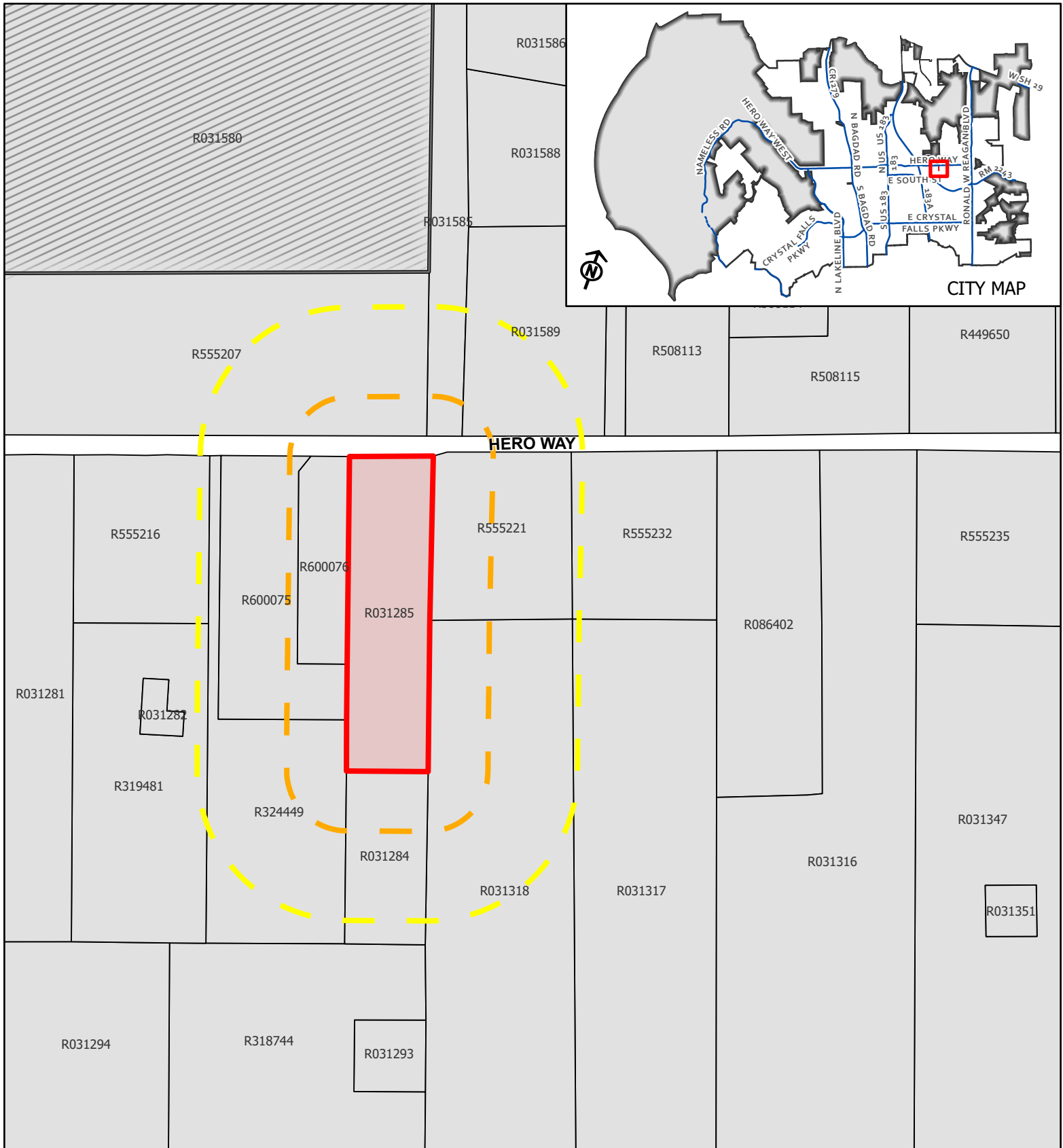
DROPTINI ZONING

Future Land Use Map

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- Leander City Limits
- Leander ETJ
- Subject Area
- Employment Center
- Access Controlled, Proposed
- Collector, Proposed



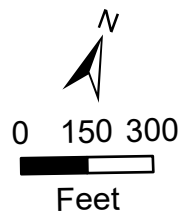
CASE: 21-Z-039

ATTACHMENT #4

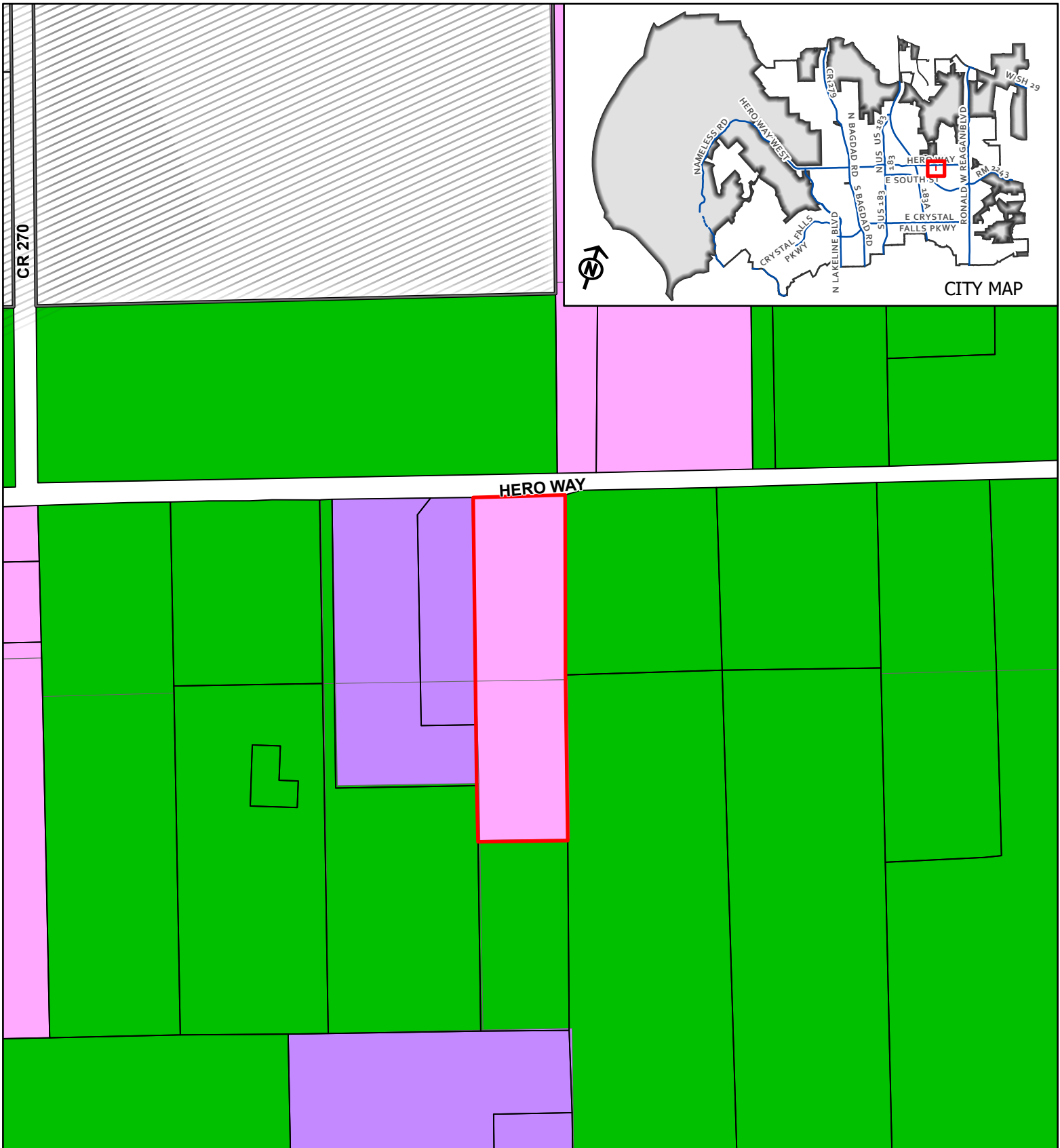
Droptini Zoning

Public Notification Map

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



CASE: 21-Z-039

ATTACHMENT #5

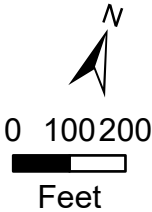
Droptini Zoning

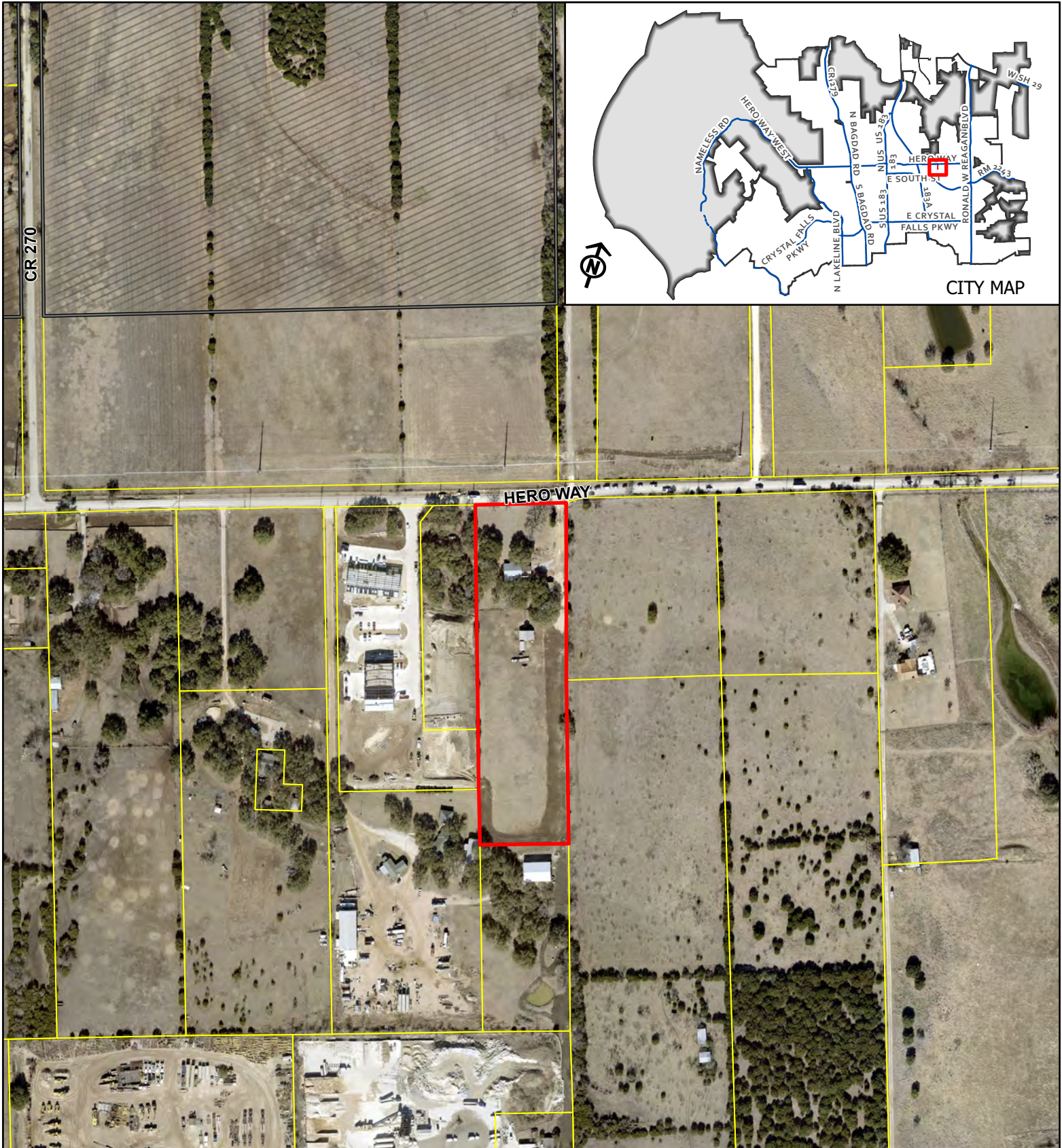
Proposed Zoning Map

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- Leander City Limits
- Leander ETJ
- Subject Area

- SFR - Single-Family Rural
- HC - Heavy Commercial
- HI - Heavy Industrial





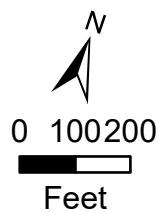
CASE: 21-Z-039

ATTACHMENT #6

Droptini Zoning

Aerial Map

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



- Leander City Limits
- Leander ETJ
- Subject Area

SOUTHWEST
LAND SERVICES, INC.

October 29, 2021

Robin Griffin, AICP
Development Services Director
City of Leander
201 N. Brushy St.
Leander, TX 78641

RE: Droptini tract – R031285
2999 Hero Way
Rezoning request

Ms. Griffin,

On behalf of Jerry and Jan Droptini (Owners), we are submitting the enclosed Zoning Application to rezone the referenced tract from SFR-1-B(Single Family Resident), to HC-4-D(Heavy Commercial). The Owners wish to facilitate reasonable and appropriate commercial uses on the property consistent with existing uses in the area and recent development of the adjacent tract.

The proposed zoning will bring the tract into alignment with the Future Land Use designation (Employment Center) as assigned by the City on its Comprehensive Plan and will further the goals established therein by expanding the employment base contiguous to existing and planned transportation arterials and provide additional commercial opportunities within the corporate boundaries of the City.

The topography of the site is relatively flat with slopes of less than two percent (2%). The property has a significant number of oak trees that will be cataloged during the site plan process in accordance with the City's Tree Ordinance in advance of any development on the tract.

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

Sincerely,



David Singleton

Mailing address: P.O. Box 984 Leander Texas 78646-0984
Delivery address: 100 Winding Oak Leander Texas 78641
southwestland@gmail.com 512.259.9000

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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

The surrounding appropriate neighbors within 500' were mailed the attached letter on November 8th informing them of the proposed zoning change. We provided all of our contact information and offered individual meetings/phone conversations/emails or text communicate issues or concerns.

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

Contact List attached of suspected/known tracts with residences.

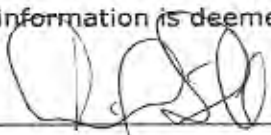
3. What concerns were raised during these communications?

As of this date, no one called, emailed, texted or communicated any issues or concerns with the proposed zoning.

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

No issues were raised that would prompt a response or modification.

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

Signature: 

Date: 11-16-21

**SOUTHWEST
LAND SERVICES, INC.**

November 8, 2021

RE: 29990 Hero Way West
WCAD - R031285

To Whom It May Concern:

You are receiving this letter because the above referenced tract is proposed to be considered by the City of Leander Planning & Zoning Commission for a change in zoning and current tax records show you own or represent property within 500' of the tract. In advance of the meeting, the City's process requires the Applicant (or their representative) to reach out to certain surrounding property owners to give them a chance to ask questions or express concerns on what is being proposed and report any issues raised back to City staff.

The property was involuntarily annexed by the City in its current configuration and with its existing use. As is the City's policy, the tract was not zoned at the time of annexation but rather was assigned interim zoning (SFR-1-B). The zoning being requested (HC-4D) is consistent with the City's Comprehensive Plan for the area.

We are available to answer any questions you have via email, phone or text. Please feel free to call, text, email with questions or concerns. We respectfully request that we receive any correspondence by Tuesday, November 16th 2021 so that we may relay those questions or concerns to the City as required.

Sincerely,
SOUTHWEST LAND SERVICES, INC.



David Singleton

Southwest Land Services, Inc.
southwestland@gmail.com
PO Box 984
Leander, Tx 78646-0984
(office) 512.259.9000
(cell) 512.848.6555

Mailing address: P.O. Box 984 Leander Texas 78646-0984
Delivery address: 100 Winding Oak Leander Texas 78641
southwestland@gmail.com 512.259.9000

500 ft Residential Neighbors Parcel Identification Number	Owner	SiteAddress
R600076	PRELUDE VENTURES LLC	HERO WAY, LEANDER, TX 78641
R555216	MAHENDRU, VIVEK, MD	2871 HERO WAY, LEANDER, TX 78641
R318744	TEX MIX LAND LTD	9200 RR 2243, LEANDER, TX 78641
R555207	CHAMPION, EMOGENE INDIV & AS TR	1651 CR 270, LEANDER, TX 78641
R031285	DROPTINI J W & JAN	2999 HERO WAY, LEANDER, TX 78641
R031284	MAUCK PROPERTIES LLC	3005 HERO WAY, LEANDER, TX 78641
R318756	CARTER, STELLA	HERO WAY, LEANDER, TX 78641

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING ONE PARCEL OF LAND FROM INTERIM SFR-1-B (SINGLE-FAMILY RURAL) TO HC-4-D (HEAVY COMMERCIAL); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

SECTION 3. Applicability. This ordinance applies to the following parcel of land, which is herein referred to as the "Property". That certain parcels of land being including 4.95 acres ±; being more particularly described in Exhibit "A"; commonly known as 2999 Hero Way; identified by Williamson Central Appraisal District tax identification number R031285; more particularly described in Instrument Number 1990020308 recorded in the Official Public Records of Williamson County, Texas.

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

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

notation as prescribed by the City's zoning ordinance.

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

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

PASSED AND APPROVED on First Reading this the 3rd day of March, 2022.
FINALLY PASSED AND APPROVED on this the 17th day of March, 2022.

ATTEST:

THE CITY OF LEANDER, TEXAS:

Dara Crabtree, City Secretary

Christine DeLisle, Mayor



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

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

January 13, 2022 at 7:00 PM



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

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

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

1. Call to Order at 7:00 pm.
2. Roll Call.
All Commissioners were present except Commissioner Cosgrove.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the January 6, 2022 meeting.
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
No one wished to speak.

CONSENT AGENDA: ACTION

6. Approval of the submittal schedule for Subdivision, Site Development Applications, and Dry Utility Applications pursuant to Article IX, Section 9 (a) (1) b. of the Composite Zoning Ordinance and Article II, Section 20 (e) of the Subdivision Ordinance; Leander, Williamson & Travis Counties, Texas.
7. Approval of Minutes.

Motion made by Commissioner May to approve the consent agenda and seconded by Commissioner Hampton.

Vote 6 - 0 Passed.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing and consider action on Subdivision Case 21-TOD-SFP-012 and Variance Case 21-V-004 to approve the Pointe 183 Short Form Final Plat and Variance on one parcel of land approximately 22.25 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032233; generally located between US 183 and 183A Toll Road to the south of CR 276, Leander, Williamson County, Texas.

- Discuss and consider action on Subdivision Case 21-SFP-012 and 21-V-004 as described above.

Motion made by Commissioner Laura Lantrip, seconded by Commissioner Rick Carpenter to approve the Short Form Final Plat and Variance with staff recommendations.

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

6 - 0 Passed

9. Conduct a Public Hearing regarding Special Use Case 21-SU-004 to consider action on a Special Use Permit to allow for a Food Truck Park including minor waivers to the Composite Zoning Ordinance on one parcel of land approximately 0.9373 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R035579; and addressed as 1006 Los Vista Dr., Leander, Williamson County, Texas.

- Discuss and consider action regarding Special Use Permit Case 21-SU-004 as described above.

Motion made by Commissioner Rick Carpenter, seconded by Commissioner Laura Lantrip to approve the special use permit with the following condition:

1. Update the conditions to restrict the hours of operation to only allow patrons between the hours of 10:00 a.m and 10:00 p.m.

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

NAY: Commissioner Gary Hampton, Jr.

5 - 1 Passed

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

6 - 0 Passed

10. Conduct a Public Hearing and consider action regarding Zoning Case 21-Z-039 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to HC-4-D (Heavy Commercial) on one parcel of land approximately 4.95 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031285; and more commonly known as 2999 Hero Way West, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 21-Z-039 as described above.

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

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

6 - 0 Passed

11. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case 21-CPA-008 to adopt an updated Comprehensive Plan including the update of the future land use plan and map;
 - Discuss and consider action regarding Comprehensive Plan Case 21-CPA-008 as described above.

Clifford Hall spoke against

Motion made by Commissioner Laura Lantrip, seconded by Commissioner Deirdre Moss to approve the amendments to the Comprehensive Plan and Future Land Use Map with the following conditions:

1. Update the proposed amendment to the property located to the north of FM 2243 close to the Reagan's Overlook Neighborhood to allow for the Multit-use Corridor to remain as is and only change the property to the south of FM 2243.
2. Update the area designated as Transitional Residential along Horizon Park Blvd to Neighborhood Residential per the request of the neighboring property owners.

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

6 - 0 Passed

REGULAR AGENDA

12. Adjournment 8:01 pm.

APPROVED:

CHAIRMAN MAY

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
03/17/2022

AGENDA SUBJECT:

Approval of the Second Reading of an Ordinance regarding Zoning Case 21-Z-037 to amend the current zoning of LC-2-B (Local Commercial) and SFU/MH-2-B (Single-Family Urban/Manufactured Home) to GC-3-C (General Commercial) and LC-2-A (Local Commercial) on two parcels of land approximately 1.5660 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R035565 and R035563; and more commonly known as 1007 and 1009 Los Vista Drive, Williamson County, Texas.

BACKGROUND:

This request is the final step in the zoning process. On January 27, 2022, the Planning & Zoning Commission unanimously recommended approval of this request. However, Council's consideration was contingent upon approval of a Comprehensive Plan amendment. Consideration of the amendment was postponed from February 3, 2022 to March 3, 2022 due to a meeting cancellation caused by inclement weather. Staff recommended postponing action portion of this item until March 3, 2022; otherwise, the Council could not consider approval of the request.

The City Council tabled action on this request so that the request may be heard after the review of the Comprehensive Plan Amendment.

HISTORY/TIMELINE:

12/09/2021 - Planning & Zoning Commission – Postponed due to notification error
01/27/2022 - Planning & Zoning Commission, 1st Public Hearing
02/17/2022 - City Council, 2nd Public Hearing
03/03/2022 - City Council, 1st Reading of the Ordinance

APPLICANT/AGENT:

Texas Land Maps (Matthew Signmon) on behalf of MISHA, Inc (Saiyad Ali)

RECOMMENDATION:

The City Council approved this request during the March 3, 2022 meeting.

PRESENTER:

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

Attachments

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

10. Ordinance

11. P&Z Minutes



PLANNING ANALYSIS

ZONING CASE 21-Z-037 LOS VISTA GAS STATION

GENERAL INFORMATION

Owner/Agent: Texas Land Maps (Matthew Signmon) on behalf of MISHA, Inc (Saiyad Ali)

Current Zoning: LC-2-B (Local Commercial) and SFU/MH-2-B (Single-Family Urban/Manufactured Home)

Proposed Zoning: GC-3-C (General Commercial) and LC-2-A (Local Commercial)

Size and Location: Located on two parcels of land approximately 1.5660 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R035565 and R035563; and addressed as 1007 and 1009 Los Vista Drive, Williamson County, Texas.

Staff Contact: Justin Hunt
Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property to general commercial and local commercial in order to develop a gas station and convenience store.

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?

SPECIAL CONSIDERATIONS

This site is located within a Multi-Use Corridor. This corridor does not support the GC (General Commercial) use component. The City has initiated an amendment to the Comprehensive Plan to support the GC use component at intersections within the corridor. This amendment was approved by the Commission and scheduled for the February 3, 2022 City Council Meeting. Approval of this zoning case is contingent on the approval of the Comprehensive Plan Amendment.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	GC-3-C	Single-Family Residence
EAST	SFU/MH-2-B	Horizon Baptist Church entrance
SOUTH	SFU/MH-2-B GC-3-C	Single-Family Residence Undeveloped
WEST	GC-3-C	Undeveloped

SURROUNDING AREA:

These two parcels are located along Los Vista Drive near the intersection of S. Bagdad Road. The subject properties are surrounded by single-family homes to the north (GC-3-C), south (SFU/MH-2-B), and the Horizon Baptist Church entrance to the east (SFU/MH-2-B). The remaining properties are located to the south (GC-3-C) and west (GC-3-C) and are undeveloped.

PHYSICAL AND NATURAL FEATURES:

This property contains scattered trees across the lot, it is relatively flat, and is undeveloped. The east most subject property is located in a FEMA flood area. There is one structure on the property, but it seems to be abandoned.



PROPERTY HISTORY:

On April 14, 1969, the parcels were platted with the High Chaparral subdivision.

MAJOR CORRIDORS:

This property has access onto Los Vista Drive.

TRANSPORTATION PLAN REQUIREMENTS:

- Public Streets shall meet roadway sections and pavement design from CAPEC guidelines as per City of Leander latest Transportation Master Plan. If the site is generating more than 2,000 average daily trips, a TIA is required. A fee in lieu of a TIA may be requested at the time of development.

EXISTING UTILITIES:

This property has access to a 6" water line to the west along Los Vista Drive. Nearest sewer line is an 6" waste water line along the south side of Los Vista Drive.

CURRENT LAND USES:

This property is currently undeveloped.

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

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

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

LC – LOCAL COMMERCIAL:

Features: Any use in LO plus retail sales and services, restaurants, banks, nursery or greenhouse, grocery sales, pharmacies, fitness centers, dance and music academies, artist studio, colleges and universities, bed and breakfast. Hours of operation: 5:00 a.m. to 10:00 p.m. Sun.-Thurs., 5:00 a.m. to 11:00 p.m. Fri. and Sat.

Intent: Development of small scale, limited impact commercial, retail, personal services and office uses located in close proximity to their primary customers, which cater to the everyday needs of the nearby residents, and which may be located near residential neighborhoods. Access should be provided by a collector or higher classification street.

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.

TYPE 3:

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

Intent:

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

ARCHITECTURAL COMPONENT**TYPE B:**

Features: 4 or more architectural features.

Intent:

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

TYPE C (non-residential only):

Features: 3 or more architectural features.

Intent:

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

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

- Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.
- Provide new Commercial development opportunity

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.

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

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

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

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

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was held with Staff on 1/25/2021. No changes were made to the development proposal prior to official submittal of the rezoning application. Update approval to FLU map if approved GC use at multi-use corridor at any non- priority corridor intersections.

NOTIFICATION

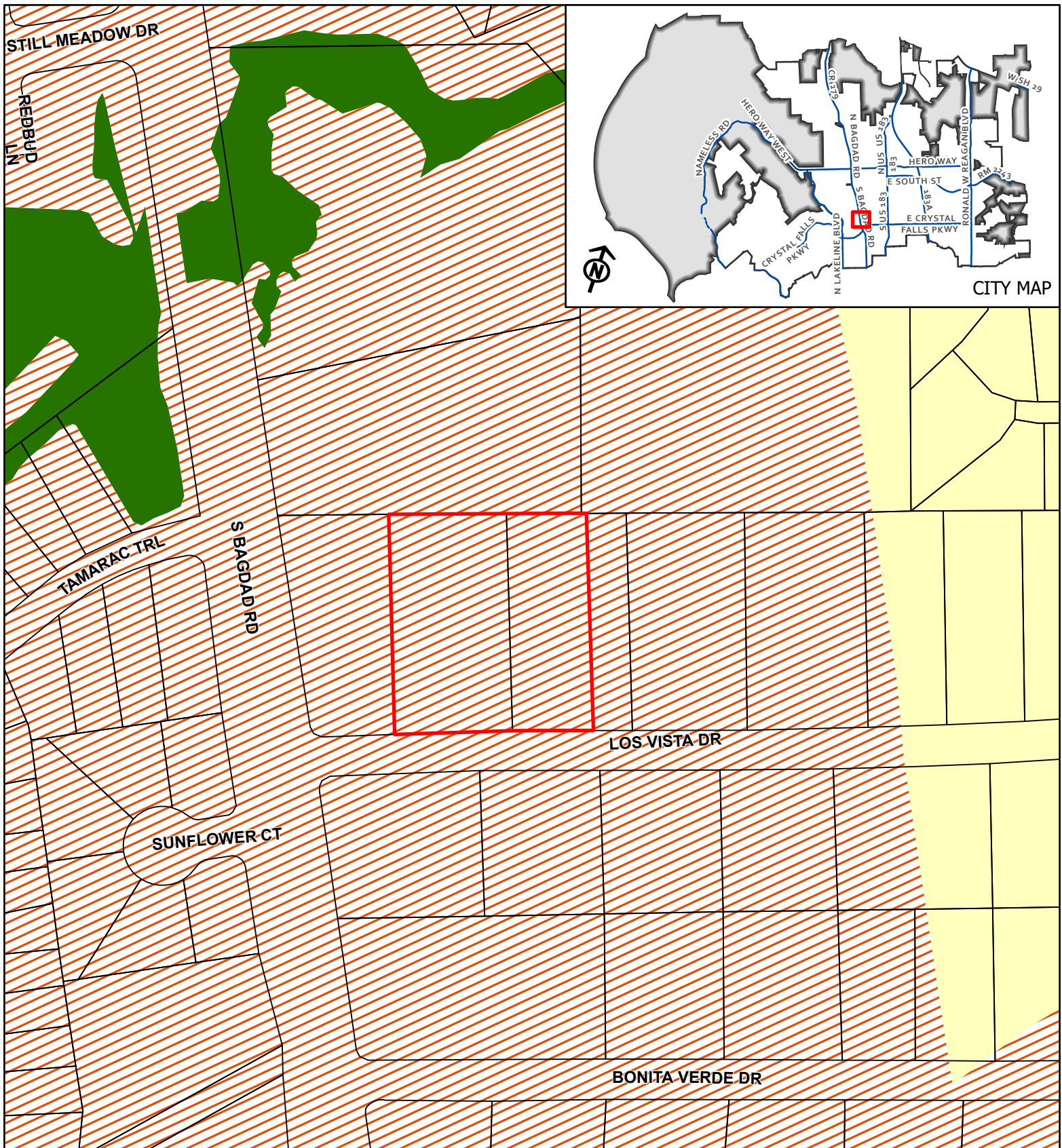
11/18/2021 - Public Notice on Hill Country News
11/19/2021 - Mail Notification to Property Owners within 200'
11/19/2021 - Public Hearing Signage Posted on Property
12/09/2021 - Planning and Zoning Commission Public Hearing
01/06/2021 - City Council Public Hearing & First Reading of the Ordinance
01/20/2022 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

Notices were mailed by City staff to all property owners within 200 feet. In addition to the city's notification process, the applicant sent out a neighborhood outreach letter to all residential property owners and uses within 500ft of the subject properties.

APPROVAL CRITERIA:

The proposed zoning district would allow for commercial uses at this location. The approval of this zoning change is contingent on the approval of the Comprehensive Plan Amendment. If the Comprehensive Plan Amendment is not approved, then this zoning case will be denied.



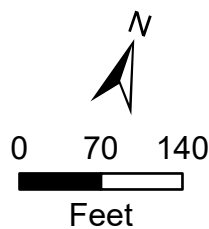
CASE: 21-Z-037

ATTACHMENT #3

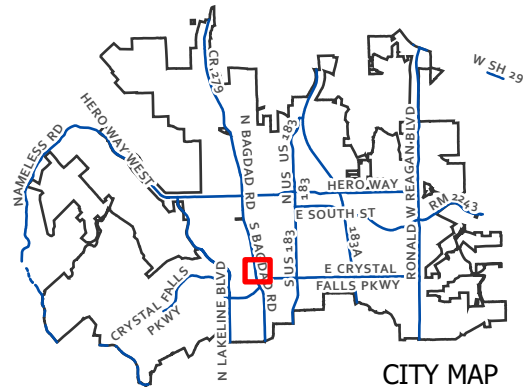
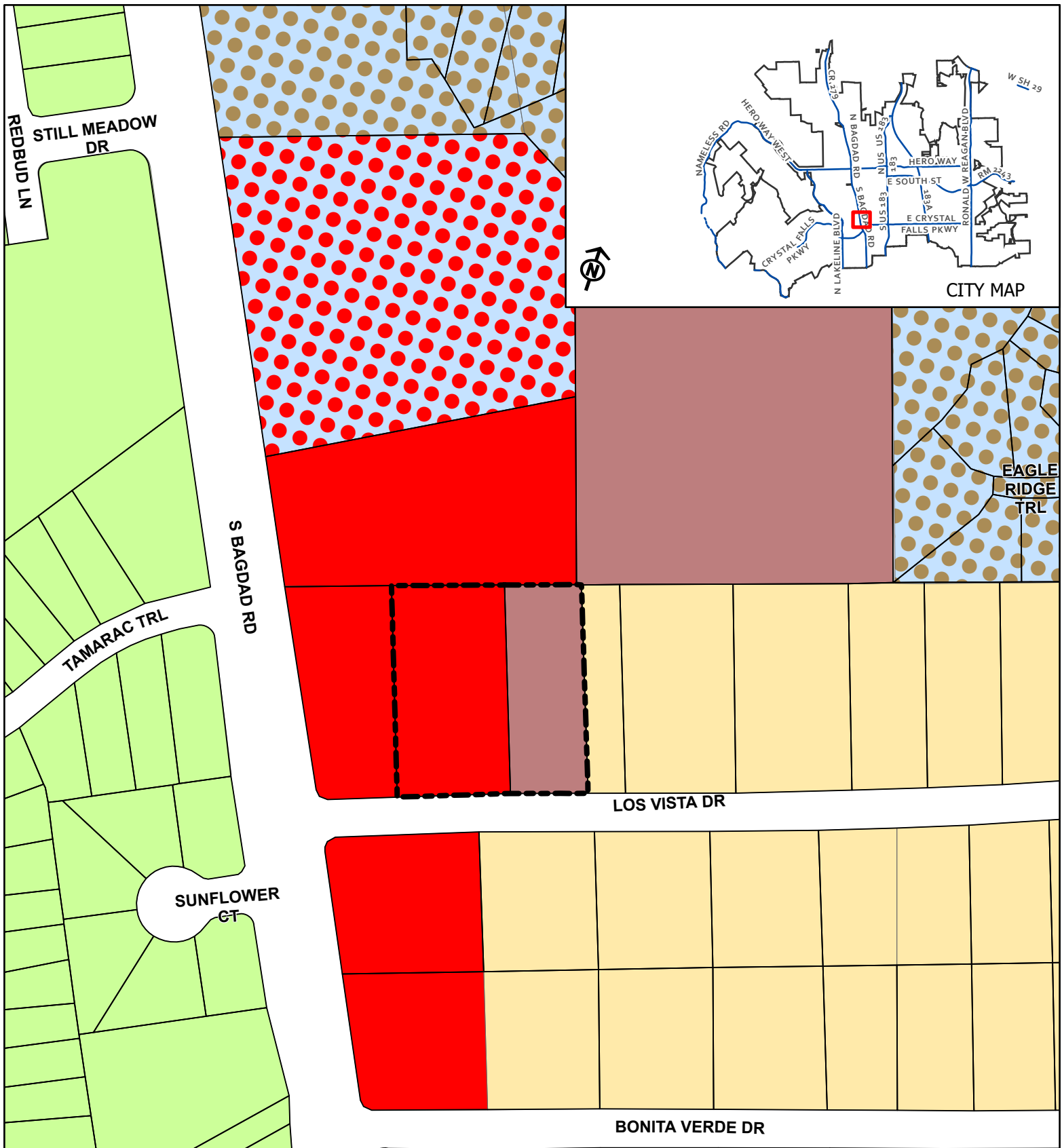
Los Vista
Gas Station

Future Land Use Map

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



- Leander City Limits
- Leander ETJ
- Subject Area
- Greenway
- Multi-Use Corridor
- Neighborhood Residential



CASE: 21-Z-037

ATTACHMENT #5

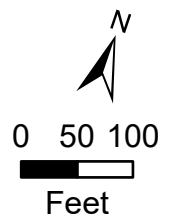
Los Vista
Gas Station

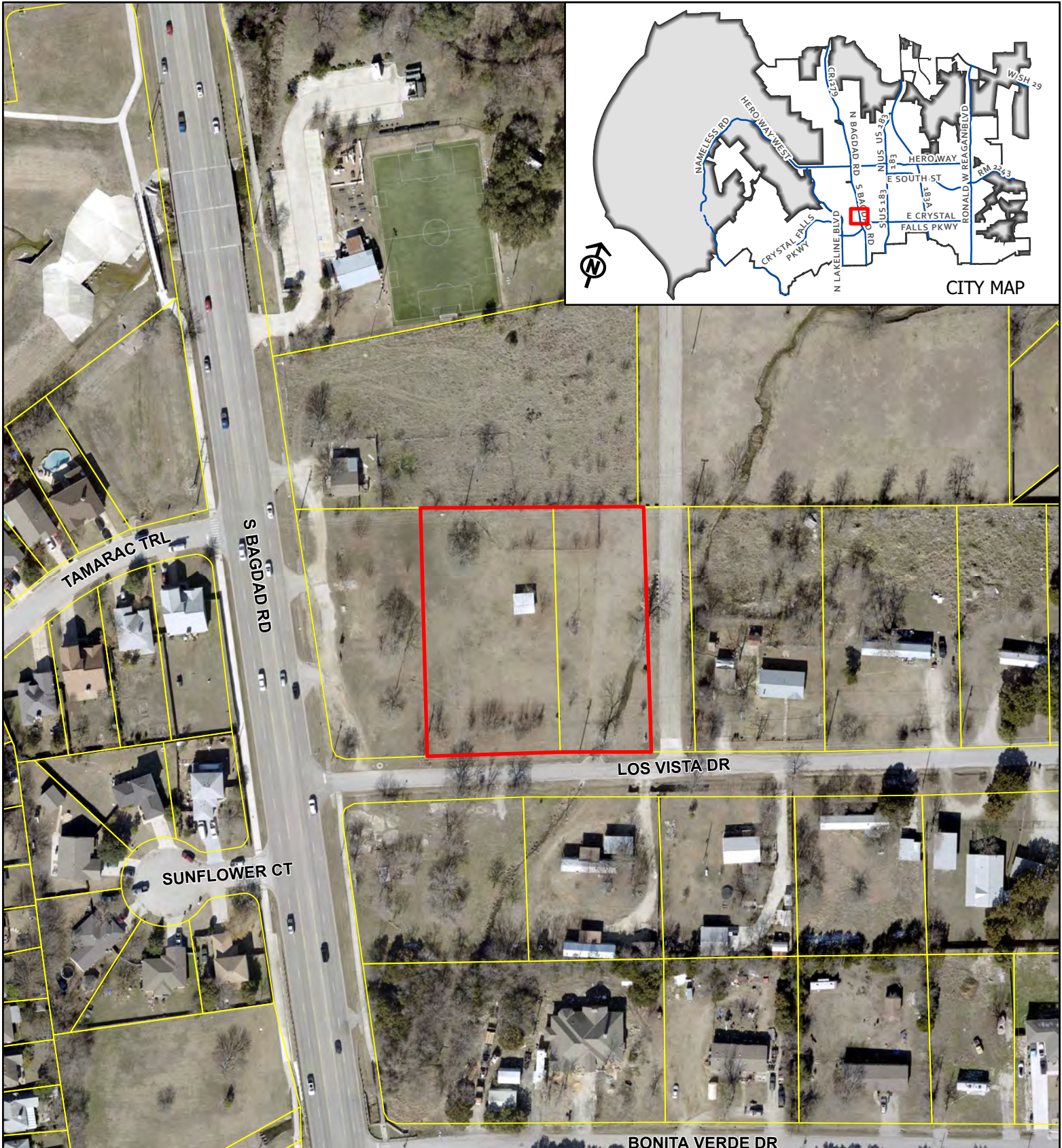
Proposed Zoning Map

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- Leander City Limits
- Leander ETJ
- Subject Area
- SFU - Single-Family Urban

- SFU/MH - Single-Family Urban/Manufactured Home
- LC - Local Commercial
- GC - General Commercial
- PUD - Multi-Family
- PUD - General Commercial





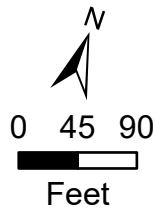
CASE: 21-Z-037

ATTACHMENT #6

Los Vista
Gas Station

Aerial Map

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-  Leander City Limits
-  Leander ETJ
-  Subject Area

Letter of Intent

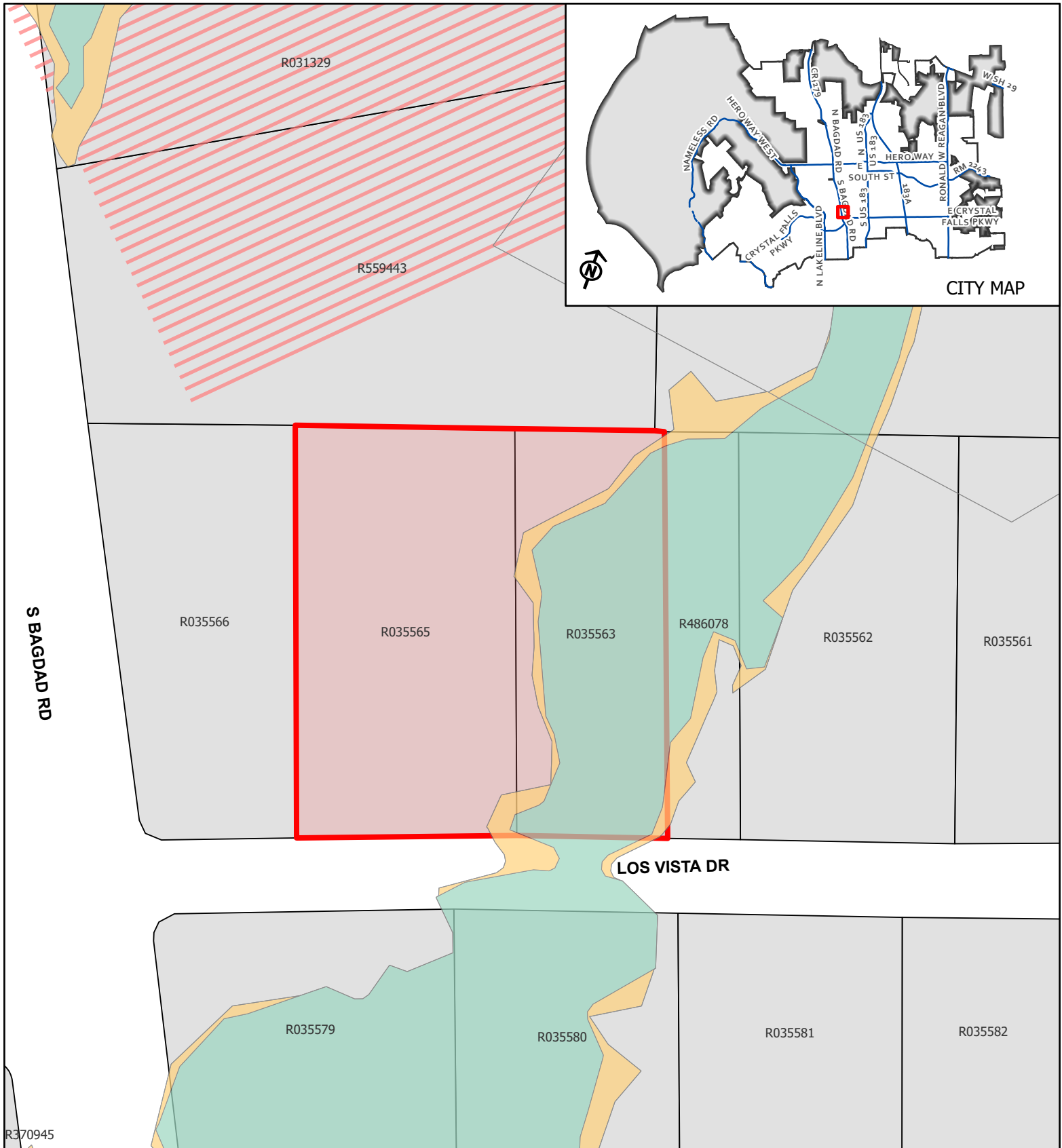
10-11-2021

The existing 1.566 acre tract is made up of 2 lots with 2 different zoning use classifications. Currently Lot 34 is zoned Local Commercial, and Lot 33 is zoned Single Family Residential / Manufactured Homes. The rezoning proposes that the west half of Lot 34 be zoned GC-3-C and Lot 33 and the east half of Lot 34 be zoned as LC-2-B.

The existing land is mostly vacant with an asphalt and gravel drive with access to the tract from Los Vista. Lot 34 contains a small metal shed that is shown on the survey attached with this application. Lot 33 is vacant with the western 100' of the lot inside our plat boundary and the eastern 50' of the lot has been made into an access easement and not part of our project.

The proposed site will divide the existing zoning of the 2 lots. The project will facilitate a gas station with a convenient store as part of the same business. The eastern zone will be used for detention for drainage purposes.

Matthew Sigmon

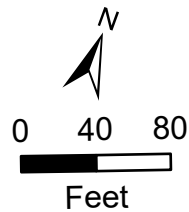


CASE: 21-Z-037

LOS VISTA
GAS STATION

Floodplain Map

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- Subject Area
- Leander City Limits
- ETJ
- AE
- .2 PCT ANNUAL CHANCE FLOOD HAZARD, X
- AREA OF MINIMAL FLOOD HAZARD, X

Texas Land Maps
2205 San Felipe St
Houston, TX 77019

9-30-2021

**Neighborhood Communication Letter for:
Landowners within 500' of proposed zoning change application**

Dear Landowner,

The owners of a nearby property, located at 1107 and 1109 Los Vista Drive, have applied to change the zoning of their property. Their intent is to develop the land to accommodate a Gas Station with a small convenient store on the west half of the tract and provide a detention reserve for a detention pond on the east side of the tract. Currently the vacant tract is zoned Local Commercial on the west side and Single Family Residential / Manufactured Homes on the east side.

The owner believes that developing the land for a "Gas Station with Convenient Store" is the best use of the land and will best serve the surrounding community. Texas Land Maps has been retained to complete the zoning change and will act as the applicant with the City of Leander Planning Department through the zoning change process.

You may contact **Matthew Sigmon with Texas Land Maps at 713-298-9987** should you have any questions or concerns.

Thank you,

Matthew Sigmon
Texas Land Maps
713-298-9987
Matthew@texaslegalmedia.com

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING TWO PARCELS OF LAND FROM LC-2-B (LOCAL COMMERCIAL) AND SFU/MH-2-B (SINGLE-FAMILY URBAN/MANUFACTURED HOMES) TO GC-3-C (GENERAL COMMERCIAL) AND LC-2-A (LOCAL COMMERCIAL); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

SECTION 3. Applicability. This ordinance applies to the following parcel of land, which is herein referred to as the "Property". That certain parcels of land being including 1.566 acres $\pm$; being more particularly described in Exhibit "A"; generally located to the northeast of the intersection of Bagdad Road and Los Vista Drive; identified by Williamson Central Appraisal District tax identification numbers R035565 and R035563; more particularly described in Instrument Number 2021026138 recorded in the Official Public Records of Williamson County, Texas.

SECTION 4. Property Rezoned. The Zoning Ordinance is hereby amended by changing the zoning district for the Property from LC-2-B (Local Commercial) and SFU/MH-2-B (Single-Family/Manufactured Home) to GC-3-C (General Commercial) and LC-2-A (Local Commercial) as shown in Exhibit "A".

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

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

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

PASSED AND APPROVED on First Reading this the 3rd day of March, 2022.
FINALLY PASSED AND APPROVED on this the 17th day of March, 2022.

ATTEST:

THE CITY OF LEANDER, TEXAS:

Dara Crabtree, City Secretary

Christine DeLisle, Mayor



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

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

January 27, 2022 at 7:00 PM



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

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

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

1. Call to Order at 7:00 pm.
2. Roll Call. Reflected all present.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the January 20, 2022 meeting
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

Motion made by Commissioner Ron May, seconded by Vice Chair Donnie Mahan to approve Consent agenda items 6-9.

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

7 - 0 Passed

6. Approval of Subdivision Case 21-SFP-001 regarding SJ&A River Addition Short Form Final Plat on two parcels of land approximately 9.412 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District R549158 and R032202; generally located west of Ronald W. Reagan Blvd. and east of Arapaho Mountain Pass, Leander, Williamson County, Texas.

7. Approval of Subdivision Case 11-SFP-001 regarding Crystal Village Phase One Short Form Final Plat on portions of four parcels of land approximately 17.315 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R432786, R031200, R080605, and R031201; generally located to the southeast of the intersection of E Crystal Falls Pkwy and 183A Toll Road, Leander, Williamson County, Texas.
8. Approval of the Subdivision, Site Development, and Dry Utility Application Forms pursuant to Article IX, Section 9 (a) (1) c. of the Composite Zoning Ordinance; Leander, Williamson & Travis Counties, Texas.
9. Approval of Minutes.

PUBLIC HEARING: ACTION

10. Chair Cosgrove opened a Public Hearing at 7:01 pm and consider action regarding Zoning Case 21-Z-026 to amend the current zoning of SFU/MH-2-B (Single-Family Urban/Manufactured Home) to create the Sky Heights PUD (Planned Unit Development) with a base zoning of SFT-2-B (Single-Family Townhouse) on one parcel of land approximately 2.68 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R036438; legally described as Lot 3, Blk A, Leander Heights Section 2; and more commonly known as 415 Lion Dr, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The public hearing closed at 7:07 pm.

- Discuss and consider action regarding Zoning Case 21-Z-026 as described above.

Motion made by Commissioner Laura Lantrip, seconded by Commissioner Deirdre Moss

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

7 - 0 Passed

11. Chair Cosgrove opened a Public Hearing at 7:13 pm and consider action regarding Zoning Case 21-Z-037 to amend the current zoning of LC-2-B (Local Commercial) and SFU/MH-2-B (Single-Family Urban/Manufactured Home) to GC-3-C (General Commercial) and LC-2-A (Local Commercial) on two parcels of land approximately 1.5660 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R035565 and R035563; and addressed as 1007 and 1009 Los Vista Drive, Williamson County, Texas. No one spoke in favor or opposition of the request. The public hearing closed at 7:18 pm.

- Discuss and consider action regarding Zoning Case 21-Z-037 as described above.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Laura Lantrip

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

7 - 0 Passed

12. Chair Costrove opened a Public Hearing at 7:23 pm and consider action regarding Zoning Case 21-Z-040 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to LO-2-B (Local Office) on eight parcels of land approximately 27.99 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031590, R031591, R031592, R031594, R031595, R508113, R508114, and R508115; and addressed as 3250 Hero Way, Leander, Williamson County, Texas. Denise Lewis, 3336 Hero Way Leander, TX 78641 was opposed to this item. Charles Hoskins, 3350 Hero Way Leander, TX 78641 was opposed to this item. The public hearing closed at 7:29 pm.

- Discuss and consider action regarding Zoning Case 21-Z-040 as described above.

Motion made by Commissioner Gary Hampton, Jr., seconded by Vice Chair Donnie Mahan

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

7 - 0 Passed

13. Chair Cosgrove opened a Public Hearing at 7:37 pm and consider action regarding Zoning Case 21-Z-041 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to GC-3-C (General Commercial) on two parcels of land approximately 22.039 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031358 and R602142; and addressed as 8622 183A Toll Road, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The public hearing closed at 7:42 pm.

- Discuss and consider action regarding Zoning Case 21-Z-041 as described above.

Motion made by Commissioner Ron May, seconded by Commissioner Laura Lantrip

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

7 - 0 Passed

14. Chair Cosgrove opened a Public Hearing at 7:45 pm and consider action regarding Zoning Case 21-Z-043 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to GC-2-B (General Commercial) on five parcels of land approximately 33.911 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R555235, R555246, R031297, R555247, R031279; and addressed as 2957, 3345, 3549, & 3919 Hero Way, Leander, Williamson County, Texas. Charles Hoskins, 3350 Hero Way Leander, TX 78641 was opposed to this item. The public hearing closed at 7:51 pm.

- Discuss and consider action regarding Zoning Case 21-Z-043 as described above.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Ron May

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

7 - 0 Passed

15. Chair Cosgrove opened a Public Hearing at 7:54 pm and consider action regarding Zoning Case 21-Z-045 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to HC-4-D (Heavy Commercial) on three parcels of land approximately 12.819 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R555216, R319481 and R031282; and addressed as 2871 Hero Way, Leander, Williamson County, Texas. Chalres Hosking, 3350 Hero Way Leander, TX 78641 was opposed to this item. The public hearing closed at 7:58 pm.
- Discuss and consider action regarding Zoning Case 21-Z-045 as described above.

Motion made by Commissioner Rick Carpenter, seconded by Commissioner Deirdre Moss

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

7 - 0 Passed

REGULAR AGENDA

16. Received a presentation from Kimley-Horn & Associates (KHA) regarding the draft land use assumptions and capital improvements plan for the 2022 Roadway Impact Fee Study.
17. Adjournment at 8:47 pm.

APPROVED:

CHAIRMAN COSGROVE

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
03/17/2022

AGENDA SUBJECT:

Approval of amendment to Task Order KFA-56 with K Friese & Associates, Inc., for professional services for design of an additional, redundant treatment module at the Sandy Creek Water Treatment Plant (SCWTP), CIP Project W.69, in the amount of \$491,483.00; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:

The existing six (6) treatment modules at the SCWTP are designed to have a treatment efficiency between ninety (90%) percent and ninety-five (95%) percent, resulting in a potential finished water treatment production between 10.8 and 11.3 million gallons per day (mgd). The addition of a seventh (7th) treatment module will be used to supplement production during the clarifier rinse and filter backwash sequences and allow the SCWTP to obtain its permitted treatment capacity of 12.0 mgd. The additional treatment module will also improve the reliability and redundancy of the SCWTP.

HISTORY/TIMELINE:

Task Order KFA-56 was approved by Council on August 5, 2021 for the preliminary engineering, design, bidding, and construction management phases of the SCWTP residuals management improvements. This task order also included a preliminary engineering analysis of the addition of a redundant treatment module or modules.

On March 3, 2022 City Council passed a resolution directing publication of notice of public hearing and intention to issue combination tax revenue certificates of obligation for waterworks and sewer system improvements. Series B would include making funds available for the redundant treatment module.

The design and fee for the treatment module addition are based on a project that will be designed, bid, and constructed as one project combined with the residuals improvements project at the SCWTP.

RECOMMENDATION:

Staff recommends and respectfully requests approval for amendment to Task Order KFA-56 for design of an additional, redundant treatment module at the SCWTP; and authorize the City Manager to execute any and all necessary documents.

PRESENTER:

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

Fiscal Impact

<u>Amount requested:</u>	\$491,483.00
<u>Approved in current budget (Yes / No):</u>	Yes
<u>Expenditure (New / Amended):</u>	Amended
<u>Recurring or one-time:</u>	One-time
<u>Fund source (Operating / Utility / etc.):</u>	Utility Fund CIP: 27-08-8365

Attachments

1. Amendment to Task Order KFA-56
2. Sandy Creek WTP Treatment Module Addition Proposal

TASK ORDER AMENDMENT FOR PROFESSIONAL SERVICES

AMENDMENT NO. 1 TO TASK ORDER KFA-56

This will constitute authorization by the City of Leander, Texas (Owner), for K Friese & Associates, Inc., Austin, Texas (Engineer), to proceed with the following described engineering services.

CITY OF LEANDER **SANDY CREEK WTP RESIDUALS MANAGEMENT IMPROVEMENTS**

A. AMENDMENT DESCRIPTION

Amendment to add an additional treatment module to the existing Sandy Creek Water Treatment Plant that will improve plant reliability and allow for increased overall treatment capacity to its full 12.0 MGD rated capacity for extended periods of time. Design will be in conjunction with the proposed Residuals Management Improvements.

B. SCOPE OF SERVICES

KFA will provide services per the attached Scope of Services.

C. BASIS OF COMPENSATION

We propose to perform the work in this amendment on an hourly basis not to exceed \$491,483.00.

D. TIME FOR COMPLETION

The proposed design schedule is attached.

APPROVED:

CITY OF LEANDER, TEXAS

By _____

Title _____

Attest _____

Date _____

ACCEPTED:

K FRIESE & ASSOCIATES, INC.

By _____

Dale Murphy, P.E.
Vice President

Attest _____

Date _____

SCOPE OF SERVICES

SANDY CREEK WATER TREATMENT PLANT TREATMENT MODULE ADDITION

The objective of this project is to add one additional treatment module to improve the reliability and obtain the rated 12.0 million gallons per day (MGD) treatment capacity of the Sandy Creek Water Treatment Plant (SCWTP) by supplementing the operation of the treatment modules while modules are inoperable due to clarifier rinses and backwashes.

The SCWTP was commissioned in 2001 with a capacity of 4.0 MGD. The SCWTP was expanded to 6.0 MGD in 2006 and then expanded to 12.0 MGD in 2018. Although the SCWTP has a rated capacity of 12.0 MGD, the facility has never been able to obtain an average daily flow (ADF) near the rated capacity. The plant struggles to obtain a consistent ADF above 9.0 MGD, and a single peak daily flow of 10.5 MGD. As the water demand for the City of Leander (Client) continues to grow along with the population, the ability to regularly obtain the rated capacity is crucial.

K Friese + Associates (KFA) prepared the Sandy Creek Surface Water Treatment Plant Treatment Module Addition Technical Memorandum (TM) that provided the City with an understanding of the requirements for the treatment module addition. The following Scope details the items that are included in the design and construction phases of this project based on the recommendations in the TM. The scope and fee are based on a Project that will be designed, bid and constructed as one project combined with the Residuals Improvements Project at the SCWTP.

SCOPE

A. TREATMENT MODULE ADDITION – DESIGN

I. DESIGN PHASE (NOT-TO-EXCEED): The design is based on the recommendations included in the Sandy Creek Surface Water Treatment Plant Treatment Module Addition Technical Memorandum.

1. Project Management/Administration – This task includes monitoring budgets and schedules, communications, and other tasks directly associated with the project.
2. Project Design Meetings – KFA will hold regular project team meetings with our Staff and subconsultants as necessary to coordinate the design effort.
3. City of Leander Meetings – KFA will prepare for and attend meetings with City of Leander staff to monitor the design progress and to review plans as they are prepared. As the design of the project is being performed on an accelerated schedule, the design meetings will be held on an as needed basis to keep the City abreast of design progress and receive input on the design on an ongoing basis. Preliminary design submittals to the City are not anticipated, but rather the design team and City Staff will stay in close contact throughout the design.
4. Drawings – Preparation of the drawings and plan sheets as necessary to permit and construct the improvements. Table 1 summarizes the list of anticipated drawings that will be added or modified for the treatment module addition.

SCOPE OF SERVICES

SANDY CREEK WATER TREATMENT PLANT TREATMENT MODULE ADDITION

Table 1: Drawing List

Drawing		Notes
G2	List of Drawings	1
C2	Proposed Site Plan	1
C3	Paving and Grading Plan	1
C6	Yard Piping Plan	1
C7	Storm Water Pollution Prevention Plan	
C8	Enlarged Paving and Grading Plan I	
C9	Enlarged Paving and Grading Plan II	
C10	Drainage Area Plans and Calculations	1
C11	Detention Pond Modification Plan	
C12	Detention Pond Modification Sections	
C13	Yard Piping Profiles and Sections III	
C14	Yard Piping Profiles and Sections IV	
A8	Treatment Building Expansion Floor Plan	1
A9	Fire Life Safety and Code Information	1
A10	Treatment Building Expansion Door, Window and Finish Schedule	1
A11	Treatment Building Expansion Ceiling Plan	
A12	Treatment Building Expansion Building Roof Plan	
A13	Treatment Building Expansion Exterior Elevations	1
A14	Treatment Building Expansion Sections	
A15	Treatment Building Expansion Wall Sections	
E3	Electrical Site Plan – WTP Site	1
E16	Treatment Units Power and Control Plan	1
E17	Electrical MCC One-Line	1
E18	Electrical MCC Elevation	
E19	Electrical Panel Board Schedule – Treatment Building Expansion	
E20	Electrical Conduit and Wire Schedule	
E21	Electrical Control Schematic	1
H5	Treatment Building Expansion HVAC Plan	1
H6	Treatment Building Expansion HVAC Details	1
H7	Treatment Building Expansion HVAC Schedules	1
I13	Treatment Unit P&ID I	1
I14	Treatment Unit P&ID II	1
I15	Instrumentation Control Panel Elevations IV	
P1	Treatment Building Expansion Plumbing Plan	1
P2	Treatment Building Expansion Plumbing Details	
M13	Treatment Building Expansion Overall Plan	1
M14	Treatment Building Expansion Enlarged Plan I	1
M15	Treatment Building Expansion Enlarged Plan II	1
M16	Treatment Building Expansion Enlarged Plan III	1
M17	Treatment Building Expansion Sections I	1
M18	Treatment Building Expansion Sections II	1
M19	Treatment Building Expansion Sections III	
M20	Treatment Building Expansion Sections IV	
S12	Treatment Building Expansion Foundation Plan	1
S13	Treatment Building Expansion Enlarged Plan	
S14	Treatment Building Expansion Foundation Sections	
ZC4	Civil Details IV	
ZM6	Mechanical Details VI	

Notes: 1 – Included in 60% Submittal

5. Technical Specifications – Preparation of Contract Documents for project to include technical specifications and front end documents. KFA will coordinate with the City of Leander to incorporate front end and contract documents.

SCOPE OF SERVICES
SANDY CREEK WATER TREATMENT PLANT TREATMENT MODULE ADDITION

6. 60% Design Submittals - KFA will provide a 60% submittal to the City of Leander to include the 60% complete plans and EOPCC for the proposed project. KFA will provide up to 3 hard copies of each as well as electronic copies (PDF).
7. 100% Design Submittals - KFA will provide a 100% submittal to the City that includes the plans, specification, and EOPCC for the proposed project. KFA will provide up to 3 hard copies of each as well as electronic copies (PDF).
8. The EOPCC will be developed in general conformance with the guidelines developed by the Association for the Advancement of Cost Engineering (AACE) for a Class 3 Estimate.
9. Quality Assurance/Quality Control – The QA/QC task includes review of the work at various stages of progress as well as review of all materials to be submitted.
10. KFA will prepare a Final Design Report documenting the final design of the project.

II. SUPPLEMENTAL SERVICES (NOT-TO-EXCEED)

1. Equipment Procurement – KFA will work with the City to specify the equipment that may be prepurchased in advance of bidding the construction of the project to ensure that they will be delivered in time to meet the schedule goals of the project. Anticipated equipment includes the treatment unit. KFA will prepare a procurement package to procure the equipment during the design phase.
2. Geotechnical Engineering Services - TSIT will perform the work as outlined in their attached Scope of Services, including the additional geotechnical borings and investigations required for the design of the proposed Treatment Building Expansion.
3. Texas Commission on Environmental Quality Approval: KFA will conduct a project review meeting and submit plans and specifications to TCEQ documenting the project and address any comments or requests for additional information typically necessary for construction approval.
4. Building Permitting: KFA will prepare and submit plans for review through the City of Leander and Travis County Site Permitting process. Review fees and permitting fees will be paid by the City of Leander.
5. Texas Accessibility Standards Review: KFA will submit the building plans for architectural barriers review by the Texas Department of Licensing and Regulation.

SCOPE OF SERVICES
SANDY CREEK WATER TREATMENT PLANT TREATMENT MODULE ADDITION

B. BID & CONSTRUCTION PHASE

- I. BID PHASE SERVICES (NOT-TO-EXCEED):* The scope is based on obtaining construction bids through a public bid phase for a single project that includes the treatment module addition and residuals management.
 1. KFA will assist the City of Leander during the Bid Phase with contract document distribution, conducting the pre-bid conference and bid opening, and providing assistance throughout the bidding process. Services during the bid phase will include:
 - a. Attend pre-bid conference. KFA will attend the pre-bid conference document any questions and any responses provided at the meeting, and issue a follow-up addendum if necessary.
 - b. Interpret plans and specifications and draft addenda, as necessary, for issuance by the City of Leander. One (1) additional addendum has been assumed for budgeting purposes.
 - c. Attend bid-opening, prepare bid tabulation and issue a recommendation for award. KFA will attend the public bid opening. After receipt of bids, KFA will tabulate the bids in unit price format. KFA will evaluate the bids for responsiveness, meet with the low bidder if necessary, and issue a recommendation of award to the City of Leander.
- II. CONSTRUCTION PHASE SERVICES (NOT-TO-EXCEED):* The scope is based on providing construction phase services for one construction project.
 1. KFA will assist the City of Leander with contract administration during the construction phase of the project. We understand the City of Leander will provide required construction inspection services and have assumed that the construction duration will be increased by approximately 6 months. KFA's services will include:
 - a. Overall internal project management.
 - b. Construction docs reproduction and distribution. KFA will incorporate addenda items in the construction plans as appropriate and reproduce and distribute the documents.
 - c. Attend pre-construction conference. KFA will attend a pre-construction conference with the City of Leander, Contractor, and other parties as appropriate, and prepare the meeting minutes.
 - d. Attend regular construction meetings. KFA will attend regular construction meetings with the City of Leander, Contractor, and other parties as appropriate, including preparing the meeting minutes. For budgeting purposes, we have assumed 6 additional meetings.
 - e. Site Visits. KFA will visit the site (6 additional visits) to check the progress of the work and verify general conformance with the project plans and technical specifications.
 - f. Submittal Review. KFA will maintain a log of all Contractor submittals, track review progress, review and approve submittals, and distribute submittals to the appropriate parties.
 - g. Pay Estimate Review. KFA will review the Contractor's pay estimates (6 additional) after approval by the on-site Inspector and make recommendations for payment.

SCOPE OF SERVICES

SANDY CREEK WATER TREATMENT PLANT TREATMENT MODULE ADDITION

- h. Preparation of Change Orders. KFA will review all Contractor's requests for Change Orders and prepare Change Orders as appropriate. For budgeting purposes we have assumed two (2) change orders.
- i. Provide answers to requests for information (RFI's) from Contractor as related to possible conflicts and clarifications needed between plans and specifications. Fifteen (15) RFI's have been assumed.
- j. Contract Close-out. KFA will attend a final project walk-thru, document "punch list items", and issue an Engineer's Concurrence for Project Acceptance letter. KFA will also notify TCEQ and other jurisdictional agencies of project completion.

III. CONSTRUCTION PHASE SUPPLEMENTAL SERVICES – (NOT TO EXCEED)

- 1. Conformed Construction Documents – KFA will incorporate all the changes made to the drawings and specification via addendums and create a conformed set of contract documents.
- 2. Startup Assistance – KFA will provide onsite assistance during equipment startup to assist with operational adjustments needed to optimize the process. A duration of one month is anticipated.
- 3. Record Drawings. KFA will use the Contractor's redline as-built drawings to document as-built conditions in the final record drawings. KFA will supply the City of Leander with one set of reproducible record drawings and provide one set of record drawings in electronic format.
- 4. One-Year Warranty Inspection – KFA will conduct a warranty inspection 12 months after the substantial completion and identify warranty items to be completed by the Contractor.

SCHEDULE

The additional scope will increase the design schedule of the combined project. An additional 3 months will be required.

FEE

The fee for the scope of services is summarized in Table 2.

SCOPE OF SERVICES
SANDY CREEK WATER TREATMENT PLANT TREATMENT MODULE ADDITION

Table 2: Fee Summary

Task	KFA Hours	KFA Labor	Sub Contractors	Expenses	Fee
Treatment Module Addition Design Phase	1,584	\$226,238	\$89,167	\$3,000	\$318,405
<i>Opinion of Probable Construction Cost</i>	46	\$6,774	\$3,250	\$0	\$10,024
<i>Project Manual & Specifications</i>	84	\$11,424	\$7,450	\$500	\$19,374
<i>Drawings</i>	1,170	\$157,420	\$68,100	\$750	\$225,520
<i>Final Design Report</i>	74	\$9,580	\$0	\$0	\$9,580
<i>City of Leander Progress Meetings (1)</i>	36	\$2,200	\$0	\$750	\$2,950
<i>Coordination Team Meetings (4)</i>	12	\$1,980	\$2,000	\$0	\$3,980
<i>Quality Assurance / Quality Control</i>	64	\$13,680	\$3,250	\$500	\$17,430
<i>Project Management & Controls</i>	120	\$23,180	\$5,117	\$500	\$28,797
Treatment Module Addition Supplementary Services	161	\$21,731	\$1,522	\$2,950	\$24,103
<i>Equipment Procurement</i>	108	\$13,790	\$0	\$350	\$14,140
<i>Geotechnical Investigation</i>	3	\$525	\$1,522	\$0	\$2,047
<i>TCEQ Meetings and Approvals</i>	20	\$3,456	\$0	\$300	\$3,756
<i>Building Permit Review</i>	20	\$2,580	\$0	\$200	\$2,780
<i>TDLR Review</i>	10	\$1,380	\$0	\$0	\$1,380
Bid Phase	60	\$8,900	\$4,000	\$0	\$12,900
<i>Project Management & Controls</i>	10	\$1,650	\$700	\$0	\$2,350
<i>Assist with developing pre-bid presentation</i>	6	\$1,125	\$0	\$0	\$1,120
<i>Contractor's Questions</i>	22	\$3,050	\$3,300	\$0	\$6,350
<i>Addenda</i>	18	\$2,410	\$0	\$0	\$2,410
<i>Bid Evaluation & Award Recommendation</i>	4	\$670	\$0	\$0	\$670
Construction Phase	570	\$80,905	\$22,600	\$1,250	\$104,755
<i>Project Management & Controls</i>	48	\$9,600	\$800	\$150	\$10,550
<i>Preconstruction Conference</i>	4	\$670	\$500	\$0	\$1,170
<i>Submittal Review - 90</i>	195	\$27,000	\$13,800	\$0	\$40,800
<i>Site Visits/Progress Meetings - 15</i>	66	\$8,110	\$1,800	\$800	\$10,710
<i>Review Monthly Pay App & Redlines - 16</i>	24	\$3,240	\$0	\$0	\$3,240
<i>Requests for Information</i>	132	\$17,890	\$2,800	\$0	\$20,690
<i>Requests for Proposal/Change Orders</i>	89	\$12,415	\$1,500	\$0	\$13,915
<i>Substantial & Final Walk Through</i>	12	\$1,980	\$1,400	\$300	\$3,680
Construction Supplementary Services	184	\$25,720	\$0	\$2,100	\$31,320
<i>Conformed Construction Documents</i>	18	\$2,210	\$0	\$350	\$2,560
<i>Startup Services</i>	88	\$13,640	\$0	\$1,500	\$15,140
<i>Record Drawings</i>	66	\$7,890	\$0	\$0	\$11,390
<i>One-Year Warranty Inspection</i>	12	\$19,80	\$0	\$250	\$2,230
Project Total	2,559	\$363,494	\$120,789	\$7,200	\$491,483

**TABLE 5: FEE SUMMARY
CITY OF LEANDER
SANDY CREEK WATER TREATMENT PLANT TREATMENT MODULE ADDITION**

Task	Advisor / Quality	Manager / Technical	Senior Engineer	Project Engineer	Graduate EIT	CADD Technician	Office Clerk	Total Labor	KFA Total Labor Cost	Subconsultants						Total Sub- Consultant Cost	Expenses Cost	Total Cost
	Hours	Hours	Hours	Hours	Hours	Hours	Hours			Architect Cost	Structural Cost	Elect. & Inst. Cost	Building MEP Cost	Survey Cost	Geotech Cost			
	\$ 260.00	\$ 225.00	\$ 216.00	\$ 160.00	\$ 110.00	\$ 110.00	\$ 75.00											
Design Phase - Treatment Module Addition	86	182	148	100	514	482	72	1584	\$226,238	\$25,000	\$8,667	\$38,700	\$16,800	\$0	\$0	\$89,167	\$3,000	\$318,405
Bid Phase	0	16	0	12	24	4	4	60	\$8,900	\$1,500	\$500	\$1,300	\$700	\$0	\$0	\$4,000	\$0	\$12,900
Construction Phase Services	0	115	0	129	256	28	42	570	\$80,905	\$10,000	\$1,700	\$8,400	\$2,500	\$0	\$0	\$22,600	\$1,250	\$104,755
Base Services Totals	86	313	148	241	794	514	118	2214	\$316,043	\$36,500	\$10,867	\$48,400	\$20,000	\$0	\$0	\$115,767	\$4,250	\$436,060
Design Phase Supplemental Services																		
Equipment Procurement - Expansion	2	6	0	24	60	8	8	108	\$13,790	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$350	\$14,140
Geotechnical Investigations	0	2	0	0	0	0	1	3	\$525	\$0	\$0	\$0	\$0	\$0	\$1,522	\$1,522	\$0	\$2,047
TCEQ Meeting and Approval - Treatment Module Addition	0	6	6	0	6	0	2	20	\$3,456	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300	\$3,756
Building Permit Review	0	1	0	6	12	0	1	20	\$2,580	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200	\$2,780
TDLR Review - Treatment Module Addition	0	1	0	4	4	0	1	10	\$1,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,380
Construction Phase Supplemental Services																		
Conformed Documents	0	2	0	0	8	8	0	18	\$2,210	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$350	\$2,560
Startup Assistance	0	24	0	24	40	0	0	88	\$13,640	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$15,140
Record Drawings	0	2	0	8	16	40	0	66	\$7,890	\$500	\$500	\$0	\$2,500	\$0	\$0	\$3,500	\$0	\$11,390
One Year Warranty Inspection	0	4	0	4	4	0	0	12	\$1,980	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$2,230
Supplemental Services Totals	2	48	6	70	150	56	13	345	\$47,451	\$500	\$500	\$0	\$2,500	\$0	\$1,522	\$5,022	\$2,950	\$55,423
Total Base + Supplemental Services	88	361	154	311	944	570	131	2559	\$363,494	\$37,000	\$11,367	\$48,400	\$22,500	\$0	\$1,522	\$120,789	\$7,200	\$491,483

Project Schedule
Sandy Creek WTP Residual Improvements and Treatment Module Addition
City of Leander

ID	Task Name	Start	Finish	Qtr 3, 2021 Jul	Qtr 4, 2021 Aug	Qtr 1, 2022 Sep	Qtr 2, 2022 Oct	Qtr 3, 2022 Nov	Qtr 4, 2022 Dec	Qtr 1, 2023 Jan	Qtr 2, 2023 Feb	Qtr 3, 2023 Mar	Qtr 4, 2023 Apr	Qtr 1, 2024 May	Qtr 2, 2024 Jun
1	Notice to Proceed	Mon 8/16/21	Mon 8/16/21	◆ 8/16											
2	Preliminary Design	Mon 8/16/21	Wed 1/12/22	8/16			1/12								
25	Technical Memorandum Submittal to Leander	Thu 1/13/22	Thu 1/13/22			◆ 1/13									
26	Leander Review	Fri 1/14/22	Thu 1/27/22			1/14	1/27								
27	TCEQ Review	Fri 4/15/22	Thu 6/9/22												
28	60% Design	Wed 2/23/22	Fri 7/29/22			2/23				7/29					
29	Develop 60% Submittal	Wed 2/23/22	Fri 7/29/22			2/23				7/29					
30	Residual Improvements	Wed 2/23/22	Tue 5/17/22			2/23				5/17					
40	Treatment Module Addition	Fri 4/1/22	Fri 7/29/22			4/1				7/29					
54	60% Submittal to Leander	Fri 7/29/22	Fri 7/29/22					◆ 7/29							
55	Leander Review	Mon 8/1/22	Fri 8/12/22			8/1	8/12								
56	100% Design	Mon 8/15/22	Fri 10/28/22			8/15				10/28					
57	Develop 100% Submittal	Mon 8/15/22	Fri 10/28/22			8/15				10/28					
63	Submittal to Leander	Fri 10/28/22	Fri 10/28/22					◆ 10/28							
64	Leander Review	Mon 10/31/22	Fri 11/11/22					10/31	11/11						
65	TCEQ Review	Mon 10/31/22	Fri 12/30/22					10/31		12/30					
66	Bid Ready Documents	Mon 1/2/23	Tue 1/31/23							1/2	1/31				
69	Submittal to Leander	Tue 1/31/23	Tue 1/31/23							◆ 1/31					

1005
EAST ST. ELMO ROAD
BUILDING 4



AUSTIN
TEXAS 78745
USA

February 9, 2022

Dale Murphy, PE
K. Friese + Associates
Vice President
1120 S. Capital of Texas Highway, CityView 2, Suite 100
Austin, TX 78746

RE: Proposal for Professional Design Services - Sandy Creek Water Treatment Plant - Treatment Module Addition
Fuse project number 21-0300

Dear Dale,
fuseARCH Studio, PLLC d/b/a Fuse Architecture Studio ("Fuse or "Architect") is pleased to present this Professional Services Agreement ("PSA") to K. Friese + Associates ("Client") for professional services for the Sandy Creek Water Treatment Plant Buildings ("Project"). This PSA includes General Terms and Conditions which are attached to, and incorporated in, this PSA. The PSA and the General Terms and Conditions are referred to as the "Agreement."

PROJECT DESCRIPTION

The project will include a pre-engineered metal building addition with metal roof, stone façade and metal panels to match the existing building.

1. Treatment Module Building Addition – 4,300 sf matching existing building.

SCOPE OF SERVICES

ARCHITECTURE & DESIGN MANAGEMENT:

Design and Documentation Phase

- Develop architectural plans (new floor plan, roof plan, elevations and details)
- Develop specifications for architectural materials
- Schematic Design – (1) scheme and (1) revision
- Interior & Exterior Palette – (1) scheme and (1) revision each
- Provide Architect of Record design services
- Perform code research and publish code analysis
- Submit required portions of the project for required TAS (State accessibility) review – reimbursable expense
- Submit completed Issue for Construction package to expeditor for permitting and coordinate
- Respond to any questions or comments provided by plan review

Construction Administration Services (limited) – Hourly Fee

- Prepare responses to architectural RFIs and provide clarifications.
- Review architecture submittals only.
- (2) site visits and (1) substantial completion visit for a contractor documented punch list.

NOTES:

1. All engineering required will be provided by others.
2. Time spent in excess of the allotted hourly estimate will be charges at our hourly rate.

PROFESSIONAL FEES - For the services noted above, we propose a fee of:

Design/ CD/ CA				
1	Design Phase			\$25,000
2	Bid Phase			\$1,500
3	Construction Phase Services - hourly	70	\$150.00	\$10,500
TOTAL				\$37,000

Fee Notes:

1. Work will be performed for a Lump Sum amount to be invoiced monthly on a percentage-of-complete basis.
2. A limited amount of reimbursable expenses will be added the fees above. Reimbursable expenses will be invoiced at cost +10% and may include:
 - a. Vehicle mileage: Invoiced at current IRS allowable amount per mile.
 - b. Printing, shipping & delivery fees.
 - c. Air fare, meals, lodging & vehicle rental expenses for travel outside the State of Texas.
 - d. TAS Review Fees.
3. We reserve the right to negotiate additional fees if the scope of work changes significantly, the schedule is extended or reimbursable expenses exceed our estimate.

ADDITIONAL SERVICES

Any services beyond the Services outlined above shall be considered Additional Services, and subject to additional compensation.

The following hourly rates shall apply to the fees described herein and any Additional Services provided by Architect. The rates set forth below shall be adjusted in accordance with the normal salary review practices of the Architect.

Hourly Rates

Fuse Architecture Studio

Principal Architect:	\$220
Senior Manager:	\$185
Project Manager:	\$175
Senior Architect:	\$165
Project Architect:	\$150
Staff Architect:	\$125
Intern Architect:	\$115

DELIVERY of SERVICE

The Architect's services will be performed as expeditiously as is consistent with professional practice. Architect and Client will jointly develop a reasonable schedule for preparation of the Documents (as that term is defined in the General Terms and Conditions). This schedule shall allow an appropriate amount of time for each phase of Architect's services. Architect, however, shall not have any liability in the event of any deviations from the schedule. Architect and Client will exercise reasonable efforts to coordinate with each other and Client's other consultants for the Project in order to avoid unreasonable delay in the orderly and sequential progress of services.

ADDITIONAL PROVISIONS

The Client shall be the general administrator of the professional services for the Project, and shall facilitate the exchange of information among Client's consultants, including Architect. Except as stated below, all written communications between the Architect and Owner, Contractor or Client's other consultants for the Project shall be forwarded through the Client or will include Client as a recipient of a copy of such written communications. Architect may communicate directly with Client's consultants in connection with the development of the Documents.

We appreciate the opportunity to provide architectural services on the Project. If there are any questions regarding the PSA or the General Terms and Conditions of this Agreement, please do not hesitate to call. Please sign and return this original Agreement, including the General Terms and Conditions, and keep a copy for your file. Any verbal or written authorization by Client to proceed with any services, whether Basic or Additional, under this Agreement shall include all of the terms of this Agreement.

Sincerely,



Beth Guillot, AIA, LEED AP BD+C
Principal/ Owner

Accepted by Client:

Dale Murphy, PE
K. Friese + Associates
Vice President

Date:

cc. Sheldon Buck – K. Friese + Associates, Paul Meyer – Fuse Architecture Studio, Lane Hicks - Fuse Architecture Studio, Nick Angelo - Fuse Architecture Studio

JRSA Engineering
CONSULTING ELECTRICAL ENGINEERS
6101 W Courtyard Dr, Building 1, Suite 200 ■ Austin, Texas 78730
V 512.452.8789

February 9, 2021

K. Friesse & Associates
1120 South Capital of Texas Highway
The Setting II, Suite 100
Austin, Texas 78746

Attn. Sheldon Buck, P.E.

Re: Proposal for Engineering Services
City of Leander- Sandy Creek WTP- Treatment Unit Addition and Building Expansion
Electrical & Instrumentation Design, Bid, CA Phase

Dear Mr. Buck:

JRSA proposes to provide the engineering services required to complete the electrical, instrumentation, and controls design and bid phases for the Sandy Creek WTP improvements. Our fee for design and bid phase services will be a lump sum amount of \$40,000.00. Our services will include the following:

- Coordinating with BRA and the City of Leander for SCADA system integration.
- Providing 60%, 100% Submittals and Bid Documents
- Designing an overall electrical site plan, and an enlarged building plan for the expansion.
- Designing area and structure lighting layouts.
- Designing an electrical power, lighting, and grounding for the building expansion.
- Creating a one line diagram depicting the power distribution systems expansion.
- Designing P&IDs for the system.
- Providing electrical details for the proposed electrical installations
- Providing schematic and control diagrams for the added systems.
- Providing bid phase services, including answering questions, preparing addendum items and conformed plans, and assisting in the bid process.

Construction phase services will be billed on an hourly basis, not to exceed \$8,400.00. Our rate for these services is \$140.00/ hour, and will include the following:

- Attending the pre-construction meeting
- Submittal review for electrical and instrumentation components
- Responding to Contractor RFIs
- Providing up to 4 site visits and punch lists for inspection throughout construction
- O&M manual review
- Final inspection and start-up attendance.

The fee for our design services will be invoice monthly, based on a percent completion, to K. Friesse & Associates. Our construction phase services will be billed on an hourly, monthly basis.

Thank you for your consideration. If you agree with the terms of this proposal please sign in the allocated space below and return a copy to us. We appreciate this opportunity and look forward to working with you.

Respectfully,

Accepted by: _____

JRSA Engineering

For: K. Friesse & Associates



Elizabeth Segner-Zarate, P.E.
President



PROJECT ADDITIONAL SERVICES FEE PROPOSAL

Leander Sandy Creek WTP – Additional Services for Treatment Building Expansion – Phase II CD's & CA

Date: 2/9/2022

Design Professional Firm:

Wilson & Girgenti, LLC
13785 Research Blvd Ste. 125,
Austin, TX 78750

Services Performed For:

Mr. Sheldon Buck & Mr. Dale Murphy
Senior Project Manager & Vice President
K. Friese + Associates
1120 S. Capital of Texas Hwy, CityView 2, Suite
100
Austin, TX 78746
sbuck@kfriese.com; dmurphy@kfriese.com
Office: 512.338.1704

Scope and Intent of Additional Services:

To provide MEP (Wilson & Girgenti, LLC) and Structural (Tsen Engineering) construction design documents and construction administration services to accommodate the addition of a redundant treatment module to reach a treatment capacity of 12.0 MGD. This will require an expansion of the existing Treatment Building at the existing Sandy Creek Water Treatment Plant. The anticipated EOPCC is \$5,525,000.00.

MEP Scope of Additional Services as Follows:

1. Mechanical (HVAC) Additional Design Services (H-series documents) which include:
 - A. Treatment Building expansion and additional treatment module design:
 - i. Construction drawings for the expanded Treatment Building: provide forced ventilation (supply and exhaust fans) and heating via unit heaters in the expanded treatment room, and a dedicated cooling-only unit for the electrical room. Provide details, schedules and notes as needed.
 - B. Treatment Building expansion and additional treatment module Bid & Construction Phase:
 - i. Attend a pre-bid conference, provide addendum revisions if bidding clarifications are needed and provide HVAC submittal review services. Per the original contract, we shall attend a maximum of 4 construction meetings and provide a maximum of 2 HVAC site observation reports to check the progress and conformance with the HVAC drawings and specifications for the expanded treatment building scope of work.

- ii. Record HVAC drawings for the Treatment Building expansion and additional treatment module scope of work will be provided utilizing the Contractor's redline as-built drawings to document as-built conditions in the final record drawings.
- 2. Electrical Additional Design Services (E-series documents) with include:
 - A. Treatment Building expansion and additional treatment module design:
 - i. Construction drawings for the expanded Treatment Building: Provide exterior and interior lighting and interior building general electrical power and coordinate with Process Electrical for power to major pieces of equipment and the treatment building power service in the Electrical Room. Provide electrical panelboard schedules, symbols and legends and electrical site plan.
 - ii. Drawings for power to equipment located outside of the Treatment Building (such as the backwash clarifier, sludge pumps, etc...) will be provided by Process Electrical.
 - B. Treatment Building expansion and additional treatment module Bid & Construction Phase:
 - i. Attend a pre-bid conference, provide addendum revisions if bidding clarifications are needed and provide electrical submittal review services. Per the original contract, we shall attend a maximum of 4 construction meetings and provide a maximum of 2 electrical site observation reports to check the progress and conformance with the electrical drawings and specifications for the expanded treatment building scope of work.
 - ii. Record electrical drawings for the Treatment Building scope of work will be provided utilizing the Contractor's redline as-built drawings to document as-built conditions in the final record drawings.
- 3. Plumbing Additional Design Services (L-series documents) which include:
 - A. Treatment Building expansion and additional treatment module design:
 - i. Construction drawings for the expanded Treatment Building: provide floor drains and under slab piping within the building to a point 5 feet outside of the slab for connection by Process Mechanical. Coordinate the water service to equipment in the expanded Treatment Building with Process Mechanical. Provide plumbing details, schedules and notes as needed.
 - C. Treatment Building expansion and additional treatment module Bid & Construction Phase:
 - i. Attend a pre-bid conference, provide addendum revisions if bidding clarifications are needed and provide plumbing submittal review services. Per the original contract, we shall attend a maximum of 4 construction meetings and provide a maximum of 2 plumbing site observation reports to check the progress and conformance with the plumbing drawings and specifications for the expanded treatment building scope of work.
 - ii. Record plumbing drawings for the Treatment Building scope of work will be provided utilizing the Contractor's redline as-built drawings to document as-built conditions in the final record drawings.
- 4. Our additional services design scope of work includes providing deliverable phase/submissions for 60% design and 100% design for the expanded Treatment Building. 100% design submission for treatment module additional scope shall be within 330 days from Notice to Proceed.

5. Please refer to the attached fee proposal and scope of work prepared by Tsen for structural scope of work.

Excluded Services:

1. Design of any MEP alternates shall be considered an additional service.
2. Design of scope of work not stated within this fee proposal.
3. Additional design meetings not included in the Scope of Services.
4. Additional deliverable submissions not included in the Scope of Services.
5. Additional construction meetings and site visits during construction not included in the Scope of Services.
6. Architectural drawings, Civil engineered drawings. Geotechnical survey/report.
7. Site drainage for exterior of buildings.
8. Solar power, septic, and propane systems design.
9. Parking lot site lighting.
10. Site utility provisions.
11. Building energy operating or life cycle cost analysis.
12. Energy modeling services.
13. Design of telecommunications systems including data, telephone, security, sound (audio visual, sound masking, etc...), electronic data, computer system cabling, or any low-voltage system.
14. Design of new pumps, instrumentation and controls diagrams for specialty water treatment equipment to be provided by Process Mechanical/Process Electrical.
15. Start-up assistance and one-year warranty inspection.

Treatment Expansion Module Add. Services Fee Arrangement:

MEP Additional Services Design Fee:	
MEP Treatment Building Expansion Fee:	\$15,000.00
MEP Treatment Building Bidding and Construction Administration Services Fee:	\$2,500.00
MEP Treatment Building Record Drawings:	\$2,500.00
Total Fee for MEP Additional Services:	\$20,000.00
Structural Additional Services Design Fee:	
Structural Treatment Building Expansion Fee:	\$10,866.67
Alternate Service (1) – Additional Site Visits:	\$800.00/visit
Alternate Service (2) – Structural Slab:	\$TBD
Total Fee for Structural Additional Services:	\$10,866.67
TOTAL MEP & STRUCTURAL ADDITIONAL SERVICES FEES:	\$30,866.67



Additional Services:

All additional services beyond the initial scope shall be billed at an hourly rate:

Wilson & Girgenti, LLC Hourly Rates for additional services shall be as follows:

Partner	\$ 240.00/hour
Principal	\$ 200.00/hour
Senior Project Manager	\$ 180.00/hour
Project Manager	\$ 160.00/hour
Senior Designer	\$ 140.00/hour
Designer	\$ 125.00/hour
Administration	\$ 75.00/hour

Tsen Engineering hourly rates for additional services shall be as follows:

Principal	\$210.00/hour
Project Manager	\$155.00/hour
Senior Project Engineer	\$135.00/hour
Project Engineer II	\$120.00/hour
Senior Technician	\$110.00/hour
Project Engineer I	\$95.00/hour
Technician	\$90.00/hour

Information Provided by Client

1. Project CAD files.

AGREEMENT

We sincerely appreciate this opportunity, and we are looking forward to working with you again. The terms and conditions at the end of this proposal are a part of this agreement. Your signature below indicates acceptance of this proposal and the terms and conditions. If you have any questions, please do not hesitate to contact us at your earliest convenience.

Prepared by:

Melissa Coad, P.E., LEED AP, Principal

(printed name/title)



Offered by:

Melissa Coad, P.E. 02/09/2022
(signature) (date)

Melissa Coad, P.E., LEED AP, Principal
(printed name/title)

Wilson & Girgenti, LLC
(Name of Design Professional Firm)

Accepted by:

(signature) (date)

(printed name/title)

(Name of Client)

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210 Barton Springs Rd. Ste. 250 Austin, TX 78704 ■ (512) 474 - 4001

2-8-2022

Melissa Coad P.E., LEED AP
Division Manager – Austin, Texas
WILSON & GIRGENTI, LLC
13785 Research Blvd., Suite 125
Austin, TX 78750

Direct: 512.762.3641, mcoad@wilsongirgenti.com

**Re: Proposal – Additional Service: Treatment Module Addition
Sandy Creek Water Treatment Plant Residuals Management Improvements and Expansion
Evaluation, City of Leander, Leander, Texas**

Dear Ms. Coad,

The requested additional services to the original proposal for the subject project are described as follows:

1. This is a building addition to the existing treatment building at the Sandy Creek WTP to accommodate one (1) additional treatment module.

We propose to provide these additional services for the following lump sum fee: **\$10,866.67.**

If this proposal is acceptable, please sign and return a copy to our office. Signature also acknowledges and accepts the terms and conditions set forth in the original proposal. We appreciate your consideration and look forward to working with you.

Sincerely,
Tsen Engineering

A handwritten signature in black ink, appearing to read 'Stephanie Tsen', with a long horizontal flourish extending to the right.

Stephanie Tsen, PE
President

Accepted by:
WILSON & GIRGENTI, LLC

Name:
Date:

February 14, 2022

K FRIESE + ASSOCIATES

1120 S. Capital of Texas Highway, city view 2, #100,
Austin, TX 78746

Attn: Dale Murphy, PE

P 512.338.1704

E dmurphy@kfirese.com

Re: Geotechnical Investigation Proposal
Sandy Creek WTP Solids Dewatering Improvements
10400 Trails End Rd
Leander, TX 78641
TSIT Proposal No. P21009

Dear Mr. Murphy, PE:

TSIT is pleased to submit this revised proposal for providing a geotechnical investigation for the above referenced project.

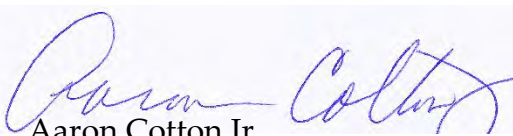
This proposal was prepared based on the information provided on communication dated January 4, 2021. Should there be any changes to the project scope or scope of geotechnical services, TSIT will be glad to revise this revised proposal accordingly.

We appreciate this opportunity to present our proposal. If you have any questions, please contact the undersigned.

Sincerely,

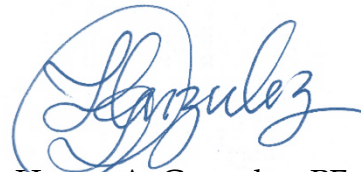
TSIT Engineering & Consulting, LLC.

Firm Registration F-5278



Aaron Cotton Jr.

Director of Central Texas Operations



Hector A. Gonzalez, PE

Geotechnical Engineer

1. PROJECT SCOPE

The Sandy Creek Water Treatment Plant (SCWTP) is planned to be improved with enhancements in the plant solids dewatering system. The proposed new structures, planned for the subject improvement are listed below.

New Junction Box	Sludge Pump Station (SPS)
Backwash Flow Equalizer (BFE)	Belt Press Pump Station (BPS)
Equalization Pump Station (EPS)	Belt Press
Backwash Clarifier	New Pavement Extension
Building Extension and Retaining Wall	Gravity Thickener

2. GEOTECHNICAL SUBSURFACE INVESTIGATIONS

2.1 Drilling and Sampling

TSIT proposes investigating the site by exploratory borings listed as follows:

STRUCTURE	NUMBER AND DEPTH OF PROPOSED BORINGS ¹
<i>Junction Box</i>	One (1) boring to a maximum depth of 20 feet in soil.
<i>Pavement Area</i>	One (1) boring to a maximum depth of 10 feet in soil.
<i>Belt Press Building</i>	One (1) boring to a maximum depth of 20 feet in soil.
<i>Backwash Clarifier</i>	One (1) boring to a maximum depth of 20 feet in soil.
<i>Equalization Basin</i>	One (1) boring to a maximum depth of 40 feet in soil.
<i>Pump Station</i>	One (1) boring to a maximum depth of 20 feet in soil.
<i>Building Ext. and Retaining Wall</i>	One (1) boring to a maximum depth of 20 feet in soil.
<i>Gravity Thickener</i>	One (1) boring to a maximum depth of 20 feet in soil.

Note:

¹Borings will be drilled as deep as proposed while soil is encountered. If rock is encountered within the proposed depth of exploration, borings will be terminated after drilling 10 feet into rock.

Sampling will be performed continuously to 10 feet, and at 5-foot intervals thereafter or at each stratum change until the termination depth of each boring. Cohesive soils will be sampled with thin-walled (Shelby) tube sampler in accordance with ASTM D-1587.

Standard penetration tests will be performed on cohesionless soils in accordance with ASTM D-1586. Any unweathered bedrock encountered will be evaluated by means of the Texas Highway Department's Cone Penetrometer Test (TCP) in accordance with Tex-132-E.

All samples will be extruded in the field and packaged to protect them from disturbance and preserve their in-situ moisture.

2.2 Utilities

TSIT assumes that the client has the right of entry to the property and that the boring locations are accessible to drilling equipment during normal working days. Items to be provided by the client include a plan of the property, the right of entry to conduct the exploration and an awareness and/or location of any private subsurface utilities existing on the property.

TSIT will request DIGTESS/One-Call to clear public utilities (electric, water lines, sewer lines, fiber glass, cable etc.) prior to our firm performing drilling services. This service may take 3 days or longer to have DIGTESS locators clear the site.

In our experience, DIGTESS will not locate utilities beyond the point of distribution (meters or gauge points) on private property. We will locate our test boring locations in areas where DIGTESS reports that are free of underground utilities. Still, due to the nearby existing developments, private utilities are a concern. We will have a private utility line locator survey the area with geophysical methods in search of underground utilities, this service increases confidence in avoiding underground utilities while drilling.

3. LABORATORY TESTING

Laboratory tests will be performed on representative samples to establish the pertinent engineering properties of the various strata. All the field and laboratory tests will be performed according to ASTM standards. We anticipate these tests will primarily consist of Atterberg Limits and percentage of soil passing the No. 200 sieve for USCS soil classifications. Test will also include at least moisture content, dry density, unconfined compression tests, and one dimensional swell tests for mechanical soils properties. Laboratory testing of rock cores will consist primarily of unconfined compression testing.

4. ENGINEERING REPORT

The results of field and laboratory tests will be compiled into an engineering report with our comments and recommendations on various appropriate design parameters and construction procedures. An electronic copy of the report, signed and sealed will be provided. The report will include the following:

- Plan of Borings, Boring logs, groundwater level observations and summary of laboratory test results
- Soil parametric evaluations and material shear strength estimations
- Shallow Foundation Recommendations, including Bearing Capacity, Lateral Resistance, and Settlement.
- Design parameters/recommendations for retaining walls.
- Deep Foundation axial bearing capacity, lateral capacity, uplift and moment resistance.
- Swell/shrink and/or consolidations analyses results and considerations.
- Pavement design and pavement specifications for construction.
- Embankment and Earthwork recommendations.
- Seismic information per IBC.

TSIT will be available to consult on geotechnical and construction aspects for this project. Any consultation services beyond the scope of services listed will require additional engineering effort.

5. ASSUMPTIONS

The following assumptions were made in preparing this scope:

- Field survey of the borings locations is not part of our scope.
- Site will be accessible to a truck mounted drill rig.
- Project schedule starts once boring location plan is approved by the client.
- Right of entry to the property will be provided by the owner.

6. SCHEDULE

After notice to proceed, we will require 20 to 25 working days to submit the final geotechnical report. Below is our typical schedule

- Two to three weeks for staking, locate and drilling operation
- One to two weeks for laboratory testing
- One to two weeks for engineering and report preparation

We will begin report preparation based on the preliminary information from field test data and visual classification from borings. We will update report information to the design team as additional data becomes available from laboratory test results.

In case of site inaccessibility or wet weather conditions, one to two weeks delay should be anticipated to the schedule described above.

7. ESTIMATED BUDGET

The cost of performing only geotechnical services (Drilling, Sampling & Field Testing; Laboratory Testing; and Engineering Report) is a **Lump Sum of \$7,489.32**. Alternatively, TSIT can provide an additional geophysical survey at the boring locations to ensure that they are clear from underground utilities; the cost for geotechnical and geophysical services is a **Lump Sum of \$8,489.32**. Please select the option needed in our Approval Block at the end of this page by selecting the appropriate box.

Our terms are net 30 days from the date of the invoice. This cost is a budget figure, which will not be exceeded, for the described scope of work without prior approval. For any additional services change order will be required.

The estimated cost is based on TSIT staking the borings based on a site plan authorized by the client. The boring program is based on the assumption that soil conditions will be relatively uniform across the site. Should unusual soil conditions be encountered, we will contact the client to evaluate the need for additional services. A breakdown of our fees is presented on the page 7.

8. CLOSURE:

If this proposal meets project specifications, please execute and return one copy to us as formal authorization for our services. We appreciate this opportunity to present our cost proposal and look forward to provide our services in the subject project.

APPROVAL FROM CLIENT:

☐ Geotechnical Services \$9,011.52

☐ Geotechnical & Geophysical Services \$10,011.52

Signature: _____

Printed Name: _____

Title/Firm: _____

Date: _____

Item Description	Unit	QTY	RATE	TOTAL
Field Exploration				
Mobilization	Lump Sum	1	\$490	\$490.00
Drilling: 1 boring to 40 ft, 6 borings to 20 ft. and 1 boring to 10 ft.	ft.	170	\$18	\$3060.00
Rock Drill Surcharge	ft.	20	\$7	\$140.00
Utility Locate Request/Clearing Boring locations from underground utilities	hourly	2	\$90	\$180.00
Site Visit – Placement of Boring Stakes/Marks	hourly	4	\$60	\$240.00
Private, geophysical underground utility detection*	Lump Sum	1	\$1,000	\$1,000.00
Vehicle Charge	Trips	2	\$50	\$100.00
Laboratory				
Moisture Content	ea.	17	\$10	\$170.00
Unconf. Compressive Strength	ea.	5	\$40	\$200.00
Soil percent finer than No. 200 Sieve (Wash)	ea.	13	\$45	\$585.00
Atterberg limits	ea.	13	\$50	\$650.00
Swell/Collapse of soils	ea.	6	\$50	\$300.00
Corrosion Potential [pH, resist. Chloride & Sulfate]	ea.	4	\$140	\$560.00
Clerical				
Admin. Assistant – Project Set-up and Invoicing	hourly	2	\$25	\$50.00
Engineering and Reporting				
Principal	hourly	4	\$143.88	\$575.52
Project Engineer/Manager Eng. I	hourly	10	\$141.10	\$1411.00
Drafter	Hourly	4	\$75	\$300.00
TOTAL				\$10,011.52



EXECUTIVE SUMMARY
03/17/2022

AGENDA SUBJECT:

Acceptance of Public Infrastructure Improvements for Hill Country Bible Church, Valley Vista Center, Homestead Phase 3, Bryson Phase 11, Section 1, and Fairways at Crystal Falls Section 4, Phase 2B.

BACKGROUND:

The Public infrastructure improvements required for the Hill Country Bible Church, Valley Vista Center, Homestead Phase 3, Bryson Phase 11, Section 1, and Fairways at Crystal Falls Section 4, Phase 2B have been installed, inspected, and are satisfactorily completed. All documentation required for acceptance of the infrastructure improvements has been received, including record drawings, statement of substantial completion prepared by a professional engineer licensed in the State of Texas, copies of all inspection reports and certified test results, electronic files of the improvements and final plat, affidavit of all bills paid, and a two (2)- year term maintenance bond. The maintenance bond will commence its two (2)- year term upon City Council acceptance, as anticipated, on March 17, 2022 which will provide warranty and maintenance coverage for the public infrastructure improvements through March 17, 2024. The Engineering Department will perform a formal inspection of the improvements approximately thirty (30) days prior to the expiration of the maintenance bond to assure that any defects in materials, workmanship, or maintenance are corrected prior to expiration of the bond.

RECOMMENDATION:

Staff recommends City Council's formal acceptance of the infrastructure improvements for the Hill Country Bible Church, Valley Vista Center, Homestead Phase 3, Bryson Phase 11, Section 1, and Fairways at Crystal Falls Section 4, Phase 2B.

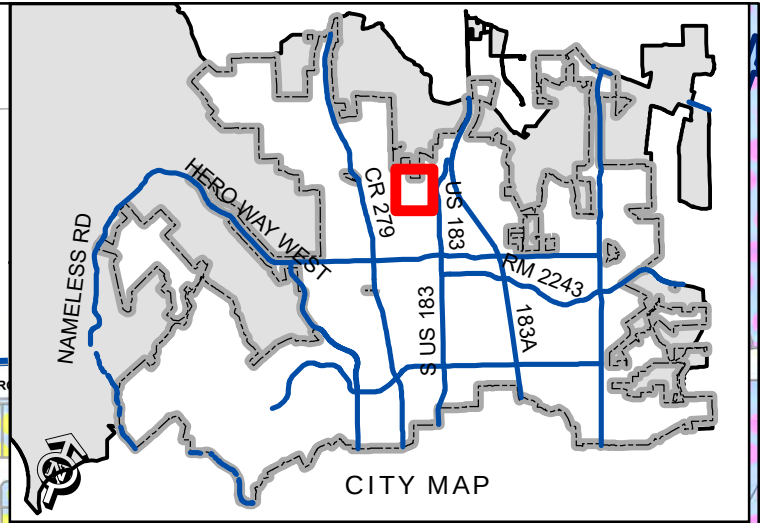
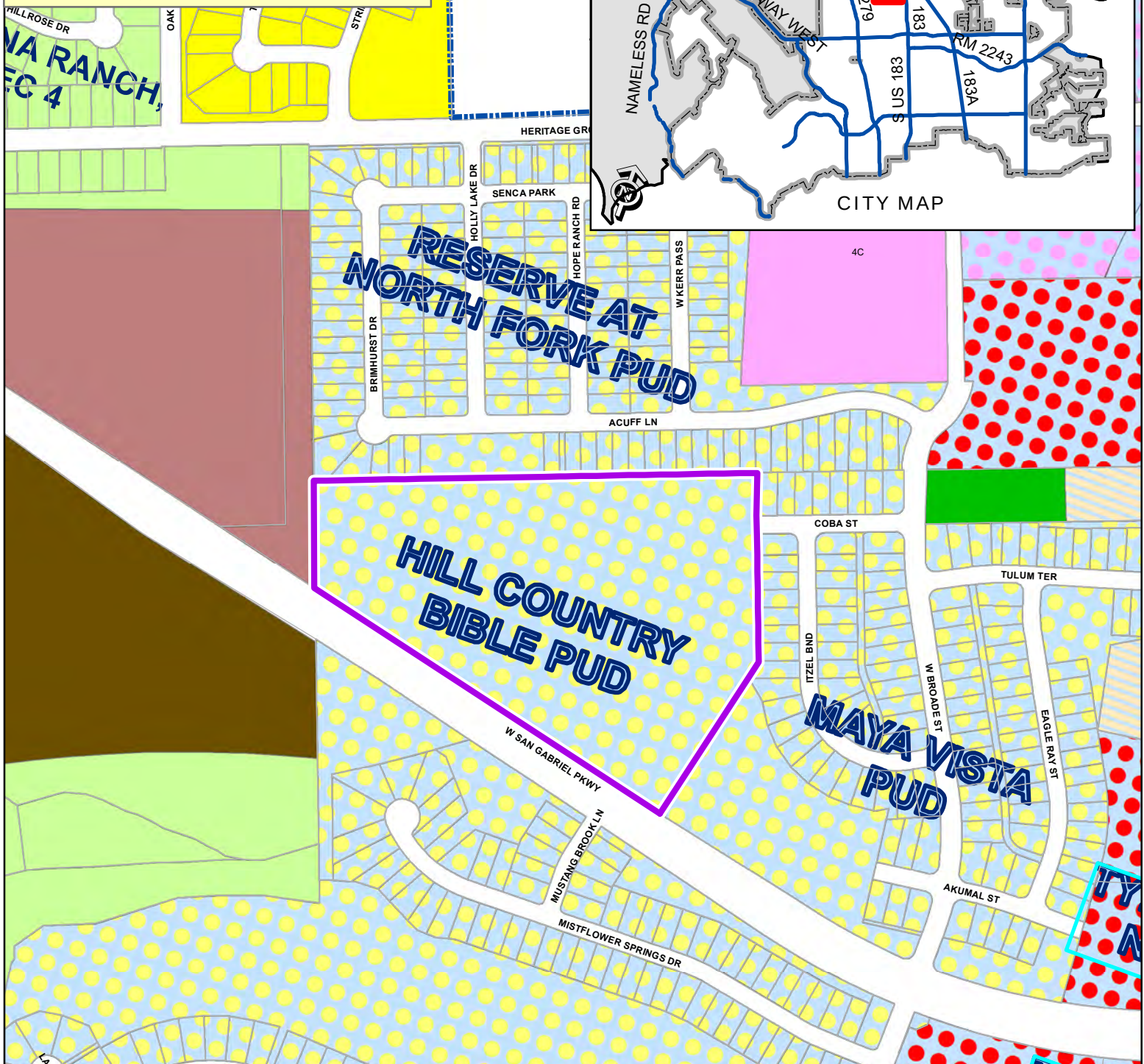
PRESENTER:

Ross E. Blackketter, P.E., City Engineer

Attachments

1. Hill Country Bible Church Acceptance Documents
2. Valley Vista Center Acceptance Documents
3. Homestead Ph 3 Acceptance Documents
4. Fairways at CF Sec 4 Ph 2B Acceptance Documents
5. Bryson Ph 11 Sec. 1 Acceptance Documents

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



PROJECT ACCEPTANCE

Location Map - Hill Country Bible Church

	Acceptance Area		SFR - Single-Family Rural		HI - Heavy Industrial
	City Limits		SFU - Single-Family Urban		PUD - Single-Family
			SFC - Single-Family Compact		PUD - Multi-Family
			MF - Multi-Family		PUD - General Commercial
			LC - Local Commercial		PUD - Heavy Commercial
			HC - Heavy Commercial		CD - Conventional Sector





Cunningham | Allen

February 1, 2022

Tony Keller
Link Architecture

RE: Engineer's Concurrence Letter
Hill Country Bible Church
Leander, TX

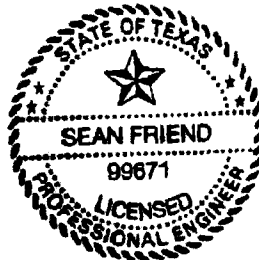
On January 10, 2022, a Cunningham-Allen representative made a visual observation of the above referenced project. A Cunningham-Allen representative also visited the site during construction and observed that the site grading, pond, drainage structures, water utilities, wastewater utilities, parking areas, and driveways were constructed per the approved plans, with insignificant deviation. I therefore verify the adequate completion of the above items.

The contractor is responsible for ensuring temporary erosion controls are in place and maintained until vegetation is established per city requirement.

With the above list of items, we hereby request engineering release of the above referenced project.

Sincerely,
CUNNINGHAM-ALLEN, INC.

Sean Friend, P.E.





DEMING DESIGNS & ASSOCIATES

Registered Accessibility Specialists

DESIGN • CONSULTATION • PLAN REVIEWS • INSPECTIONS

16222 Crystal Hill Dr | Austin, TX | 78737

January 5, 2022

Mr Peter Horn
Hill Country Bible Church
11880 Hero Way W #600
Leander, Texas 78641

RE: Hill Country Bible Church - Leander
Hill Country Bible Church - Leander
589 W San Gabriel Pkwy
Leander, Texas 78641

Project Number:
TABS2020000594

INSPECTION COMPLETED - VIOLATIONS PENDING

Dear Mr Horn:

The inspection is complete and the results are enclosed. A copy of the results of the inspection will be forwarded to the Texas Department of Licensing and Regulation. The non-complying items noted on the enclosed inspection report must be corrected and written verification of completed corrections must be furnished to this office within 270 calendar days from the date of this letter. If compliance cannot be accomplished within the specified time, please contact this office as soon as possible.

This determination is applicable only to ensuring compliance with Texas Government Code, Chapter 469 and does not address the requirements of the Americans with Disabilities Act (ADA), (P.L. 101-336), or any other federal, state, or local requirement. For information on the ADA, call the ADA Hotline, (800) 949-4232 or the United States Department of Justice at (202) 514-0301.

If you have questions or need further assistance, or if you are not the owner of record of this facility, contact Robert Ronson at 512-787-3687 or robert@deming-designs.com.

Please reference project number TABS2020000594 in all correspondence pertaining to this project.

Sincerely,

Robert Ronson RAS # 16

Enclosures

Project Number: TABS2020000594
Project Name: Hill Country Bible Church - Leander
Facility: Hill Country Bible Church - Leander
Address: 589 W San Gabriel Pkwy
Leander, Texas 78641



Owner: Hill Country Bible Church
Owner Contact: Peter Horn
Owner Address: 11880 Hero Way W #600
Leander, Texas 78641

Project Description: construction of single story church and associated site work
Start Date: October 1, 2019
Estimated Completion Date: January 29, 2021
Estimated Cost: \$7,000,000

RAS: Robert Ronson; **RAS #:** 16

Inspection date: January 4, 2022
Report date: January 5, 2022

Inspection Report

General Notes:

68.30. Exemptions.

The following buildings, facilities, spaces, or elements are exempt from the provisions of the Act:

(2) Places Used Primarily for Religious Rituals. An area within a building or facility of a religious organization used primarily for religious ritual as determined by the owner or occupant. To facilitate the plan review, the owner or occupant shall include a clear designation of such areas with the plans submitted for review. This exemption does not apply to the following: parking facilities, accessible routes, walkways, hallways, toilet facilities, entrances, public telephones, drinking fountains, and exits;

Acceptable: **206 Accessible Routes.**
 206.2 Where Required.
 206.2.1 Site Arrival Points.

Comment: The sidewalks along W San Gabriel Pkwy comply w/ 68.102 ROW

Violation: **208 Parking Spaces.**
 208.2 Minimum Number.

Parking spaces complying with 502 shall be provided in accordance with Table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the

MAINTENANCE BOND
Subdivision Improvements

Bond #30148143

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

KNOW ALL BY THESE PRESENTS, that Braun & Butler Construction, Inc.
as Principal, whose address is 300 Hazelwood St., Suite 100, Leander, Texas 78641 and
Continental Casualty Company a Corporation organized under the
laws of the State of Illinois, and duly authorized to do business in the State of Texas, as
Surety, are held and firmly bound unto the City of Leander, Texas as Obligee, in the penal sum
of Thirty Four Thousand One Hundred Sixty Four and 90/100----- Dollars
(\$ 34,164.90) to which payment will and truly to be made we do bind ourselves, our
and each of our heirs, executors, administrators, successors and assigns jointly and severally,
firmly by these presents.

WHEREAS, the said Principal has constructed Hill Country Bible Church;
PICP #19-TOD-PICP-035 (the "improvements")
pursuant to the ordinances of the Obligee, which ordinances are hereby expressly made a
part hereof as though the same were written and embodied herein;

WHEREAS, said Obligee requires that the Principal furnish a bond conditioned to
guarantee for the period of two (2) years after acceptance by the Obligee, against all defects in
workmanship and materials which may become apparent during said period;

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that, if the
Principal keeps and perform the requirement of the Obligee's ordinances and this Maintenance
Bond to maintain the improvements and keep the same in good repair and shall indemnify the
Obligee for all loss that the Obligee may sustain by reason of any defective materials or
workmanship which become apparent during the period of two (2) years from and after the date
of acceptance by the Owner, then this obligation shall be void, otherwise to remain in full force
and effect, and Owner shall have and cover from said Principal and Surety damages in the
premises, as provided, and it is further agreed that this obligation shall be a continuing one
against the Principal and Surety hereon, and that successive recoveries may be had thereon for
successive breaches until the full amount shall have been exhausted; and it is further understood
that the obligation herein to maintain said improvements shall continue throughout the
maintenance period, and the same shall not be diminished in any manner from any cause during
said time.

Principal agrees to repair or reconstruct the improvements in whole or in part at any time
within the two year period to such extent as the Obligee deems necessary to properly correct all
defects except for normal wear and tear. If the Principal fails to make the necessary corrections
within ten days after being notified, the Obligee may do so or have done all said corrective work
and shall have recovery hereon for all expenses thereby incurred. Principal will maintain and
keep in good repair the improvements for a period of two years from the date of acceptance; it
being understood that the purpose of this Maintenance Bond is to cover all defective conditions
arising by reason of defective material, work, or labor performed by said Principal or its

subcontractors, and in the case the said Principal shall fail to do so within ten days after being notified, it is agreed that the Obligee may do said work and supply such materials, and charge the same against Principal and Surety on this obligation.

The Surety shall notify the Obligee at least fifteen (15) days prior to the end of the first full calendar year and prior to the lapse of this Maintenance Bond at the end of the second full calendar year.

Surety and Principal agree that whenever a defect or failure of the improvement occurs within the period of coverage under this Bond, the Surety and Principal shall provide a new maintenance bond or other surety instrument in a form acceptable to the Obligee and compliant with the Obligee's ordinances conditioned to guarantee for the period of one (1) year after the Obligee's acceptance of the corrected defect or failure, against all defects in workmanship and materials associated with the corrected defect or failure which may become apparent during said period, which shall be in addition to this Maintenance Bond.

The Surety agrees to pay the Obligee upon demand all loss and expense, including attorneys' fees, incurred by the Obligee by reason of or on account of any breach of this obligation by the Surety. Provided further, that in any legal action be filed upon this bond, venue shall lie in the county where the improvements are constructed.

This Bond is a continuing obligation and shall remain in full force and effect until cancelled as provided for herein.

Surety, for value received, stipulates and agrees that no change, extension of time, alteration or addition to the improvements, or the work to be performed thereon, or the plans, specifications or drawings accompanying the same, shall in any way affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the improvements, or the work to be performed thereon.

IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument this 15th day of February, 2022.

Braun & Butler Construction, Inc.
Principal

By: Kate Roberts

Title: Sec/Treas

Address: 300 Hazelwood St., Suite 100

Leander, TX 78641

Continental Casualty Company
Surety

By: Ryan Kinlin

Title: Attorney-in-Fact

Address: 151 N. Franklin St.

Chicago, IL 60606

The name and address of the Resident Agent of Surety is:

Stephen Smith - Alliant Insurance Services, Inc.

1421 Hanz Drive, New Braunfels, TX 78130 Phone: (830) 730-5364

(Seal)

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That Continental Casualty Company, an Illinois insurance company, National Fire Insurance Company of Hartford, an Illinois insurance company, and American Casualty Company of Reading, Pennsylvania, a Pennsylvania insurance company (herein called "the CNA Companies"), are duly organized and existing insurance companies having their principal offices in the City of Chicago, and State of Illinois, and that they do by virtue of the signatures and seals herein affixed hereby make, constitute and appoint

Brannon Brooke, Janis Winkler, Cory Brooke, Stephen Smith, Byron R Dudney, Douglas X Brewka, Ryan Kinlin, Individually

of New Braunfels, TX, their true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on their behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of their insurance companies and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law and Resolutions, printed on the reverse hereof, duly adopted, as indicated, by the Boards of Directors of the insurance companies.

In Witness Whereof, the CNA Companies have caused these presents to be signed by their Vice President and their corporate seals to be hereto affixed on this 3rd day of April, 2020.



Continental Casualty Company
National Fire Insurance Company of Hartford
American Casualty Company of Reading, Pennsylvania

Paul T. Bruflat Vice President

State of South Dakota, County of Minnehaha, ss:

On this 3rd day of April, 2020, before me personally came Paul T. Bruflat to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of Continental Casualty Company, an Illinois insurance company, National Fire Insurance Company of Hartford, an Illinois insurance company, and American Casualty Company of Reading, Pennsylvania, a Pennsylvania insurance company described in and which executed the above instrument; that he knows the seals of said insurance companies; that the seals affixed to the said instrument are such corporate seals; that they were so affixed pursuant to authority given by the Boards of Directors of said insurance companies and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance companies.



My Commission Expires June 23, 2021

J. Mohr Notary Public

CERTIFICATE

I, D. Johnson, Assistant Secretary of Continental Casualty Company, an Illinois insurance company, National Fire Insurance Company of Hartford, an Illinois insurance company, and American Casualty Company of Reading, Pennsylvania, a Pennsylvania insurance company do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Law and Resolution of the Board of Directors of the insurance companies printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance companies this 15th day of February, 2022.



Continental Casualty Company
National Fire Insurance Company of Hartford
American Casualty Company of Reading, Pennsylvania

D. Johnson Assistant Secretary

Form F6853-4/2012

Go to www.cnasurety.com > Owner / Obligor Services > Validate Bond Coverage, if you want to verify bond authenticity.

Authorizing By-Laws and Resolutions

ADOPTED BY THE BOARD OF DIRECTORS OF CONTINENTAL CASUALTY COMPANY:

This Power of Attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the Board of Directors of the Company at a meeting held on May 12, 1995:

"RESOLVED: That any Senior or Group Vice President may authorize an officer to sign specific documents, agreements and instruments on behalf of the Company provided that the name of such authorized officer and a description of the documents, agreements or instruments that such officer may sign will be provided in writing by the Senior or Group Vice President to the Secretary of the Company prior to such execution becoming effective."

This Power of Attorney is signed by Paul T. Bruflat, Vice President, who has been authorized pursuant to the above resolution to execute power of attorneys on behalf of Continental Casualty Company.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 25th day of April, 2012:

"Whereas, the bylaws of the Company or specific resolution of the Board of Directors has authorized various officers (the "Authorized Officers") to execute various policies, bonds, undertakings and other obligatory instruments of like nature; and

Whereas, from time to time, the signature of the Authorized Officers, in addition to being provided in original, hard copy format, may be provided via facsimile or otherwise in an electronic format (collectively, "Electronic Signatures"); Now therefore be it resolved: that the Electronic Signature of any Authorized Officer shall be valid and binding on the Company. "

ADOPTED BY THE BOARD OF DIRECTORS OF NATIONAL FIRE INSURANCE COMPANY OF HARTFORD:

This Power of Attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the Board of Directors of the Company by unanimous written consent dated May 10, 1995:

"RESOLVED: That any Senior or Group Vice President may authorize an officer to sign specific documents, agreements and instruments on behalf of the Company provided that the name of such authorized officer and a description of the documents, agreements or instruments that such officer may sign will be provided in writing by the Senior or Group Vice President to the Secretary of the Company prior to such execution becoming effective."

This Power of Attorney is signed by Paul T. Bruflat, Vice President, who has been authorized pursuant to the above resolution to execute power of attorneys on behalf of National Fire Insurance Company of Hartford.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 25th day of April, 2012:

"Whereas, the bylaws of the Company or specific resolution of the Board of Directors has authorized various officers (the "Authorized Officers") to execute various policies, bonds, undertakings and other obligatory instruments of like nature; and

Whereas, from time to time, the signature of the Authorized Officers, in addition to being provided in original, hard copy format, may be provided via facsimile or otherwise in an electronic format (collectively, "Electronic Signatures"); Now therefore be it resolved: that the Electronic Signature of any Authorized Officer shall be valid and binding on the Company. "

ADOPTED BY THE BOARD OF DIRECTORS OF AMERICAN CASUALTY COMPANY OF READING, PENNSYLVANIA:

This Power of Attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the Board of Directors of the Company by unanimous written consent dated May 10, 1995:

"RESOLVED: That any Senior or Group Vice President may authorize an officer to sign specific documents, agreements and instruments on behalf of the Company provided that the name of such authorized officer and a description of the documents, agreements or instruments that such officer may sign will be provided in writing by the Senior or Group Vice President to the Secretary of the Company prior to such execution becoming effective."

This Power of Attorney is signed by Paul T. Bruflat, Vice President, who has been authorized pursuant to the above resolution to execute power of attorneys on behalf of American Casualty Company of Reading, Pennsylvania.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 25th day of April, 2012:

"Whereas, the bylaws of the Company or specific resolution of the Board of Directors has authorized various officers (the "Authorized Officers") to execute various policies, bonds, undertakings and other obligatory instruments of like nature; and

Whereas, from time to time, the signature of the Authorized Officers, in addition to being provided in original, hard copy format, may be provided via facsimile or otherwise in an electronic format (collectively, "Electronic Signatures"); Now therefore be it resolved: that the Electronic Signature of any Authorized Officer shall be valid and binding on the Company. "

1 IMPORTANT NOTICE

To obtain information or make a complaint:

2 You may contact Continental Casualty Company, National Fire Insurance Company of Hartford, American Casualty Company of Reading, PA and Continental Insurance Company at 312-822-5000.

3 You may call Continental Casualty Company, National Fire Insurance Company of Hartford, American Casualty Company of Reading, PA and Continental Insurance Company's toll-free telephone number for information or to make a complaint at:

1-877-672-6115

4 You may also write to Continental Casualty Company, National Fire Insurance Company of Hartford, American Casualty Company of Reading, PA and Continental Insurance Company at:
CNA Surety
151 North Franklin, 17th Floor
Chicago, IL 60606

5 You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

6 You may write the Texas Department of Insurance:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-Mail: ConsumerProtection@tdi.texas.gov

7 PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should contact Continental Casualty Company, National Fire Insurance Company of Hartford, American Casualty Company of Reading, PA and Continental Insurance Company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

8 ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener informacion o para someter una queja:

Puede comunicarse con Continental Casualty Company, National Fire Insurance Company de Hartford, American Casualty Company de Reading, PA y Continental Insurance Company al 312-822-5000.

Usted puede llamar al numero de telefono gratis de Continental Casualty Company, National Fire Insurance Company de Hartford, American Casualty Company de Reading, PA y Continental Insurance Company's para informacion o para someter una queja al:

1-877-672-6115

Usted tambien puede escribir a Continental Casualty Company, National Fire Insurance Company de Hartford, American Casualty Company de Reading, PA y Continental Insurance Company:
CNA Surety
151 North Franklin, 17th Floor
Chicago, IL 60606

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-Mail: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el Continental Casualty Company, National Fire Insurance Company de Hartford, American Casualty Company de Reading, PA y Continental Insurance Company primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA: Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.



February 15, 2022

Caleb Fuhrer
City of Leander
201 N. Brushy St.
Leander, TX 78641

Caleb,

The following is the information as applicable for the maintenance bond for Hill Country Bible Church Leander public improvements for project 19-TOD-PICP-035.

COSTS CATEGORIES	AMOUNT
Streets (sidewalks, handrail, driveway)	44,575
Drainage	0
Water (waterline and hydrants)	208,648
Wastewater	88,426
Streetlights	0
Landscape Improvements	0
TOTAL	341,649

We have acquired a maintenance bond for 10% of the total improvements in the amount of \$34,164.90 from Continental Casualty Company, 151 N Franklin St, Chicago, IL 60606.

Sincerely,

CUNNINGHAM | ALLEN, INC.

A handwritten signature in cursive script that reads "Sean Friend".

Sean Friend, P.E.



**FINAL BILLS PAID AFFIDAVIT
AND WAIVER OF LIEN**

STATE OF TEXAS
COUNTY OF Williamson

Date: Feb. 15, 2021

Developer: Hill Country Bible Church - Leander

Contractor/Material
Provider ("Affiant"): Braun & Butler Construction

Project: 19-TOD-PICP-035 Hill Country Bible Church

This is to acknowledge and certify that Affiant has completed the construction of all improvements for the project noted above and that Affiant has been paid in full for all labor and material provided to the above-noted construction project, except for retainage, and acknowledges and certifies that Affiant, and all of his or its agents, employees, successors, assigns, subsidiaries, and legal representatives will and do release and waive all Mechanic's liens, or similar lien rights, which have or might arise as a result of the Affiant's or Affiant's agents' or employees' providing labor and materials to the above-noted project. Affiant understands that a portion or all of the property upon which the project is located has been or will be accepted by the City of Leander, Texas, for ownership, maintenance, and operation. Affiant further agrees that it shall look solely to the Developer for payment of the retainage and shall have no cause of action whatsoever, against the City in the event that the retainage is not paid to the Affiant, and that Affiant shall not file a lien of any kind which has or may arise related to the release of the retainage for the project. Affiant acknowledges and understands that the City is relying on the representations made in this document to accept the phase or portion of the subdivision in which the project is located.

In addition to the foregoing, Affiant acknowledges and certifies that Affiant has paid all laborers, subcontractors, materialmen, and all other persons or parties who have provided labor or materials through, for, or on behalf of the Affiant to the above-noted construction project.

Affiant indemnifies and holds Owner harmless from any liens, debts or obligations which arise as a result of labor or materials provided by or through Affiant to the project through the date set out above. Affiant further indemnifies and holds harmless all real property on which the improvements were constructed and all interests in such property, including leasehold interests, from any liens, debts, or obligations arising from any labor or materials provided by or through Affiant to the project through the date set out above.

SUBSCRIBED AND SWORN TO BY Affiant on this 15th day of FEB, 2022.

Initialed: Kra

AFFIANT:

Signature: _____

Typed Name: _____

Title: _____

Kenton Heinze

KENTON HEINZE

Kenton Heinze

President

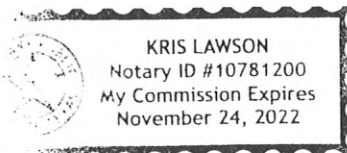
STATE OF TEXAS

COUNTY OF Williamson

BEFORE ME the undersigned authority on this day personally appeared Kenton Heinze, known to me to be the person noted above, and acknowledged to me the following: that he/she executed the foregoing for the purpose and consideration therein expressed, in the capacity therein stated, and as the duly authorized act and deed of the party releasing and waiving the lien therein; and that every statement therein is within his/her knowledge and is true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15 day of Feb, 2022.

[S E A L]



K. Lawson

Notary in and for the State of Texas

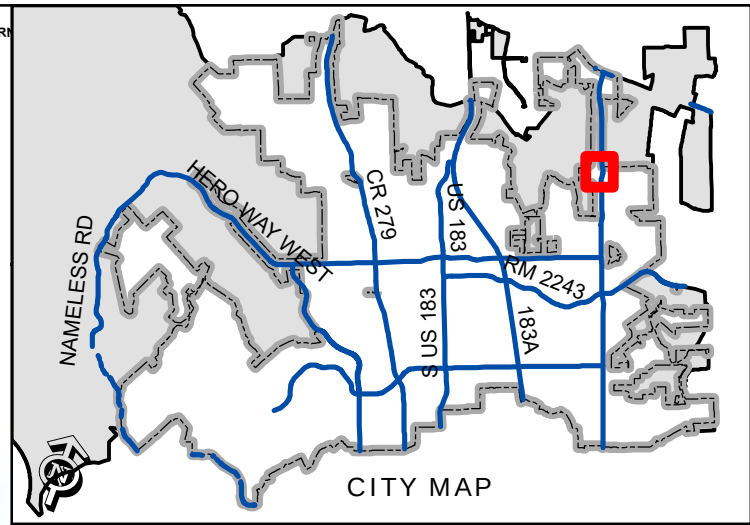
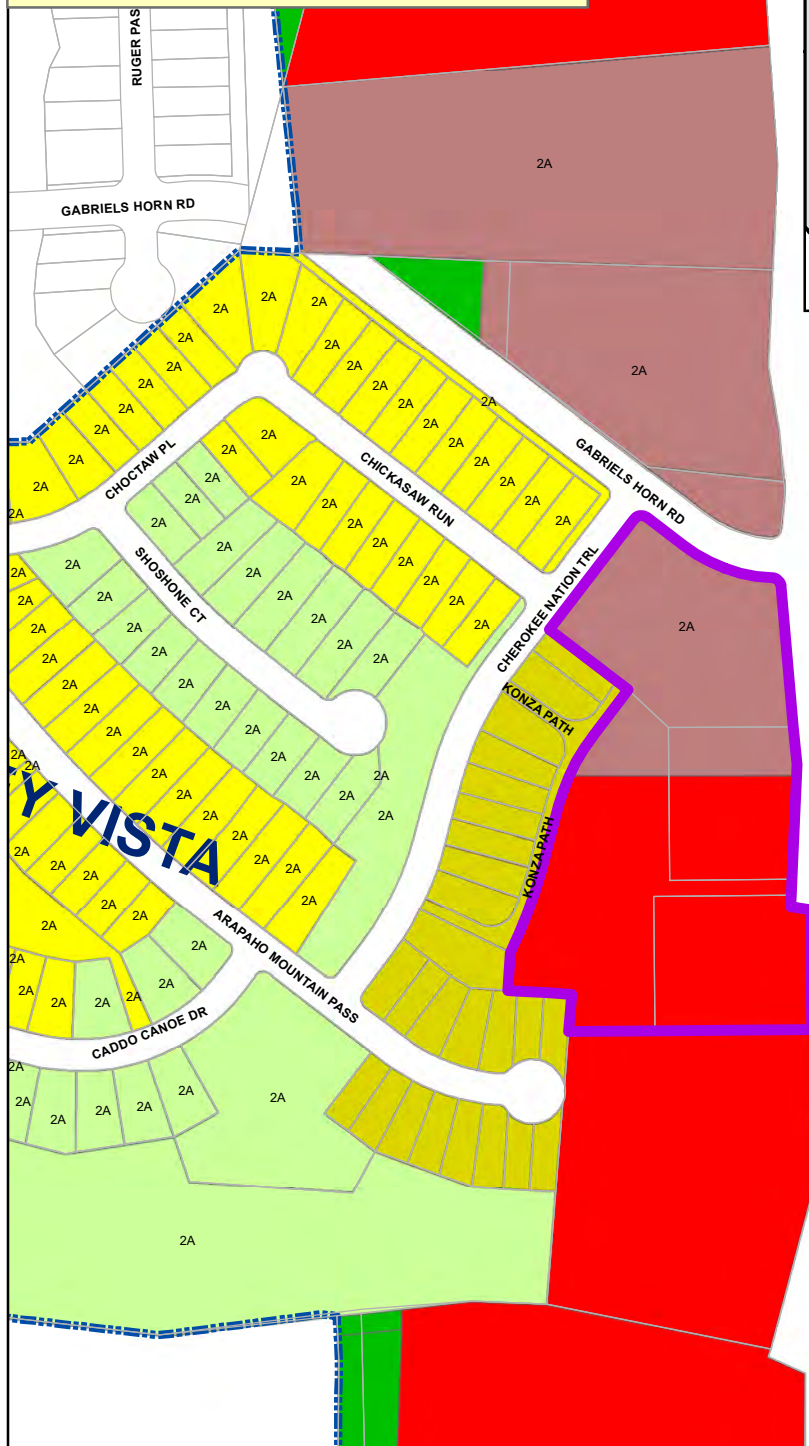
Name: Kris Lawson

My commission expires: Nov. 24, 2022

Initialed: _____

Ken

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



PROJECT ACCEPTANCE

Location Map - Valley Vista Center (19-PICP-034)

	Acceptance Area		SFR - Single-Family Rural		LC - Local Commercial
	City Limits		SFU - Single-Family Urban		GC - General Commercial
			SFC - Single-Family Compact		PUD - Single-Family
			SFL - Single-Family Limited		PUD - Local Commercial



3100 Alvin Devane Boulevard, Suite 150

Austin, Texas 78741-7425

Tel: 512.441.9493

Fax: 512.445.2286

www.jonescarter.com

February 16, 2022

Mr. Ross Blacketter
City of Leander
104N. Brushy Street
Leander, TX 78641

RE: Engineer's Concurrence Letter – Subdivision Acceptance
Valley Vista Center
Public Improvement Construction Plans
19-PICP-034
Jones & Carter Job No. 0A758-0003-00

Dear Mr. Blacketter:

We have observed the subject project constructed by JKB Construction Company LLC and find it to be substantially complete in accordance with the approved plans and specifications. The project was periodically observed during construction by our field project representative.

We recommend that the City of Leander accept the project as performed by JKB Construction Company LLC.

I, therefore, certify that all infrastructure construction/improvements are in substantial conformance with the approved construction plans and all City requirements, including the Subdivision Ordinance and Composite Zoning Ordinance.

Sincerely,



John A Alvarez II, PE

JAA/fr

MAINTENANCE BOND
Subdivision Improvements

Bond #: HSHNSU0812298

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

KNOW ALL BY THESE PRESENTS, that JKB Construction Company LLC as Principal, whose address is P.O. Box 1001 Liberty Hill, TX 78642 and HARCO NATIONAL INSURANCE COMPANY a Corporation organized under the laws of the State of New Jersey, and duly authorized to do business in the State of Texas, as Surety, are held and firmly bound unto the City of Leander, Texas as Obligee, in the penal sum of Ninety One Thousand Four Hundred Sixty Two and 48/100 Dollars (\$ 91,462.48) to which payment will and truly to be made we do bind ourselves, our and each of our heirs, executors, administrators, successors and assigns jointly and severally, firmly by these presents.

WHEREAS, the said Principal has constructed Valley Vista Center Public Improvements Construction Plans (19-PICP-034) (the "improvements") pursuant to the ordinances of the Obligee, which ordinances are hereby expressly made a part hereof as though the same were written and embodied herein;

WHEREAS, said Obligee requires that the Principal furnish a bond conditioned to guarantee for the period of two (2) years after acceptance by the Obligee, against all defects in workmanship and materials which may become apparent during said period;

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that, if the Principal keeps and perform the requirement of the Obligee's ordinances and this Maintenance Bond to maintain the improvements and keep the same in good repair and shall indemnify the Obligee for all loss that the Obligee may sustain by reason of any defective materials or workmanship which become apparent during the period of two (2) years from and after the date of acceptance by the Owner, then this obligation shall be void, otherwise to remain in full force and effect, and Owner shall have and cover from said Principal and Surety damages in the premises, as provided, and it is further agreed that this obligation shall be a continuing one against the Principal and Surety hereon, and that successive recoveries may be had thereon for successive breaches until the full amount shall have been exhausted; and it is further understood that the obligation herein to maintain said improvements shall continue throughout the maintenance period, and the same shall not be diminished in any manner from any cause during said time.

Principal agrees to repair or reconstruct the improvements in whole or in part at any time within the two year period to such extent as the Obligee deems necessary to properly correct all defects except for normal wear and tear. If the Principal fails to make the necessary corrections within ten days after being notified, the Obligee may do so or have done all said corrective work and shall have recovery hereon for all expenses thereby incurred. Principal will maintain and keep in good repair the improvements for a period of two years from the date of acceptance; it being understood that the purpose of this Maintenance Bond is to cover all defective conditions arising by reason of defective material, work, or labor performed by said Principal or its subcontractors, and in the case the said Principal shall fail to do so within ten days after being

IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument this 10th day of January, 2022.

JKB Construction Company, LLC
Principal

By: J.

Title: President

Address: P.O Box 1001

Liberty Hill, TX
78624

Harco National Insurance Company
Surety

By: J, Jeremy Farque

Title: Attorney In Fact

Address: 702 Oberlin Rd.

Raleigh, NC 27605

The name and address of the Resident Agent of Surety is:

Whorton Insurance Services

11200 Jollyville Rd. Austin, TX 78759

(Seal)

POWER OF ATTORNEY
HARCO NATIONAL INSURANCE COMPANY
INTERNATIONAL FIDELITY INSURANCE COMPANY

Member companies of IAT Insurance Group, Headquartered: 702 Oberlin Road, Raleigh, North Carolina 27605

KNOW ALL MEN BY THESE PRESENTS: That HARCO NATIONAL INSURANCE COMPANY, a corporation organized and existing under the laws of the State of Illinois, and INTERNATIONAL FIDELITY INSURANCE COMPANY, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

RAQUEL MARTINEZ, MICHAEL C. WHORTON, TOM MULANAX, DAVID M. WHORTON, JEREMY FARQUE

Austin, TX

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY and is granted under and by authority of the following resolution adopted by the Board of Directors of INTERNATIONAL FIDELITY INSURANCE COMPANY at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of HARCO NATIONAL INSURANCE COMPANY at a meeting held on the 13th day of December, 2018.

"RESOLVED, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL
FIDELITY INSURANCE COMPANY have each executed and attested these presents
on this 31st day of December, 2018



STATE OF NEW JERSEY
County of Essex

Kenneth Chapman

Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

STATE OF ILLINOIS
County of Cook



On this 31st day of December, 2018, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Shirelle A. Outley a Notary Public of New Jersey
My Commission Expires April 4, 2023

CERTIFICATION

I, the undersigned officer of HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, January 10, 2022

Irene Martins, Assistant Secretary

Date: 02/21/2022

City Official being addressed
City of Leander
201 N. Brushy Street
Leander, Texas 78641

Attn. Zakia Sultana, PM, CFM,

The following is the information as applicable for Cost Summary of this project.

Final Plat Legal Name as Recorded: N/A

Name on Approved Construction Documents: Valley Vista Center Public Improvement Construction Plans 19-PICP-034.

Name on Bank Bond for Fiscal Posting: N/A

COSTS CATEGORIES	AMOUNT
Streets	202,562.05
Drainage	531,954.05
Water	43,603.8
Wastewater	23,948.55
Payment & Performance Bond	16,912.10
Landscape Improvements	43,321.55
Soil Erosion Control	25,538.75
Earth Work	26,784.00
TOTAL	914,624.85

Total Improvements = \$914,624.85
Maintenance Bond (10%) = \$91,462.48

Total Improvements = \$914,624.85
Currently Paid Inspection Fees = \$13,868.80
Inspection Fees (3.5%) = \$32,011.87
Remaining Insp. Fees to be Paid = \$18,143.07



John Alvarez, P.E.
jalvarez@jonescarter.com
512.685.5163



2-21-22

**FINAL BILLS PAID AFFIDAVIT
AND WAIVER OF LIEN**

STATE OF TEXAS
COUNTY OF WILLIAMSON

Date: 1/19/22

Developer: Tesch Development & Management CO. LLC

Contractor/Material

Provider ("Affiant"): JKB CONSTRUCTION COMPANY, LLC

Project : VALLEY VISTA CENTER

This is to acknowledge and certify that Affiant has completed the construction of all improvements for the project noted above and that Affiant has been paid in full for all labor and material provided to the above-noted construction project, except for retainage, and acknowledges and certifies that Affiant, and all of his or its agents, employees, successors, assigns, subsidiaries, and legal representatives will and do release and waive all Mechanic's liens, or similar lien rights, which have or might arise as a result of the Affiant's or Affiant's agents' or employees' providing labor and materials to the above-noted project. Affiant understands that a portion or all of the property upon which the project is located has been or will be accepted by the City of Leander, Texas, for ownership, maintenance, and operation. Affiant further agrees that it shall look solely to the Developer for payment of the retainage and shall have no cause of action whatsoever, against the City in the event that the retainage is not paid to the Affiant, and that Affiant shall not file a lien of any kind which has or may arise related to the release of the retainage for the project. Affiant acknowledges and understands that the City is relying on the representations made in this document to accept the phase or portion of the subdivision in which the project is located.

In addition to the foregoing, Affiant acknowledges and certifies that Affiant has paid all laborers, subcontractors, materialmen, and all other persons or parties who have provided labor or materials through, for, or on behalf of the Affiant to the above-noted construction project.

Affiant indemnifies and holds Owner harmless from any liens, debts or obligations which arise as a result of labor or materials provided by or through Affiant to the project through the date set out above. Affiant further indemnifies and holds harmless all real property on which the improvements were constructed and all interests in such property, including leasehold interests, from any liens, debts, or obligations arising from any labor or materials provided by or through Affiant to the project through the date set out above.

SUBSCRIBED AND SWORN TO BY Affiant on this 19th day of January, 22

Initialed: _____

AFFIANT:

Signature: _____

Typed Name: JAMES BLANKENSHIP

Title: PRESIDENT

STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME the undersigned authority on this day personally appeared JAMES BLANKENSHIP, known to me to be the person noted above, and acknowledged to me the following: that he/she executed the foregoing for the purpose and consideration therein expressed, in the capacity therein stated, and as the duly authorized act and deed of the party releasing and waiving the lien therein; and that every statement therein is within his/her knowledge and is true and correct.

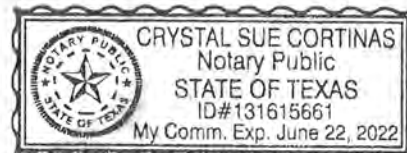
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19th day of January, 2022

[S E A L]

Notary in and for the State of Texas

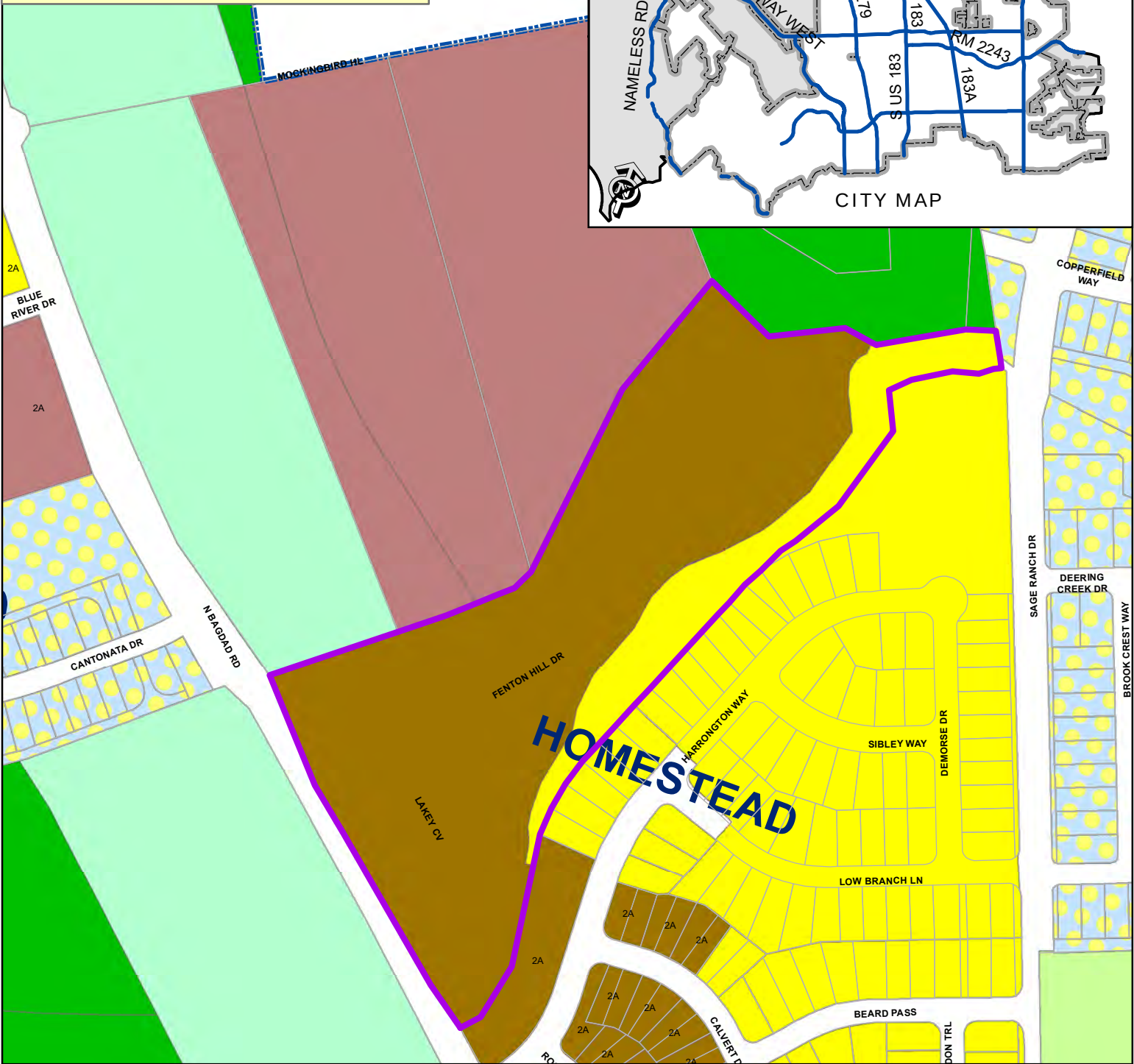
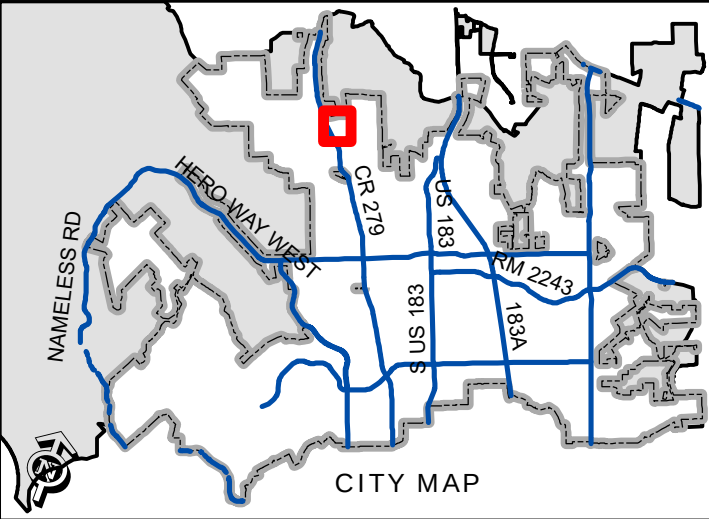
Name: CRYSTAL CORTINAS

My commission expires: June 22, 22



Initialed: _____

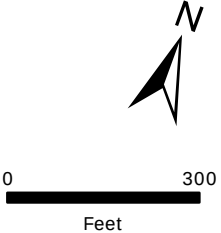
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy, please refer to the official ordinance for zoning verification. This data should not be construed as a legal description or survey instrument. No responsibility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



SUBDIVISION ACCEPTANCE

Location Map - Homestead Phase 3

- | | | |
|-----------------|------------------------------|-----------------------|
| Acceptance Area | SFR - Single-Family Rural | TF - Two Family |
| City Limits | SFS - Single-Family Suburban | LC - Local Commercial |
| | SFU - Single-Family Urban | PUD - Single-Family |
| | SFC - Single-Family Compact | |





Carlson, Brigrance & Doering, Inc.

Civil Engineering ❖ Surveying

ENGINEERING CONCURRENCE LETTER

January 3, 2022

Homestead Phase 3

LEANDER, TEXAS

Subdivision Construction Plans File # 20-PICP-011

CBD # 5172

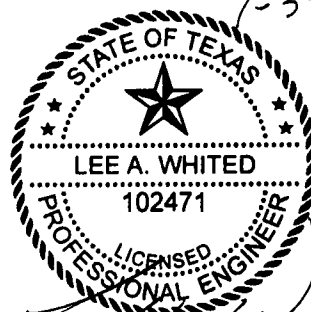
On this day, 01/03/2022 I, the undersigned professional engineer made a final visual inspection of the above referenced project. I also visited the site during construction and observed that the streets, site grading, utilities and drainage structures were constructed per the approved plans, with insignificant deviation. I, therefore, verify the adequate completion of the following items:

All curbs, pavement, sidewalks, storm sewers, inlets, water, wastewater, walls, stormwater facilities and similar construction items.

Sincerely,

CARLSON, BRIGANCE & DOERING, INC.

LEE A. WHITED, P.E.



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

MIGI

MG INSPECTIONS™

Accessibility Plan Reviews, Inspections and Consulting

512-627-8670

11834 Sterling Panorama Terrace, Austin, TX 78738

Austin Engineering Co., Inc.
Attn: Mr. John Fenley
PO BOX 342349
Austin, Texas 78734

October 14, 2021

RE: HOMESTEAD PHASE 3

Dear Mr. Fenley:

We are pleased to inform you at the time of inspection the above referenced facilities built have been found to be in substantial compliance with the provisions of the Texas Accessibility Standards. *Note: The inspection is specific only the accessible appurtenances within the R.O.W. built with the civil construction.*

This review is advisory in nature as this project is not subject to review under the current Administrative Rules as published by the Texas Department of Licensing and Regulation.

An inspection of the residential subdivision infrastructure was conducted on October 12, 2021.

The field inspection included, but not limited to, review of the following elements:

- Curb Ramps
- Crosswalks with Curb Ramps
- Sidewalks within the ROW

All of the elements listed above were found to be in compliance with the Texas Accessibility Standards adopted by the Texas Department of Licensing and Regulation for the purpose of ensuring compliance with the Texas Architectural Barriers Act, Article 9102, and Texas Civil Statutes.

Please note, this determination does not address the applicability of the Americans with Disabilities Act (ADA), (P.L. 101-336), or any other state, local or federal requirements. For information on the ADA call the ADA hotline, 800-949-4232 or the U.S. Department of Justice at 202-514-0301.

If you have any questions concerning the results of the inspection, or the requirements of the Architectural Barriers Act, please contact Mike Gabel at 512-828-2348.

Sincerely,



Mike Gabel
Registered Accessibility Specialist
Lic# 1319

MAINTENANCE BOND
Subdivision Improvements
Bond No. 4448669

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

KNOW ALL BY THESE PRESENTS, that Austin Engineering Company, Inc. as Principal, whose address is P.O. Box 342349 / 3317 Ranch Road 620 North, Austin, Texas 78734 and Suretec Insurance Company a Corporation organized under the laws of the State of Texas, and duly authorized to do business in the State of Texas, as Surety, are held and firmly bound unto the City of Leander, Texas as Obligee, in the penal sum of One Hundred Forty Eight Thousand Three Hundred Seventy Seven and 00/100's Dollars (\$148,377.00) to which payment will and truly to be made we do bind ourselves, our and each of our heirs, executors, administrators, successors and assigns jointly and severally, firmly by these presents.

WHEREAS, the said Principal has constructed Homestead Phase 3 – 20-PICP-011 (the “improvements”) pursuant to the ordinances of the Obligee, which ordinances are hereby expressly made a part hereof as though the same were written and embodied herein;

WHEREAS, said Obligee requires that the Principal furnish a bond conditioned to guarantee for the period of two (2) years after acceptance by the Obligee, against all defects in workmanship and materials which may become apparent during said period;

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that, if the Principal keeps and perform the requirement of the Obligee’s ordinances and this Maintenance Bond to maintain the improvements and keep the same in good repair and shall indemnify the Obligee for all loss that the Obligee may sustain by reason of any defective materials or workmanship which become apparent during the period of two (2) years from and after the date of acceptance by the Owner, then this obligation shall be void, otherwise to remain in full force and effect, and Owner shall have and cover from said Principal and Surety damages in the premises, as provided, and it is further agreed that this obligation shall be a continuing one against the Principal and Surety hereon, and that successive recoveries may be had thereon for successive breaches until the full amount shall have been exhausted; and it is further understood that the obligation herein to maintain said improvements shall continue throughout the maintenance period, and the same shall not be diminished in any manner from any cause during said time.

Principal agrees to repair or reconstruct the improvements in whole or in part at any time within the two year period to such extent as the Obligee deems necessary to properly correct all defects except for normal wear and tear. If the Principal fails to make the necessary corrections within ten days after being notified, the Obligee may do so or have done all said corrective work and shall have recovery hereon for all expenses thereby incurred. Principal will maintain and keep in good repair the improvements for a period of two years from the date of acceptance; it being understood that the purpose of this Maintenance Bond is to cover all defective conditions arising by reason of defective material, work, or labor performed by said Principal or its subcontractors, and in the case the said Principal shall fail to do so within ten days after being notified, it is agreed that the Obligee may do said work and supply such materials, and charge the

same against Principal and Surety on this obligation.

The Surety shall notify the Obligee at least fifteen (15) days prior to the end of the first full calendar year and prior to the lapse of this Maintenance Bond at the end of the second full calendar year.

Surety and Principal agree that whenever a defect or failure of the improvement occurs within the period of coverage under this Bond, the Surety and Principal shall provide a new maintenance bond or other surety instrument in a form acceptable to the Obligee and compliant with the Obligee's ordinances conditioned to guarantee for the period of one (1) year after the Obligee's acceptance of the corrected defect or failure, against all defects in workmanship and materials associated with the corrected defect or failure which may become apparent during said period, which shall be in addition to this Maintenance Bond.

The Surety agrees to pay the Obligee upon demand all loss and expense, including attorneys' fees, incurred by the Obligee by reason of or on account of any breach of this obligation by the Surety. Provided further, that in any legal action be filed upon this bond, venue shall lie in the county where the improvements are constructed.

This Bond is a continuing obligation and shall remain in full force and effect until cancelled as provided for herein.

Surety, for value received, stipulates and agrees that no change, extension of time, alteration or addition to the improvements, or the work to be performed thereon, or the plans, specifications or drawings accompanying the same, shall in any way affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the improvements, or the work to be performed thereon.

IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument this 15th day of December, 2021.

Austin Engineering Company, Inc.
Principal

By: _____

Title: Travis W. Kelles, Vice President

Address: _____

P.O. Box 342349

Austin, Texas 78734

Suretec Insurance Company
Surety

By: Brad Ballew

Title: Brad Ballew, Attorney-In-Fact

Address: _____

2103 CityWest Boulevard, Suite 1300

Houston, Texas 77042

The name and address of the Resident Agent of Surety is:

Ballew Surety Agency, Inc., Brad Ballew

3802 Menchaca Road, Austin, Texas 78704-6734

(Seal)

JOINT LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That SureTec Insurance Company, a Corporation duly organized and existing under the laws of the State of Texas and having its principal office in the County of Harris, Texas and Markel Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the state of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint:

David S. Ballew, Brad Ballew, Connie Davis, David Fernea

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on their own behalf, individually as a surety or jointly, as co-sureties, and as their act and deed any and all bonds and other undertaking in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

Fifty Million and 00/100 Dollars (\$50,000,000.00)

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolutions adopted by the Board of Directors of SureTec Insurance Company and Markel Insurance Company:

"RESOLVED, That the President, Senior Vice President, Vice President, Assistant Vice President, Secretary, Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the SureTec Insurance Company and Markel Insurance Company, as the case may be, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

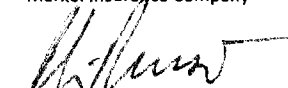
IN WITNESS WHEREOF, Markel Insurance Company and SureTec Insurance Company have caused their official seal to be hereunto affixed and these presents to be signed by their duly authorized officers on the 18th day of November, 2020.

SureTec Insurance Company

By: 
Michael C. Keimig, President



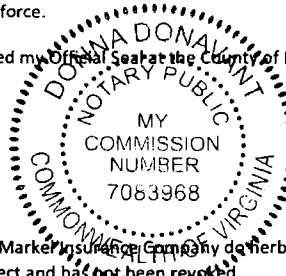
Markel Insurance Company

By: 
Robin Russo, Senior Vice President

Commonwealth of Virginia
County of Henrico SS:

On this 18th day of November, 2020 A. D., before me, a Notary Public of the Commonwealth of Virginia, in and for the County of Henrico, duly commissioned and qualified, came THE ABOVE OFFICERS OF THE COMPANIES, to me personally known to be the individuals and officers described in, who executed the preceding instrument, and they acknowledged the execution of same, and being by me duly sworn, disposed and said that they are the officers of the said companies aforesaid, and that the seals affixed to the proceeding instrument are the Corporate Seals of said Companies, and the said Corporate Seals and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said companies, and that Resolutions adopted by the Board of Directors of said Companies referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Henrico, the day and year first above written.

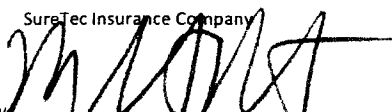


By: 
Donna Donavant, Notary Public
My commission expires 1/31/2023

We, the undersigned Officers of SureTec Insurance Company and Markel Insurance Company do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, we have hereunto set our hands, and affixed the Seals of said Companies, on the 15th day of December, 2021.

SureTec Insurance Company

By: 
M. Brent Beaty, Assistant Secretary

Markel Insurance Company

By: 
Richard R. Grinnan, Vice President and Secretary

SureTec Insurance Company THIS BOND RIDER CONTAINS IMPORTANT COVERAGE INFORMATION
--

Statutory Complaint Notice/Filing of Claims

To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint or file a claim at: 1-866-732-0099. You may also write to the Surety at:

SureTec Insurance Company
9737 Great Hills Trail, Suite 320
Austin, Tx 78759

You may contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at 1-800-252- 3439. You may write the Texas Department of Insurance at:

PO Box 149104
Austin, TX 78714-9104
Fax#: 512-490-1007
Web: <http://www.tdi.state.tx.us>
Email: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIMS DISPUTES: Should you have a dispute concerning your premium or about a claim, you should contact the Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

MAINTENANCE BOND
Subdivision Improvements

Bond No. 0814807

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

KNOW ALL BY THESE PRESENTS, that Gehan Homes, Ltd.
as Principal, whose address is 15725 N Dallas Parkway, Suite 300, Addison, TX 75001 and
Harco National Insurance Company a Corporation organized under the
laws of the State of New Jersey, and duly authorized to do business in the State of Texas, as
Surety, are held and firmly bound unto the City of Leander, Texas as Obligee, in the penal sum
of Thirty Three Thousand Seven Hundred Fourteen and 27/100 Dollars
(\$ 33,714.27) to which payment will and truly to be made we do bind ourselves, our
and each of our heirs, executors, administrators, successors and assigns jointly and severally,
firmly by these presents.

WHEREAS, the said Principal has constructed landscape improvements in the
Homestead, Phase 3 subdivision (the
"improvements") pursuant to the ordinances of the Obligee, which ordinances are hereby
expressly made a part hereof as though the same were written and embodied herein;

WHEREAS, said Obligee requires that the Principal furnish a bond conditioned to
guarantee for the period of two (2) years after acceptance by the Obligee, against all defects in
workmanship and materials which may become apparent during said period;

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that, if the
Principal keeps and perform the requirement of the Obligee's ordinances and this Maintenance
Bond to maintain the improvements and keep the same in good repair and shall indemnify the
Obligee for all loss that the Obligee may sustain by reason of any defective materials or
workmanship which become apparent during the period of two (2) years from and after the date
of acceptance by the Owner, then this obligation shall be void, otherwise to remain in full force
and effect, and Owner shall have and cover from said Principal and Surety damages in the
premises, as provided, and it is further agreed that this obligation shall be a continuing one
against the Principal and Surety hereon, and that successive recoveries may be had thereon for
successive breaches until the full amount shall have been exhausted; and it is further understood
that the obligation herein to maintain said improvements shall continue throughout the
maintenance period, and the same shall not be diminished in any manner from any cause during
said time.

Principal agrees to repair or reconstruct the improvements in whole or in part at any time
within the two year period to such extent as the Obligee deems necessary to properly correct all
defects except for normal wear and tear. If the Principal fails to make the necessary corrections
within ten days after being notified, the Obligee may do so or have done all said corrective work
and shall have recovery hereon for all expenses thereby incurred. Principal will maintain and
keep in good repair the improvements for a period of two years from the date of acceptance; it
being understood that the purpose of this Maintenance Bond is to cover all defective conditions
arising by reason of defective material, work, or labor performed by said Principal or its

subcontractors, and in the case the said Principal shall fail to do so within ten days after being notified, it is agreed that the Obligee may do said work and supply such materials, and charge the same against Principal and Surety on this obligation.

The Surety shall notify the Obligee at least fifteen (15) days prior to the end of the first full calendar year and prior to the lapse of this Maintenance Bond at the end of the second full calendar year.

Surety and Principal agree that whenever a defect or failure of the improvement occurs within the period of coverage under this Bond, the Surety and Principal shall provide a new maintenance bond or other surety instrument in a form acceptable to the Obligee and compliant with the Obligee's ordinances conditioned to guarantee for the period of one (1) year after the Obligee's acceptance of the corrected defect or failure, against all defects in workmanship and materials associated with the corrected defect or failure which may become apparent during said period, which shall be in addition to this Maintenance Bond.

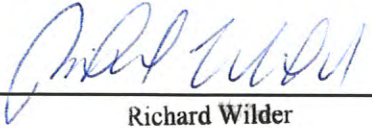
The Surety agrees to pay the Obligee upon demand all loss and expense, including attorneys' fees, incurred by the Obligee by reason of or on account of any breach of this obligation by the Surety. Provided further, that in any legal action be filed upon this bond, venue shall lie in the county where the improvements are constructed.

This Bond is a continuing obligation and shall remain in full force and effect until cancelled as provided for herein.

Surety, for value received, stipulates and agrees that no change, extension of time, alteration or addition to the improvements, or the work to be performed thereon, or the plans, specifications or drawings accompanying the same, shall in any way affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the improvements, or the work to be performed thereon.

IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument this 18th day of February, 2022.

Gehan Homes, Ltd.
Principal

By: 
Title: Richard Wilder
Director of Treasury

Address: 15725 N Dallas Parkway
Suite 300
Addison, TX 75001

Harco National Insurance Company
Surety

By: 
Title: Jeremy Polk
Attorney-in-Fact

Address: 702 Oberlin Rd
Raleigh, NC 27605

The name and address of the Resident Agent of Surety is:

Scott David Chapman
480 Wildwood Forest Dr, Suite 760, Spring, TX 77380



POWER OF ATTORNEY
HARCO NATIONAL INSURANCE COMPANY
INTERNATIONAL FIDELITY INSURANCE COMPANY

Bond # 0814807

Member companies of IAT Insurance Group, Headquartered: 702 Oberlin Road, Raleigh, North Carolina 27605

KNOW ALL MEN BY THESE PRESENTS: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

JEREMY POLK, MATTHEW ERRA

Phoenix, AZ

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"**RESOLVED**, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2018



STATE OF NEW JERSEY
County of Essex

Kenneth Chapman
Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

STATE OF ILLINOIS
County of Cook



On this 31st day of December, 2018, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Shirelle A. Outley a Notary Public of New Jersey
My Commission Expires April 4, 2023

CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, February 18, 2022

Irene Martins, Assistant Secretary



Carlson, Brigrance & Doering, Inc.

Civil Engineering ❖ Surveying

March 2, 2022

City of Leander- Engineering
201 N. Brushy Street
Leander, Texas 78641

**RE: Homestead Phase 3
20-PICP-011**

Final Plat Legal Name as Recorded:

Homestead, Phase 3

Name on Approved Construction Documents:

Homestead Phase 3 Public Improvement Construction
Plans

Name on Bank Bond for Fiscal Posting:

N/A

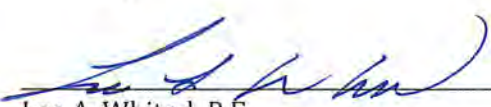
COSTS CATAGORIES	AMOUNT
Streets	\$473,903.00
Drainage	\$350,965.00
Wastewater	\$222,968.00
Water	\$240,269.00
Streetlights	\$195,665.00
Landscape Improvements	\$337,142.65
TOTAL	\$1,820,912.65

Total Improvements = \$1,820,912.65
Maintenance Bond (10% of total, minus landscaping) = \$148,377.00
Maintenance Bond for Landscaping = \$33,714.27

Total Improvements = \$1,820,912.65
Currently Paid Inspection Fees = \$49,936.69
Inspection Fees (3.5%) = \$63,731.94
Remaining Insp. Fees to be Paid = \$13,795.25

Please call if you have any questions.

Sincerely,


Lee A. Whited, P.E.

Carlson, Brigrance, & Doering, Inc.
Email: Lee@cbdeng.com




CARLSON, BRIGRANCE & DOERING, INC.
ID# F3791

**FINAL BILLS PAID AFFIDAVIT
AND WAIVER OF LIEN**

STATE OF TEXAS §
COUNTY OF TRAVIS §

Date: December 20, 2021
Developer: GEHAN HOMES, LTD
Contractor: AUSTIN ENGINEERING CO., INC.
Project : HOMESTEAD PHASE 3 - 20-PICP-011

This is to acknowledge and certify that Affiant has completed the construction of all improvements for the project noted above and that Affiant has been paid in full for all labor and material provided to the above-noted construction project, except for retainage, and acknowledges and certifies that Affiant, and all of his or its agents, employees, successors, assigns, subsidiaries, and legal representatives will and do release and waive all Mechanic's liens, or similar lien rights, which have or might arise as a result of the Affiant's or Affiant's agents' or employees' providing labor and materials to the above-noted project. Affiant understands that a portion or all the property upon which the project is located has been or will be accepted by the City of Leander, Texas, for ownership, maintenance, and operation. Affiant further agrees that it shall look solely to the Developer for payment of the retainage and shall have no cause of action whatsoever, against the City in the event that the retainage is not paid to the Affiant, and that Affiant shall not file a lien of any kind which has or may arise related to the release of the retainage for the project. Affiant acknowledges and understands that the City is relying on the representations made in this document to accept the phase or portion of the subdivision in which the project is located.

In addition to the foregoing, Affiant acknowledges and certifies that Affiant has paid all laborers, subcontractors, materialmen, and all other persons or parties who have provided labor or materials through, for, or on behalf of the Affiant to the above-noted construction project.

Affiant indemnifies and holds Owner harmless from any liens, debts or obligations which arise as a result of labor or materials provided by or through Affiant to the project through the date set out above. Affiant further indemnifies and holds harmless all real property on which the improvements were constructed and all interests in such property, including leasehold interests, from any liens, debts, or obligations arising from any labor or materials provided by or through Affiant to the project through the date set out above.

SUBSCRIBED AND SWORN TO BY Affiant on this 20th day of December, 2021.

AFFIANT:

Signature: _____

Typed Name: Travis W. Keller

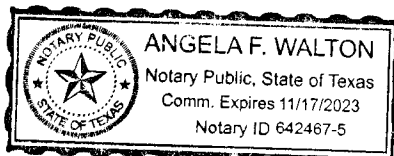
Title: Vice President

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME the undersigned authority on this day personally appeared Travis W. Keller, Vice President, known to me to be the person noted above, and acknowledged to me the following: that he/she executed the foregoing for the purpose and consideration therein expressed, in the capacity therein stated, and as the duly authorized act and deed of the party releasing and waiving the lien therein; and that every statement therein is within his/her knowledge and is true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20th day of December, 2021.

[S E A L]

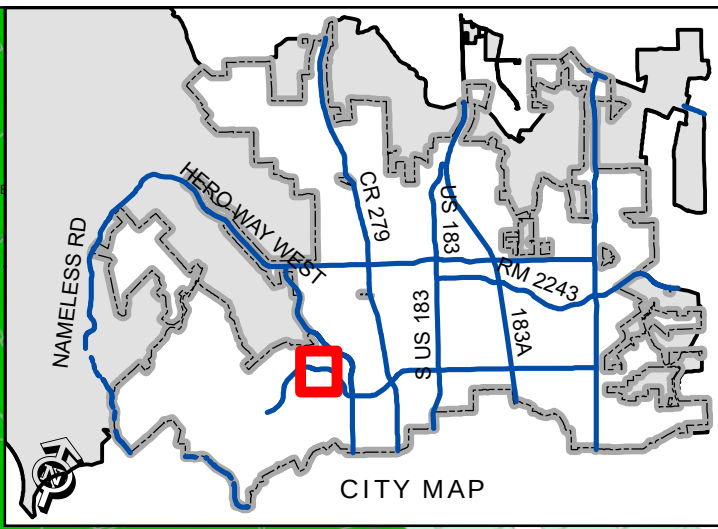
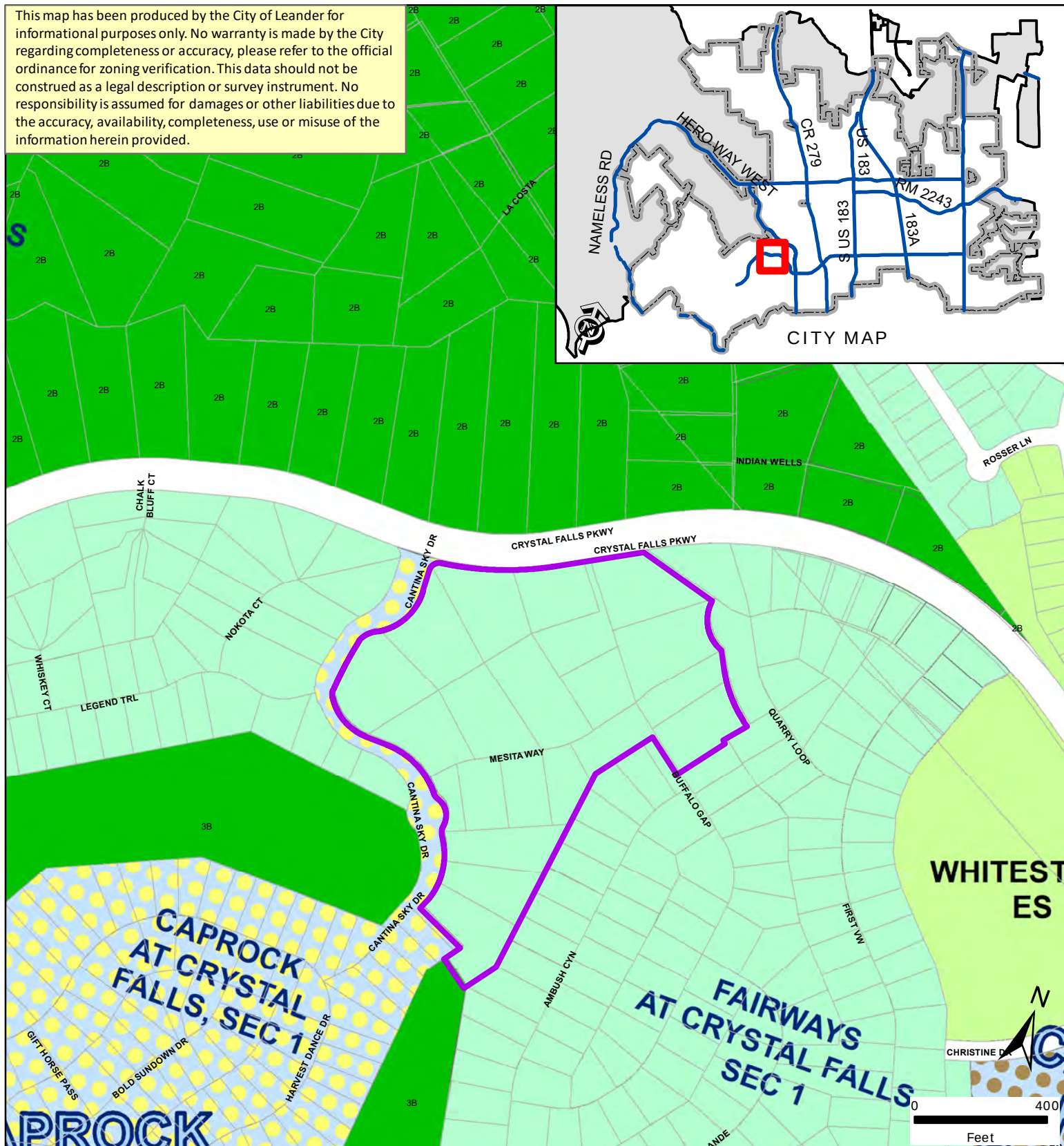


Angela Walton
Notary in and for the State of Texas

Name: Angela F. Walton

My commission expires: 11/17/23

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



SUBDIVISION ACCEPTANCE

Location Map - Fairways at Crystal Falls Section 4 Phase 2B

Acceptance Area	SFE - Single-Family Estate	HC - Heavy Commercial	PUD - Local Commercial
City Limits	SFU - Single-Family Urban	PUD - Single-Family	OS - Open Space
	SFU/MH - Single-Family Urban/Manufactured Home	PUD-CH	CD - Conventional Sector
	MF - Multi-Family	PUD - Mixed Use	

January 11, 2022

Ellen Coufal
Secretary of Planning and Zoning Commission
City of Leander
P.O. Box 319
Leander, Texas 7864

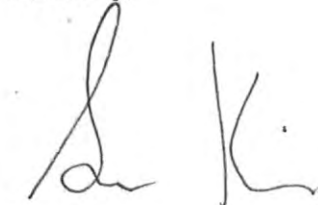
Re: Fairways at Crystal Falls Section 4, Phase 2B
Street, Drainage, and Water Improvements
Concurrence Letter

Dear Ms. Coufal:

I, the licensed professional engineer of record, have made a final visual observation of the referenced project. I have also visited the site during construction, and observed the installation of street, drainage, and water improvements. Based on these observations and inspection/testing results, I hereby certify that these improvements were completed in substantial conformance with the approved plans and specifications.

We trust you will find this information helpful when considering the acceptance of this project. If you should have any questions or need additional information in this regard, please let us know.

Sincerely,



Samuel D. Kiger, P.E.
SDK/s



MAINTENANCE BOND
Subdivision Improvements

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

KNOW ALL BY THESE PRESENTS, that Ross Construction, Inc. as Principal, whose address is 8700 Manchaca Road, #305, Austin, TX 78748 and Berkley Insurance Company a Corporation organized under the laws of the State of Delaware, and duly authorized to do business in the State of Texas, as Surety, are held and firmly bound unto the City of Leander, Texas as Obligee, in the penal sum of Twenty Thousand Fifteen and 00/100 Dollars (\$ 20,015.00) to which payment will and truly to be made we do bind ourselves, our and each of our heirs, executors, administrators, successors and assigns jointly and severally, firmly by these presents.

WHEREAS, the said Principal has constructed THE FAIRWAYS AT CRYSTAL FALLS SECTION 4 PHASE 2B, WATER AND WASTEWATER IMPROVEMENTS (*insert description of subdivision improvements*) (the "improvements") pursuant to the ordinances of the Obligee, which ordinances are hereby expressly made a part hereof as though the same were written and embodied herein;

WHEREAS, said Obligee requires that the Principal furnish a bond conditioned to guarantee for the period of two (2) years after acceptance by the Obligee, against all defects in workmanship and materials which may become apparent during said period;

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that, if the Principal keeps and perform the requirement of the Obligee's ordinances and this Maintenance Bond to maintain the improvements and keep the same in good repair and shall indemnify the Obligee for all loss that the Obligee may sustain by reason of any defective materials or workmanship which become apparent during the period of two (2) years from and after the date of acceptance by the Owner, then this obligation shall be void, otherwise to remain in full force and effect, and Owner shall have and cover from said Principal and Surety damages in the premises, as provided, and it is further agreed that this obligation shall be a continuing one against the Principal and Surety hereon, and that successive recoveries may be had thereon for successive breaches until the full amount shall have been exhausted; and it is further understood that the obligation herein to maintain said improvements shall continue throughout the maintenance period, and the same shall not be diminished in any manner from any cause during said time.

Principal agrees to repair or reconstruct the improvements in whole or in part at any time within the two year period to such extent as the Obligee deems necessary to properly correct all defects except for normal wear and tear. If the Principal fails to make the necessary corrections within ten days after being notified, the Obligee may do so or have done all said corrective work and shall have recovery hereon for all expenses thereby incurred. Principal will maintain and keep in good repair the improvements for a period of two years from the date of acceptance; it being understood that the purpose of this Maintenance Bond is to cover all defective conditions arising by reason of defective material, work, or labor performed by said Principal or its

subcontractors, and in the case the said Principal shall fail to do so within ten days after being notified, it is agreed that the Obligee may do said work and supply such materials, and charge the same against Principal and Surety on this obligation.

The Surety shall notify the Obligee at least fifteen (15) days prior to the end of the first full calendar year and prior to the lapse of this Maintenance Bond at the end of the second full calendar year.

Surety and Principal agree that whenever a defect or failure of the improvement occurs within the period of coverage under this Bond, the Surety and Principal shall provide a new maintenance bond or other surety instrument in a form acceptable to the Obligee and compliant with the Obligee's ordinances conditioned to guarantee for the period of one (1) year after the Obligee's acceptance of the corrected defect or failure, against all defects in workmanship and materials associated with the corrected defect or failure which may become apparent during said period, which shall be in addition to this Maintenance Bond.

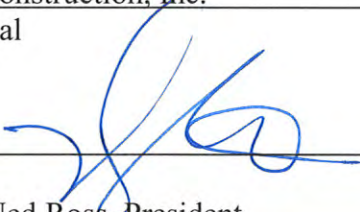
The Surety agrees to pay the Obligee upon demand all loss and expense, including attorneys' fees, incurred by the Obligee by reason of or on account of any breach of this obligation by the Surety. Provided further, that in any legal action be filed upon this bond, venue shall lie in the county where the improvements are constructed.

This Bond is a continuing obligation and shall remain in full force and effect until cancelled as provided for herein.

Surety, for value received, stipulates and agrees that no change, extension of time, alteration or addition to the improvements, or the work to be performed thereon, or the plans, specifications or drawings accompanying the same, shall in any way affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the improvements, or the work to be performed thereon.

IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument this 30th day of August, 2021.

Ross Construction, Inc.
Principal

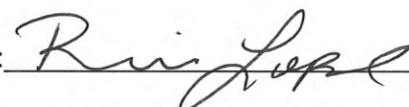
By: 

Title: Ned Ross, President

Address: 8700 Manchaca Road, #305

Austin, TX 78748

Berkley Insurance Company
Surety

By: 

Title: Rosemarie Lopez, Attorney In Fact

Address: 412 Mt. Kemble Ave. Ste 310N

Morristown, NJ 07960

The name and address of the Resident Agent of Surety is:

Tom Mulanax, 11200 Jollyville Road, Austin, TX 78748

(Seal)

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: *Jeremy M. Farque; Tommy Mulanax; Michael C. Whorton; Raquel Martinez; or Rosemarie Lopez of Jim Whorton & Associates, Inc. of Austin, TX* its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed **Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.00)**, to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 30th day of June, 2021.

Attest:

(Seal)

By

Ira S. Lederman
Ira S. Lederman
Executive Vice President & Secretary

Berkley Insurance Company

By

Jeffrey M. Hafter
Jeffrey M. Hafter
Senior Vice President

WARNING: THIS POWER INVALID IF NOT PRINTED ON BLUE "BERKLEY" SECURITY PAPER.

STATE OF CONNECTICUT)

) ss:

COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 30th day of June, 2021, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C RUNDRAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES
APRIL 30, 2024

Maria C. Rundraken
Notary Public, State of Connecticut

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this 30th day of August, 2021.

(Seal)

Vincent P. Forte
Vincent P. Forte

WARNING - Any unauthorized reproduction or alteration of this document is prohibited. This power of attorney is void unless seals are readable and the certification seal at the bottom is embossed. The background imprint, warning and verification instructions (on reverse) must be in blue ink.

VIA HAND DELIVERY

January 11, 2022

Ellen Coufal
Secretary of Planning and Zoning Commission
City of Leander
P.O. Box 319
Leander, Texas 78641

Dear Ms. Coufal:

The following is the information as applicable for Fairways at Crystal Falls, Section 4, Phase 2B (20-PICP-045)

Final Plat Legal Name as Recorded: Fairways at Crystal Falls, Section 4, Phase 2B
Name on Approved Construction Documents: Fairways at Crystal Falls, Section 4, Phase 2B Public Improvement Construction Plans – 20-PICP-045
Name on Bank Bond for Fiscal Posting: Berkley Insurance Company

COSTS CATAGORIES AMOUNT

Streets	\$262,925.00
Drainage	\$274,807.00
Water	\$110,350.00
Wastewater	\$ 89,800.00
Streetlights	NA
Landscape Improvements	NA
E&S Controls	\$ 52,362.50

Total Cost of Improvements	\$790,244.50
Inspection Fees Owed at 3.5%	\$ 27,658.56
Inspection Fees Paid at Submittal	\$ 26,744.59
Inspection Fees Owed to City	\$ 913.97

Total City Accepted Improvements (Water & WW) =	\$200,150.00
Maintenance Bond (10%) =	\$20,015.00



1/11/22

PROJECT	FAIRWAYS SEC. 4 PHASE 2B		ESTIMATE NO. 4				
			31-Jul-21				
OWNER:	THE VIEWS AT CRYSTAL FALLS, LLC						
	11203 BRUSHY GLEN DR.			CONTRACTOR:	ROSS CONSTRUCTION, INC.		
	AUSTIN, TX 78754				8700 MANCHACA RD. #305		
					AUSTIN, TX. 78748		
ITEM	DESCRIPTION	QUANT.	UNIT	UNIT PRICE	TOTAL	ADJ. QTY	REV. QTY.
	EROSION CONTROLS						
1	SILT FENCE	1,145	LF	\$ 2.50	\$ 2,862.50	-	1,145.00
2	DIVERSION BERMS (3 TEMP 2 PERM)	5	EA	\$ 500.00	\$ 2,500.00	-	5.00
3	24" DIAM. GROUTED ROCK RIP RAP	90	CY	\$ 225.00	\$ 20,250.00	-	90.00
4	ROCK BERM	1	EA	\$ 750.00	\$ 750.00	-	1.00
5	CONCRETE WASHOUT	1	EA	\$ 2,500.00	\$ 2,500.00	-	1.00
6	STABILIZED CONSTRUCTION ENT.	2	EA	\$ 1,500.00	\$ 3,000.00	-	2.00
7	SWPPP	1	LS	\$ 2,500.00	\$ 2,500.00	-	1.00
8	RESTORATION AND REVEGETATION	1	LS	\$ 18,000.00	\$ 18,000.00	-	1.00
					\$ 52,362.50		
	CLEARING AND ROUGH CUT						
9	CLEAR AND GRUB ROW	1.37	AC	\$ 7,000.00	\$ 9,590.00	-	1.37
	ROADWAY/RETAINING WALL						
10	EXCAVATION	3,810	CY	\$ 14.00	\$ 53,340.00	-	3,810.00
11	ROADWAY EMBANKMENT	3,638	CY	\$ 5.00	\$ 18,190.00	-	3,638.00
12	SPREAD EXCESS MATERIAL ONSITE	172	CY	\$ 10.00	\$ 1,720.00	-	172.00
					\$ 82,840.00		
	WATER						
13	8" PVC C900 DR 14 WATER LINE	1,130	LF	\$ 45.00	\$ 50,850.00	-	1,130.00
14	CONNECTION TO EXISTING WATER LINE	3	EA	\$ 1,500.00	\$ 4,500.00	-	3.00
15	5-1/4" HYDRANT ASSEMBLY	3	EA	\$ 5,200.00	\$ 15,600.00	-	3.00
16	SHORT SIDE DOUBLE WATER SERVICE	3	EA	\$ 3,000.00	\$ 9,000.00	-	3.00
17	LONG SIDE DOUBLE WATER SERVICE	2	EA	\$ 3,300.00	\$ 6,600.00	-	2.00
18	SHORT SIDE SINGLE WATER SERVICE	4	EA	\$ 2,900.00	\$ 11,600.00	-	4.00
19	LONG SIDE SINGLE WATER SERVICE	1	EA	\$ 3,200.00	\$ 3,200.00	-	1.00
20	EXTRA LONG DOUBLE WATER SERVICE	2	EA	\$ 4,500.00	\$ 9,000.00	-	2.00
					\$ 110,350.00		
	WASTEWATER						
21	2" PVC SDR 21 WW PRESSURE LINE	1,310	LF	\$ 30.00	\$ 39,300.00	-	1,310.00
22	SHORT SIDE DOUBLE WW SERVICE	5	EA	\$ 3,000.00	\$ 15,000.00	-	5.00
23	LONG SIDE DOUBLE WW SERVICE	2	EA	\$ 3,500.00	\$ 7,000.00	-	2.00
24	SHORT SIDE SINGLE WW SERVICE	5	EA	\$ 2,900.00	\$ 14,500.00	-	5.00
	CONNECT TO EXISTING 4" FORCE MAIN						
25	WITH REDUCER	4	EA	\$ 2,000.00	\$ 8,000.00	-	4.00
	CONNECT TO EXISTING 6" FORCE MAIN						
26	WITH REDUCER	1	EA	\$ 3,000.00	\$ 3,000.00	-	1.00
27	END OF LINE FLUSHING STATION	1	EA	\$ 3,000.00	\$ 3,000.00	-	1.00
					\$ 89,800.00		
	DRAINAGE						
28	15' CURB INLETS	6	EA	\$ 6,500.00	\$ 39,000.00	-	6.00
29	5" SS MANHOLE	1	EA	\$ 4,700.00	\$ 4,700.00	-	1.00
30	6" SS MANHOLE	1	EA	\$ 5,300.00	\$ 5,300.00	-	1.00
31	7" SS MANHOLE	1	EA	\$ 9,200.00	\$ 9,200.00	-	1.00
32	8" SS MANHOLE	1	EA	\$ 10,500.00	\$ 10,500.00	-	1.00
33	TRENCH SAFETY	1	LS	\$ 2.00	\$ 2.00	-	1.00
34	18" RCP	465	LF	\$ 50.00	\$ 23,250.00	-	465.00
35	24" RCP	292	LF	\$ 65.00	\$ 18,980.00	-	292.00
36	36" RCP (0-10')	305	LF	\$ 140.00	\$ 42,700.00	-	305.00
37	48" RCP	297	LF	\$ 275.00	\$ 81,675.00	-	297.00
38	48" OUTFALL	1	EA	\$ 8,500.00	\$ 8,500.00	-	1.00
39	4' x 4' AREA INLET INCLUDING RIP RAP	2	EA	\$ 4,500.00	\$ 9,000.00	-	2.00
40	5' x 5' AREA INLET INCLUDING RIP RAP	4	EA	\$ 5,500.00	\$ 22,000.00	-	4.00
					\$ 274,807.00		
	STREETS						
41	SUBGRADE PREPARATION	3,450	SY	\$ 3.00	\$ 10,350.00	-	3,450.00
42	GEOTEXTILE FABRIC	3,450	SY	\$ 4.50	\$ 15,525.00	-	3,450.00
43	8" FLEX. BASE	3,450	SY	\$ 11.00	\$ 37,950.00	-	3,450.00
44	2" HMA	2,835	SY	\$ 14.00	\$ 39,690.00	-	2,835.00
45	SIGNAGE	3	EA	\$ 550.00	\$ 1,650.00	-	3.00
46	STREET STRIPING	1	LS	\$ 800.00	\$ 800.00	-	1.00
47	CURB AND GUTTER	1,925	LF	\$ 14.00	\$ 26,950.00	-	1,925.00
48	RETAINING WALL (EXPOSED AREA)	415	SF	\$ 50.00	\$ 20,750.00	-	415.00
49	RETAINING WALL FOOTING	100	LF	\$ 30.00	\$ 3,000.00	-	100.00
50	RETAINING WALL HAND RAIL	100	LF	\$ 80.00	\$ 8,000.00	-	100.00
51	BREAKAWAY EMERGENCY GATE	1	EA	\$ 3,500.00	\$ 3,500.00	-	1.00
	RE-WORKING CURB ON CANTINA SKY						
	INCLUDING NEW CURB & GUTTER AND						
52	ANY NEEDED PAVEMENT WORK	1	LS	\$ 3,500.00	\$ 3,500.00	-	1.00
	ADDITIONAL RE-WORKING CURB ON						
	CANTINA SKY INCLUDING NEW CURB &						
	GUTTER AND ANY NEEDED PAVEMENT						
53	WORK	1	LS	\$ 8,420.00	\$ 8,420.00	-	1.00
					\$ 180,085.00		

WATER & WW IMPROVEMENTS TOTAL = \$ 200,150.00
 10% MAINTENANCE BOND AMOUNT = \$ 20,015.00
 STREET, DRAINAGE, WATER & WW IMPROVEMENTS TOTAL = \$ 790,244.50
 3.5% INSPECTION FEES TOTAL = \$ 27,658.56
 INSPECTION FEES PAID AT SUBMITTAL = \$ 26,744.59
 INSPECTION FEES OWED = \$ 913.97



8/20/2021

PROJECT:	FAIRWAYS SEC. 4 PHASE 2B				ESTIMATE NO. 6		31-Oct-21		CONTRACTOR:		ROSS CONSTRUCTION, INC. 8700 MANCHACA RD. #305 AUSTIN, TX. 78748				
OWNER:	THE VIEWS AT CRYSTAL FALLS, LLC 11203 BRUSHY GLEN DR AUSTIN, TX. 78754										ORIGINAL AMOUNT CHANGE ORDERS AND QUANTITY ADJ.		\$ 944,749.50		
												\$ 62,000.80			
												REVISED CONTRACT:	\$ 1,006,750.30		
ITEM	DESCRIPTION	QUANT.	UNIT	UNIT PRICE	TOTAL	ADJ. QTY	REV. QTY	REV. TOTAL	PREV. QTY	PREV. AMT.	THIS QTY.	THIS AMT.	TOTAL QTY	% COMPL.	TOTAL AMT.
EROSION CONTROLS															
1	SILT FENCE	1,145	LF	\$ 2.50	\$ 2,862.50	300	1,445.00	\$ 3,612.50	1445.00	\$ 3,612.50	0.00	\$ -	1445.00	100.00	\$ 3,612.50
2	DIVERSION BERMS (3 TEMP 2 PERM)	5	EA	\$ 500.00	\$ 2,500.00	-	5.00	\$ 2,500.00	5.00	\$ 2,500.00	0.00	\$ -	5.00	100.00	\$ 2,500.00
3	24" DIAM. GROUTED ROCK RIP RAP	90	CY	\$ 225.00	\$ 20,250.00	-	90.00	\$ 20,250.00	90.00	\$ 20,250.00	0.00	\$ -	90.00	100.00	\$ 20,250.00
4	ROCK BERM	1	EA	\$ 750.00	\$ 750.00	-	1.00	\$ 750.00	1.00	\$ 750.00	0.00	\$ -	1.00	100.00	\$ 750.00
5	CONCRETE WASHOUT	1	EA	\$ 2,500.00	\$ 2,500.00	-	1.00	\$ 2,500.00	1.00	\$ 2,500.00	0.00	\$ -	1.00	100.00	\$ 2,500.00
6	STABILIZED CONSTRUCTION ENT.	2	EA	\$ 1,500.00	\$ 3,000.00	-	2.00	\$ 3,000.00	2.00	\$ 3,000.00	0.00	\$ -	2.00	100.00	\$ 3,000.00
7	SWPPP	1	LS	\$ 2,500.00	\$ 2,500.00	-	1.00	\$ 2,500.00	1.00	\$ 2,500.00	0.00	\$ -	1.00	100.00	\$ 2,500.00
8	RESTORATION AND REVEGETATION	1	LS	\$ 18,000.00	\$ 18,000.00	-	1.00	\$ 18,000.00	1.00	\$ 18,000.00	0.00	\$ -	1.00	100.00	\$ 18,000.00
				\$	52,362.50										
CLEARING AND ROUGH CUT															
9	CLEAR AND GRUB ROW	1.37	AC	\$ 7,000.00	\$ 9,590.00	-	1.37	\$ 9,590.00	1.37	\$ 9,590.00	0.00	\$ -	1.37	100.00	\$ 9,590.00
10	ROADWAY/RETAINING WALL EXCAVATION	3,810	CY	\$ 14.00	\$ 53,340.00	-	3,810.00	\$ 53,340.00	3810.00	\$ 53,340.00	0.00	\$ -	3810.00	100.00	\$ 53,340.00
11	ROADWAY EMBANKMENT	3,638	CY	\$ 5.00	\$ 18,190.00	-	3,638.00	\$ 18,190.00	3638.00	\$ 18,190.00	0.00	\$ -	3638.00	100.00	\$ 18,190.00
12	SPREAD EXCESS MATERIAL ONSITE	172	CY	\$ 10.00	\$ 1,720.00	-	172.00	\$ 1,720.00	172.00	\$ 1,720.00	0.00	\$ -	172.00	100.00	\$ 1,720.00
				\$	82,840.00										
WATER															
13	8" PVC C900 DR 14 WATER LINE	1,130	LF	\$ 45.00	\$ 50,850.00	-	1,130.00	\$ 50,850.00	1130.00	\$ 50,850.00	0.00	\$ -	1130.00	100.00	\$ 50,850.00
14	CONNECTION TO EXISTING WATER LINE	3	EA	\$ 1,500.00	\$ 4,500.00	-	3.00	\$ 4,500.00	3.00	\$ 4,500.00	0.00	\$ -	3.00	100.00	\$ 4,500.00
15	5-1/4" HYDRANT ASSEMBLY	3	EA	\$ 5,200.00	\$ 15,600.00	-	3.00	\$ 15,600.00	3.00	\$ 15,600.00	0.00	\$ -	3.00	100.00	\$ 15,600.00
16	SHORT SIDE DOUBLE WATER SERVICE	3	EA	\$ 3,000.00	\$ 9,000.00	-	3.00	\$ 9,000.00	3.00	\$ 9,000.00	0.00	\$ -	3.00	100.00	\$ 9,000.00
17	LONG SIDE DOUBLE WATER SERVICE	2	EA	\$ 3,300.00	\$ 6,600.00	-	2.00	\$ 6,600.00	2.00	\$ 6,600.00	0.00	\$ -	2.00	100.00	\$ 6,600.00
18	SHORT SIDE SINGLE WATER SERVICE	4	EA	\$ 2,900.00	\$ 11,600.00	-	4.00	\$ 11,600.00	4.00	\$ 11,600.00	0.00	\$ -	4.00	100.00	\$ 11,600.00
19	LONG SIDE SINGLE WATER SERVICE	1	EA	\$ 3,200.00	\$ 3,200.00	-	1.00	\$ 3,200.00	1.00	\$ 3,200.00	0.00	\$ -	1.00	100.00	\$ 3,200.00
20	EXTRA LONG DOUBLE WATER SERVICE	2	EA	\$ 4,500.00	\$ 9,000.00	-	2.00	\$ 9,000.00	2.00	\$ 9,000.00	0.00	\$ -	2.00	100.00	\$ 9,000.00
				\$	110,350.00										
WASTEWATER															
21	2" PVC SDR 21 WW PRESSURE LINE	1,310	LF	\$ 30.00	\$ 39,300.00	-	1,310.00	\$ 39,300.00	1310.00	\$ 39,300.00	0.00	\$ -	1310.00	100.00	\$ 39,300.00
22	SHORT SIDE DOUBLE WW SERVICE	5	EA	\$ 3,000.00	\$ 15,000.00	-	5.00	\$ 15,000.00	5.00	\$ 15,000.00	0.00	\$ -	5.00	100.00	\$ 15,000.00
23	LONG SIDE DOUBLE WW SERVICE	2	EA	\$ 3,500.00	\$ 7,000.00	-	2.00	\$ 7,000.00	2.00	\$ 7,000.00	0.00	\$ -	2.00	100.00	\$ 7,000.00
24	SHORT SIDE SINGLE WW SERVICE	5	EA	\$ 2,900.00	\$ 14,500.00	-	5.00	\$ 14,500.00	5.00	\$ 14,500.00	0.00	\$ -	5.00	100.00	\$ 14,500.00
				\$	8,000.00	-	4.00	\$ 8,000.00	4.00	\$ 8,000.00	0.00	\$ -	4.00	100.00	\$ 8,000.00
25	WITH REDUCER	4	EA	\$ 2,000.00	\$ 8,000.00	-	4.00	\$ 8,000.00	4.00	\$ 8,000.00	0.00	\$ -	4.00	100.00	\$ 8,000.00
				\$	3,000.00	-	1.00	\$ 3,000.00	1.00	\$ 3,000.00	0.00	\$ -	1.00	100.00	\$ 3,000.00
26	WITH REDUCER	1	EA	\$ 3,000.00	\$ 3,000.00	-	1.00	\$ 3,000.00	1.00	\$ 3,000.00	0.00	\$ -	1.00	100.00	\$ 3,000.00
27	END OF LINE FLUSHING STATION	1	EA	\$ 3,000.00	\$ 3,000.00	-	1.00	\$ 3,000.00	1.00	\$ 3,000.00	0.00	\$ -	1.00	100.00	\$ 3,000.00
				\$	89,800.00										
DRAINAGE															
28	15" CURB INLETS	6	EA	\$ 6,500.00	\$ 39,000.00	-	6.00	\$ 39,000.00	6.00	\$ 39,000.00	0.00	\$ -	6.00	100.00	\$ 39,000.00
29	5" SS MANHOLE	1	EA	\$ 4,700.00	\$ 4,700.00	-	1.00	\$ 4,700.00	1.00	\$ 4,700.00	0.00	\$ -	1.00	100.00	\$ 4,700.00
30	6" SS MANHOLE	1	EA	\$ 5,300.00	\$ 5,300.00	-	1.00	\$ 5,300.00	1.00	\$ 5,300.00	0.00	\$ -	1.00	100.00	\$ 5,300.00
31	7" SS MANHOLE	1	EA	\$ 9,200.00	\$ 9,200.00	-	1.00	\$ 9,200.00	1.00	\$ 9,200.00	0.00	\$ -	1.00	100.00	\$ 9,200.00
32	8" SS MANHOLE	1	EA	\$ 10,500.00	\$ 10,500.00	-	1.00	\$ 10,500.00	1.00	\$ 10,500.00	0.00	\$ -	1.00	100.00	\$ 10,500.00
33	TRENCH SAFETY	1	LS	\$ 2.00	\$ 2.00	-	1.00	\$ 2.00	1.00	\$ 2.00	0.00	\$ -	1.00	100.00	\$ 2.00
34	18" RCP	465	LF	\$ 50.00	\$ 23,250.00	-	465.00	\$ 23,250.00	465.00	\$ 23,250.00	0.00	\$ -	465.00	100.00	\$ 23,250.00
35	24" RCP	292	LF	\$ 65.00	\$ 18,980.00	-	292.00	\$ 18,980.00	292.00	\$ 18,980.00	0.00	\$ -	292.00	100.00	\$ 18,980.00
36	36" RCP (0-10')	305	LF	\$ 140.00	\$ 42,700.00	-	305.00	\$ 42,700.00	305.00	\$ 42,700.00	0.00	\$ -	305.00	100.00	\$ 42,700.00
37	48" RCP	297	LF	\$ 275.00	\$ 81,675.00	-	297.00	\$ 81,675.00	297.00	\$ 81,675.00	0.00	\$ -	297.00	100.00	\$ 81,675.00
38	48" OUTFALL	1	EA	\$ 8,500.00	\$ 8,500.00	-	1.00	\$ 8,500.00	1.00	\$ 8,500.00	0.00	\$ -	1.00	100.00	\$ 8,500.00
39	4' x 4' AREA INLET INCLUDING RIP RAP	2	EA	\$ 4,500.00	\$ 9,000.00	-	2.00	\$ 9,000.00	2.00	\$ 9,000.00	0.00	\$ -	2.00	100.00	\$ 9,000.00
40	5' x 5' AREA INLET INCLUDING RIP RAP	4	EA	\$ 5,500.00	\$ 22,000.00	-	4.00	\$ 22,000.00	4.00	\$ 22,000.00	0.00	\$ -	4.00	100.00	\$ 22,000.00
				\$	274,607.00										
STREETS															
41	SUBGRADE PREPARATION	3,450	SY	\$ 3.00	\$ 10,350.00	-	3,450.00	\$ 10,350.00	3450.00	\$ 10,350.00	0.00	\$ -	3450.00	100.00	\$ 10,350.00
42	GEOTEXTILE FABRIC	3,450	SY	\$ 4.50	\$ 15,525.00	-	3,450.00	\$ 15,525.00	3450.00	\$ 15,525.00	0.00	\$ -	3450.00	100.00	\$ 15,525.00
43	8" FLEX. BASE	3,450	SY	\$ 11.00	\$ 37,950.00	-	3,450.00	\$ 37,950.00	3450.00	\$ 37,950.00	0.00	\$ -	3450.00	100.00	\$ 37,950.00
44	2" HMAC	2,835	SY	\$ 14.00	\$ 39,690.00	-	2,835.00	\$ 39,690.00	2835.00	\$ 39,690.00	0.00	\$ -	2835.00	100.00	\$ 39,690.00
45	SIGNAGE	3	EA	\$ 550.00	\$ 1,650.00	-	3.00	\$ 1,650.00	3.00	\$ 1,650.00	0.00	\$ -	3.00	100.00	\$ 1,650.00
46	STREET STRIPING	1	LS	\$ 800.00	\$ 800.00	-	1.00	\$ 800.00	1.00	\$ 800.00	0.00	\$ -	1.00	100.00	\$ 800.00
47	CURB AND GUTTER	1,925	LF	\$ 14.00	\$ 26,950.00	-	1,925.00	\$ 26,950.00	1925.00	\$ 26,950.00	0.00	\$ -	1925.00	100.00	\$ 26,950.00
48	RETAINING WALL (EXPOSED AREA)	415	SF	\$ 50.00	\$ 20,750.00	-	415.00	\$ 20,750.00	415.00	\$ 20,750.00	0.00	\$ -	415.00	100.00	\$ 20,750.00
49	RETAINING WALL FOOTING	100	LF	\$ 30.00	\$ 3,000.00	-	100.00	\$ 3,000.00	100.00	\$ 3,000.00	0.00	\$ -	100.00	100.00	\$ 3,000.00
50	RETAINING WALL HAND RAIL	100	LF	\$ 80.00	\$ 8,000.00	-	100.00	\$ 8,000.00	100.00	\$ 8,000.00	0.00	\$ -	100.00	100.00	\$ 8,000.00
51	BREAKAWAY EMERGENCY GATE	1	EA	\$ 3,500.00	\$ 3,500.00	-	1.00	\$ 3,500.00	1.00	\$ 3,500.00	0.00	\$ -	1.00	100.00	\$ 3,500.00
				\$	3,500.00	-	1.00	\$ 3,500.00	1.00	\$ 3,500.00	0.00	\$ -	1.00	100.00	\$ 3,500.00
				\$	3,500.00	-	1.00	\$ 3,500.00	1.00	\$ 3,500.00	0.00	\$ -	1.00	100.00	\$ 3,500.00
				\$	3,500.00	-	1.00	\$ 3,500.00	1.00	\$ 3,500.00	0.00	\$ -	1.00	100.00	\$ 3,500.00
				\$	3,500.00	-	1.00	\$ 3,500.00	1.00	\$ 3,500.00	0.00	\$ -	1.00	100.00	\$ 3,500.00
				\$	3,500.00	-	1.00	\$ 3,500.00	1.00	\$ 3,500.00	0.00	\$ -	1.00	100.00	\$ 3,500.00
				\$	3,500.00	-	1.00	\$ 3,500.00	1.00	\$ 3,500.00	0.00	\$ -	1.00	100.00	\$ 3,500.00
				\$	3,500.00	-	1.00	\$ 3,500.00	1.00	\$ 3,500.00	0.00	\$ -	1.00	100.00	\$ 3,500.00
				\$	3,500.00	-	1.00	\$ 3,500.00	1.00	\$ 3,500.00	0.00	\$ -	1.00	100.00	\$ 3,500.00
				\$	3,500.00	-	1.00	\$ 3,500.00	1.00	\$ 3,500.00	0.00	\$ -	1.00	100.00	\$ 3,500.00
				\$	3,500.00	-	1.00	\$ 3,500.00	1.00	\$ 3,500.00	0.00	\$ -	1.00	100.00	\$ 3,500.00
				\$	3,500.00	-	1.00	\$ 3,500.00	1.00	\$ 3,500.00	0.00	\$ -	1.00	100.00	

**FINAL BILLS PAID AFFIDAVIT
AND WAIVER OF LIEN**

STATE OF TEXAS
COUNTY OF

Date: 8/26/21

Developer: THE VIEWS AT CRYSTAL FALLS, LLC
11203 BRUSHY GLEN DR.
AUSTIN, TX 78754

Contractor/Material
Provider ("Affiant"): ROSS CONSTRUCTION, INC.
8700 MANCHACA RD. #305
AUSTIN, TX 78748

Project : THE FAIRWAYS AT CRYSTAL FALLES SEXCTION 4 PHASE 2B

This is to acknowledge and certify that Affiant has completed the construction of all improvements for the project noted above and that Affiant has been paid in full for all labor and material provided to the above-noted construction project, except for retainage, and acknowledges and certifies that Affiant, and all of his or its agents, employees, successors, assigns, subsidiaries, and legal representatives will and do release and waive all Mechanic's liens, or similar lien rights, which have or might arise as a result of the Affiant's or Affiant's agents' or employees' providing labor and materials to the above-noted project. Affiant understands that a portion or all of the property upon which the project is located has been or will be accepted by the City of Leander, Texas, for ownership, maintenance, and operation. Affiant further agrees that it shall look solely to the Developer for payment of the retainage and shall have no cause of action whatsoever, against the City in the event that the retainage is not paid to the Affiant, and that Affiant shall not file a lien of any kind which has or may arise related to the release of the retainage for the project. Affiant acknowledges and understands that the City is relying on the representations made in this document to accept the phase or portion of the subdivision in which the project is located.

In addition to the foregoing, Affiant acknowledges and certifies that Affiant has paid all laborers, subcontractors, materialmen, and all other persons or parties who have provided labor or materials through, for, or on behalf of the Affiant to the above-noted construction project.

Affiant indemnifies and holds Owner harmless from any liens, debts or obligations which arise as a result of labor or materials provided by or through Affiant to the project through the date set out above. Affiant further indemnifies and holds harmless all real property on which the improvements were constructed and all interests in such property, including leasehold interests,

Initialed: ML

from any liens, debts, or obligations arising from any labor or materials provided by or through Affiant to the project through the date set out above.

SUBSCRIBED AND SWORN TO BY Affiant on this 27th day of AUGUST, 2021.

AFFIANT:

Signature: Ned Ross - Pres

Typed Name: NED ROSS

Title: PRESIDENT

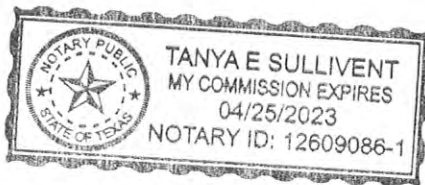
STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME the undersigned authority on this day personally appeared NED ROSS, known to me to be the person noted above, and acknowledged to me the following: that he/she executed the foregoing for the purpose and consideration therein expressed, in the capacity therein stated, and as the duly authorized act and deed of the party releasing and waiving the lien therein; and that every statement therein is within his/her knowledge and is true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27 day of AUGUST, 2021.

[S E A L]



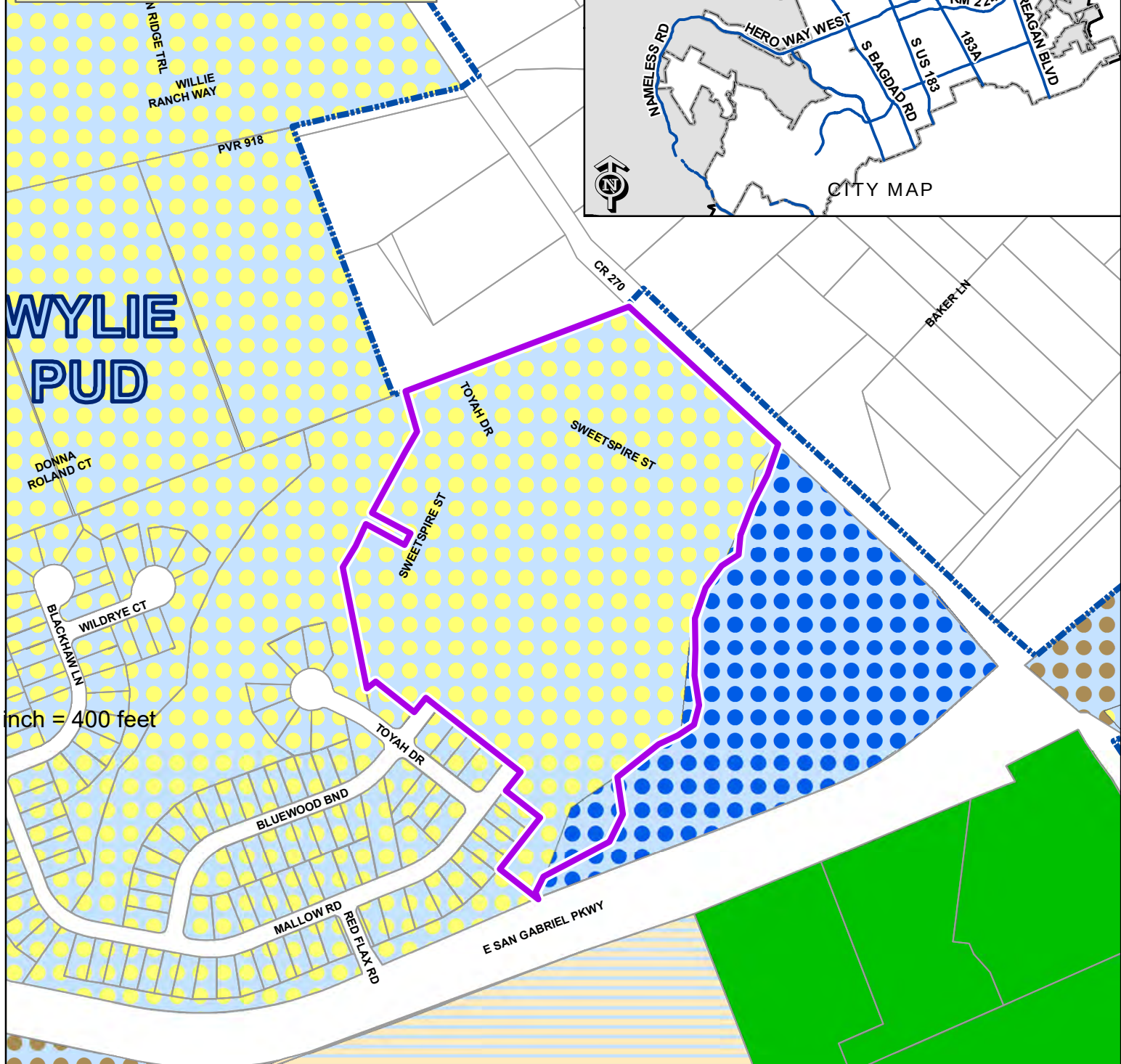
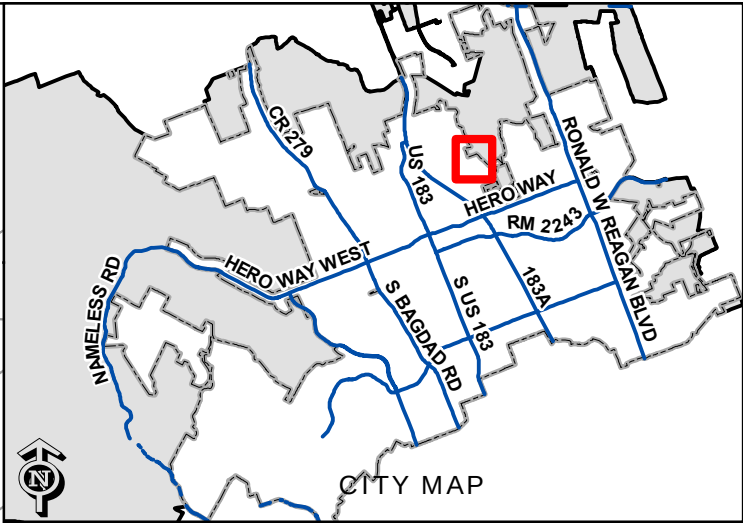
Tanya E Sullivent
Notary in and for the State of Texas

Name: Tanya Sullivent

My commission expires: 4/25/23

Initialed: NR

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

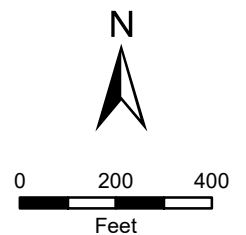


SUBDIVISION ACCEPTANCE

Location Map - Bryson Phase 11 Section 1

-  Acceptance Area
-  City Limits

-  SFR - Single-Family Rural
-  PUD - Single-Family
-  PUD - Multi-Family
-  PUD - Mixed Use
-  CD - Conventional Sector





February 24, 2022

Attention: Tommy Tucker
Johnson Development Corp.
1960 Pleasant Hill Road
Leander, TX 78641

RE: *Engineer's Concurrence Letter for Bryson Phase 11 – Section 1 City Project No. 19-TOD-PICP-036*

Dear Mr. Tucker,

On this day, I, the undersigned professional engineer, or my representative, made a visual observation of the above referenced project. No discrepancies in the approved construction plans or deficiencies in construction were visible or brought to my attention. I, therefore, certify that all improvements are constructed in substantial compliance with the approved construction plans.

Please contact me at 512-782-0602 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Alejandro E. Granados Rico".

Alex Granados, P.E.
Project Manager
TBPE F-928





March 8, 2022

Johnson Development Corp.
1960 Pleasant Hill Road
Attn: Tommy Tucker

Re: Wall Conformance Letter – Bryson Phase 11 – Section 1
City Project No. 19-TOD-PICP-036

Dear Sirs:

As you know, the retaining walls at the subject project were constructed using engineered drawings prepared by Rosch Engineering, LLC dated 5/21/21. Qualified individuals from this office visited the site during and after construction to observe the project retaining walls for general conformance with our engineered drawings.

During these visits, the visible and available structural elements were observed for conformance with the engineered drawings. No conditions conflicting with our engineering drawings were observed during these site visits. As such, it is our opinion that the subject retaining wall construction is in general conformance with our engineering drawings.

This report makes no warranties or guaranties expressed or implied. All opinions expressed are based upon the noted visual observations only. The presence of various construction materials and the closed viewing angles of some locations and items completed and thus unavailable for viewing may have concealed conditions from observation.

If you have any questions or need further information, please call.

Sincerely,

Brian Schaller, PE
TBPE Firm #14762





February 22, 2022

Tommy Tucker
Bryson MPC Holdings LLC
1960 Pleasant Hill Road
Leander, TX 78641

TDLR Project No.: TABS2020002275

PROJECT:

Bryson Phase 11 Section 1
183 A Toll Road
Leander, TX 78641

CORRECTIVE MODIFICATIONS – NO VIOLATIONS

Dear Tommy:

Your submittal regarding the referenced violations pending report has been reviewed. We are pleased to inform you that all items cited in the inspection report appear to be in substantial compliance with requirements of the Texas Government Code, Chapter 469.

These results will be forwarded to the Texas Department of Licensing and Regulation for issuance of the final approval letter. For newly constructed buildings and facilities, the Department will provide a Notice of Substantial Compliance (Certificate and Decal) to the owner upon receipt of a completed Notice of Substantial Compliance Request Form.

This determination is applicable only to ensuring compliance with Texas Government Code, Chapter 469 and does not address the requirements of the Americans with Disabilities Act (ADA), (P.L. 101-336), or any other federal, state, or local requirement. For information on the ADA, call the ADA Hotline, (800) 949-4232 or the United States Department of Justice at (202) 514-0301.

Please reference the TDLR Project Number in all future correspondence pertaining to this project.

Sincerely,

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

Arturo Pinero, RAS #1551

MAINTENANCE BOND
Subdivision Improvements

Bond No. 800131720

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

KNOW ALL BY THESE PRESENTS, that **D2 Excavating, Inc.** as Principal, whose address is 204 County Road 180, Leander, TX 78641, and **Atlantic Specialty Insurance Company**, a Corporation organized under the laws of the State of NY, and duly authorized to do business in the State of Texas, as Surety, are held and firmly bound unto the City of Leander, Texas as Obligee, in the penal sum of **Two Hundred Two Thousand Five Hundred Seventy Seven And 41/100 Dollars (\$202,577.41)** to which payment will and truly to be made we do bind ourselves, our and each of our heirs, executors, administrators, successors and assigns jointly and severally, firmly by these presents.

WHEREAS, the said Principal has constructed Bryson Phase 11, Sec. 1 Public Improvement Construction Plans Project #19-TOD-PICP-036: Water, Wastewater, Streets, Drainage, Streetlights (the "improvements") pursuant to the ordinances of the Obligee, which ordinances are hereby expressly made a part hereof as though the same were written and embodied herein;

WHEREAS, said Obligee requires that the Principal furnish a bond conditioned to guarantee for the period of two (2) years after acceptance by the Obligee, against all defects in workmanship and materials which may become apparent during said period;

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that, if the Principal keeps and perform the requirement of the Obligee's ordinances and this Maintenance Bond to maintain the improvements and keep the same in good repair and shall indemnify the Obligee for all loss that the Obligee may sustain by reason of any defective materials or workmanship which become apparent during the period of two (2) years from and after the date of acceptance by the Owner, then this obligation shall be void, otherwise to remain in full force and effect, and Owner shall have and cover from said Principal and Surety damages in the premises, as provided, and it is further agreed that this obligation shall be a continuing one against the Principal and Surety hereon, and that successive recoveries may be had thereon for successive breaches until the full amount shall have been exhausted; and it is further understood that the obligation herein to maintain said improvements shall continue throughout the maintenance period, and the same shall not be diminished in any manner from any cause during said time..

Principal agrees to repair or reconstruct the improvements in whole or in part at any time within the two year period to such extent as the Obligee deems necessary to properly correct all defects except for normal wear and tear. If the Principal fails to make the necessary corrections within ten days after being notified, the Obligee may do so or have done all said corrective work and shall have recovery hereon for all expenses thereby incurred. Principal will maintain and keep in good repair the improvements for a period of two years from the date of acceptance; it being understood that the purpose of this Maintenance Bond is to cover all defective conditions arising by reason of defective material, work, or labor performed by said Principal or its

subcontractors, and in the case the said Principal shall fail to do so within ten days after being notified, it is agreed that the Obligee may do said work and supply such materials, and charge the same against Principal and Surety on this obligation.

The Surety shall notify the Obligee at least fifteen (15) days prior to the end of the first full calendar year and prior to the lapse of this Maintenance Bond at the end of the second full calendar year.

Surety and Principal agree that whenever a defect or failure of the improvement occurs within the period of coverage under this Bond, the Surety and Principal shall provide a new maintenance bond or other surety instrument in a form acceptable to the Obligee and compliant with the Obligee's ordinances conditioned to guarantee for the period of one (1) year after the Obligee's acceptance of the corrected defect or failure, against all defects in workmanship and materials associated with the corrected defect or failure which may become apparent during said period, which shall be in addition to this Maintenance Bond.

The Surety agrees to pay the Obligee upon demand all loss and expense, including attorneys' fees, incurred by the Obligee by reason of or on account of any breach of this obligation by the Surety. Provided further, that in any legal action be filed upon this bond, venue shall lie in the county where the improvements are constructed.

This Bond is a continuing obligation and shall remain in full force and effect until cancelled as provided for herein.

Surety, for value received, stipulates and agrees that no change, extension of time, alteration or addition to the improvements, or the work to be performed thereon, or the plans, specifications or drawings accompanying the same, shall in any way affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the improvements, or the work to be performed thereon.

IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument this 22nd day of February, 2022.

D2 Excavating, Inc.
Principal

By: Eric Abuddeh

Title: VICE PRESIDENT

Address: _____

204 County Road 180
Leander, TX 78641

Atlantic Specialty Insurance Company
Surety

By: John W. Schuler

Title: John W. Schuler, Attorney-in-Fact

Address: _____

9977 W. Sam Houston Pkwy, N., Ste. 130
Houston, TX 77064

The name and address of the Resident Agent of Surety is:

Time Insurance Agency, Inc.

1405 E. Riverside Drive, Austin, TX 78741

(Seal)



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Walter E. Benson Jr, Steve Dobson, John W. Schuler**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-seventh day of April, 2020.

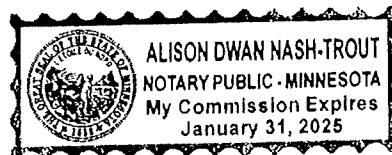
STATE OF MINNESOTA
HENNEPIN COUNTY

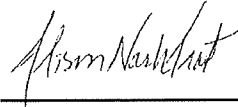


By


Paul J. Brehm, Senior Vice President

On this twenty-seventh day of April, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



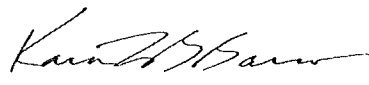

Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 22nd day of February, 2022.

This Power of Attorney expires
January 31, 2025




Kara Barrow, Secretary

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact your agent.

You may call your Insurance Carrier's toll-free telephone number for information or to make a complaint at:

1-800-321-2721

You may also write to your Insurance Carrier
at

Atlantic Specialty Insurance Company
Paralegal

605 Highway 169 North, Suite 800
Plymouth, MN 55441

1-781-332-7671

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints
at

1-800-252-3439

You may write the Texas Department of Insurance:

P.O. Box 149104, Austin, TX 78714-9104

Fax: (512) 490-1007

Web: www.tdi.texas.gov

E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES: Should you have a dispute concerning your premium or about a claim you should contact the agent first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY: This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener informacion o para someter una queja:

Puede comunicarse con su agente.

Usted puede llamar al numero de telefono gratis de su compañía de seguros para informacion o para someter una queja al:

1-800-321-2721

Usted tambien puede escribir a su compañía de seguros en:

Atlantic Specialty Insurance Company
Paralegal

605 Highway 169 North, Suite 800
Plymouth, MN 55441

1-781-332-7671

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

P.O. Box 149104, Austin, TX 78714

Fax: (512) 490-1007

Web: www.tdi.texas.gov

E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS □ RECLAMOS: Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el agente primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA: Este aviso es solo para proposito de informacion y no se convierte en parte condicion del documento adjunto.

2/15/2022

Sarvesh Dhakal
City of Leander
201 N. Brushy Street
Leander, Texas 78641

Attn,

The following is the information as applicable to the Final Cost and Quantities, and inspection fee settle up of the Bryson Phase 11-1 Project #19-TOD-PICP-036 of this "project"

Final Plat Legal Name as Recorded: Bryson Phase 11, Section 1
Name on Approved Construction Documents: Bryson Phase 11, Section 1, Public Improvements Construction Plans, Project #19-TOD-PICP-036, City of Leander, Williamson County, Texas, Leander TODD MUD UTILITY DISTRICT No.1
Name on Bank Bond for Fiscal Posting: The Surety Place

Final Cost and Quantities:

Costs Categories	Totals
Streets	\$363,017.50
Stormwater/Drainage	\$862,883.58
Water	\$316,385.00
Wastewater	\$350,488.00
Streetlights	\$133,000.00
Landscape Improvements	\$0.00

Total = **\$2,025,774.08**

Total Improvements =	\$2,025,774.08
Maintenance Bond (10%) =	\$202,577.41

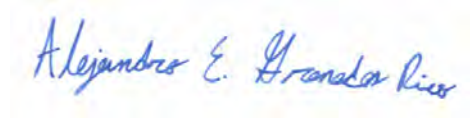
*Note that this total differs from the final pay application from the contractor as it excludes private electrical work, private gas work, bonds and offsite items that were not part of Phase 11, Section 1. The total for the developer private items is \$1,081,232.95. These items have been highlighted in red and crossed out in the final pay application attached for reference. The inspection fee receipt is also included for reference.

Inspection fee settle up:

Total Improvements =	
\$2,025,774.08	
Currently Paid Inspection Fees =	\$88,389.35
Inspection Fees (3.5%) =	\$70,902.09
Insp. Fee to be reimbursed to developer =	\$17,487.26

If you have any questions or require any additional information, please do not hesitate to contact me at 512-782-0602.

Sincerely,



Alex Granados, P.E.
Project Manager
TBPE F-928



Attachments: Final Pay Application for Bryson Phase 11-1, Final Cost and Quantities breakdown

**FINAL BILLS PAID AFFIDAVIT
AND WAIVER OF LIEN**

STATE OF TEXAS
COUNTY OF Williamson

Date: 02/21/2022

Developer: Bryson MPC Holdings, LLC

Contractor/Material
Provider ("Affiant"): D2 Excavating, Inc

Project : Bryson Phase 11, Section 1, Public Improvements Construction Plans,
Project #19-TOD-PICP-036, City of Leander, Williamson County, Texas,

This is to acknowledge and certify that Affiant has completed the construction of all improvements for the project noted above and that Affiant has been paid in full for all labor and material provided to the above-noted construction project, except for retainage, and acknowledges and certifies that Affiant, and all of his or its agents, employees, successors, assigns, subsidiaries, and legal representatives will and do release and waive all Mechanic's liens, or similar lien rights, which have or might arise as a result of the Affiant's or Affiant's agents' or employees' providing labor and materials to the above-noted project. Affiant understands that a portion or all of the property upon which the project is located has been or will be accepted by the City of Leander, Texas, for ownership, maintenance, and operation. Affiant further agrees that it shall look solely to the Developer for payment of the retainage and shall have no cause of action whatsoever, against the City in the event that the retainage is not paid to the Affiant, and that Affiant shall not file a lien of any kind which has or may arise related to the release of the retainage for the project. Affiant acknowledges and understands that the City is relying on the representations made in this document to accept the phase or portion of the subdivision in which the project is located.

In addition to the foregoing, Affiant acknowledges and certifies that Affiant has paid all laborers, subcontractors, materialmen, and all other persons or parties who have provided labor or materials through, for, or on behalf of the Affiant to the above-noted construction project.

Affiant indemnifies and holds Owner harmless from any liens, debts or obligations which arise as a result of labor or materials provided by or through Affiant to the project through the date set out above. Affiant further indemnifies and holds harmless all real property on which the improvements were constructed and all interests in such property, including leasehold interests, from any liens, debts, or obligations arising from any labor or materials provided by or through Affiant to the project through the date set out above.

SUBSCRIBED AND SWORN TO BY Affiant on this 21st day of February 2022

Initialed: EH

AFFIANT:

Signature: _____

Eric Houdek

Typed Name: Eric Houdek

Title: Vice President

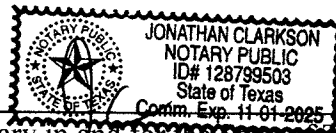
STATE OF TEXAS

COUNTY OF Williamson

BEFORE ME the undersigned authority on this day personally appeared Eric Houdek, known to me to be the person noted above, and acknowledged to me the following: that he/she executed the foregoing for the purpose and consideration therein expressed, in the capacity therein stated, and as the duly authorized act and deed of the party releasing and waiving the lien therein; and that every statement therein is within his/her knowledge and is true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21st day of February 2022

[S E A L]



Notary in and for the State of Texas

Name: Jonathan Clarkson

My commission expires:

11/01/2025

Initialed: EH



EXECUTIVE SUMMARY
03/17/2022

AGENDA SUBJECT:

Acceptance of the bid tabulation per the Edgewood Phase 1 project development agreement for the over sizing of water and wastewater infrastructure; and approve the developers award of bid to CC Carlton Construction and Cash Construction for the Edgewood Phase 1, Section 1 and offsite water and wastewater improvements.

BACKGROUND:

The Development Agreement for the Edgewood Phase 1 project includes City participation in the over sizing of the offsite water and wastewater infrastructure. The developer bid out the work, in accordance with the development agreement, and is recommending that CC Carlton Construction be awarded the bid of \$9,888,867.60 for the onsite work, and that Cash Construction be awarded the bid of \$2,088,897.00 for the offsite work. The amounts to be reimbursed by the City are \$31,900.00 and \$451,147.00, respectively. The reimbursements will be paid by rebating the impact fees as new properties connect to the system.

RECOMMENDATION:

Staff recommends that City Council approve the bid tabulation and the award of the low bidders for the Edgewood Phase 1, Section 1 and Offsite Water and Wastewater Improvements

PRESENTER:

Ross E. Blacketter, City Engineer

Attachments

1. Bid Tab
2. Edgewood Development Agreement

BID TABS EDGEWOOD PHASE 1, SECTION 1 AND OFFSITE KIMLEY-HORN AND ASSOCIATES, INC. JOB NO. 067783129				
PHASE 1, SEC. 1 - DEVELOPER ITEMS	<i>JOE BLAND CONSTRUCTION</i>	<i>CASH CONSTRUCTION</i>	<i>LIBERTY CONSTRUCTION</i>	<i>CC CARLTON CONSTRUCTION</i>
SECTION A. GRADING & DRAINAGE COST	\$5,381,913.00	\$5,220,744.00	\$4,784,819.64	\$4,861,193.50
SECTION B. WATER COST	\$995,235.00	\$1,007,240.00	\$854,230.46	\$913,070.40
SECTION C. WASTEWATER COST	\$1,280,921.00	\$1,313,441.00	\$1,102,655.07	\$1,220,552.00
PAVING COST	\$3,016,709.50	\$3,086,772.00	\$2,950,950.50	\$2,802,311.70
SUBTOTAL	\$10,674,778.50	\$10,628,197.00	\$9,692,655.67	\$9,797,127.60
PAYMENT PERFORMANCE AND MAINTENANCE BONDS COST	\$95,000.00	\$88,000.00	\$79,250.00	\$91,740.00
PHASE 1, SEC. 1 TOTAL	\$10,769,778.50	\$10,716,197.00	\$9,771,905.67	\$9,888,867.60
ONSITES ALTERNATES				
DELTA WASTEWATER COST	-\$59,015.00	-\$29,667.00	-\$40,130.20	-\$31,900.00
OFFSITE- DEVELOPER ITEMS				
SECTION A. GRADING COST	\$148,007.00	\$188,580.00	\$611,869.63	\$222,894.00
SECTION B. WATER COST	\$1,652,363.00	\$1,489,767.00	\$1,496,432.75	\$1,931,222.00
SECTION C. WASTEWATER COST	\$378,792.50	\$383,550.00	\$326,471.13	\$377,065.00
SECTION D. TRAFFIC CONTROL COST	\$127,000.00	\$8,000.00	\$107,619.87	\$50,000.00
SUBTOTAL OFFSITES	\$2,306,162.50	\$2,069,897.00	\$2,542,393.38	\$2,581,181.00
PAYMENT PERFORMANCE AND MAINTENANCE BONDS COST	\$36,000.00	\$19,000.00	\$28,189.00	\$39,297.00
OFFSITE TOTAL	\$2,342,162.50	\$2,088,897.00	\$2,570,582.38	\$2,620,478.00
OFFSITES ALTERNATES				
DELTA WATER COST	-\$487,400.50	-\$384,377.00	-\$319,690.34	-\$352,310.00
DELTA WASTEWATER COST	-\$49,217.50	-\$66,770.00	-\$44,503.10	-\$29,650.00
TOTAL DELTA	-\$536,618.00	-\$451,147.00	-\$364,193.44	-\$381,960.00
PHASE 1, SEC. 1 & OFFSITE GRAND TOTAL	\$13,111,941.00	\$12,805,094.00	\$12,342,488.05	\$12,509,345.60



2/3/2022
TBPE FIRM F-928

Alejandro E. Granados Rico

DEVELOPMENT AGREEMENT FOR THE EDGEWOOD DEVELOPMENT

This Development Agreement for the Edgewood Development (this “**Agreement**”) is made and entered into, effective as of the 3rd day of March, 2022 (the “**Effective Date**”), by and between the **City of Leander, Texas**, a Texas home rule municipal corporation (the “**City**”), **M/I Homes of Austin, LLC**, an Ohio limited liability company (the “**Developer**”), and **Cannon 140 LP**, a Texas limited partnership (the “**Landowner**”). The Landowner is joining this Agreement solely for the purpose of consenting to the development of the Property pursuant to the terms and conditions contained in the Agreement. The City and the Developer are sometimes referred to herein collectively as the “**Parties**” and individually as a “**Party**”. The Parties agree as follows.

Article I. Purpose; Consideration

1.01. Property. The Developer and Landowner each own portions of the certain 140.239 acre tract located in Williamson County, Texas, being more particularly described in **Exhibit A** attached hereto and incorporated herein for all purposes (the “**Property**”). The Developer intends to purchase and develop the remainder of the Property over time. The Parties agree that all rights and obligations relating to the development of the Property are held uniquely by the Developer. The Property is proposed for development as a single-family subdivision development with approximately 378 dwelling units (the “**Development**”). The Property is located in the City limits and currently has the appropriate zoning for the Development.

1.02. Purpose. The City desires to contract with the Developer to oversize an off-site water main and an off-site wastewater main (collectively, the “**Offsite Infrastructure**”) and certain onsite wastewater improvements, including a force main, lift station, and a gravity wastewater line to serve areas outside of the Property (collectively the “**Onsite Wastewater Infrastructure**”), as more particularly described in Article III below, to serve City customers outside of the Property, with the City rebating water impact fees and wastewater impact fees to the Developer as provided herein to offset the costs incurred by the Developer to oversize the Offsite Infrastructure and Onsite Wastewater Infrastructure. The Offsite Infrastructure and Onsite Wastewater Infrastructure will be conveyed to and operated by the City as part of the City’s utility system upon completion in accordance with the requirements of this Agreement. The Developer wishes to receive impact fee rebates for a portion of the costs of oversized Offsite Infrastructure and Onsite Wastewater Infrastructure to be installed under this Agreement. The Developer further wishes to install overhead electric lines to serve the Property on a temporary basis during development, with the understanding that the overhead electric within the Property will be replaced with underground electric lines per City rules in phases as the Property is developed.

1.03. General Benefits. The City will benefit from this Agreement by virtue of the oversizing of the Offsite Infrastructure and construction of the Onsite Wastewater Infrastructure as provided herein and agrees that the provisions of this Agreement substantially advance a legitimate interest of the City by providing public infrastructure, expanding the tax base of the City, increasing employment, promoting economic development, and stimulating business and commercial activity in the City. The Developer will benefit from this Agreement by virtue of: (i) the water and wastewater service that will be made available to the Property through the use of the City’s water and wastewater utility system, (ii) the water and wastewater impact fee credits provided by the City to the Developer as provided herein to offset the costs incurred by the Developer to oversize the Offsite

Infrastructure, and (iii) the ability to install overhead electric lines to serve the Property on a temporary basis during development.

1.04. Authority. This Agreement is entered into pursuant to the City Charter and applicable Texas law, including the City's authority as a home rule municipality under Article XI, Section 5 of the Texas Constitution.

1.05. Consideration. The benefits to the Parties set forth in this Article I, plus the mutual promises expressed herein, are good and valuable consideration for this Agreement, the sufficiency of which is hereby acknowledged by both Parties.

Article II. Term; Termination

2.01. Term. The term of this Agreement shall be ten (10) years from the Effective Date hereof, subject to earlier termination as provided in this Agreement.

2.02. Termination. The Parties further mutually agree that this Agreement shall be in full force and effect from the Effective Date hereof and that either party may pursue remedies for any default of this Agreement, including termination, in accordance with the provisions of Article X of this Agreement.

Article III. The Project

3.01. Offsite Water Main Project. The offsite water main project consists of the construction, installation, and extension of approximately 6,850 linear feet of offsite water transmission main, oversized from twelve inches (12") to sixteen inches (16") in diameter, from the City's existing sixteen inch (16") water line located at the intersection of Ronald Wilson Reagan Boulevard and RM 2243 east along RM 2243 and then south along CR 175 to the Property, along the route approved by the City and generally shown in blue in **Exhibit B** (the "**Offsite Water Main Project**"). The Offsite Water Main Project includes the water main and those facilities and equipment required for the water main to function efficiently, to provide service to the Property, and to comply with all applicable state and local rules, regulations and standards, the approved construction plans, and good design and engineering practices. The City agrees that the Offsite Water Main Project may be installed within the right-of-way of RM 2243 and CR 175 and Developer agrees to obtain all necessary permits from all applicable regulatory authorities prior to beginning construction of the Offsite Water Main Project.

3.02. Offsite Wastewater Main Project. The offsite wastewater main project consists of the construction, installation, and extension of approximately 3,000 linear feet of offsite wastewater collector main, oversized from eight inches (8") to twelve inches (12") in diameter, southward along CR 175 and then westward through an existing easement to the City's existing thirty-six inch (36") Brushy Creek Wastewater Interceptor, along the route approved by the City and generally shown in green in **Exhibit B** (the "**Offsite Wastewater Main Project**"). The Offsite Wastewater Main Project includes the wastewater main and those facilities and equipment required for the wastewater main to function efficiently, to provide service to the Property, and to comply with all applicable state and local rules, regulations and standards, approved construction plans, and good design and engineering practices.

3.03 Onsite Wastewater Project. The onsite wastewater project consists of the construction

of: (1) a lift station to serve a total of 483 LUEs, oversized to serve an additional 369 offsite LUEs; (2) 1,650 LF of force main, oversized from four inches (4") to six inches (6"); and (3) 3,000 LF of gravity wastewater line, oversized from eight inches (8") to twelve inches (12"), all as generally depicted on **Exhibit C** (the "**Onsite Wastewater Project**"). The Onsite Wastewater Project will be designed and constructed in four (4) separate phases, as depicted on **Exhibit C**. The Onsite Wastewater Project includes the lift station, force main and gravity wastewater line and those facilities and equipment required for the efficient operation of the wastewater system, to provide service to the Property and adjacent properties, and to comply with all applicable state and local rules, regulations, and standards, approved construction plans, and good design and engineering practices.

3.04 Timely Completion. The Offsite Water Main Project, the Offsite Wastewater Main Project, and the Onsite Wastewater Project shall be referred to collectively as the "**Project**". The Developer shall use reasonable efforts to complete and obtain City acceptance of the Project on or before the seven (7) year anniversary of the filing date of the Preliminary Plat. No final plat of land out of the Property will be recorded until the associated segment of the Project required to be completed to provide water and wastewater service to the land within the final plat is completed by the Developer or the Developer posts with the City fiscal surety that complies with the City's subdivision regulations to guarantee completion of the Project. The Developer may construct the Project in one or more phases. Each phase of the Project shall be completed by Developer and Developer shall obtain City acceptance of the Project in accordance with the procedures and time frames set forth in the City's Subdivision Ordinance. The Project shall be designed and constructed in accordance with the approved construction plans, this Agreement, applicable local, state, and federal regulations, and good design and engineering practices. The Parties agree that the Developer is not required to oversize any internal water or wastewater utility infrastructure under this Agreement, unless otherwise provided in this Agreement.

Article IV. Project Engineer; Bidding of Project

4.01. Project Engineer. The Developer will retain a licensed professional engineer to prepare the design, construction plans and specifications, and supporting documentation for the Project in accordance with good engineering practices, the design and construction standards of all applicable state and local regulations, and this Agreement ("**Project Engineer**"). The Project Engineer will work and coordinate with the City Engineer to obtain the timely review and approval by the Developer, the City Engineer, and the Director of Development Services of the design, plans, specifications, and construction of the Project. The Developer shall be responsible for ensuring that the Project Engineer complies with the terms of this Agreement, including with regard to the responsibilities assigned to the Project Engineer herein.

4.02. Bidding for the Project.

(a) The Project Engineer will advertise the Project for sealed competitive bids in compliance with the Texas Local Government Code based on the City Engineer approved design and plans and specifications, and will recommend the lowest qualified bidder/contractor to the Developer and the City. The Project Engineer will provide the City Engineer and the City's purchasing agent with: (i) prior written notice of the dates of advertisement for bids and the opening of the bids; and (ii) a copy of the advertisement for bids. Notwithstanding anything contained herein to the contrary, the Developer is responsible for bidding the Project in compliance with Chapter 252,

Texas Local Government Code. The Developer will utilize a unit price contract for the Project. The Project includes the components described in subsections (a)(1), (2), and (3) below:

(1) The Offsite Water Main Project will be advertised for bids with an alternate bid being required for a twelve inch (12") water main ("**Offsite Water Main Alternate #1**") and an alternate bid being required for a sixteen inch (16") water main ("**Offsite Wastewater Main Alternate #2**"), together, in each case, with all equipment and related facilities and structures shown on the City approved plans and specifications for the Offsite Water Main Project. The responsive bids must clearly and separately demonstrate the amounts bid for the Offsite Water Main Project (Offsite Water Main Alternates #1 and #2).

(2) The Offsite Wastewater Main Project will be advertised for bids with an alternate bid being required for an eight inch (8") wastewater collector main ("**Offsite Wastewater Main Alternate #1**") and an alternate bid being required for a twelve inch (12") wastewater collector main ("**Offsite Wastewater Main Alternate #2**"), together, in each case, with all equipment and related facilities and structures shown on the City approved plans and specifications for the Offsite Wastewater Main Project. The responsive bids must clearly and separately demonstrate the amounts bid for the Offsite Wastewater Main Project (Offsite Wastewater Main Alternates #1 and #2).

(3) The Onsite Wastewater Project will be advertised for bids with an alternate bid being required for: a lift station serving 114 LUEs in the Property, a four (4") inch force main, and an eight (8") gravity wastewater line ("**Onsite Wastewater Project Alternate #1**") and an alternative bid being required for a lift station serving 483 LUEs (to serve the Property and additional off-site connections), a six (6") inch force main, and a twelve (12") gravity wastewater line ("**Onsite Wastewater Project Alternate #2**"), together, in each case, with all equipment and related facilities and structures shown on the City approved plans and specifications for the Onsite Wastewater Project. The responsive bids must clearly and separately demonstrate the amounts bid for the Onsite Wastewater Project (Onsite Wastewater Alternates #1 and #2). It is anticipated that the Onsite Wastewater Project will be designed, bid, and constructed in four different phases.

(b) The City Engineer shall within a reasonable time evaluate the bids for the Project to determine whether the bids are fair and balanced prior to accepting a recommendation of bid award. Any unbalanced or skewed bids, as determined by bid tabulations, may be appropriately corrected or rejected by the City Engineer. The City Engineer will approve the award of the contract to the lowest qualified bidder/contractor, as recommended by the Project Engineer, and to proceed with the Project if the City Engineer determines that the bids for the Project are fair and balanced, after correcting or rejecting any unbalanced or skewed bids.

(c) Within ten (10) business days after the City's receipt of the bids described in subsection 4.02(a)(1), (2), and (3), the City Engineer will notify the Developer of his/her decision on whether to recommend approval or rejection of a bid and whether the City elects to proceed with the oversizing of each portion of the Project. If the City Engineer recommends approval of the bid relating to the oversizing of a portion of the Project, then the approval of the bid will be placed on the next available City Council agenda for action, not to exceed forty five (45) business days from the date the City received the bid, and the City shall not unnecessarily delay in the consideration of the approval of the bid. If the City approves a bid, as presented, that includes the oversizing of

a portion of the Project, the Developer shall be eligible to receive Impact Fee Rebates for the Reimbursable Costs, as described in Section 5.02. To the extent the City approves a bid(s) that includes the oversizing of a portion of the Project, the Developer may award a contract to a bidder/contractor that was not the lowest qualified bidder/contractor for the portion of the Project to be oversized. However, Developer shall only be eligible to receive Impact Fee Rebates for Reimbursable Costs that correspond to the bid(s) approved by the City, as contemplated in Section 5.02, and not for any amounts that exceed the bid approved by the City.

(d) If the City Engineer recommends rejection of all of the bids, then the Developer will have the right to terminate this Agreement upon written notice to the City without any liability or penalty therefor.

Article V. Cost of the Project; Reimbursable Costs

5.01. Project Facilities Costs and Expenses. The Developer shall contract for, fund, and pay for the design, bidding, contract negotiation, installation, and construction of the Project and shall be entitled to Impact Fee Rebates, as defined and provided in Article VI below, of up to one hundred percent (100%) of the Reimbursable Costs (defined in Section 5.02 below) from the City, based on the oversizing of the Project, as provided in Section 4.02 above, subject to the provisions and limitations set forth in this Agreement.

5.02. Reimbursable Costs. The “**Reimbursable Costs**” for the Project shall include the following expenditures:

- (a) the difference between the dollar amount of the approved bid for the Offsite Water Main Alternate #1 and the dollar amount of the approved bid for the Offsite Water Main Alternate #2;
- (b) the difference between the dollar amount of the approved bid for the Offsite Wastewater Main Alternate #1 and the dollar amount of the approved bid for the Offsite Wastewater Main Alternate #2;
- (c) the difference between the dollar amount of the approved bid for the Onsite Wastewater Project Alternate #1 and the dollar amount of the approved bid for the Onsite Wastewater Project Alternate #2;
- (d) the City’s approval of any Project cost overruns, as further described in Section 5.04; and
- (e) all other necessary and reasonable out of pocket costs expended by the Developer and approved by the City, provided that all such sums and amounts shall have been approved by the City Council prior to the Developer commencing work in connection with the Project. Developer shall not receive or be entitled to receive any Impact Fee Rebates or reimbursements for any of the costs attributable to any portion of the Project that is not oversized and installed and constructed by Developer, unless otherwise noted in this Agreement.

5.04. Project Cost Overruns. To the extent the actual costs of the Project exceed the costs included in the bids approved by the City under Section 4.02(c), the Developer may request that the City Engineer review all invoices, change orders, pay applications, receipts, and/or other relevant documentation relating to the actual costs for the Project. The City Engineer will review all documentation relating to the increased costs of the Project within thirty (30) days of the

Developer's request. Upon the approval of the increased actual costs of the Project by the City Engineer, the City Council will consider an item at their next regularly scheduled meeting to amend the total amount of the Reimbursable Costs for the Project to account for increased costs relating to the Project. If the total amount of Reimbursable Costs is amended, the City will adjust the payment of Impact Fee Rebates accordingly, as described in Article VI.

Article VI. Collection and Payment of Impact Fees

6.01. Payment of Impact Fees. Developer, its grantees, successors, assigns, and subsequent purchasers of any portion of the Property, agree that each lot, tract, parcel or building site within the Property that will be provided water and wastewater service by the City shall be required to pay the City's water impact fee (the "**Water Impact Fee**") and the City's wastewater impact fee (the "**Wastewater Impact Fee**"), established pursuant to Chapter 395 of the Texas Local Government Code, in the amount that is established by the City Capital Improvements Plan and City ordinance, as amended, from time to time, and that is in effect when the fee is paid. The Water Impact Fee and the Wastewater Impact Fee are referred to collectively as the "**Impact Fees**". The Impact Fees shall be payable with respect to a lot, tract, parcel, or building site at the time the building permit for each building or structure is applied for or, if no building permit is required, then upon the first to occur of the following: (a) the date construction of the building or structure is first commenced, (b) the date an application is made to the City for a water connection to serve the building or structure, or (c) the date water service is requested for the lot, tract or parcel of land.

6.02. Water Impact Fee Rebates. Subject to the terms, conditions and limitations of this Agreement, during the Term of this Agreement, Developer shall receive a rebate of sixty percent (60%) of the Water Impact Fees paid to the City for connections to the City water utility system within: (i) the Property; and (ii) within land or developments that connect to the Project by a direct connection or by a water line that is not listed and included in the City capital improvements plan and ordinance that establishes the Water Impact Fees (the "**Water Impact Fee Rebates**"). The Water Impact Fee Rebates will terminate on the earlier to occur of: (i) Developer receiving Water Impact Fee Rebates, or a combination of Water Impact Fee Rebates and one or more payments from the City equal to the Reimbursable Costs for the water improvements described in Section 5.02(a)(1); (ii) the expiration of this Agreement; or (iii) the termination of this Agreement by reason of a Developer default. The City may at any time, in its sole discretion, pay the Developer the balance of the Reimbursable Costs for the water improvements from any source of funds available to the City in one or more lump sum payments.

6.03. Wastewater Impact Fee Rebates. Subject to the terms, conditions and limitations of this Agreement, during the Term of this Agreement, Developer shall receive a rebate of sixty percent (60%) of the Wastewater Impact Fees paid to the City for connections to the City wastewater utility system within: (i) the Property; and (ii) within land or developments that connect to the Project by a direct connection or by a wastewater line that is not listed and included in the City capital improvements plan and ordinance that establishes the Wastewater Impact Fees (the "**Wastewater Impact Fee Rebates**"). The Wastewater Impact Fee Rebates will terminate on the earlier to occur of: (i) Developer receiving Wastewater Impact Fee Rebates, or a combination of Wastewater Impact Fee Rebates and one or more payments from the City equal to the Reimbursable Costs for the wastewater improvements described in 5.02(a)(2) and (3); (ii) the expiration of this Agreement; or (iii) the termination of this Agreement by reason of a Developer default. The City may at any time,

in its sole discretion, pay the Developer the balance of the Reimbursable Costs for the wastewater improvements from any source of funds available to the City in one or more lump sum payments. The Water Impact Fee Rebates and Wastewater Impact Fee Rebates will be collectively referred to as the **"Impact Fee Rebates"**.

6.04. Suspension of Impact Fee Rebates. The City may suspend payment of Impact Fee Rebates if Developer is in default of this Agreement until such time that Developer cures the default.

6.05. Escrow Accounts. Commencing on the Effective Date and continuing until the Water Impact Fee Rebates and the Wastewater Impact Fee Rebates have been fully paid to the Developer in accordance with this Agreement, the City will maintain a separate escrow account for the Water Impact Fees (the **"Water Escrow Account"**) and a separate escrow account for Wastewater Impact Fees (the **"Wastewater Escrow Account"**). The City will deposit into the Water Escrow Account sixty percent (60%) of the Water Impact Fees paid to and received by the City for water connections listed in Section 6.02. The City will deposit into the Wastewater Escrow Account sixty percent (60%) of the Wastewater Impact Fees paid to and received by the City for wastewater connections listed in Section 6.03. The Water Escrow Account and the Wastewater Escrow Account will be held by the City and the Water Impact Fee Rebates and the Wastewater Impact Fee Rebates paid out to Developer as provided in this Agreement. Payments of Water Impact Fee Rebates and the Wastewater Fee Impact Fee Rebates to Developer shall begin after Developer completes and obtains City acceptance of the Offsite Water Main Project and the Offsite Wastewater Main Project

6.06. Payment of Water Impact Fee Rebates. Water Impact Fee Rebates will be paid by the City to Developer quarterly in arrears. Water Impact Fee Rebates will be paid on or before the 15th day of each April, July, October and January following the calendar quarter in which the City receives the Water Impact Fees. The payments will be in an amount equal to sixty percent (60%) of the Water Impact Fees collected by City during the three (3) calendar months preceding the month the scheduled payment is due and payable. Developer shall not receive Water Impact Fee Rebates that are in excess of the Reimbursable Costs of the water improvements.

6.07. Payment of Wastewater Impact Fee Rebates. Wastewater Impact Fee Rebates will be paid by the City to Developer quarterly in arrears. Wastewater Impact Fee Rebates will be paid on or before the 15th day of each April, July, October and January following the calendar quarter in which the City receives the Wastewater Impact Fees. The payments will be in an amount equal to sixty percent (60%) of the Wastewater Impact Fees collected by City during the three (3) calendar months preceding the month the scheduled payment is due and payable. The Developer shall not receive Wastewater Impact Fee Rebates that are in excess of the Reimbursable Costs of the wastewater improvements.

Article VII. Development of the Property

7.01. Vesting. Subject to the terms and conditions of this Agreement, the City confirms, acknowledges and agrees that Developer has vested authority to develop the Property in accordance with the Applicable Regulations, as modified by this Agreement and any subsequently approved modifications, waivers or variances to City ordinances, notwithstanding any subsequently adopted ordinances, rules or regulations, or changes or modifications to the City's ordinances, rules and regulations which will only be applicable to the extent allowed by Chapter 245, Texas Local Government Code (the **"Vested Rights"**), provided that the Vested Rights will terminate and expire in the event that: (1) Developer, or its successors or assigns with respect to

any affected portion of the Property, agrees in writing to such modification or revocation; (2) Developer fails to complete and obtain final City acceptance of one or more subdivision sections out of the Property within five years after the Effective Date, or thereafter abandons development of the Property; (3) an application for an amendment of the concept plan for the Property is submitted by Developer that substantially changes the density, land uses, parkland or transportation improvements from that approved by the City as contemplated by this Agreement; or (4) State law or court order mandates otherwise. The Concept Plan for the Property approved by the City on February 23, 2021 is attached as **Exhibit D**. Except as modified by this Agreement, the Property will be developed in compliance with the Applicable Regulations, and the City hereby confirms, acknowledges, and agrees that the Developer has vested authority to develop the Property in accordance with the Applicable Regulations, as modified by this Agreement. If there is any conflict between the Applicable Regulations, as defined herein, and the terms of this Agreement, the terms of this Agreement will control. As used in this Agreement, “abandons development of the Property” or “abandons the project” means that Developer commences the development of a subdivision section within the Property for which all required permits have been issued, but fails to complete such development within five years thereafter.

7.02. Development of the Property. Except as modified by this Agreement, the Property will be developed in accordance with all applicable City, State, and federal regulations as of the Effective Date (collectively, the “**Applicable Regulations**”), as well as good engineering practices. Ordinances, rules, or regulations, or changes or modifications to the City’s ordinances, rules, and regulations adopted after the Effective Date will only be applicable to the extent permitted by Chapter 245, Texas Local Government Code.

7.03. Temporary Overhead Electric Lines. It is acknowledged that there is minimal electric infrastructure in the area of this Development and that there exists a public necessity for electric infrastructure. In order to facilitate the installation of electric infrastructure to serve the area in which the Property is located, the City agrees that, instead of initially installing underground electric lines, as would otherwise be required by the Applicable Regulations, the Developer may instead install offsite and onsite overhead electric lines to serve the Property, as depicted in the attached **Exhibit E**; provided, however, that, as each phase of the Property is developed, the Developer will be required to cause the onsite overhead electric lines within such phase to be replaced with underground electric lines in accordance with the Applicable Regulations. The Developer will not be required to cause any offsite overhead electric lines to be replaced with underground electric lines. All of the costs and expenses associated with the installation of onsite and offsite, overhead, and underground electric lines for the Development shall be paid by the Developer.

7.04. Masonry Requirements. For purposes of this Agreement and the Applicable Regulations, the definition of “masonry” shall include stone, brick, or stucco. The exterior wall standards set forth in this section shall apply to all structures located on the Property. At least eighty-five percent (85%) of the combined exterior surface area of all walls, including all stories of primary buildings / structures, shall consist of stone, brick, painted or tinted stucco, or similar material approved by the Director of Planning.

7.05. County Road 175 Culvert Crossing; Roadway Adequacy Fee. In addition to the construction of the Project, the Developer agrees to replace the existing culvert crossing (the “**Culvert Improvements**”) located approximately 4,850 feet south of the intersection of RR 2243

and CR 175 to convey 25-year stormwater flow, as defined by the City of Leander Code of Ordinances. The Culvert Improvements will be constructed at the location and pursuant to the specifications included in the attached **Exhibit F** and the City of Leander Standard Construction Details adopted on January 6, 2021. The parties agree that, pursuant to Section 10.03.003(c), City of Leander Code of Ordinances, the Developer shall be responsible for a roadway adequacy fee relating to the Development. The City Engineer will timely review all payments undertaken by the Developer relating to the design and construction of the Culvert Improvements. Upon approval by the City Engineer of such payments, the City will provide a credit to the Developer to offset any payments then due (or coming due) to the City relating to the applicable roadway adequacy fee for the Development. In the event that costs relating to the Culvert Improvements exceed the total amount of the roadway adequacy fee for the Development, the City agrees to waive the entirety of the fee and the Developer agrees to bear any costs in excess of the fee.

Article VIII. Additional Agreements

8.01. Additional City Agreements. The City hereby agrees:

- (a) to coordinate with the Project Engineer on specific design requirements and specifications; and to review, and to approve and sign the plans and specifications for the Project in a timely manner;
- (b) to review and approve the plans, specifications, bids for, and costs of the Project in a timely manner;
- (c) during the course of the Project, to review, approve and sign necessary and appropriate change orders in a timely manner; to perform all inspections of the Project in a timely manner; and to approve the Project and Project Costs, including the Reimbursable Costs, in a timely manner if constructed in accordance with the City approved plans and specifications;
- (d) after completion and final acceptance by the City of the Project as constructed, to accept the Project as part of the City's water utility system and wastewater utility system, as applicable, and use the Project to provide water and wastewater service within the Property on the same terms and conditions as the City serves similarly situated and occupied properties;
- (e) after the Developer completes construction and obtains City acceptance of the Project and upon the Developer completing construction of a phase or section of the Development in compliance with this Agreement and the City giving final acceptance of that phase or section, the City will approve connections to the water system and the wastewater system, as appropriate, apply the payment of Impact Fees, as described in Section 6.01, pay Impact Fee Rebates, as described in Section 6.06 and 6.07, and provide such services within the completed phase or section of the subdivision on the same terms and conditions as then provided within other areas of the City;
- (f) to review and process the applications made, and the plans and specifications submitted, by the Developer with respect to the Development in a timely manner;
- (g) to provide use of all necessary City rights-of-way and easements as may be necessary for construction of the Project. ; and

- (h) to timely perform and complete each task, duty, and responsibility of the City set forth in this Agreement.

8.02. Additional Developer Agreements. The Developer hereby agrees:

- (a) to contract with the Project Engineer for the design, preparation of the plans and specifications, and the provision of the services anticipated to be performed by the Project Engineer for the Project pursuant to and in compliance with Article IV;
- (b) to review and approve the plans and specifications for the Project (including the estimated cost of the Project), and to advise the City Engineer as to any perceived error, defect, or insufficiency prior to approving any such plans and specifications;
- (c) to work and coordinate with the City so that the City can assure that the improvements constituting the Project are eligible for funding with capital impact fees pursuant to the City's capital impact fee ordinance, prior to the execution of any contract for construction;
- (d) to enter into a contract with an appropriate contractor approved by the City pursuant to competitive bids approved by the City and the Developer for construction of the Project in accordance with the procedures set forth in this Agreement;
- (e) to dedicate the improvements constituting the Project, as applicable, to the City upon completion of same in accordance with the plans and specifications therefor and this Agreement;
- (f) to pay, or to cause its successors and assigns to pay, the City's water and wastewater impact fees the City establishes by ordinance for each lot, tract, parcel or building site in the Subdivision prior to utility service being provided to such lot, tract, parcel or building site, unless the City has elected instead to credit some or all of the amount of the unreimbursed Reimbursable Costs, as herein defined, against the amount of such fees that would otherwise be owed to the City, in which event Developer, its successors and assigns shall pay the amount of such fees not credited;
- (g) to pay, or cause its successors and assigns to pay, to the City, unless otherwise provided by this Agreement, all other fees and charges provided for or established by the Applicable Regulations for or with respect to the development of the Property when due, including, but not limited to, zoning and subdivision application fees, building permit fees, and water and water tap and use fees and impact fees;
- (h) to timely perform and complete each task, duty and responsibility of the Developer set forth in this Agreement; and
- (i) to pay the City all legal fees incurred by the City in the negotiating and drafting of this Agreement.

Article IX. Assignment of Commitments and Obligations

9.01. Developer Assignment of Agreement. The Developer's rights and obligations under this Agreement may be assigned by the Developer to one (1) or more purchasers of all or part of the Property; provided the City Council of the City must first approve and consent to any such assignment by the Developer of this Agreement or of any right or duty of the Developer pursuant to this Agreement; which consent shall not be unreasonably withheld or delayed. The City hereby expressly consents to and approves any future assignment of the Developer's rights and obligations under this Agreement (wholly or partially) to Landowner and agrees that no further consent to any such assignment to Landowner will be necessary; however, a copy of such assignment must be delivered to the City within ten (10) business days of execution. If the Developer assigns its rights and obligations hereunder as to a portion of the Property in accordance with the terms of this Agreement, then the rights and obligations of any assignee and the Developer will be severable, and the Developer will not be liable for the nonperformance of the assignee and vice versa. In the case of nonperformance by one Developer, the City may pursue all remedies against that nonperforming Developer(s), but will not impede development activities of any performing Developer as a result of that nonperformance.

9.02. Binding Obligations. This Agreement shall be binding upon and inure to the benefit of the Parties and their successors and permitted assigns; however, this Agreement is not intended to and will expressly not encumber any platted single family residential lot within the Property that has been improved with a residence constructed thereon.

Article X. Default and Related Provisions

10.01. Default. Notwithstanding anything herein to the contrary, no Party shall be deemed to be in default hereunder until the passage of fourteen (14) business days after receipt by such Party of notice of default from the other Party. Upon the passage of fourteen (14) business days without cure of the default, such Party shall be deemed to have defaulted for purposes of this Agreement; provided that if the nature of the default is that it cannot reasonably be cured within the fourteen (14) business day period, the defaulting Party shall have a longer period of time as may be reasonably necessary to cure the default in question; but in no event more than sixty (60) days. In the event of a default not cured within the applicable time period set forth above, the non-defaulting Party may terminate this Agreement or seek other equitable relief not inconsistent with this Agreement, including, without limitation, specific performance, to enforce the terms of this Agreement. All remedies will be cumulative and the pursuit of one authorized remedy will not constitute an election of remedies or a waiver of the right to pursue any other authorized remedy.

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

10.03. Attorneys' Fees. A Party shall not be liable to the other Party for attorney fees or costs incurred in connection with any litigation between the Parties, in which a Party seeks to obtain a remedy from the other Party, including appeals and post judgment awards.

10.04. Waiver. Any failure by a Party to insist upon strict performance by the other Party of any provision of this Agreement will not, regardless of length of time during which that failure continues, be deemed a waiver of that Party's right to insist upon strict compliance with all terms

of this Agreement. In order to be effective as to a Party, any waiver of default under this Agreement must be in writing, and a written waiver will only be effective as to the specific default and as to the specific period of time set forth in the written waiver. A written waiver will not constitute a waiver of any subsequent default, or of the right to require performance of the same or any other provision of this Agreement in the future.

10.05. Force Majeure.

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

Article XI. Notices

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

Any notice mailed to the City shall be addressed:

City of Leander
Attn: City Manager
201 N. Brushy Street
P.O. Box 319
Leander, Texas 78646-0319

with copy to:

The Knight Law Firm, LLP
Attn: Paige H. Saenz
223 West Anderson Lane, #A105
Austin, Texas 78752

Any notice mailed to the Developer shall be addressed:

M/I Homes of Austin, LLC
Attn: Ruth Waters
405 State Hwy. 121, Suite A-110
Lewisville, Texas 75067

with copy to:

Cannon 140 LP
Attn: Terry Guerin
202 Picea Drive
Lakeway, Texas 78734

And

Singleton Cooksey PLLC
Attn.: Robert H. Singleton, Jr.
6363 Woodway, Suite 600
Houston, Texas 77057

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

Article XII. Miscellaneous Provisions

12.01. The Parties acknowledge that the mutual promises and obligations of the Parties expressed herein are good, valuable, and sufficient consideration for this Agreement. The Parties further acknowledge that the City and the Developer voluntarily elected the benefits and obligations of this Agreement, as opposed to the benefits available were the Developer to have elected to develop the Property without the benefits and obligations of this Agreement, pursuant to and in compliance with the applicable City ordinances. Therefore, save and except the right to enforce the obligations of the City to perform each and all of the City's duties and obligations under this Agreement, Developer hereby waives any and all claims or causes of action against the City that Developer may have for or with respect to any duty or obligation undertaken by Developer pursuant to this Agreement, including any benefits that may have been otherwise available to Developer but for this Agreement.

12.02. This Agreement, together with any exhibits attached hereto, constitutes the entire

agreement between Parties with respect to the subject matter hereof and may not be amended except by a writing approved by the City Council of the City that is signed by all Parties and dated subsequent to the date hereof.

12.03. The terms of this Agreement are not intended to and shall not be deemed to create any partnership or joint venture among the Parties. The City, its past, present and future officers, elected officials, employees and agents, do not assume any responsibilities or liabilities to any third party in connection with the development of the Property. The City enters into this Agreement in the exercise of its public duties and authority to provide for development of property within the City pursuant to its police powers and for the benefit and protection of the public health, safety, and welfare.

12.04. This Agreement is not intended, nor will it be construed, to create any third-party beneficiary rights in any person or entity who is not a Party, unless expressly provided otherwise herein, or in a written instrument executed by both the City and the third party. Absent a written agreement between the City and third party providing otherwise, if a default occurs with respect to an obligation of the City under this Agreement, any notice of default or action seeking a remedy for such default must be made by the Developer.

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

12.06. This Agreement shall be recorded in the Official Public Records of Williamson County, Texas within ninety (90) days after the Effective Date.

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

12.08. To the extent this Agreement constitutes a contract for goods or services within the meaning of Section 2270.002 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2270 of the Texas Government Code, and subject to applicable Federal law, the Developer represents that neither the Developer nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the Developer (i) boycotts Israel or (ii) will boycott Israel through the term of this Agreement. The terms "boycotts Israel" and "boycott Israel" as used in this paragraph have the meanings assigned to the term "boycott Israel" in Section 808.001 of the Texas Government Code, as amended.

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

12.10. To the extent the Agreement constitutes a contract for goods or services within the meaning of Section 2274 of the Texas Government Code, as amended, solely for purposes of compliance with therewith, and subject to applicable Federal law, the Developer represents that the Developer and all wholly owned subsidiary, majority-owned subsidiary, parent company and affiliates of Developer do not, and will not for the duration of this agreement, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association. Further, the Owner represents that the Owner and all wholly owned subsidiary, majority-owned subsidiary, parent company and affiliates of Owner do not, and will not for the duration of this agreement, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association. The phrase “Discriminates Against a Firearm Entity or Firearm Trade Association” as used in this paragraph have the meanings assigned to the phrase “Discriminate Against a Firearm Entity or Firearm Trade Association” in Section 2274.001(3) of the Texas Government Code, as amended.

12.11. To the extent the Agreement constitutes a contract for goods or services within the meaning of Section 2274 of the Texas Government Code, as amended, solely for purposes of compliance with therewith, and subject to applicable Federal law, the Developer represents that neither the Developer nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Developer (i) boycotts energy companies or (ii) will boycott energy companies through the term of this Agreement. The phrase “Boycott Energy Companies” as used in this paragraph have the meanings assigned to the phrase “Boycott Energy Company” in Section 809.001 of the Texas Government Code, as amended.

12.12. It is acknowledged and agreed by the Parties that time is of the essence in the performance of this Agreement.

12.13. The City and the Developer each agree to execute such further documents or instruments as may be necessary to evidence their agreements hereunder.

12.14. To facilitate execution, this Agreement may be executed in any number of counterparts. All executed counterparts of this instrument will be deemed to be originals, and all such counterparts, when taken together, will constitute one and the same agreement.

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

<u>Exhibit A</u>	-	Property Description
<u>Exhibit B</u>	-	General Route of Offsite Water Main Project and Offsite Wastewater Main Project
<u>Exhibit C</u>	-	Onsite Wastewater Project
<u>Exhibit D</u>	-	Approved Concept Plan
<u>Exhibit E</u>	-	Electricity Lines
<u>Exhibit F</u>	-	CR 175 Culvert Improvements

[signature pages follow]

EXECUTED in multiple originals this the 3rd day of March, 2022.

CITY:

City of Leander, Texas

a Texas home-rule municipal corporation

Attest:

By: Dara Crabtree

Name: Dara Crabtree

Title: City Secretary

By: C. de Lisle

Name: Christine DeLisle

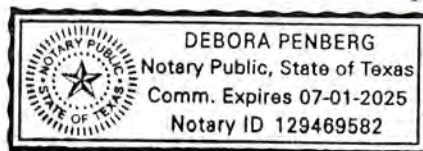
Title: Mayor

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this 3rd day of March, 2022, by Christine DeLisle, Mayor of the City of Leander, Texas, a Texas home-rule municipal corporation, on behalf of said corporation.

(SEAL)

Debora Penberg
Notary Public, State of Texas



LANDOWNER:

Cannon 140 LP,
a Texas limited partnership

By: Cannon 140 GP, LLC,
a Texas limited liability company,
its General Partner

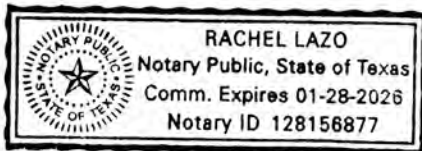
By: [Signature]
Name: Michael K. Love
Title: President

THE STATE OF TEXAS §
COUNTY OF Harris §

This instrument was acknowledged before me on this 14 day of February, 2022,
by Michael K. Love, President of Cannon 140 GP, LLC, a Texas limited liability
company, General Partner of Cannon 140 LP, a Texas limited partnership, on behalf of said
limited liability company and limited partnership.

(SEAL)

[Signature]
Notary Public, State of Texas



DEVELOPER:

M/I Homes of Austin, LLC
an Ohio limited partnership

By: [Signature]
Name: WILLIAM G PECKMAN
Title: AREA PRESIDENT

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 14th day of FEBRUARY, 2022, by WILLIAM G PECKMAN, AREA PRESIDENT of M/I Homes of Austin, LLC, an Ohio limited liability company, on behalf of said limited liability company.

(SEAL)

[Signature]
Notary Public, State of Texas

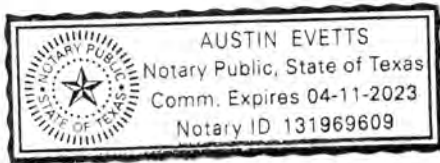


EXHIBIT A Description of Property

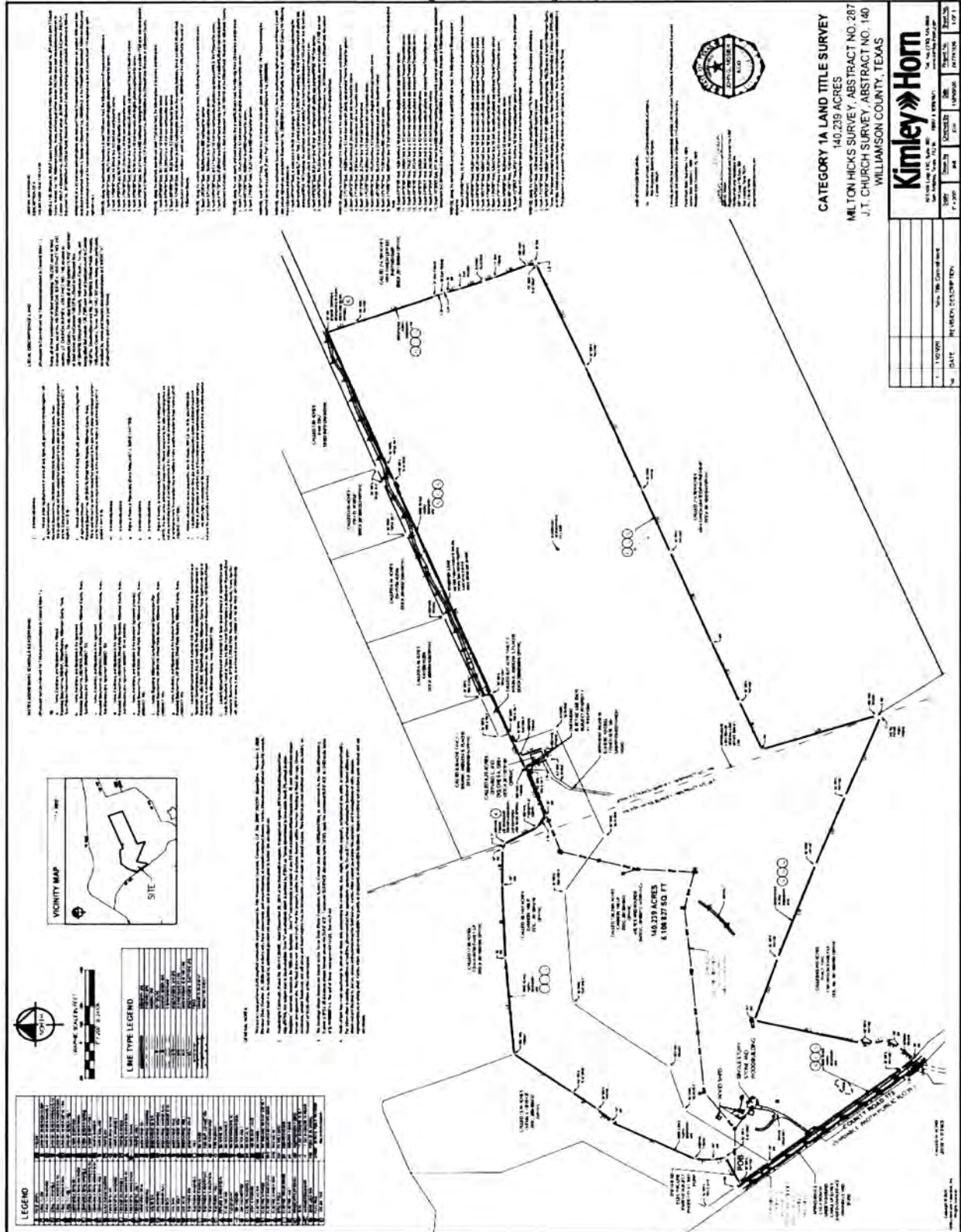
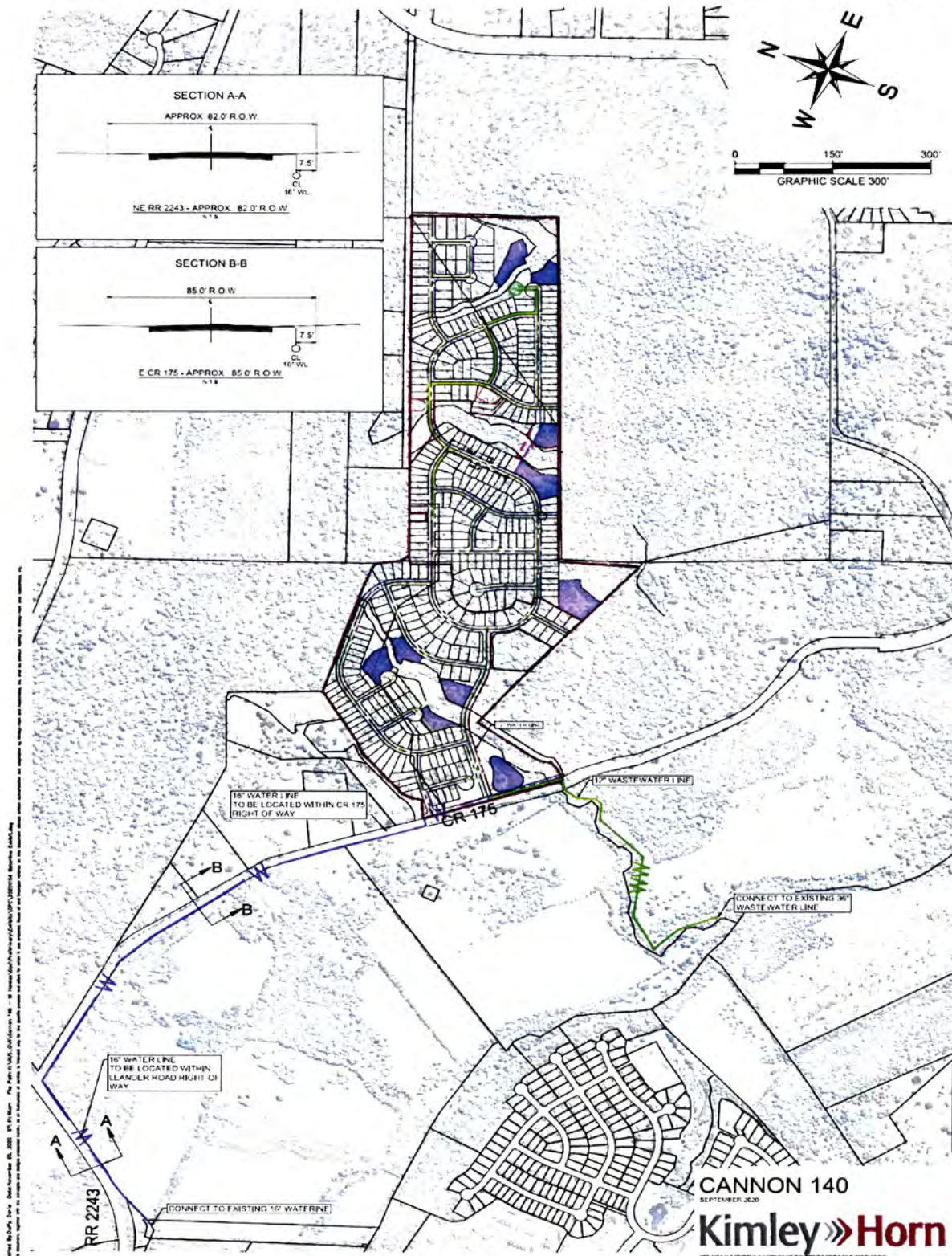
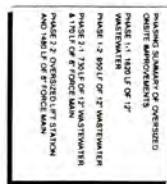


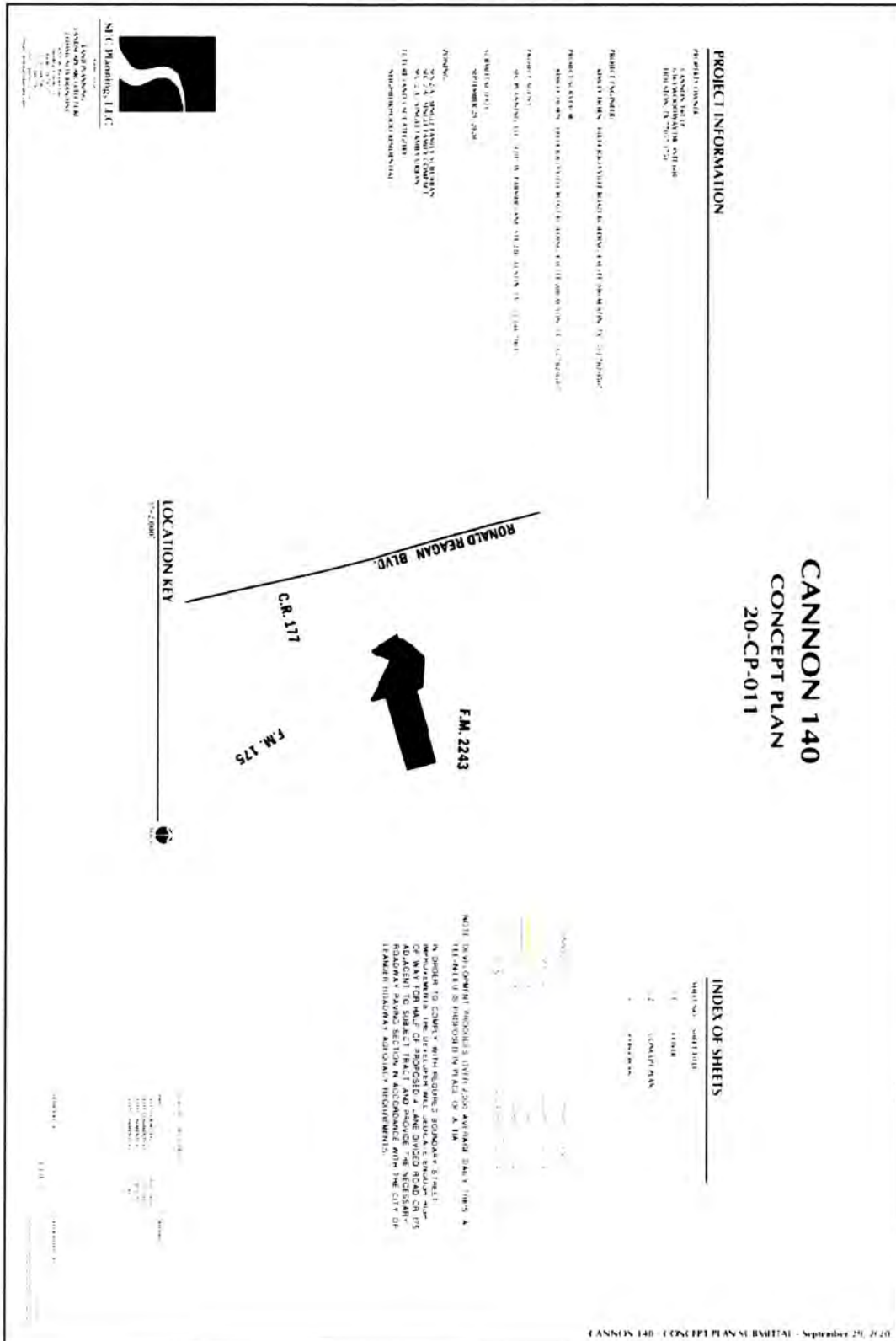
EXHIBIT B **General Route of Offsite Water Main Project and Offsite Wastewater Main Project**

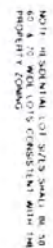




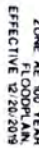
© 2003 Blackwell Publishing Ltd, *Journal of Internal Medicine* 253: 105–112

Approved Concept Plan





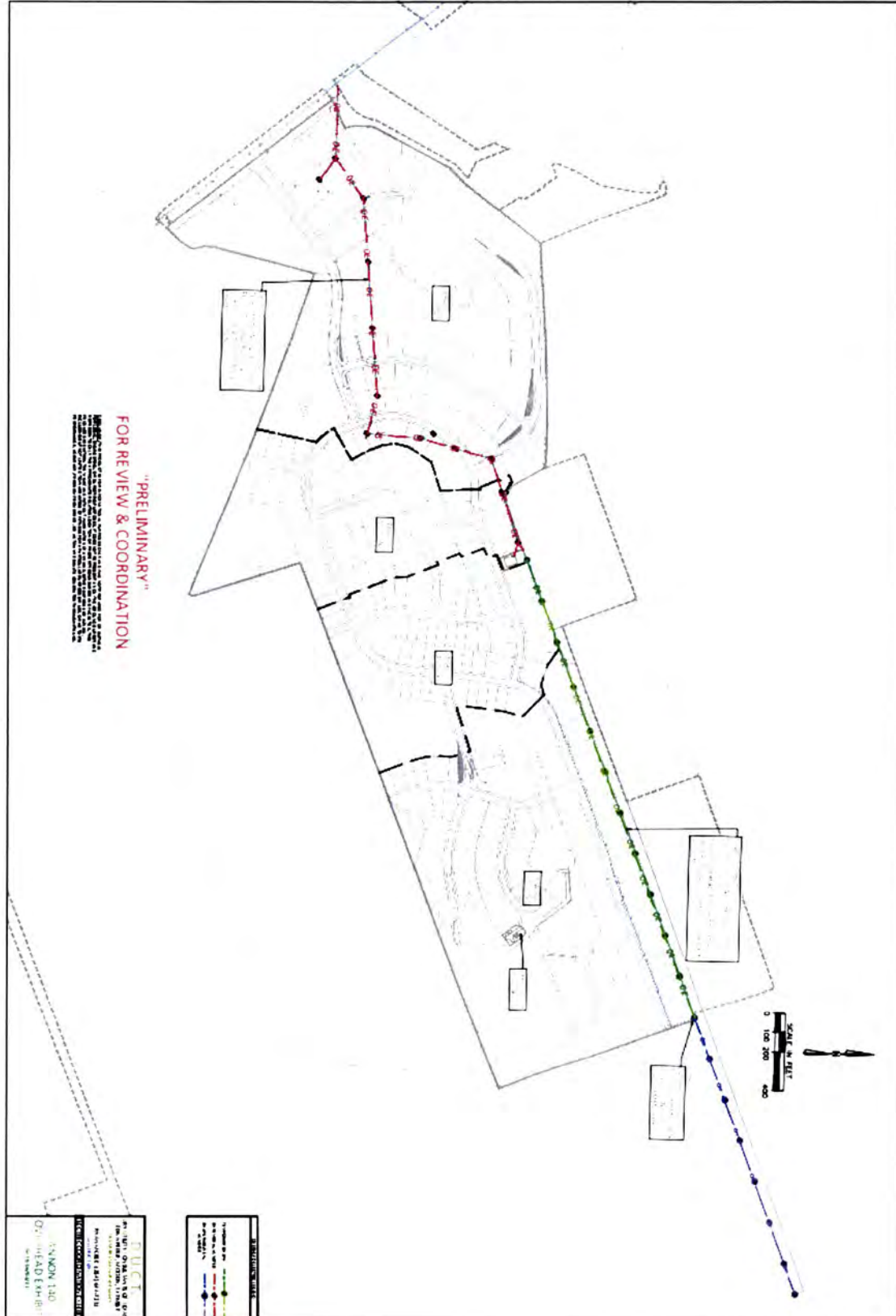
PARCEL	PHASE	APPROX LINES	APPROX TRIPS
12	1	0.7	0.28
3	2	91	87*
46	3	196	187*
TOTAL	LOTS	384	367*



**CONCEPT PLAN
CANNON 140
20-CP-011
LEANDER, TEXAS**

NOTES
1. PLAN HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH COMPOSITE ZONING ORDINANCE AND SUBDIVISION ORDINANCE
2. FLOOD HAZARDOUS AREAS PER FEMA 4849C00AB5F

Exhibit E Electricity Lines

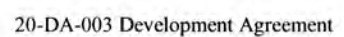


EDGEWOOD PHASE 1-1
Leander, Texas
December 2021
CR 175 CULVERT EXHIBIT

Kimley-Horn

10014 Jollyville Road
Caryton W. Smith 300
Austin, TX 78758
512.338.1177
Studios of Leander, Wright & Miller, Inc. P-2026

THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN & ASSOCIATES, INC. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE PROJECT TITLE. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN & ASSOCIATES, INC.





EXECUTIVE SUMMARY
03/17/2022

AGENDA SUBJECT:

Approval of purchase of one (1) Police Department vehicle from Grapevine Dodge Chrysler Jeep, Grapevine, Texas in the amount of \$65,383.20 utilizing the BuyBoard Co-Op Contract #601-19 and rescinding previous award to Cameron Dodge, Cameron, Texas on November 4, 2021 and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:

On November 4, 2021, City Council approved an award to purchase a Dodge Durango for the Police Department along with other police vehicles. On March 10, 2022, the Police department was notified that Dodge has cancelled its Durango orders. Our vehicle upfitting vendor, CapFleet, located another Durango available at a dealership in Grapevine. The available vehicle is approximately \$8,000 more than the original award (\$43,347 vs. \$35,350.) However, if the Police Department were to wait for orders to reopen, it could delay acquisition for an unknown length of time. The vehicle is needed to replace a 2014 Dodge Charger.

Previous Executive Summary dated 11-4-2021

Funds are budgeted in the Fiscal Year 2022 budget for fourteen (14) vehicles; seven (7) are for newly created positions within the Police Department and seven (7) are to replace the end of life vehicles within the fleet.

- Patrol (4)
- Traffic (3)
- Commercial Vehicle Enforcement (1)
- Police Administration (2)
- SWAT (1)
- CID (1)
- Patrol Lieutenants (2)

Due to the nation-wide supply chain issues with new vehicles, staff is recommending that we take advantage of this co-op opportunity while the vendor has vehicles available. Purchasing staff will be working with the other departments to obtain their vehicles that were approved in the Fiscal Year 2022 budget as well.

Local Government Code Sec. 271.012: Cooperative Purchasing Program Participation, provides that a local government that purchases goods or services under this subchapter satisfies any state law requiring the local government to seek competitive bids for the purchase of the goods or services. BuyBoard Contract #601-19 and HGACBuy Contract #VE11-20 will be used.

HISTORY/TIMELINE:

11/4/2021 - original contract award.

RECOMMENDATION:

Recommend approval.

PRESENTER:

Kelly Wenzel, General Services Manager
Chief Minton, Chief of Police

Fiscal Impact

Amount requested: \$65,383
Approved in current budget (Yes / No): yes
Expenditure (New / Amended): amended
Recurring or one-time: one-time
Fund source (Operating / Utility / etc.): Vehicle Reserve 14-41-7000

Attachments

1. Grapevine Quote w/o Upfitting
2. Cameron Dodge Original Quote

PRODUCT PRICING SUMMARY BASED ON CONTRACT**BUYBOARD #601-19****Grapevine Dodge Chrysler Jeep 2601 William D Tate, Grapevine, TX 76051**

End Use: _____

Rep: Dennis Thomas

Contact: _____

Phone: 817-410-7541

Phone/Email: _____

Email: dthomas@grapevinedcj.comProduct Description: 2021 DURANGO PPV V8 3

Date: _____

A. Bid Series: DURANGO PPV

A. Base Price:

28,162

B. Published Options [Itemize each below]

Code	Options	Bid Price	Code	Options	Bid Price
WDEE75	AWD POLICE DURANGO	2930	2ZZ	PURSUIT V8	2905
PW7	WHITE	NC	A7X9	CLOTH FRONT/VINYL REAR	116
ADL	SKID PLATES	286	AHX	TOW PACKAGE	820
CUG	POLICE CONSOLE	815	CW6	DEACTIVATE REAR DOORS	73
LNF/LNX	LED SPOTLAMP	529	LNF	PASS SIDE SPOTLAMP	529
XDG	PASS BALLISTIC PANEL	2,255	XDV	DRIVER BALLISTIC PANEL	2,350
XCS	4 EXTRA KEYS	97			
Total of B. Published Options:					13,705

C. Unpublished Options

\$= 0.0%

Options	Bid Price	Options	Bid Price
1 LIKE THIS AVAILABLE			
WILL NEED TO ADD FLOORING COST IF SENT TO			
UPFITTER BEFORE BILLING			
Total of C. Unpublished Options:			

D. Pre-delivery Inspection:

E. Texas State Inspection:

F. Manufacturer Destination/Delivery:

G. Floor Plan Interest (for in-stock and/or equipped vehicles):

H. Lot Insurance (for in stock and/or equipped vehicles):

I. Contract Price Adjustment: _____

J. Additional Delivery Charge: _____ miles

K. Subtotal:

L. Quantity Ordered _____ x K =

M. Trade in: _____

N. BUYBOARD Administrative Fee (\$400 per purchase order)

O. TOTAL PURCHASE PRICE INCLUDING BUYBOARD FEE

\$

\$

\$720

\$360

FOB GRAPEVINE

\$42,947

\$

\$400.00

\$43,347

CUSTOMIZE YOUR QUOTE

Hover Your Pointer
HERE for a Useful Tip!

Type Company Information Here...

Company Name CAMERON DODGE
Address 2102 THORNTON
City CAMERON
State TEXAS
ZIP Code 76520

Phone 972-804-9536
Fax 979-567-4376

Specify Default Invoice Information Here...

1st Tax Name State
Rate 5.00%
☒ Apply tax on local purchases only.

2nd Tax Name
Rate
☐ Apply tax on local purchases only.

☐ Share invoice numbers on network.

Credit Cards Accepted

Credit Card #1
Credit Card #2
Credit Card #3

Shipping Charge \$0.00

Counter Location

Template Wizard Database c:\progra~1\micros~2\office\library\invdb.xls

CAMERON DODGE

CAMERON DODGE

2102 THORNTON
CAMERON, TEXAS 76520
972-804-9536 fax 979-567-4376



CAMERON DODGE

2102 THORNTON
CAMERON, TEXAS 76520
972-804-9536 fax 979-567-4376

QUOTE

Customer

Name City of Leander
Address _____
City _____ State TX ZIP _____
Phone _____

Date 9/28/2021
Order No. LEANDERTDR8
Rep BDS
FOB NO

Qty	Description	Unit Price	TOTAL
1	2021 Durango Pursuit V8	\$ 34,500.00	\$34,500.00
1	LED Spotlight	\$850.00	\$850.00
1	CAP EMERGENCY EQUIPMENT QUOTE 102711	\$22,036.20	\$22,036.20
TASB 601-19			
PLEASE MAKE CHECK PAYABLE TO: CAMERON DODGE 2102 THORNTON CAMERON, TEXAS 76520 .			
TERMS: NET 30			

Payment Details

- ☐ Cash
☒ Check
☐ Credit Card

Name _____
CC # _____
Expires _____

Subtotal	\$57,386.20
Shipping & Handling	\$0.00
Taxes	State
TOTAL	\$57,386.20

Office use only

PLEASE REMIT PAYMENT TO CAMERON DODGE



EXECUTIVE SUMMARY
03/17/2022

AGENDA SUBJECT:

Conduct a Public Hearing on the Land Use Assumptions and Capital Improvements Plan relating to possible adoption of Roadway Impact Fees.

BACKGROUND:

A public hearing is required to consider the land use assumptions and Capital Improvements Plan under which an impact fee may be imposed. Any member of the public has the right to appear at the hearing and present evidence for or against the land use assumptions and capital improvements plan. Leander has impact fees for water and wastewater improvements, and this will complete package.

HISTORY/TIMELINE:

In August 2021, the City of Leander awarded a contract to Kimley-Horn to prepare a Roadway Impact Fee study. The award was based on the June 2021 Request for Qualifications (RFQ) with Kimley-Horn being the only respondent. Kimley-Horn has presented the concepts for the study to the City Council, and twice to the Capital Improvements Advisory Committee (CIAC – also known as the P&Z Commission). A stakeholder meeting with the Home Builder Association was held last week. They are now ready to hold a public hearing to discuss the various land use assumptions and the proposed Capital Improvements Plan.

This is the first of two public hearings, with the second scheduled for June 2022.

PRESENTER:

Ross E. Blackketter, City Engineer

Attachments

1. Kimley-Horn Presentation
2. Draft Pre-Credit Report
3. Draft Pre-Credit 5 service areas

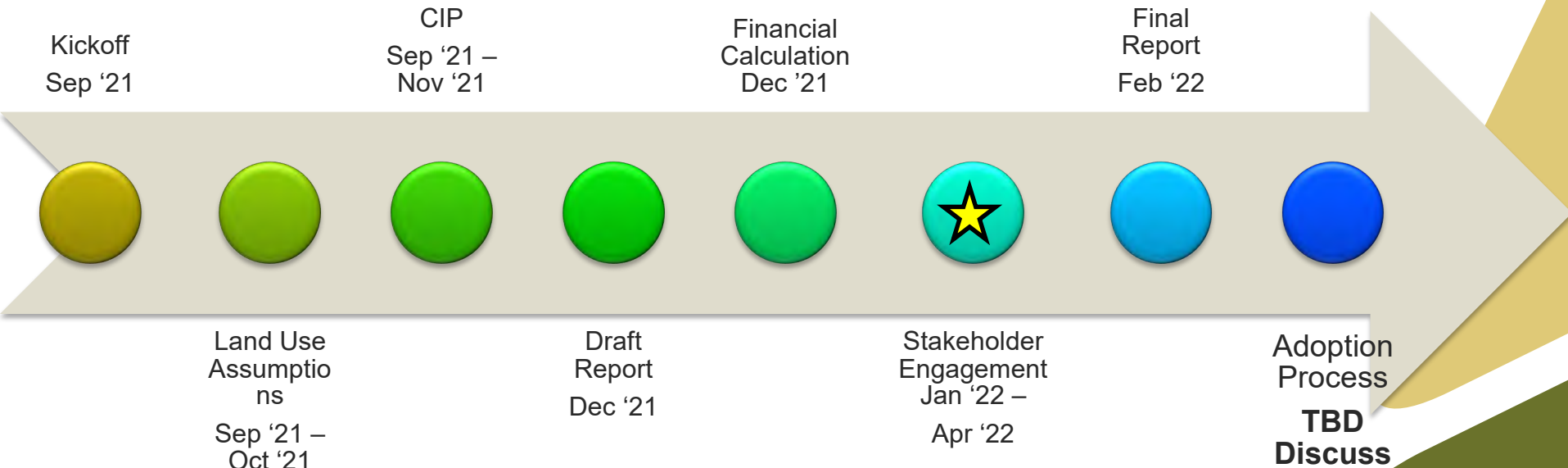


City Council
Roadway Impact Fees
Public Hearing on Study Assumptions

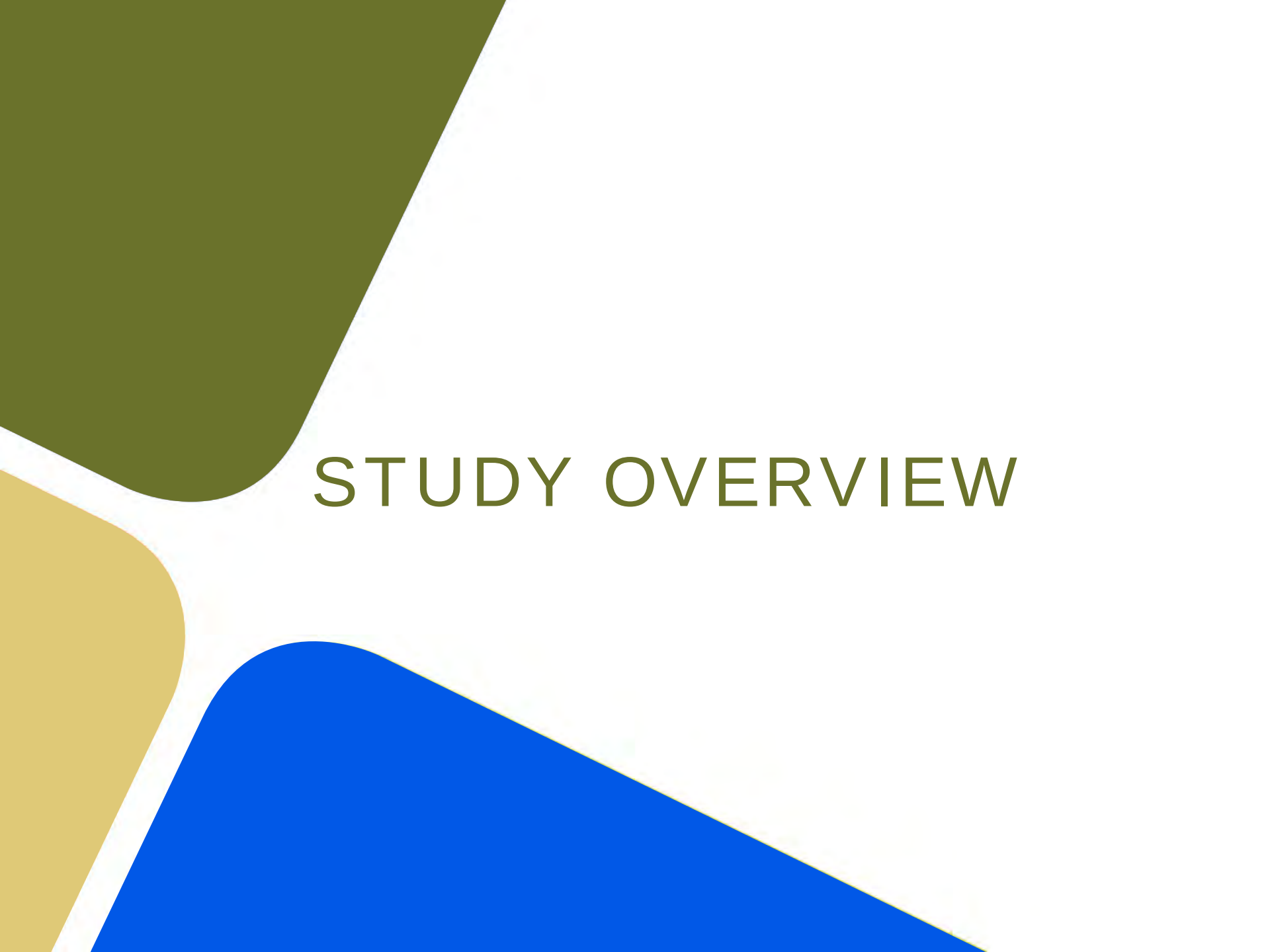
Kimley»Horn

March 17, 2022

Project Timeline



Moving from analysis phase into engagement and policy discussion phase of process



STUDY OVERVIEW

Impact Fee Components

- Service Areas*
 - Land Use Assumptions*
 - Service Units*
 - Capital Improvements Plan*
 - Maximum Fee (next meeting)
 - Collection Rate
 - Ordinance (Policy)
- Kimley-Horn Study
- Ordinance / Policy Decision
(Always adjustable)

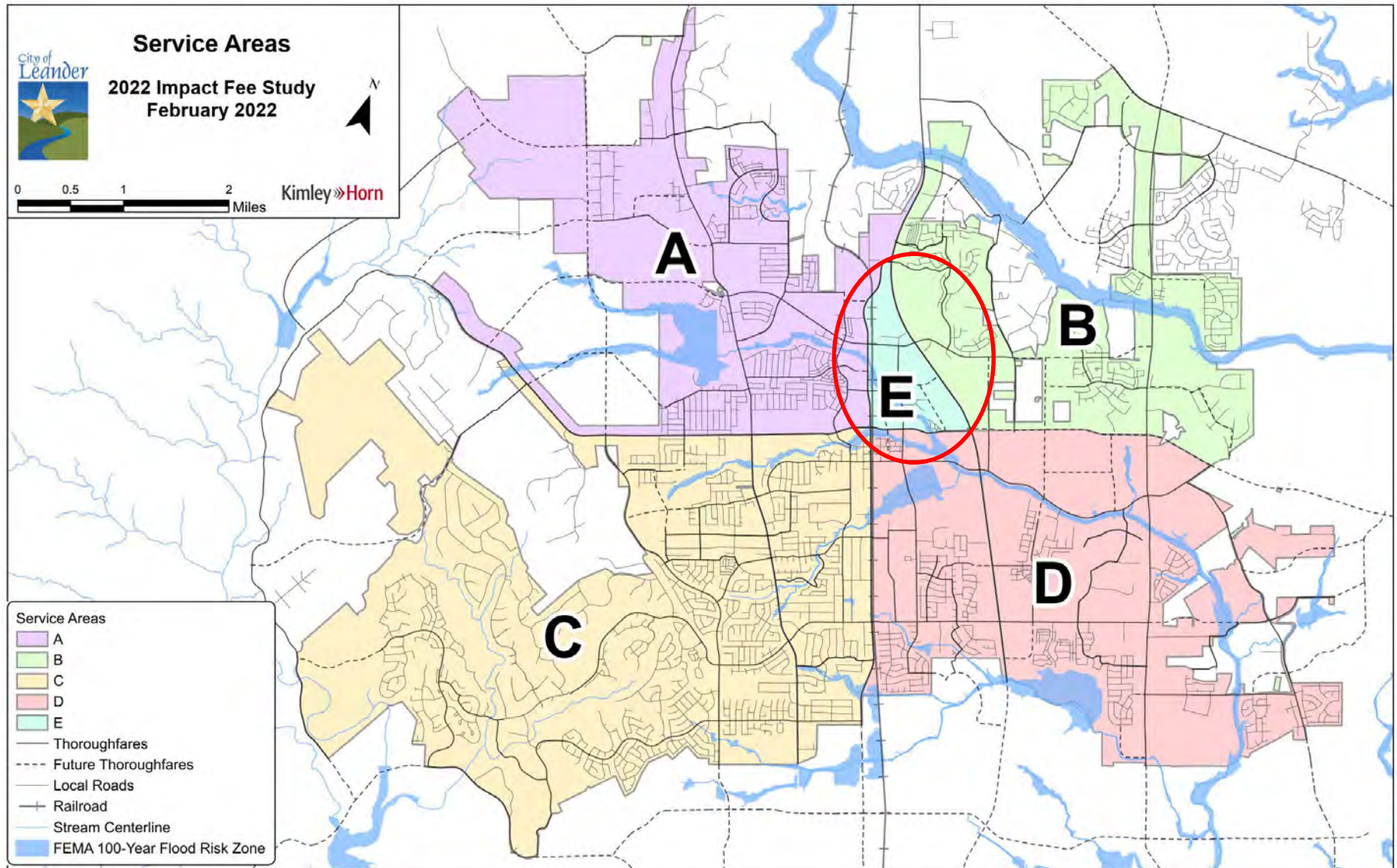
*Complete – Action at Today's Meeting

Impact Fee Components:

Service Areas

- Funds collected within a service area must be spent on projects within the same service area within 10 years
- Water (Service Area: Citywide)
- Sewer (Service Area: Citywide)
- Roadway - 6 mile trip length limit
 - **Limited to Corporate Limits for roadways; Cannot include ETJ**
 - Georgetown = 9 Areas; Round Rock = 3 Areas
 - Leander = 5 Areas (**updated**)
 - Drainage (Citywide/Regional)

Service Areas Updated



Impact Fee: Capital Improvements Plan*

- Components that can be paid for through an impact fee program:
 - ✓ Construction cost of capital improvements on the CIP
 - Roadway to thoroughfare standard
 - Traffic signals, bridges, sidewalks, etc.
 - ✓ Survey and Engineering fees
 - ✓ Land acquisition costs, including court awards
 - ✓ Debt Service of impact fee CIP
 - ✓ Study/Update Costs

- Components that ***cannot*** be paid for through an impact fee program:
 - ❖ Projects not included in the CIP
 - ❖ Repair, operation and maintenance of existing or new facilities
 - ❖ Upgrades to serve existing development
 - ❖ Administrative costs of operating the program



DRAFT LAND USE ASSUMPTIONS & CIP

Land Use Assumptions (City Limits)

Service Area	Year	Residential (Units)		Employment (Sq. Ft.)			
		Single Family	Multi-Family	Basic	Service	Retail	Total
A	2021-2031	4,821	1,205	1,000,000	300,000	300,000	1,600,000
B		3,032	1,079	0	1,100,000	1,200,000	2,300,000
C		4,409	1,102	0	800,000	600,000	1,400,000
D		4,414	3,603	200,000	1,600,000	2,975,000	4,775,000
E		2,299	2,635	0	1,300,000	1,200,000	2,500,000
Total		18,974	9,624	1,200,000	5,100,000	6,275,000	12,575,000

- Projecting 28,598 residential units of growth 2021-2031
- Includes single family and multifamily – about 1,900 units per year of single family and 960 units per year (3 complexes) multifamily apartments or duplexes / condominiums

10 Year Growth Units by Service Area

Service Area A

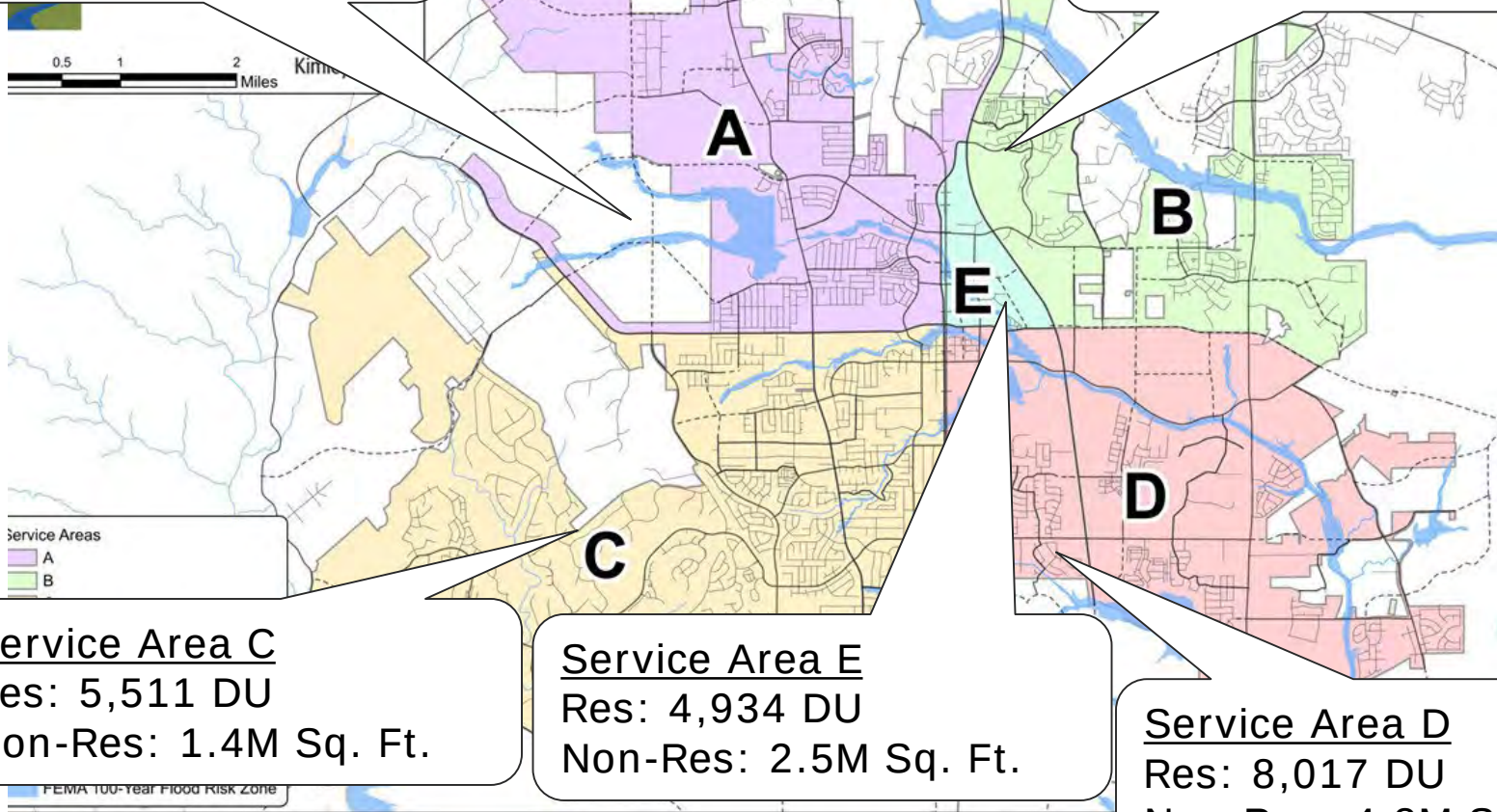
Res: 6,026 DU

Non-Res: 1.6M Sq. Ft.

Service Area B

Res: 4,111 DU

Non-Res: 2.3M Sq. Ft.



Service Area C

Res: 5,511 DU

Non-Res: 1.4M Sq. Ft.

Service Area E

Res: 4,934 DU

Non-Res: 2.5M Sq. Ft.

Service Area D

Res: 8,017 DU

Non-Res: 4.8M Sq. Ft.

CIP Summary

Calculation	Service Area: A	Service Area: B	Service Area: C	Service Area: D	Service Area: E
Total Cost of the Roadway Impact Fee CIP within Service Area (From Tables 4A - 4E)	92,144,691	28,000,000	45,672,878	144,419,917	12,761,885
Cost to Meet Existing Needs & Usage	25,351,193	3,955,484	20,206,478	71,517,812	4,093,202
Cost of Roadway Impact Fee CIP Attributable to Growth	66,793,498	24,044,516	25,466,400	72,902,105	8,668,683
Total Cost of the Intersection Impact Fee CIP within Service Area (From Tables 4A - 4E)	474,688	1,000,000	3,701,438	10,349,188	474,688
Cost of Intersection Impact Fee CIP Attributable to Growth	315,572	767,279	1,475,115	8,011,630	456,306
Credit for Previous Contributions	1,204,178	760,083	323,496	371,380	170,963

Discussion and Action

Potential adoption of study assumptions (documented in pre-credit report with amendments per memo for 5 service areas based on CIAC direction)

Note: Future public hearing required regarding adopting a full study and maximum fee.

Separate items required for potential ordinance to collect impact fees

CITY OF LEANDER, TEXAS

ROADWAY IMPACT FEE STUDY

PRE-CREDIT REPORT DRAFT (V2)



*City of
Leander*

February
2022

Prepared for the City of Leander

Prepared by:

Kimley-Horn and Associates, Inc.

Jake Gutekunst, P.E., AICP

10814 Jollyville Rd, Suite 200

Austin, TX 78759

Phone 512 418 1700

TBPE Firm Registration Number: F-928

Project Number: 064553106

© Kimley-Horn and Associates, Inc.

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EXECUTIVE SUMMARY

Introduction

Impact Fees are a mechanism for funding the public infrastructure necessitated by new development. Across the country, they are used to fund police and fire facilities, parks, schools, roads and utilities. In Texas, the legislature has allowed their use for water, wastewater, roadway and drainage facilities. Since 1996, they have been used to fund public water and wastewater improvements in the City of Leander.

In the most basic terms, impact fees are meant to recover the incremental cost of the impact of each new unit of development creating new infrastructure needs. In the case of Roadway Impact Fees, the infrastructure need is the increased capacity on arterial and collector roadways that serve the overall transportation system. The purpose of the 2022 Roadway Impact Fee Study is to identify the fee per unit of new development necessary to fund these improvements in accordance with the enabling legislation, Chapter 395 of the Texas Local Government Code.

Impact Fees are a mathematical calculation that determines a maximum impact fee that would be equivalent for growth paying for growth. The Maximum Roadway Impact Fee per Service Unit for Roadway Facilities is considered an appropriate measure of the impacts generated by a new unit of development on the City's Roadway System. An impact fee program is anticipated to be designed so that it is **predictable** for both the development community and City. An impact fee program is **equitable** since similar developments pay a similar fee regardless if they are the first or last to develop. An impact fee program is **transparent**. This report describes in detail how the fee is calculated and how a Capital Improvement Advisory Committee (Planning & Zoning Commission) monitors the Impact Fee program. An impact fee program is **flexible** in that funds can be used on priority projects and not just on projects adjacent to a specific development (historical collections). An impact fee program is **consistent** with other City goals and objectives for growth. For example, the actual collection rate set by Council may be determined to be less than the Maximum Roadway Impact Fee to achieve and be in alignment with other City goals and objectives for growth. Collection rates may also differ by land use type or geographic area of the City to align with goals and objectives.



Impact Fee Basics

Roadway Impact Fees are determined by several key variables, each described below in greater detail.

Impact Fee Study

The 2022 Roadway Impact Fee Study is to determine the maximum impact fee per unit of new development chargeable as allowed by the state law. This determination is not a recommendation; the actual fee amount ultimately assessed is at the discretion of the Leander City Council, so long as it does not exceed the maximum assessable fee allowed by law. The study looks at a period of 10 years to project new growth and corresponding capacity needs, as required by state law. The study and corresponding maximum fees must be restudied at least every five years. However, the study can be updated at any time to accommodate significant changes in any of the key variables of the impact fee equation.

Service Areas

A Service Area is a geographic area within which a unique maximum impact fee is determined. All fees collected within the Service Area must be spent on eligible improvements within the same Service Area. For Roadway Impact Fees, the Service Area may not exceed 6 miles. In Leander, this restriction necessitated the creation of **4 separate Service Areas**. A map of the Service Areas can be found on Page 14.

In defining the Service Area boundaries, the project team considered the corporate boundary, required size limit, adjacent land uses, highway facilities, and topography. Since each Service Area has a unique maximum impact fee, the per-unit maximum fee for an identical land use will vary from one Service Area to the next. For this reason, the team avoided drawing a Service Area boundary through uniform land uses where possible. Service Area options were presented and the map was selected jointly by the City Council and Planning and Zoning Commission on October 12, 2021.



Land Use Assumptions

The Impact Fee determination is required to be based on the projected growth and corresponding capacity needs in a 10-year window. This study considers the years 2021-2031. Acknowledging that the parameters of the study (the corporate boundaries, Transportation Plan, Comprehensive Plan, zoning maps, platting history, etc.) are changing constantly, this study is based on conditions as they were on December 15, 2021.

One of the key elements in the determination of the impact fee is the amount of new development anticipated over 10 years. The residential and non-residential growth projections were performed using the City of Leander's draft Comprehensive Plan growth projections and compared with the historical building permit data and development pipeline anticipated projects.

Roadway Impact Fee Capital Improvements Plan

The Roadway Impact Fee Capital Improvements Plan (RIF CIP) is distinct and separate from the City's traditional Capital Improvements Plan (CIP). The RIF CIP is a list of projects eligible for funding through impact fees. The City's Transportation Master Plan (TMP) is the plan for the infrastructure that is estimated to be necessary to accommodate the expected growth. Only those capacity improvements included in the City's TMP are included in the RIF CIP, as well as any previous bond projects that supplied excess capacity for future growth that the City is still paying debt on and CIP projects programmed separate from the TMP that increase capacity. Capacity improvements may include the addition of lanes, intersection improvements, or the extension of a new road. Resurfacing or other maintenance activities do not qualify as capacity improvements under impact fee law in Texas and cannot be funded with Roadway Impact Fees.

The cost of the RIF CIP is one of the fundamental factors in the calculation of the per-unit maximum impact fee. The RIF CIP's cost was calculated through systematic evaluation of each eligible project. The project team visited each project site to determine the project scope, the presence of any special conditions (such as the need for significant drainage improvements or railroad crossings) and whether various additional construction costs were applicable (such as costing for significant grades). In determining project limits, the team identified roadway segments with uniform need. For example, Hero Way was previously constructed from Lakeline Boulevard to US 183A as a 5-lane undivided



arterial using previous transportation bond dollars, while a portion of the roadway recommended for access management by adding a median with openings for left turns, and the remainder of Hero Way west of Lakeline Boulevard is shown as a widening to a 4-lane divided arterial from the existing 2-lane undivided section. These were split as two separate projects based on uniform need. Developing unit costs from recently City bid projects and TxDOT moving average bid prices, uniform costs were determined for the major items of work, additional construction items, and project delivery costs. Section III provides a listing of the 10-Year RIF CIP by service area in Tables 4.A – 4.D and maps of the RIF CIP by service area in Exhibits 2.A – 2.D. Finally, detailed cost projections by project can be found in Appendix A. It should be noted that these cost projections are based on conceptual level planning and are subject to refinement upon final design.

Only those projects listed in the RIF CIP are eligible to utilize impact fee funds. In order to optimize future flexibility, all capacity improvements included in the Transportation Master Plan within the City's corporate limits at the time of this study are included in the RIF CIP and will be eligible to utilize impact fee funds. In some cases, an interim project designation was used due to the ultimate build out not being needed in the 10-year window. An example of this is San Gabriel Parkway from Bagdad Road to US 183, which is shown as a 4-lane divided widened arterial in the RIF CIP, but ultimately will be built out to a 6-lane divided arterial based on the Transportation Master Plan.

Only the costs associated with providing the additional capacity necessitated by 10 years of growth can be used to calculate the maximum impact fee. To calculate the maximum impact fee, the total cost of the RIF CIP at build-out was reduced to account for (1) the portion of new capacity that will address existing needs, (2) the portion of new capacity that will not be necessitated until beyond the 10-year growth window, and (3) contributions already made by current developments. A ratio that compares 10 years' demand for capacity to the net supply of capacity (total new capacity in the RIF CIP minus existing needs) can be calculated. That ratio, which may not exceed 100%, is then applied to the cost of the net capacity supplied. The result is a determination of the costs attributable to the next 10 years' growth, which is then used to calculate the maximum impact fee in accordance with state law. The result is known as the recoverable cost of the RIF CIP.

Service Unit

The “service unit” is a measure of consumption or use of the capital facilities by new development. In other words, it is the unit of measure used in the 2022 Roadway Impact Fee Study to quantify the supply and demand for roads in the City. For transportation purposes, the service unit is defined as a vehicle-mile. A vehicle-mile is the capacity consumed in a single lane in the PM peak hour by a vehicle making a trip one mile in length. The PM Peak is used as the basis for transportation planning and the estimation of trips caused by new development.

Impact Fee Calculation

In simplest terms, the maximum impact fee allowable by law is calculated by dividing the recoverable cost of the RIF CIP by the number of new service units of development. In accordance with state law, both the cost of the RIF CIP and the number of new service units of development used in the equation are based on the growth and corresponding capacity needs projected to occur within a 10-year window. This calculation is performed for each service area individually; each service area has a stand-alone RIF CIP and 10-year growth projection.

In practice, there are many factors that complicate this calculation. The maximum impact fee allowable by law for each service area is calculated in **Table 8**. A detailed discussion of the calculation precedes Table 8, found on Page 43.

Collection and Use of Roadway Impact Fees

Roadway Impact Fees are assessed when a final plat is recorded. The assessment defines the impact of each unit at the time of platting, according to land use, and may not exceed the maximum impact fee allowed by law. An existing plat would be assessed at the adoption of the ordinance and would be exempt from impact fees for one year. Roadway Impact Fees are collected when a building permit is issued. Therefore, funds are not collected until development impacts are introduced to the transportation system. Funds collected within a service area can be used only within the same service area. Finally, fees must be utilized within 10 years of collection in the designated service area or must be refunded with interest. Fees should be utilized in a first in, first out basis.



Adoption Process

Chapter 395 of the Texas Local Government Code stipulates a specific process for the adoption of Roadway Impact Fees. A Capital Improvements Advisory Committee (CIAC) is required to review the Land Use Assumptions and RIF CIP used in calculating the maximum fee, and to provide the Committee's findings for consideration by the City Council. The CIAC also reviews the Roadway Impact Fee ordinance and provides its findings to the City Council. The composition of the CIAC is required to adequately represent the building and development communities. The City Council then conducts a public hearing on the Land Use Assumptions, RIF CIP, and Impact Fee Ordinance. Two public hearings are required for the 2022 Roadway Impact Fee study: one for Land Use Assumptions and RIF CIP, and another for the Impact Fee Calculation and Ordinance.

Following policy adoption, the CIAC is tasked with advising the City Council of the need to update the Land Use Assumptions or the RIF CIP at any time within five years of adoption. Finally, the CIAC oversees the proper administration of the Impact Fee, once in place, and advises the Council as necessary.

2022 Roadway Impact Fee Study Pre-Credit Results

Below is the listing of the 2022 Pre-Credit Maximum Assessable Impact Fee Per Service Unit (Vehicle-Mile):

Service Area	Maximum Fee Per Service Unit (per Vehicle-Mile)
A	\$2,228
B	\$540
C	\$938
D	\$1,453

I. INTRODUCTION

Chapter 395 of the Texas Local Government Code describes the procedure political subdivisions must follow to create and implement impact fees. Chapter 395 defines an Impact Fee as “a charge or assessment imposed by a political subdivision against new development to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development.”

The City of Leander has retained Kimley-Horn and Associates, Inc. to provide professional transportation engineering services for the 2022 Roadway Impact Fee Study. This report includes details of the Roadway Impact Fee calculation methodology in accordance with Chapter 395, the applicable Land Use Assumptions, development of the Roadway Impact Fee Capital Improvements Plan (RIF CIP), and the Land Use Vehicle-Mile Equivalency Table.

This report references two of the basic inputs to the Roadway Impact Fee:

- 1) **Land Use Assumptions** (Pg. 9)
- 2) **Roadway Impact Fee Capital Improvements Plan (RIF CIP)** (Pg. 16)

Information from these Land Use Assumptions and RIF CIP is used extensively throughout the remainder of the report.

There is a detailed discussion of the methodology for the computation of impact fees. This discussion is broken into three components:

- 1) **Methodology for Roadway Impact Fees** (Pg. 26)
- 2) **Roadway Impact Fee Calculation** (Pg. 43)
- 3) **Plan for Financing and the Ad Valorem Tax Credit** (Pg. 46)



The components of the **Computation Method for Roadway Impact Fee** include development of:

- Service Areas (Pg. 26)
- Service Units (Pg. 26)
- Cost Per Service Unit (Pg. 28)
- RIF CIP Costing Methodology (Pg. 28)
- Summary of RIF CIP Costs (Pg. 32)
- Service Unit Calculation (Pg. 37)

The Roadway Impact Fee is then calculated as:

- Maximum Assessable Impact Fee Per Service Unit (Pg. 43)
- Service Unit Demand Per Unit of Development (Pg. 49)

The report also includes a section concerning the **Plan for Financing and the Ad Valorem Tax Credit**. This involves the calculation of the applicable credit required by law to offset the City's use of ad valorem taxes to help fund the RIF CIP. This plan will be prepared by NewGen Strategies and included in the Final Report.

II. LAND USE ASSUMPTIONS

A. Purpose and Overview

In order to assess an impact fee, Land Use Assumptions must be developed to provide the basis for residential and employment growth projections within a municipality. As defined by Chapter 395 of the Texas Local Government Code, these assumptions include a description of changes in land uses, densities, and development in the service area. The land use assumptions are then used in determining the need and timing of transportation improvements to serve future development.

This report documents the process used to develop the Land Use Assumptions for the City of Leander's Roadway Impact Fee (RIF) study. In accordance with Chapter 395 of the Texas Local Government Code, roadway impact fees must be calculated based on reasonable expectations of residential and employment growth within the next ten years (2021 – 2031).

Information from the following sources was compiled to complete the Land Use Assumptions:

- Transportation Master Plan 2021
- Leander Comprehensive Plan Future Land Use Plan 2021
- City of Leander Historical Building Permit Data 2011-2021
- Williamson Central Appraisal District (WCAD) Parcel Data (current as of November 2021)
- Travis Central Appraisal District (TCAD) Parcel Data (current as of November 2021)
- City of Leander staff
- Water and Wastewater Impact Fee Studies
- City of Leander known Developments provided by Staff October 2021



This Land Use Assumptions Summary includes the following components:

- **Land Use Assumptions Methodology** – An overview of the general methodology used to generate the land use assumptions.
- **Roadway Impact Fee Service Areas** – Explanation of the division of Leander into service areas for roadway and infrastructure facilities.
- **Residential and Employment Growth** – Data on residential and employment growth within each service area over the next ten years (2021 – 2031).
- **Land Use Assumptions Summary Table** – A synopsis of the Land Use Assumptions.

The residential and employment estimates and projections were compiled in accordance with the following categories:

Units: Number of dwelling units, both single and multi-family.

Employment: Square feet of building area based on three (3) different classifications. Each classification has unique trip making characteristics.

Retail: Land use activities which provide for the retail sale of goods which primarily serve households and whose location choice is oriented toward the household sector, such as grocery stores and restaurants.

Service: Land use activities which provide personal and professional services, such as government and other professional offices. This also includes educational uses, a new category in the CAMPO 2045 Model that served as a basis for the Leander TMP Model.

Basic: Land use activities that produce goods and services such as those which are exported outside of the local economy, such as manufacturing, construction, transportation, wholesale, trade, warehousing, and other industrial uses.

The above categories in the Land Use Assumptions match those used to develop the travel demand model for the City of Leander. These broader categories are used in the development of the assumptions for impact fees; however, expanded classifications used in the assessment of impact fees are found in the Land Use / Vehicle-Mile Equivalency Table (Pg. 51).

B. Land Use Assumptions Methodology

The residential and non-residential growth projections formulated in this report were performed using reasonable and generally accepted planning principles. The following factors were considered in developing these projections:

- Character, type, density, and quantity of existing developments
- Emerging projects
- Historical growth trends

Determination of the ten-year growth within the Roadway Impact Fee study area was accomplished through two general steps:

- **Step 1: Determine Base Year (2021)**
- **Step 2: Determine 10-Year Growth Projections**

Step 1: Determine Base Year (2021)

Data was collected from WCAD and TCAD in November 2021, which included parcel data in GIS format, as well as land information, improvement information, and other property data in tabular format. Information collected in tabular format was associated to parcels based on a common parcel identification number and used to determine if a property was vacant, building square footage for occupied parcels, and land use based on state code. State codes were used to determine whether a property was single family residential, multifamily residential, retail, service or basic non-residential land use, and geographically assign the base year land use assumptions for each service area. A conversion of square footage per unit was utilized to determine the number of units for multifamily land uses based on average multifamily unit sizes.

Step 2: Determine 10-Year Growth Projections

The Future Land Use Plan in the 2021 Comprehensive Plan update was used to determine build-out conditions for the City of Leander. For the purposes of determining a 10-year window, it was assumed that 60% of the remaining growth to Build-Out in the City will occur in the next 10 years, with growth for 2021 to 2031 being determined by linear interpolation. 60% was chosen based on Comprehensive Plan projections as well as the Water and Wastewater Impact Fee projections to be in alignment. Density of development used in the Comprehensive Plan and split of residential and non-residential land uses assumed for each Future Land Use were used to determine build out demographics. Build out residential units were broken out into a split of 20% multifamily units and 80% single family units based on historical data from 2007 to 2020 in the City of Leander.

The 2031 projections were compared to historical building permit data from 2007 to 2020 and emerging projects in the development pipeline tracked by the City to calibrate growth projections from the Comprehensive Plan and validate the 10-year growth assumptions.

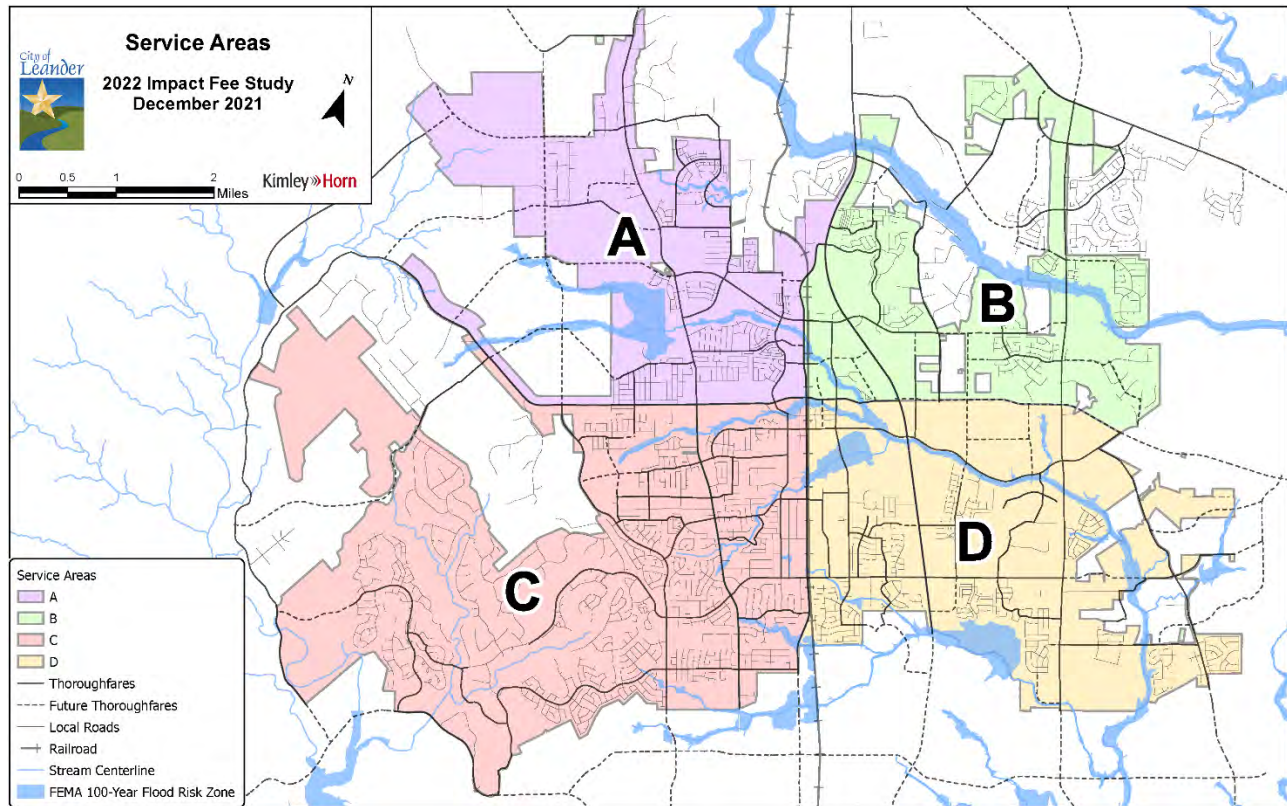
From 2016 – 2020, 8,459 single family residential dwelling units were constructed in the City of Leander. The average of the historical trends (assuming growth rate for historical years from 2016 to 2020 continues from 2021 to 2031), and the Comprehensive Plan were used to determine growth projections. Finally, planned large non-residential projects and multi-family residential projects were also added to the average of the Comprehensive Plan, and historical trends to further calibrate the Land Use Assumptions shown in **Table 1**.

C. Roadway Impact Fee Service Areas

The geographic boundary of the proposed impact fee service areas for transportation facilities is shown in **Exhibit 1**. The City of Leander is divided into four (4) service areas, each based upon the six (6) mile limit, as required in Chapter 395. For transportation facilities, the service areas as required by state law are limited to areas within the current corporate City limits. In defining the Service Area boundaries, the project team considered the corporate boundary, required six (6) mile size limit, adjacent land uses, highways and topography. Since each Service Area will have a unique maximum impact fee, the per-unit maximum fee for an identical land use will vary from one Service Area to the next. For this reason, the areas of uniform land use were contained within the same Service Area where possible.

It should be noted that at locations where Service Area boundaries align with a City roadway, the proposed boundary is intended to follow the centerline of the roadway, unless otherwise noted. In cases where a Service Area boundary follows the City Limits, only those portions of the transportation facility within the City Limits are included in the Service Area. For example, if a Service Area Boundary follows the City Limits, and one side of a transportation facility is in the City Limits and the other is not, only 50% of the facility may be included in the RIF CIP. Another example is where the Service Area boundary follows the edge right-of-way for a transportation facility, but the right-of-way and other side of the transportation facility is out of the City Limits. In this case, 50% of the transportation facility is included in the RIF CIP. For intersection projects along a Service Area boundary, only the corners of the intersection that fall within a Service Area boundary are considered for inclusion in the respective Service Area. For example, if one corner of an intersection is outside of the City Limits, one corner is in one service area, and the remaining two corners are in another service area, the first service area would include 25% of the intersection project, and the second would include 50% of the intersection project.

Exhibit 1 – Proposed Service Areas



D. Land Use Assumptions Summary

Table 1 summarizes the residential and employment 10-year growth projections.

Table 1. Residential and Employment 10-Year Projections

Service Area	Year	Residential (Units)		Employment (Sq. Ft.)			
		Single Family	Multi-Family	Basic	Service	Retail	Total
A	2021 - 2031	4,821	1,205	1,000,000	300,000	300,000	1,600,000
B		5,331	3,714	0	2,400,000	2,500,000	4,900,000
C		4,409	1,102	0	800,000	600,000	1,400,000
D		4,414	3,603	200,000	1,600,000	2,975,000	4,775,000
Total		18,974	9,624	1,200,000	5,100,000	6,375,000	12,675,000

III. ROADWAY IMPACT FEE CAPITAL IMPROVEMENTS PLAN

The City of Leander has identified the transportation projects needed to accommodate the projected growth within the City. The City's Transportation Master Plan (TMP) is the plan for the infrastructure that is estimated to be necessary to accommodate the expected growth. The Roadway Impact Fee Capital Improvements Plan (RIF CIP) consists of 4 categories of projects for roadway facilities as well as intersection projects described on Pg. 17 of this report. They are as follows:

- **New Roadway** - All future roadways needed to complete the Transportation Master Plan.
- **Roadway Widening** – Existing roadways not currently built to the ultimate class in the Transportation Master Plan and must be completely reconstructed.
- **Access Management** – Existing 5-lane undivided roadways identified for median construction in the existing center turn lane for access management purposes.
- **Previous Bond Project** – Identified corridors that were previously constructed and have excess capacity for future development to utilize.

The RIF CIP includes arterial class roadway facilities, collector facilities as well as major intersection improvements. Roadway facilities identified are included in the Transportation Master Plan except for some roadway alignment modifications due to city direction and some collector widenings identified through discussion with City Staff. Some collector facilities were identified as being built by others through development agreements or other agencies such as Williamson County or TxDOT or being funded through other measures that would preclude inclusion in the RIF CIP. Through evaluation of the Transportation Master Plan with City staff, some facilities were identified that were upgraded or downgraded from their functional classification to reflect capacity need in a 10-year window.

In addition to roadway facilities, major intersection improvements were identified by determining capacity needs through either turn lanes or improved traffic control measures based on Transportation Master Plan functional classifications of intersecting roadways. Intersection improvements were categorized as follows:

- **Signal** – Either a new signal or modification to an existing signal due to construction of a new roadway approach to an existing signalized intersection.
- **Roundabout** – A new circular intersection on collector or local roads.
- **Other Capacity** – These could include the addition or extension of a turn lane consistent with TxDOT lane length recommendations based on roadway classification, innovative intersections, or other improvements to increase efficiency and safety.
- **ITS Upgrades** – This item was identified by City staff and was split evenly between the four (4) service areas for developing the Roadway Impact Fee.

All intersection improvement recommendations are recommended to undergo a design level evaluation before implementation to ensure the most appropriate improvements are made. In the case where a design level evaluation determines improvements contrary to the RIF CIP, such as turn lane improvements in place of a signal, the RIF CIP cost allocated to the intersection may still be applied to the alternate improvements.

The proposed RIF CIP is listed in **Tables 2.A – 2.D** and mapped in **Exhibits 2.A – 2.D**. The tables show the length of each project as well as the facility's typology. The RIF CIP was developed in conjunction with input from City of Leander staff and represents projects that will be needed to accommodate the growth projected in the Land Use Assumptions section of this report.

Table 2.A. 10-Year Roadway Impact Fee Capital Improvements Plan – Service Area A

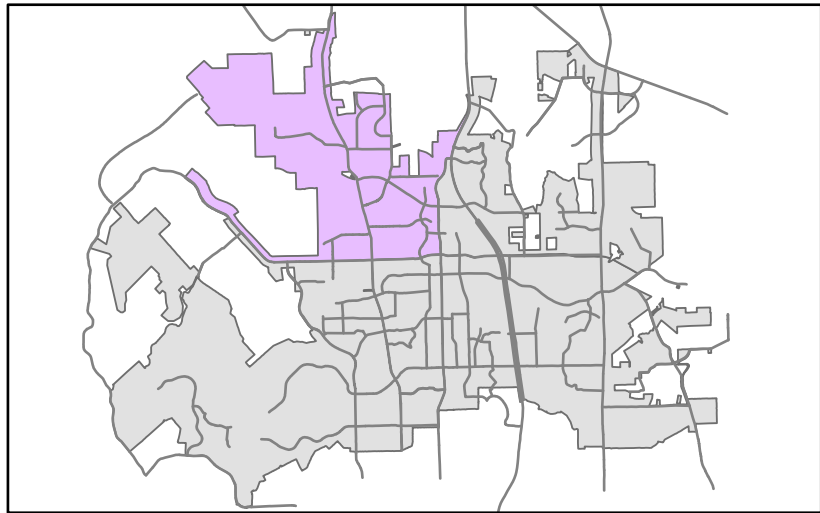
Street Improvements - Service Area A

Project #	Impact Fee Class	Street Name	Limits	Length (Miles)	Percent in Service Area
A-1	New 4-Lane Arterial	Lakeline Blvd	From 1,125' S OF CR 281 To 1,635' S OF CR 280	0.66	50%
A-2	New 4-Lane Arterial	Lakeline Blvd	From LIVE OAK RD To 1,635' S OF CR 280	1.03	100%
A-3	New 4-Lane Arterial	Lakeline Blvd	From 1,635' S OF CR 280 To 75' N OF BAGDAD RD	0.20	50%
A-4	New 4-Lane Arterial	Lakeline Blvd	From 480' N OF OLD 2243 WEST To OLD 2243 WEST	0.09	100%
A-5	Access Management	Bagdad Rd	From 1300' N OF CR 281 To CR 281	0.26	50%
A-5	Access Management	Bagdad Rd	From CR 281 To 930' NW OF W SAN GABRIEL PKWY	2.41	100%
A-7	Access Management	Bagdad Rd	From 930' NW OF W SAN GABRIEL PKWY To 380' NW OF W SAN GABRIEL PKWY	0.11	50%
A-8	Access Management	Bagdad Rd	From 380' NW OF W SAN GABRIEL PKWY To HERO WAY	1.41	100%
A-9, B-15	Access Management	US 183	From US 183A To HERO WAY	1.70	50%
A-10	New Collector	CR 280	From 1,725' W OF LAKELINE BLVD To 530' E OF LAKELINE BLVD	0.43	100%
A-11	New Collector	CR 280	From 1,965' W OF BAGDAD RD To BAGDAD RD	0.40	100%
A-12	Widen Collector	Heritage Grove Rd	From HALSEY DR To 1,295' W OF W BROADE ST	0.32	100%
A-13	Widen Collector	Heritage Grove Rd	From 1,295' W OF W BROADE ST To 460' E OF W BROADE ST	0.16	50%
A-14	Widen Collector	Heritage Grove Rd	From 460' W OF W BROADE ST To W BROADE ST	0.09	100%
A-15	New 6-Lane Arterial (1/3)	San Gabriel Pkwy	From LAKELINE BLVD To 1,760' E OF LAKELINE BLVD	0.34	50%
A-16	New 6-Lane Arterial (1/3)	San Gabriel Pkwy	From 1,760' W OF LAKELINE BLVD To 1,400' W OF BAGDAD RD	0.76	100%
A-17	New 6-Lane Arterial (1/3)	San Gabriel Pkwy	From 1,400' W OF BAGDAD RD To 165' W OF BAGDAD RD	0.24	50%
A-18	Widen 6-Lane Arterial (2/3)	San Gabriel Pkwy	From BAGDAD RD To N US 183	1.46	100%
A-19	Widen 4-Lane Arterial	Hero Way	From SAN GABRIEL PKWY To 1,100' E OF SAN GABRIEL PKWY	0.21	50%
A-20, C-13	Widen 4-Lane Arterial	Hero Way	From 1,100' E OF SAN GABRIEL PKWY To 900' W OF LAKELINE BLVD	1.08	50%
A-21, C-14	Access Management	Hero Way	From LAKELINE BLVD To US 183	2.51	50%
A-22	New Collector	Live Oak Rd	From LAKELINE BLVD To WESTERN CITY LIMITS	1.37	100%
A-23	New Collector	Live Oak Rd	From LAKELINE BLVD To 2240' E OF LAKELINE BLVD	0.42	50%
A-24	Widen Collector	Live Oak Rd	From BAGDAD RD To 1725' W OF BAGDAD RD	0.33	100%

Signal Installation and Intersection Improvements - Service Area A

Project #	Project Type	Intersection	Project Source	Percent in Service Area
ABCDI-1	Other Capacity	US 183 and Hero Way	TMP - ICE	25%
ABCDI-2	ITS Upgrades	City of Leander Signal Upgrades	TMP	25%

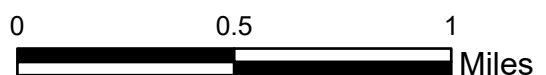
Note: The 10-Year Roadway Impact Fee CIP is not in a prioritized order.





Service Area A

2022 Impact Fee Study
February 2022



Kimley»Horn

- New Roadway Project
- Roadway Widening Project
- Access Management Project
- Previous Bond Project
- Intersection Projects
- Railroad
- Other Thoroughfares
- Other Thoroughfares (Future)
- Stream Centerline
- FEMA 100-Year Flood Risk Zone

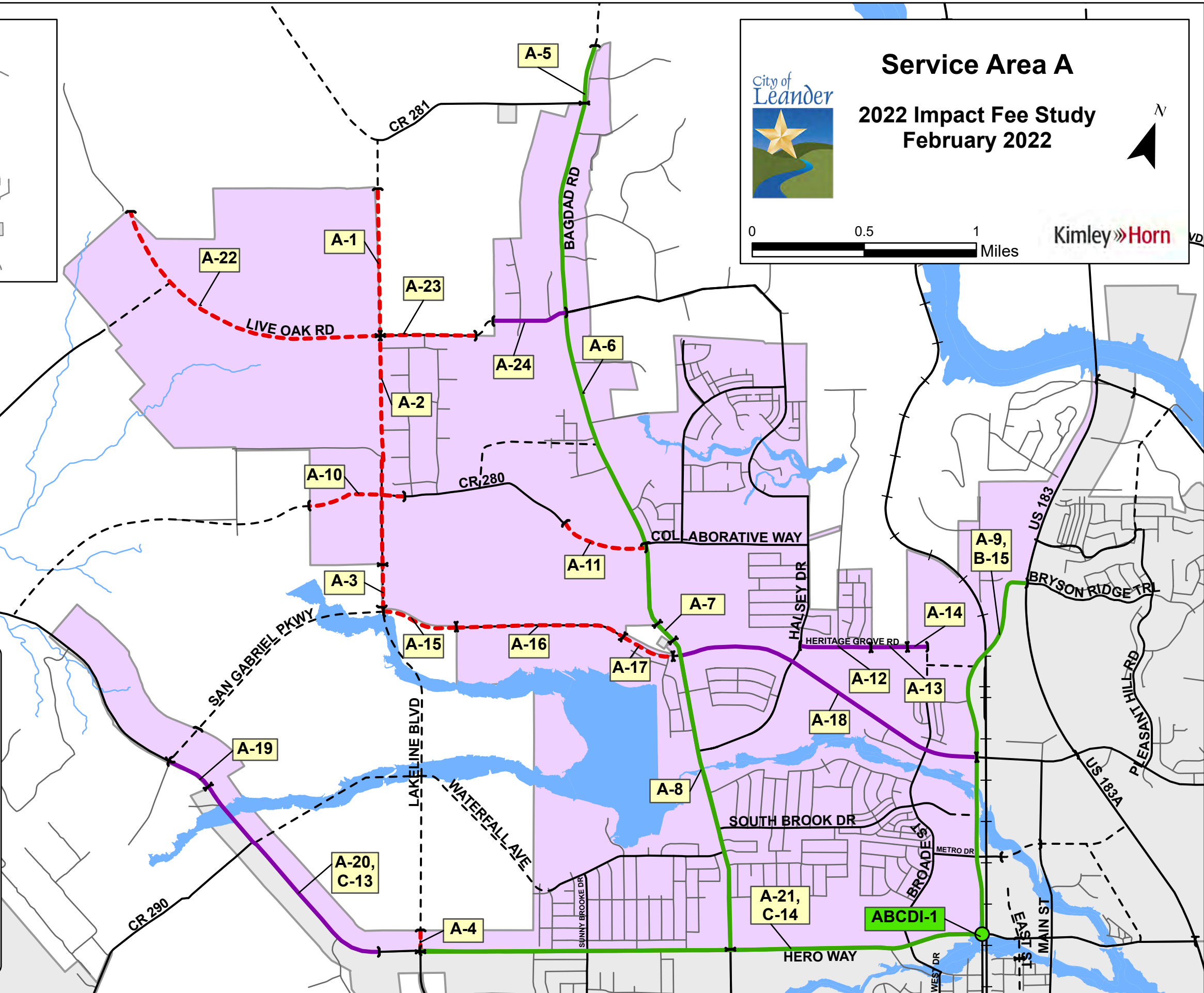


Table 2.B. 10-Year Roadway Impact Fee Capital Improvements Plan – Service Area B

Street Improvements - Service Area B

Project #	Impact Fee Class	Street Name	Limits	Length (Miles)	Percent in Service Area
B-1	New 4-Lane Arterial (1/2)	Kaufmann Loop	From SH 29 To 875' SW OF SH 29	0.17	100%
B-2	Widen Substandard	CR 270	From N US 183 To 965' E OF N US 183	0.20	100%
B-3	Widen Substandard	CR 270	From 825' S OF ORCHARD DR To PVT RD 918	0.65	50%
B-4	Widen Substandard	CR 270	From 300' S OF NORWOOD DR To 250' N OF SAN GABRIEL PKWY	0.29	50%
B-5	Widen Substandard	CR 270	From 250' N OF SAN GABRIEL PKWY To SAN GABRIEL PKWY	0.05	100%
B-6	Widen Substandard	CR 270	From 190' S OF SAN GABRIEL PKWY To 410' S OF SAN GABRIEL PKWY	0.04	50%
B-7	Widen Substandard	CR 270	From 410' S OF SAN GABRIEL PKWY To 680' S OF SAN GABRIEL PKWY	0.05	100%
B-8	Widen Substandard	CR 270	From 680' S OF SAN GABRIEL PKWY To 1,500' S OF SAN GABRIEL PKWY	0.15	50%
B-9	Widen Substandard	CR 270	From 2,400' N OF HERO WAY To 1,990' N OF HERO WAY	0.08	100%
B-10	Widen Substandard	CR 270	From 1,990' N OF HERO WAY To 1,550' N OF HERO WAY	0.08	50%
B-11	Widen Substandard	CR 270	From 1,550' N OF HERO WAY To 405' N OF HERO WAY	0.22	100%
B-12	Widen Substandard	CR 270	From 405' N OF HERO WAY To HERO WAY	0.08	100%
B-13	Widen 6-Lane Arterial (2/3)	San Gabriel Pkwy	From N US 183 To 183A TOLL RD	0.45	100%
B-14	New Collector	Ralder Way	From SAN GABRIEL PKWY To HERO WAY	0.68	100%
A-9, B-15	Access Management	US 183	From US 183A To HERO WAY	1.70	50%
B-16	New 4-Lane Arterial (1/2)	San Gabriel Pkwy	From CR 270 To 1,415' E of CR 270	0.27	50%
B-17	New 4-Lane Arterial (1/2)	San Gabriel Pkwy	From 1,415' E of CR 270 To 375' W of Logan Del Way	0.31	100%
B-18	Widen 4-Lane Arterial	San Gabriel Pkwy	From 865' W of Ronald Reagan Blvd To Ronald Reagan Blvd	0.17	100%
B-19	New Collector	Metro Dr	From Leander Dr To Mel Mathis Ave	0.18	100%
B-20, D-30	New 3-Lane Frontage	Hero Way ROW	From US 183 To RM 2243	2.34	50%
B-21	New Collector	College Way	From Main Street To US 183A	0.41	100%
B-22	New Collector	Main Street	From San Gabriel Pkwy To 1575' N of Hero Way	0.49	100%

Signal Installation and Intersection Improvements - Service Area B

Project #	Project Type	Intersection	Project Source	Percent in Service Area
ABCDI-1	Other Capacity	Hero Way and US 183	TMP - ICE	25%
ABCDI-2	ITS Upgrades	City of Leander Signal Upgrades	TMP	25%
BI-1	Signal	San Gabriel Pkwy and Ronald Reagan Blvd	TMP	100%
BDI-2	Signal	Hero Way and Ronald Reagan Blvd	CIP	50%

Note: The 10-Year Roadway Impact Fee CIP is not in a prioritized order.



Table 2.C. 10-Year Roadway Impact Fee Capital Improvements Plan – Service Area C

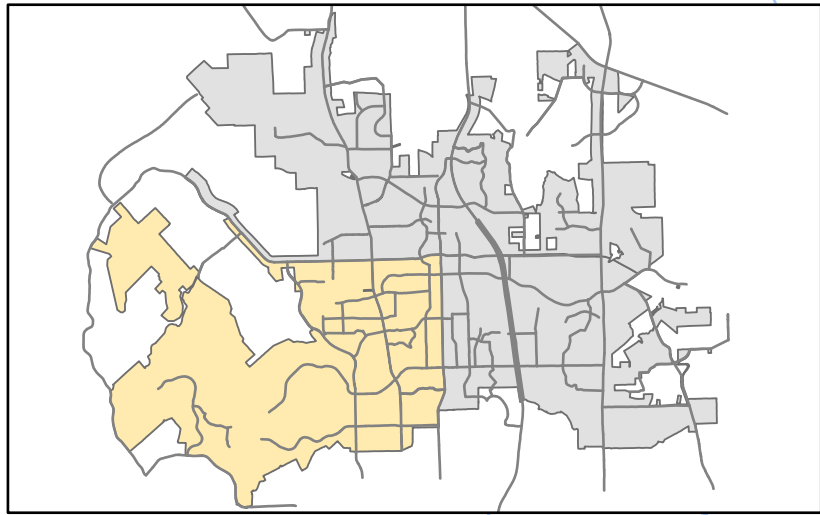
Street Improvements - Service Area C

Project #	Impact Fee Class	Street Name	Limits	Length (Miles)	Percent in Service Area
C-1	Widen 4-Lane Arterial	Nameless Rd	From TRAVIS PKWY To 2,475' NW OF RM 1431	1.06	50%
C-2	Widen 4-Lane Arterial (1/2)	Lakeline Blvd	From HERO WAY To 2,815' SE OF HERO WAY	0.55	100%
C-3	Widen 4-Lane Arterial (1/2)	Lakeline Blvd	From 2,815' SE OF HERO WAY To 1,765' SE OF VISTA RIDGE	0.64	50%
C-4	Widen 4-Lane Arterial (1/2)	Lakeline Blvd	From 1,765' SE OF VISTA RIDGE To 550' NW OF STINNETT DR	0.15	100%
C-5	Access Management	Bagdad Rd	From HERO WAY To 2,595' S OF HERO WAY	0.49	100%
C-6	Access Management	Bagdad Rd	From 2,595' S OF HERO WAY To 475' N OF VISTA RIDGE DR	0.02	50%
C-7	Access Management	Bagdad Rd	From 475' N OF VISTA RIDGE DR To 2,065' S OF OSAGE DR	2.67	100%
C-8	Widen Collector	S West Dr	From W SOUTH ST To 870' N OF SONNY DR	0.53	100%
C-9, D-25	Access Management	US 183	From HERO WAY To 195' S OF OSAGE DR	2.84	50%
C-10	Widen Substandard	W South St	From WEST DR To US 183	0.19	100%
C-11	Access Management	Crystal Falls Pkwy	From CANTINA SKY To FIRST VIEW	0.37	100%
C-12	Access Management	Osage Dr	From 315' E OF PAINTED SKY BEND To BAGDAD RD	2.50	100%
A-20, C-13	Widen 4-Lane Arterial	Hero Way	From 1,100' E OF SAN GABRIEL PKWY To 900' W OF LAKELINE BLVD	1.08	50%
A-21, C-14	Access Management	Hero Way	From LAKELINE BLVD To US 183	2.51	50%
C-15	Widen Collector	Municipal Dr	From Northern Hills To S West Dr	0.56	100%

Signal Installation and Intersection Improvements - Service Area C

Project #	Project Type	Intersection	Project Source	Percent in Service Area
ABCDI-1	Other Capacity	Hero Way and US 183	TMP - ICE	25%
ABCDI-2	ITS Upgrades	City of Leander Signal Upgrades	TMP	25%
CDI-2	Other Capacity	Crystal Falls Pkwy and US 183	TMP - ICE	50%
CDI-3	Other Capacity	W South St and US 183	TMP - ICE	50%
CI-1	Other Capacity	Crystal Falls Pkwy and Lakeline Blvd	TMP - ICE	100%
CI-4	Roundabout	W South St and West Dr	2018-GO Bond	100%
CI-5	Signal	E Crystal Falls Pkwy and S West St	TMP	100%
CI-6	Signal	Sonny Dr and Lakeline Blvd	TMP	100%
CI-7	Signal	Sonny Dr and Bagdad Rd	TMP	100%
CI-8	Other Capacity	RM 1431 and Travisso Pkwy	TMP	20%

Note: The 10-Year Roadway Impact Fee CIP is not in a prioritized order.



Service Area C

2022 Impact Fee Study
February 2022



0 0.5 1 Miles

Kimley»Horn

- New Roadway Project
- Roadway Widening Project
- Access Management Project
- Previous Bond Project
- Intersection Projects
- Railroad
- Thoroughfares
- - - Future Thoroughfares
- Stream Centerline
- FEMA 100-Year Flood Risk Zone

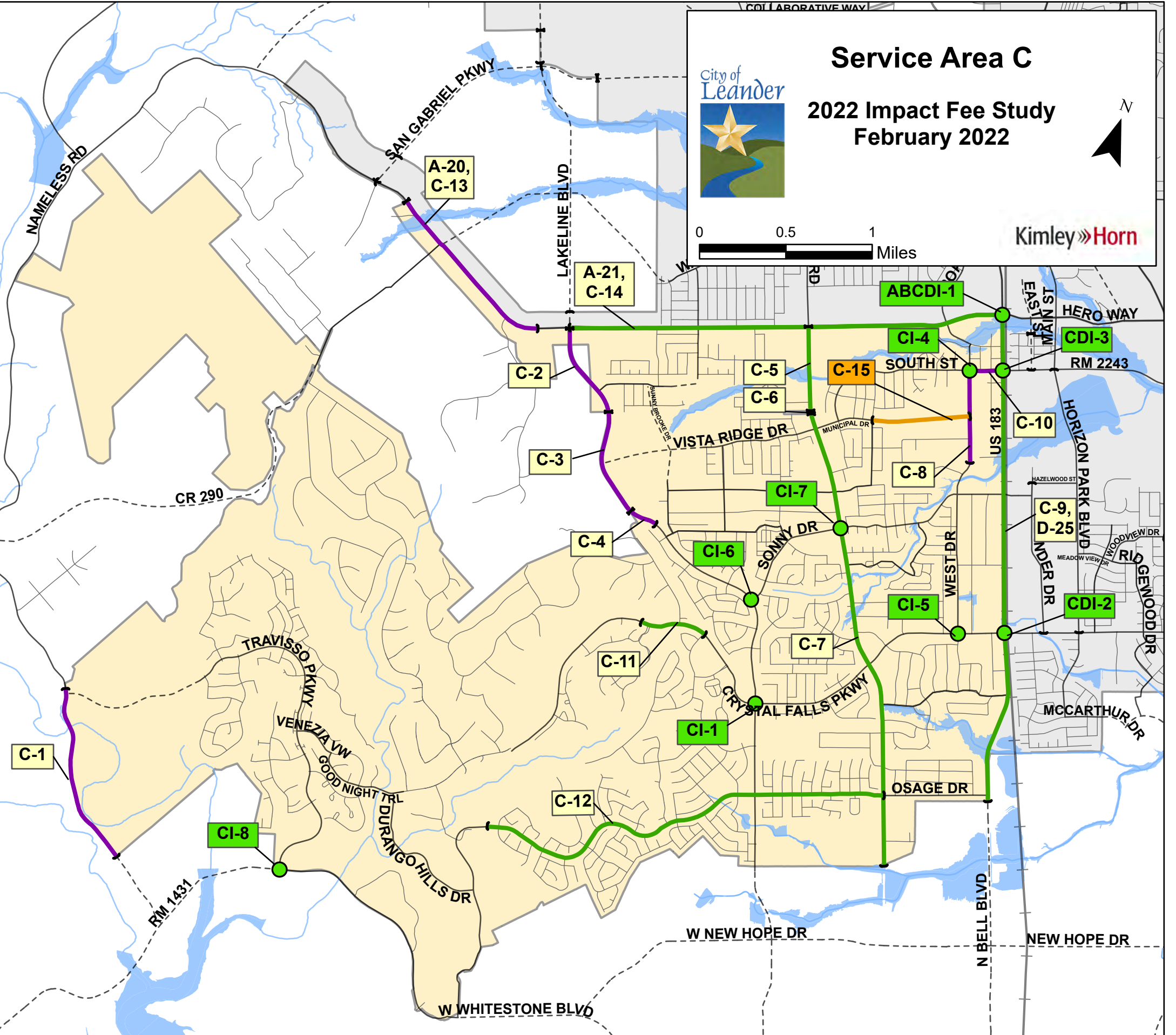


Table 2.D. 10-Year Roadway Impact Fee Capital Improvements Plan – Service Area D

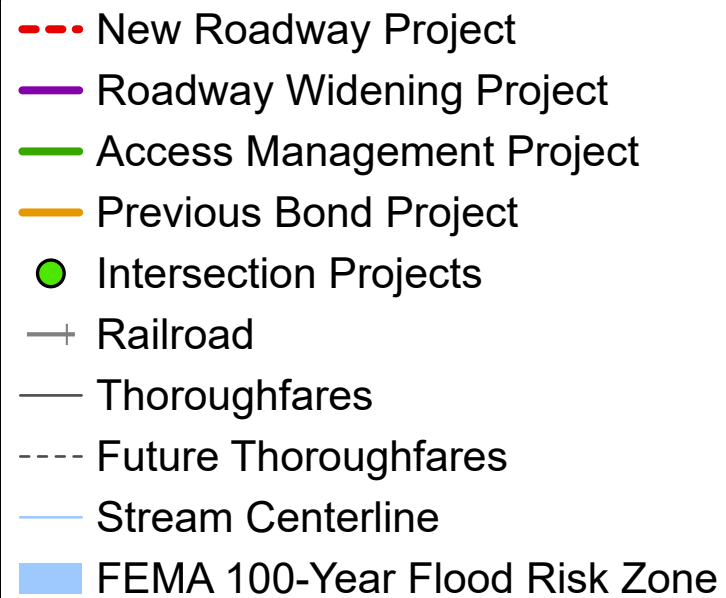
Street Improvements - Service Area D

Project #	Impact Fee Class	Street Name	Limits	Length (Miles)	Percent in Service Area
D-1	Widen Substandard	Leander Dr	From HAZLEWOOD ST To CRYSTAL FALLS DR	0.88	100%
D-2	Widen Collector	Horizon Park Blvd	From RM 2243 To CRYSTAL FALLS PKWY	1.54	100%
D-3	New Collector	Raider Way	From HERO WAY To RM 2243	0.64	100%
D-4	New Collector	Raider Way	From RM 2243 To 1,235' S OF RM 2243	0.25	100%
D-5	Widen 4-Lane Arterial	CR 175	From RM 2243 To 1,265' SE OF RM 2243	0.24	50%
D-6	Widen 4-Lane Arterial	CR 175	From 1,265' SE OF RM 2243 To 2,315' SE OF RM 2243	0.23	100%
D-7	Widen 4-Lane Arterial	CR 175	From 2,315' SE OF RM 2243 To 3,040' SE OF RM 2243	0.14	50%
D-8	Widen 4-Lane Arterial	CR 175	From 1,855' NW OF WHISPER LN To 40' NW OF CRYSTAL FALLS PKWY	0.91	50%
D-9	Widen 4-Lane Arterial	CR 175	From 1,400' SE OF CRYSTAL FALLS PKWY To 500' SE OF PARKSIDE PKWY	0.38	100%
D-10	Widen 4-Lane Arterial	CR 175	From 615' NW OF JOURNEY PKWY To JOURNEY PKWY	0.12	50%
D-11	Widen 4-Lane Arterial	RM 2243	From N US 183 To CR 175	3.21	100%
D-12	Widen 4-Lane Arterial	RM 2243	From CR 175 To HERO WAY	0.28	50%
D-13	New Collector	Woodview Dr	From 980' W OF N US 183 To N US 183	0.18	100%
D-14	New 4-Lane Arterial	Crystal Falls Pkwy	From RONALD REAGAN BLVD To 725' E OF RONALD REAGAN BLVD	0.14	100%
D-15	New 4-Lane Arterial	Crystal Falls Pkwy	From 1,405' E OF RONALD REAGAN BLVD To 2,185' E OF RONALD REAGAN BLVD	0.15	100%
D-16	New 4-Lane Arterial	Crystal Falls Pkwy	From 2,190' E OF RONALD REAGAN BLVD To 1,615' W OF CR 175	0.44	100%
D-17	New 4-Lane Arterial	Crystal Falls Pkwy	From 1,615' W OF CR 175 To 590' W OF CR 175	0.19	50%
D-18	New 4-Lane Arterial	Crystal Falls Pkwy	From 1,615' W OF CR 175 To 115' W OF CR 175	0.08	100%
D-19	Widen 4-Lane Arterial	Journey Pkwy	From RONALD REAGAN BLVD To 4,025' E OF RONALD REAGAN BLVD	0.76	100%
D-20	Widen 4-Lane Arterial	Journey Pkwy	From 4,025' E OF RONALD REAGAN BLVD To 4,700' E OF RONALD REAGAN BLVD	0.13	50%
D-21	Widen 4-Lane Arterial	Journey Pkwy	From 4,700' E OF RONALD REAGAN BLVD To 5,000' E OF RONALD REAGAN BLVD	0.05	100%
D-22	Widen 4-Lane Arterial	Journey Pkwy	From 2,575' W OF CR 175 To 1,875' W OF CR 175	0.13	50%
D-23	Widen 4-Lane Arterial	Journey Pkwy	From 1,875' W OF CR 175 To CR 175	0.35	100%
D-24	Access Management	Ronald Reagan Blvd	From RM 2243 To Southern City Limits	2.56	100%
C-9, D-25	Access Management	US 183	From HERO WAY To 195' S OF OSAGE DR	2.84	50%
D-26	Widen Collector	N East St	From Hero Way To E South St	0.30	100%
D-27	Widen Collector	N East St	From E Evans St To E South St	0.21	100%
D-28	Widen Collector	Woodview Dr	From US 183A To Raider Way	0.38	100%
D-29	Widen Collector	Raider Way	From Woodview Dr To Crystal Falls Pkwy	0.53	100%
B-20, D-30	New 3-Lane Frontage	Hero Way ROW	From US 183 To RM 2243	2.34	50%

Signal Installation and Intersection Improvements - Service Area D

Project #	Project Type	Intersection	Project Source	Percent in Service Area
ABCDI-1	Other Capacity	Hero Way and US-183	TMP - ICE	25%
ABCDI-2	ITS Upgrades	City of Leander Signal Upgrades	TMP	25%
BDI-2	Signal	Hero Way and Ronald Reagan Blvd	TMP	50%
CDI-2	Other Capacity	Crystal Falls Pkwy and US 183	TMP - ICE	50%
CDI-3	Other Capacity	W South St and US 183	TMP - ICE	50%
DI-1	Innovative Intersection	RM 2243 and Ronald Reagan Blvd	TMP - ICE	100%
DI-2	Roundabout	E Woodview Dr and Raider Way	CIP	100%
DI-3	Signal	E Crystal Falls Pkwy and Raider Way	CIP	100%
DI-4	Signal	Journey Pkwy and CR 175	TMP	100%
DI-5	Roundabout	Sonny Dr and Leander Dr	TMP	100%
DI-6	Roundabout	Hazelwood St and Horizon Park Blvd	TMP	100%

Note: The 10-Year Roadway Impact Fee CIP is not in a prioritized order.



IV. METHODOLOGY FOR ROADWAY IMPACT FEES

A. Service Areas

The four (4) service areas used in the 2022 Roadway Impact Fee Study are shown in the previously referenced **Exhibit 1**. These service areas cover the entire corporate area of the City of Leander. Chapter 395 of the Texas Local Government Code specifies that “the service area is limited to an area within the corporate boundaries of the political subdivision and shall not exceed six (6) miles.” The service areas in the 2022 Roadway Impact Fee Study are consistent with the specification of Chapter 395 of the Texas Local Government Code.

B. Service Units

The “service unit” is a measure of consumption or use of the capital facilities by new development. In other words, it is the unit of measure used in the 2022 Roadway Impact Fee Study to quantify the supply and demand for roads in the City. For transportation purposes, the service unit is defined as a vehicle-mile.

Vehicle-Mile: The capacity consumed in a single lane in the PM peak hour by a vehicle making a trip one mile in length. The PM Peak is used as the basis for transportation planning and the estimation of trips caused by new development.

Total Vehicle-Miles of Supply: Based on the total length (miles), number of lanes, and capacity (vehicles per hour) provided by the Transportation Master Plan (see **Appendix B**).

Total Vehicle-Miles of Demand: Based on the 10-year growth projections (Pg. 41). The demand is equal to PM Trip Rate (trips) * Trip Length (miles).



The capacity values used in the 2022 Roadway Impact Fee Study are based upon Capacity Criteria published by the Capital Area Metropolitan Planning Organization (CAMPO) and modified to reflect local context within the City of Leander corporate limits and match values used in the Transportation Master Plan. **Table 3A** and **3B** show the service volumes as a function of the facility classification and type for existing and proposed facilities.

Table 3A. Service Volumes for Proposed Facilities
(used in Appendix B – Roadway Impact Fee CIP Service Units of Supply)

Facility Classification	Lanes	Median Configuration	Hourly Vehicle-Mile Capacity per Lane-Mile of Roadway Facility
6 Lane	6	Divided	840
4 Lane Proposed	4	Divided	840
3 Lane Proposed	3	Undivided	760
Collector	2	Undivided	640

Table 3B. Service Volumes for Existing Facilities

Roadway Type	Description	Hourly Vehicle-Mile Capacity per Lane-Mile of Roadway Facility
2U-G	Rural Cross-Section (i.e., gravel, dirt, etc.)	100
2U	Two-lane undivided – built-out	640
2U-S	Two-lane undivided with on-street parking	510
2D	Two-lane divided	640
3U	Three-lane undivided (two-way, left-turn lane)	760
4U	Four-lane undivided	660
4D	Four-lane divided	840
5U	Five-lane undivided	720

C. Cost Per Service Unit

A fundamental step in the impact fee process is to establish the cost for each service unit. In the case of the Roadway Impact Fee, this is the cost for each vehicle-mile of travel. Thus, it is the cost to construct a roadway (lane-mile) needed to accommodate a vehicle-mile of travel. The cost per service unit is calculated for each service area based on the roadway projects within that service area.

The second component of the cost per service unit is the determination of the number of service units in each service area. This number is the measure of the growth in transportation demand that is projected to occur in the ten-year period.

D. Cost of the RIF CIP

All of the project costs for an arterial or collector facility which serves the overall transportation system are eligible to be included in the Roadway Impact Fee Capital Improvements Plan (RIF CIP). Chapter 395 of the Texas Local Government Code specifies that the allowable costs are "...including and limited to the:

1. Construction contract price;
2. Surveying and engineering fees;
3. Land acquisition costs, including land purchases, court awards and costs, attorney's fees, and expert witness fees; and
4. Fees actually paid or contracted to be paid to an independent qualified engineer or financial consultant preparing or updating the capital improvements plan who is not an employee of the political subdivision."

The engineer's opinion of the probable costs of the projects in the RIF CIP is based, in part, on the calculation of a unit cost of construction. This means that a cost per linear foot of roadway is calculated based on an average price for the various components of roadway construction. This allows the probable cost to be determined by the type of facility being constructed, the number of lanes, and the length of the project. The cost for location specific items such as bridges, highway ramps, drainage structures, and any other special components are added to each project, as appropriate. The following is a detailed description of the costing worksheet/methodology for the RIF CIP.

1. Overview of RIF CIP Costing Worksheets

For each project a specific costing worksheet was developed (see **Appendix A**). Each worksheet contained the following four (4) main components:

- Project Information,
- Construction Pay Items,
- Construction Component Allowances and
- Summary of Costs and Allowances

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City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Updated: 12/14/2021

Project Information:

Description:

Name: Lakeline Blvd
Project Label: A-2
Service Area: A,
Limits: LIVE OAK RD to 1,635 S OF CR 280
Impact Fee Class: New 4-Lane Arterial
Cross-Section: 4D
Roadway Class: Arterial 4-Lane
Length (Feet): 5,438

This project consists of the construction of a new four-lane arterial.

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	23,932	CY	\$ 15.00	\$ 359,000
205	8" Asphalt (Type C)	9,171	Ton	\$ 80.00	\$ 734,000
305	17" Base	17,889	CY	\$ 45.00	\$ 796,000
405	Geogrid	37,458	SY	\$ 2.00	\$ 75,000
505	10' Concrete Sidewalk	108,750	SF	\$ 10.00	\$ 1,088,000
605	Machine Laid Curb & Gutter	10,875	LF	\$ 18.00	\$ 196,000
705	Turn Lanes and Median Openings	3,982	SY	\$ 77.00	\$ 307,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	5,558	GAL	\$ 4.00	\$ 22,000

Paving Construction Cost Subtotal: \$ 3,577,000

Major Construction Component Allowances*

Item Description	Notes	Allowance	Item Cost
✓ Traffic Control	None Anticipated	5%	\$ 179,000
✓ Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 72,000
✓ Roadway Drainage	Standard Internal System	35%	\$ 1,252,000
✓ Illumination		10%	\$ 358,000
✓ Special Drainage Structures	None Anticipated	0%	\$ -
✓ Water	Minor Adjustments	2%	\$ 72,000
✓ Sewer	Minor Adjustments	2%	\$ 72,000
✓ Turf and Erosion Control		3%	\$ 107,000
✓ Landscaping and Irrigation		2%	\$ 72,000
✓ Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 2,184,000

Paving Construction Cost and Allowance Subtotal: \$ 5,761,000

Construction Contingency: 15% \$ 864,000

Mobilization: 10% \$ 576,000

Prep ROW: 4% \$ 230,000

Construction Cost Total: \$ 7,500,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 7,500,000
Engineering/Survey/Testing:		18%	\$ 1,200,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 1,631,250

Impact Fee Project Cost Total: \$ 10,300,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

Project Information

Construction Pay Items

Construction Component Allowances

Summary of Costs and Allowances

2. Project Information

In order to correctly estimate the cost of a roadway project, several attributes are first identified:

- Project Number – Identifies which Service Area the project is in with a corresponding number. The corresponding number does not represent any prioritizations and is used only to identify projects. For example, Project B-7 is in Service Area B and is the 7th project on the list.
- Name – A unique identifier for each project. In some cases, abbreviations are used for the project name.
- Limits – Represents the beginning and ending location for each project.
- Impact Fee Class – The costing class to be used in the analysis. The impact fee class provides the width for the various elements in the roadway. The construction costs are variable, based on the Transportation Master Plan classification of the roadway. Modifications to roadway element widths are utilized in cases where a portion of the facility currently exists and the road is only to be widened, or where the road is planned to be widened to an interim configuration. Examples of these are access management projects, which are designated in the summary sheets at the beginning of each service area's Conceptual Level Cost Projections in **Appendix A**. Other specialized cases are noted in the short description box located in this section, such as previously constructed projects with a known cost.
- Ultimate Class – The ultimate classification of the roadway, if different from the Impact Fee Class based on determination of need in the 10-year window.
- Length (ft) – The distance measured in feet that is used to cost out the project.
- Service Area(s) – Represents the service areas where the project is located. Multiple service areas will be listed if the project lies along a service area boundary, or if a different jurisdiction lies along the project, it will be noted.

3. Construction Pay Items

A typical roadway project consists of several costs, including the following: planning, survey, design engineering, permitting, right-of way acquisition, and construction and testing. While the construction cost component of a project may consist of approximately 100 various pay items, a simplified approach was used for developing the conceptual level project costs. The pay items used in the 2022 RIF CIP are as follows:

- Unclassified street excavation;
- HMAC Surface courses (asphalt, in depth);
- Flexible roadway base;
- Geogrid;
- Concrete sidewalks;
- Concrete curb and gutter;
- Turn lanes and median openings; and
- Surface treatment.

4. Construction Component Allowances

A percentage of the paving construction cost is allotted for various major construction component allowances, as appropriate. These allowances include traffic control, pavement markings, signs and posts, roadway drainage, illumination, water and sewer adjustments, turf and erosion control, landscaping and irrigation, mobilization, and preparation of right-of-way. These allowance percentages are also based on historical data.

In addition, lump sum dollar allowances are provided for special drainage structures (bridges and culverts) and railroad crossings. The paving and allowance subtotal is given a fifteen percent (15%) contingency.

5. Summary of Cost and Allowances

To determine the Impact Fee Project Cost Total, sixteen percent (16%) of the construction cost total is added for engineering, surveying, and testing. Right-of-way/easement acquisition is included in project costs at an approximate value of \$3 per square foot and is a recoverable cost per Chapter 395 of the Local Government Code. New roadways are assumed to require the TMP required Right-of-Way based on the latest adopted Thoroughfare Plan Map. Widening projects are assumed to require roughly 25% of the TMP required right-of-way on average, but were not evaluated for existing right-of-way individually due to lack of information and for planning level cost estimating purposes.

The Impact Fee Project Cost Total is then the Construction Cost Total plus engineering, surveying, and testing, plus contingency, and minus roadway escrow agreements. In situations where other agencies have jurisdiction over roadways within the corporate limits, it was assumed the City contribution toward such projects would amount to 80% of the Impact Fee Project Cost Total for County shared jurisdiction projects, and 20% of the Impact Fee Project Cost total for intersections with TxDOT jurisdiction, which aligns with historical contributions. Only the anticipated City contributions to roadway projects are recoverable per state law.

E. Summary of Roadway Impact Fee CIP Costs

Tables 4.A – 4.D are the 10-Year RIF CIP project lists for each service area with planning level project costs. Individual project cost worksheets can be seen in **Appendix A**, Conceptual Level Project Cost Projections. It should be noted that these tables reflect only conceptual-level opinions or assumptions regarding the portions of future project costs that are recoverable through impact fees. Actual project costs are likely to change with time and are dependent on market and economic conditions that cannot be predicted.

The RIF CIP establishes the list of projects for which Impact Fees may be utilized. Projects not included in the RIF CIP are not eligible to receive impact fee funding. The cost projections utilized in this study should not be utilized for the City's construction CIP.



**Table 4.A – 10-Year RIF CIP
with Conceptual Level Cost Projections – Service Area A**

Street Improvements - Service Area A

Project #	Impact Fee Class	Street Name	Limits	Length (Miles)	Percent in Service Area	Project Cost	Total Cost in Service Area
A-1	New 4-Lane Arterial	Lakeline Blvd	From 1,125' S OF CR 281 To 1,635' S OF CR 280	0.88	50%	\$ 6,600,000	\$ 3,300,000
A-2	New 4-Lane Arterial	Lakeline Blvd	From LIVE OAK RD To 1,635' S OF CR 280	1.03	100%	\$ 10,300,000	\$ 10,300,000
A-3	New 4-Lane Arterial	Lakeline Blvd	From 1,635' S OF CR 280 To 75' N OF BAGDAD RD	0.20	50%	\$ 2,100,000	\$ 1,050,000
A-4	New 4-Lane Arterial	Lakeline Blvd	From 480' N OF OLD 2243 WEST To OLD 2243 WEST	0.09	100%	\$ 1,000,000	\$ 1,000,000
A-5	Access Management	Bagdad Rd	From 1300' N OF CR 281 To CR 281	0.26	50%	\$ 500,000	\$ 250,000
A-6	Access Management	Bagdad Rd	From CR 281 To 920' NW OF W SAN GABRIEL PKWY	2.41	100%	\$ 9,364,238	\$ 9,364,238
A-7	Access Management	Bagdad Rd	From 930' NW OF W SAN GABRIEL PKWY To 380' NW OF W SAN GABRIEL PKWY	0.11	50%	\$ 274,724	\$ 137,362
A-8	Access Management	Bagdad Rd	From 380' NW OF W SAN GABRIEL PKWY To HERO WAY	1.41	100%	\$ 7,884,238	\$ 7,884,238
A-9, B-15	Access Management	US 183	From US 183A To HERO WAY	1.70	50%	\$ 3,700,000	\$ 1,850,000
A-10	New Collector	CR 280	From 1,725' W OF LAKELINE BLVD To 590' E OF LAKELINE BLVD	0.43	100%	\$ 2,700,000	\$ 2,700,000
A-11	New Collector	CR 280	From 1,965' W OF BAGDAD RD To BAGDAD RD	0.40	100%	\$ 2,500,000	\$ 2,500,000
A-12	Widen Collector	Heritage Grove Rd	From HALSEY DR To 1,295' W OF W BROADE ST	0.32	100%	\$ 2,000,000	\$ 2,000,000
A-13	Widen Collector	Heritage Grove Rd	From 1,295' W OF W BROADE ST To 460' E OF W BROADE ST	0.16	50%	\$ 1,000,000	\$ 500,000
A-14	Widen Collector	Heritage Grove Rd	From 460' W OF W BROADE ST To W BROADE ST	0.09	100%	\$ 600,000	\$ 600,000
A-15	New 6-Lane Arterial (1/3)	San Gabriel Pkwy	From LAKELINE BLVD To 1,760' E OF LAKELINE BLVD	0.34	50%	\$ 2,600,000	\$ 1,300,000
A-16	New 6-Lane Arterial (1/3)	San Gabriel Pkwy	From 1,760' W OF LAKELINE BLVD To 1,400' W OF BAGDAD RD	0.76	100%	\$ 5,800,000	\$ 5,800,000
A-17	New 6-Lane Arterial (1/3)	San Gabriel Pkwy	From 1,400' W OF BAGDAD RD To 165' W OF BAGDAD RD	0.24	50%	\$ 1,900,000	\$ 950,000
A-18	Widen 6-Lane Arterial (2/3)	San Gabriel Pkwy	From BAGDAD RD To N US 183	1.48	100%	\$ 9,500,000	\$ 9,500,000
A-19	Widen 4-Lane Arterial	Hero Way	From SAN GABRIEL PKWY To 1,100' E OF SAN GABRIEL PKWY	0.21	50%	\$ 1,900,000	\$ 950,000
A-20, C-13	Widen 4-Lane Arterial	Hero Way	From 1,100' E OF SAN GABRIEL PKWY To 900' W OF LAKELINE BLVD	1.08	50%	\$ 11,100,000	\$ 5,550,000
A-21, C-14	Access Management	Hero Way	From LAKELINE BLVD To US 183	2.51	50%	\$ 22,757,707	\$ 11,378,854
A-22	New Collector	Live Oak Rd	From LAKELINE BLVD To WESTERN CITY LIMITS	1.37	100%	\$ 9,900,000	\$ 9,900,000
A-23	New Collector	Live Oak Rd	From LAKELINE BLVD To 2340' E OF LAKELINE BLVD	0.42	50%	\$ 3,100,000	\$ 1,550,000
A-24	Widen Collector	Live Oak Rd	From BAGDAD RD To 1725' W OF BAGDAD RD	0.33	100%	\$ 2,000,000	\$ 2,000,000

Signal Installation and Intersection Improvements - Service Area A

Project #	Project Type	Intersection	Project Source	Percent in Service Area	Project Cost	Total Cost in Service Area
ABGDI-1	Other Capacity	US 183 and Hero Way	TMP - ICE	25%	\$ 298,750	\$ 74,688
ABGDI-2	ITS Upgrades	City of Leander Signal Upgrades	TMP	25%	\$ 2,000,000	\$ 500,000

Service Area A Roadway Project Cost Total \$ 92,294,691
 Service Area A Intersection Project Cost Total \$ 574,688
 2022 Roadway Impact Fee Study Cost per Service Area \$ 28,750
Total Cost in Service Area A \$ 92,898,129

- These planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Projects within the City of Leander.
- These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.



**Table 4.B – 10-Year RIF CIP
with Conceptual Level Cost Projections – Service Area B**

Street Improvements - Service Area B

Project #	Impact Fee Class	Street Name	Limits	Length (Miles)	Percent in Service Area	Project Cost	Total Cost in Service Area
B-1	New 4-Lane Arterial (1/2)	Kaufmann Loop	From SH 29 To 875' SW OF SH 29	0.17	100%	\$ 1,800,000	\$ 1,800,000
B-2	Widen Substandard	CR 270	From N US 183 To 965' E OF N US 183	0.20	100%	\$ 1,200,000	\$ 1,200,000
B-3	Widen Substandard	CR 270	From 825' S OF ORCHARD DR To PVT RD 918	0.65	50%	\$ 4,000,000	\$ 2,000,000
B-4	Widen Substandard	CR 270	From 300' S OF NORWOOD DR To 250' N OF SAN GABRIEL PKWY	0.29	50%	\$ 1,900,000	\$ 950,000
B-5	Widen Substandard	CR 270	From 250' N OF SAN GABRIEL PKWY To SAN GABRIEL PKWY	0.05	100%	\$ 400,000	\$ 400,000
B-6	Widen Substandard	CR 270	From 190' S OF SAN GABRIEL PKWY To 410' S OF SAN GABRIEL PKWY	0.04	50%	\$ 200,000	\$ 100,000
B-7	Widen Substandard	CR 270	From 410' S OF SAN GABRIEL PKWY To 680' S OF SAN GABRIEL PKWY	0.05	100%	\$ 400,000	\$ 400,000
B-8	Widen Substandard	CR 270	From 680' S OF SAN GABRIEL PKWY To 1,500' S OF SAN GABRIEL PKWY	0.15	50%	\$ 1,000,000	\$ 500,000
B-9	Widen Substandard	CR 270	From 2,400' N OF HERO WAY To 1,990' N OF HERO WAY	0.08	100%	\$ 500,000	\$ 500,000
B-10	Widen Substandard	CR 270	From 1,990' N OF HERO WAY To 1,550' N OF HERO WAY	0.08	50%	\$ 500,000	\$ 250,000
B-11	Widen Substandard	CR 270	From 1,550' N OF HERO WAY To 405' N OF HERO WAY	0.22	100%	\$ 1,400,000	\$ 1,400,000
B-12	Widen Substandard	CR 270	From 405' N OF HERO WAY To HERO WAY	0.08	100%	\$ 500,000	\$ 500,000
B-13	Widen 6-Lane Arterial (2/3)	San Gabriel Pkwy	From N US 183 To 183A TOLL RD	0.45	100%	\$ 3,000,000	\$ 3,000,000
B-14	New Collector	Raider Way	From SAN GABRIEL PKWY To HERO WAY	0.68	100%	\$ 5,000,000	\$ 5,000,000
A-9, B-15	Access Management	US 183	From US 183A To HERO WAY	1.70	50%	\$ 3,400,000	\$ 1,700,000
B-16	New 4-Lane Arterial (1/2)	San Gabriel Pkwy	From CR 270 To 1,415' E of CR 270	0.27	50%	\$ 2,700,000	\$ 1,350,000
B-17	New 4-Lane Arterial (1/2)	San Gabriel Pkwy	From 1,415' E of CR 270 To 375' W of Logan Del Way	0.31	100%	\$ 3,200,000	\$ 3,200,000
B-18	Widen 4-Lane Arterial	San Gabriel Pkwy	From 865' W of Ronald Reagan Blvd To Ronald Reagan Blvd	0.17	100%	\$ 1,500,000	\$ 1,500,000
B-19	New Collector	Metro Dr	From Leander Dr To Mel Mathis Ave	0.18	100%	\$ 4,661,885	\$ 4,661,885
B-20, D-30	New 3-Lane Frontage	Hero Way ROW	From US 183 To RM 2243	2.34	50%	\$ 13,900,000	\$ 6,950,000
B-21	New Collector	College Way	From Main Street To US 183A	0.41	100%	\$ 1,600,000	\$ 1,600,000
B-22	New Collector	Main Street	From San Gabriel Pkwy To 1575' N of Hero Way	0.49	100%	\$ 1,800,000	\$ 1,800,000

Signal Installation and Intersection Improvements - Service Area B

Project #	Project Type	Intersection	Project Source	Percent in Service Area	Project Cost	Total Cost in Service Area
ABCDI-1	Other Capacity	Hero Way and US 183	TMP - ICE	25%	\$ 298,750	\$ 74,688
ABCDI-2	ITS Upgrades	City of Leander Signal Upgrades	TMP	25%	\$ 2,000,000	\$ 500,000
BI-1	Signal	San Gabriel Pkwy and Ronald Reagan Blvd	TMP	100%	\$ 400,000	\$ 400,000
BDI-2	Signal	Hero Way and Ronald Reagan Blvd	CIP	50%	\$ 400,000	\$ 200,000

Service Area B Roadway Project Cost Total \$ 40,761,885
 Service Area B Intersection Project Cost Total \$ 1,174,688
 2022 Roadway Impact Fee Study Cost per Service Area \$ 28,750
Total Cost in Service Area B \$ 41,965,323

- a. These planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Projects within the City of Leander.
- b. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

**Table 4.C – 10-Year RIF CIP
with Conceptual Level Cost Projections – Service Area C**

Street Improvements - Service Area C

Project #	Impact Fee Class	Street Name	Limits	Length (Miles)	Percent in Service Area	Project Cost	Total Cost in Service Area
C-1	Widen 4-Lane Arterial	Nameless Rd	From TRAVISSE PKWY To 2.475' NW OF RM 1431	1.06	50%	\$ 9,400,000	\$ 4,700,000
C-2	Widen 4-Lane Arterial (1/2)	Lakeline Blvd	From HERO WAY To 2.615' SE OF HERO WAY	0.55	100%	\$ 5,000,000	\$ 5,000,000
C-3	Widen 4-Lane Arterial (1/2)	Lakeline Blvd	From 2.815' SE OF HERO WAY To 1.765' SE OF VISTA RIDGE	0.64	50%	\$ 5,700,000	\$ 2,850,000
C-4	Widen 4-Lane Arterial (1/2)	Lakeline Blvd	From 1.765' SE OF VISTA RIDGE To 550' NW OF STINNETT DR	0.15	100%	\$ 1,300,000	\$ 1,300,000
C-5	Access Management	Bagdad Rd	From HERO WAY To 2.595' S OF HERO WAY	0.49	100%	\$ 800,000	\$ 800,000
C-6	Access Management	Bagdad Rd	From 2.595' S OF HERO WAY To 475' N OF VISTA RIDGE DR	0.02	50%	\$ 100,000	\$ 50,000
C-7	Access Management	Bagdad Rd	From 475' N OF VISTA RIDGE DR To 2.065' S OF OSAGE DR	2.67	100%	\$ 3,900,000	\$ 3,900,000
C-8	Widen Collector	S West Dr	From W SOUTH ST To 870' N OF SONNY DR	0.53	100%	\$ 3,200,000	\$ 3,200,000
C-9, D-25	Access Management	US 183	From HERO WAY To 195' S OF OSAGE DR	2.84	50%	\$ 4,700,000	\$ 2,350,000
C-10	Widen Substandard	W South St	From WEST DR To US 183	0.19	100%	\$ 1,200,000	\$ 1,200,000
C-11	Access Management	Crystal Falls Pkwy	From CANTINA SKY To FIRST VIEW	0.37	100%	\$ 500,000	\$ 500,000
C-12	Access Management	Osage Dr	From 315' E OF PAINTED SKY BEND To BAGDAD RD	2.50	100%	\$ 500,000	\$ 500,000
A-20, C-13	Widen 4-Lane Arterial	Hero Way	From 1,100' E OF SAN GABRIEL PKWY To 900' W OF LAKELINE BLVD	1.08	50%	\$ 9,600,000	\$ 4,800,000
A-21, G-14	Access Management	Hero Way	From LAKELINE BLVD To US 183	2.51	50%	\$ 22,757,707	\$ 11,378,854
C-15	Widen Collector	Municipal Dr	From Northern Hills To S West Dr	0.56	100%	\$ 2,484,024	\$ 2,484,024

Signal Installation and Intersection Improvements - Service Area C

Project #	Project Type	Intersection	Project Source	Percent in Service Area	Project Cost	Total Cost in Service Area
ABCDI-1	Other Capacity	Hero Way and US 183	TMP - ICE	25%	\$ 298,750	\$ 74,687.50
ABCDI-2	ITS Upgrades	City of Leander Signal Upgrades	TMP	25%	\$ 2,000,000	\$ 500,000.00
CDI-2	Other Capacity	Crystal Falls Pkwy and US 183	TMP - ICE	50%	\$ 355,000	\$ 177,500.00
CDI-3	Other Capacity	W South St and US 183	TMP - ICE	50%	\$ 194,000	\$ 97,000.00
CI-1	Other Capacity	Crystal Falls Pkwy and Lakeline Blvd	TMP - ICE	100%	\$ 472,250	\$ 472,250.00
CI-4	Roundabout	W South St and West Dr	2015-GO Bond	100%	\$ 1,200,000	\$ 1,200,000.00
CI-5	Signal	E Crystal Falls Pkwy and S West St	TMP	100%	\$ 400,000	\$ 400,000.00
CI-6	Signal	Sonny Dr and Lakeline Blvd	TMP	100%	\$ 400,000	\$ 400,000.00
CI-7	Signal	Sonny Dr and Bagdad Rd	TMP	100%	\$ 400,000	\$ 400,000.00
CI-8	Other Capacity	RM 1431 and Travisso Pkwy	TMP	20%	\$ 400,000	\$ 80,000.00

Service Area C Roadway Project Cost Total \$ 45,022,878
Service Area C Intersection Project Cost Total \$ 3,801,438
2022 Roadway Impact Fee Study Cost per Service Area \$ 28,750
Total Cost in Service Area C \$ 48,853,065

- These planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Projects within the City of Leander.
- These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.



**Table 4.D – 10-Year RIF CIP
with Conceptual Level Cost Projections – Service Area D**

Street Improvements - Service Area D

Project #	Impact Fee Class	Street Name	Limits	Length (Miles)	Percent in Service Area	Project Cost	Total Cost in Service Area
D-1	Widen Substandard	Leander Dr	From HAZLEWOOD ST To CRYSTAL FALLS DR	0.88	100%	\$ 5,300,000	\$ 5,300,000
D-2	Widen Collector	Horizon Park Blvd	From RM 2243 To CRYSTAL FALLS PKWY	1.54	100%	\$ 14,300,000	\$ 14,300,000
D-3	New Collector	Raider Way	From HERO WAY To RM 2243	0.64	100%	\$ 4,700,000	\$ 4,700,000
D-4	New Collector	Raider Way	From RM 2243 To 1,235' S OF RM 2243	0.25	100%	\$ 3,200,000	\$ 3,200,000
D-5	Widen 4-Lane Arterial	CR 175	From RM 2243 To 1,265' SE OF RM 2243	0.24	50%	\$ 1,680,000	\$ 840,000
D-6	Widen 4-Lane Arterial	CR 175	From 1,265' SE OF RM 2243 To 2,315' SE OF RM 2243	0.23	100%	\$ 1,680,000	\$ 1,680,000
D-7	Widen 4-Lane Arterial	CR 175	From 2,315' SE OF RM 2243 To 3,040' SE OF RM 2243	0.14	50%	\$ 960,000	\$ 480,000
D-8	Widen 4-Lane Arterial	CR 175	From 1,655' NW OF WHISPER LN To 40' NW OF CRYSTAL FALLS PKWY	0.91	50%	\$ 6,720,000	\$ 3,360,000
D-9	Widen 4-Lane Arterial	CR 175	From 1,400' SE OF CRYSTAL FALLS PKWY To 500' SE OF PARKSIDE PKWY	0.36	100%	\$ 2,720,000	\$ 2,720,000
D-10	Widen 4-Lane Arterial	CR 175	From 615' NW OF JOURNEY PKWY To JOURNEY PKWY	0.12	50%	\$ 880,000	\$ 440,000
D-11	Widen 4-Lane Arterial	RM 2243	From N US 183 To CR 175	3.21	100%	\$ 45,100,000	\$ 45,100,000
D-12	Widen 4-Lane Arterial	RM 2243	From CR 175 To HERO WAY	0.28	50%	\$ 2,600,000	\$ 1,300,000
D-13	New Collector	Woodview Dr	From 980' W OF N US 183 To N US 183	0.18	100%	\$ 6,300,000	\$ 6,300,000
D-14	New 4-Lane Arterial	Crystal Falls Pkwy	From RONALD REAGAN BLVD To 725' E OF RONALD REAGAN BLVD	0.14	100%	\$ 1,400,000	\$ 1,400,000
D-15	New 4-Lane Arterial	Crystal Falls Pkwy	From 1,405' E OF RONALD REAGAN BLVD To 2,185' E OF RONALD REAGAN BLVD	0.15	100%	\$ 1,500,000	\$ 1,500,000
D-16	New 4-Lane Arterial	Crystal Falls Pkwy	From 2,190' E OF RONALD REAGAN BLVD To 1,615' W OF CR 175	0.44	100%	\$ 9,400,000	\$ 9,400,000
D-17	New 4-Lane Arterial	Crystal Falls Pkwy	From 1,615' W OF CR 175 To 580' W OF CR 175	0.19	50%	\$ 1,900,000	\$ 950,000
D-18	New 4-Lane Arterial	Crystal Falls Pkwy	From 1,615' W OF CR 175 To 115' W OF CR 175	0.06	100%	\$ 800,000	\$ 800,000
D-19	Widen 4-Lane Arterial	Journey Pkwy	From RONALD REAGAN BLVD To 4,025' E OF RONALD REAGAN BLVD	0.76	100%	\$ 6,700,000	\$ 6,700,000
D-20	Widen 4-Lane Arterial	Journey Pkwy	From 4,025' E OF RONALD REAGAN BLVD To 4,700' E OF RONALD REAGAN BLVD	0.13	50%	\$ 3,400,000	\$ 1,700,000
D-21	Widen 4-Lane Arterial	Journey Pkwy	From 4,700' E OF RONALD REAGAN BLVD To 5,000' E OF RONALD REAGAN BLVD	0.05	100%	\$ 1,200,000	\$ 1,200,000
D-22	Widen 4-Lane Arterial	Journey Pkwy	From 2,575' W OF CR 175 To 1,875' W OF CR 175	0.13	50%	\$ 500,000	\$ 250,000
D-23	Widen 4-Lane Arterial	Journey Pkwy	From 1,875' W OF CR 175 To CR 175	0.35	100%	\$ 3,200,000	\$ 3,200,000
D-24	Access Management	Ronald Reagan Blvd	From RM 2243 To Southern City Limits	2.56	100%	\$ 4,200,000	\$ 4,200,000
C-9, D-25	Access Management	US 183	From HERO WAY To 195' S OF OSAGE DR	2.84	50%	\$ 4,700,000	\$ 2,350,000
D-26	Widen Collector	N East St	From Hero Way To E South St	0.30	100%	\$ 3,280,852	\$ 3,280,852
D-27	Widen Collector	N East St	From E Evans St To E South St	0.21	100%	\$ 1,100,000	\$ 1,100,000
D-28	Widen Collector	Woodview Dr	From US 183A To Raider Way	0.38	100%	\$ 4,909,533	\$ 4,909,533
D-29	Widen Collector	Raider Way	From Woodview Dr To Crystal Falls Pkwy	0.53	100%	\$ 4,909,533	\$ 4,909,533
B-20, D-30	New 3-Lane Frontage	Hero Way ROW	From US 183 To RM 2243	2.94	50%	\$ 13,800,000	\$ 6,900,000

Signal Installation and Intersection Improvements - Service Area D

Project #	Project Type	Intersection	Project Source	Percent in Service Area	Project Cost	Total Cost in Service Area
ABCDI-1	Other Capacity	Hero Way and US 183	TMP - ICE	25%	\$ 298,750	\$ 74,688
ABCDI-2	ITS Upgrades	City of Leander Signal Upgrades	TMP	25%	\$ 2,000,000	\$ 500,000
BDI-2	Signal	Hero Way and Ronald Reagan Blvd	TMP	50%	\$ 400,000	\$ 200,000
CDI-2	Other Capacity	Crystal Falls Pkwy and US 183	TMP - ICE	50%	\$ 355,000	\$ 177,500
CDI-3	Other Capacity	W South St and US 183	TMP - ICE	50%	\$ 194,000	\$ 97,000
DI-1	Innovative Intersection	RM 2243 and Ronald Reagan Blvd	TMP - ICE	100%	\$ 5,000,000	\$ 5,000,000
DI-2	Roundabout	E Woodview Dr and Raider Way	CIP	100%	\$ 1,200,000	\$ 1,200,000
DI-3	Signal	E Crystal Falls Pkwy and Raider Way	CIP	100%	\$ 1,200,000	\$ 1,200,000
DI-4	Signal	Journey Pkwy and CR 175	TMP	100%	\$ 400,000	\$ 400,000
DI-5	Roundabout	Sonny Dr and Leander Dr	TMP	100%	\$ 400,000	\$ 400,000
DI-6	Roundabout	Hazlewood St and Horizon Park Blvd	TMP	100%	\$ 1,200,000	\$ 1,200,000

Service Area D Roadway Project Cost Total \$ 144,519,917
 Service Area D Intersection Project Cost Total \$ 10,449,188
 2022 Roadway Impact Fee Study Cost per Service Area \$ 28,750
Total Cost in Service Area D \$ 154,997,855

- These planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Projects within the City of Leander.
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F. Service Unit Calculation

The basic service unit for the computation of Leander's Roadway Impact Fees is the vehicle-mile of travel during the afternoon peak-hour (as explained on Pg. 26). To determine the cost per service unit, it is necessary to project the growth in vehicle-miles of travel for the service area for the 10-year period.

The growth in vehicle-miles from 2021 to 2031 is based upon projected changes in residential units and employment for the period. To determine this growth, estimates of residential units, basic employment, service employment, and retail employment for 2021 were made, along with growth projections for each of these demographic statistics through 2031. The Land Use Assumptions section of this report details the growth estimates used for impact fee determination.

For the purposes of impact fees, all developed and developable land is categorized as either residential or non-residential. For residential land uses, the existing and projected number of dwelling units are estimated. The number of dwelling units in each service area is multiplied by a *transportation demand factor* (discussed in more detail below) to compute the vehicle-miles of travel that occur during the afternoon peak hour. This factor indicates the average amount of demand created by the residential land uses in the service area.

For non-residential land uses, the process is similar. The Land Use Assumptions section of this report provides existing and projected number of building square footages for three (3) categories of employment – basic, service, and retail. These categories correspond to an aggregation of other specific land use categories based on the North American Industrial Classification System (NAICS).

Building square footage is the most common independent variable for the estimation of non-residential trips in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition*. This characteristic is more appropriate than the number of employees, because building square footage is tied more closely to trip generation and

is known at the time of application for any development that would require the assessment of an impact fee.

The existing and projected land use assumptions for the dwelling units and the square footage of basic, service, and retail land uses provide the basis for the projected increase in vehicle-miles of travel. As noted earlier, a *transportation demand factor* is applied to these values and then summed to calculate the total peak hour vehicle-miles of demand for each service area.

The *transportation demand factors* are aggregate rates derived from two sources – the *ITE Trip Generation Manual, 11th Edition* and the National Household Travel Survey performed by the Federal Highway Administration (FHWA). The *ITE Trip Generation Manual, 11th Edition* provides the number of trips that are produced or attracted to the land use for each dwelling unit, square foot of building, or other corresponding unit. For the retail category of land uses, the rate is adjusted to account for the fact that a percentage of retail trips are made by people who would otherwise be traveling past that particular establishment anyway, such as a trip between work and home. For example, a stop at a nearby supermarket on the way home from work does not create a new trip onto the roadway network. These trips are called pass-by trips, and since the travel demand is accounted for in the land use calculations relative to the primary trip, it is necessary to discount the retail trip generation rates to avoid double counting trips. The next component of the *transportation demand factor* accounts for the length of each trip. The average trip length for each category is based on the Capital Area Metropolitan Planning Organization (CAMPO) long-range transportation model and supplemented with the National Household Travel Survey conducted by the FHWA.

The computation of the *transportation demand factor* is based on the following equation:

Variables:

$$TDF = T * (1 - P_b) * L_{\max}$$

$$\text{where... } L_{\max} = \min(L * OD \text{ or } 6)$$

TDF = Transportation Demand Factor,
T = Trip Rate (peak hour trips / unit),
P_b = Pass-By Discount (% of trips),
L_{max} = Maximum Trip Length (miles),
L = Average Trip Length (miles), and
OD = Origin-Destination Reduction (50%)

The maximum trip length was limited to six (6) miles based on the maximum trip length within each service area. Chapter 395 of the Texas Local Government Code allows for a service area of six (6) miles, and the service areas within Leander are closely approximated with a six (6) mile distance.

The adjustment made to the average trip length statistic in the computation of the maximum trip length is the origin-destination reduction. This adjustment is made because the Roadway Impact Fee is charged to both the origin and destination end of the trip. For example, impact fee methodology will account for a trip from home to work within Leander to both residential and non-residential land uses. To avoid counting these trips twice as both residential and non-residential trips, a 50% origin-destination (OD) reduction factor is applied. Therefore, only half of the trip length is assessed to each land use, and the total trip is only counted once. This methodology is consistent with that used in the National Household Travel Survey. These lengths were developed based on the CAMPO long-range transportation model.

Table 5 shows the derivation of the *Transportation Demand Factor* for the residential land uses and the three (3) non-residential land use categories. The values utilized for all variables shown in the *transportation demand factor* equation are also shown in the table.

Table 5. Transportation Demand Factor Calculations

Variable	Residential, Single Family	Residential, Multifamily	Basic	Service	Retail
T	0.94	0.51	0.65	1.44	2.24
P_b	0%	0%	0%	0%	34%
L	8.59	8.59	12.89	6.76	6.35
L_{max}	4.30	4.30	6.00	3.38	3.18
TDF	4.04	2.19	3.90	4.87	7.12
* L _{max} is less than 6 miles for residential, service, and retail land uses; therefore this lower trip length is used for calculating the TDF for these land uses.					

Variables:

- TDF = Transportation Demand Factor,
- T = Trip Rate (peak hour trips / unit),
- P_b = Pass-By Discount (% of trips),
- L_{max} = Maximum Trip Length (miles),
- L = Average Trip Length (miles), and
- OD = Origin-Destination Reduction (50%)

The application of the demographic projections and the *transportation demand factors* are presented in the 10-Year Growth Projections in **Table 6**. This table shows the growth in total vehicle-miles by service area between the years 2021 – 2031.

Table 6. 10-Year Growth Projections

2021 - 2031 Conditions¹

Service Area	Residential Vehicle-Miles				Non-Residential Square-Feet ⁵				Transportation Demand Factor ⁶				Non-Residential Vehicle-Miles ¹⁰			Total Vehicle-Miles ¹¹
	Single-Family Units	Trip Rate	Multifamily Units	Vehicle Miles ⁴	Basic	Service	Retail	Basic ⁷	Service ⁸	Retail ⁹	Basic	Service	Retail			
		TDF ²												TDF ³		
-		0.94		0.51					0.65	1.44	2.24					
A	4,821		1,205	22,115	1,000,000	300,000	300,000				3,900	1,461	2,136	7,497	29,612	
B	5,331		3,714	29,669	0	2,400,000	2,500,000				0	11,688	17,800	29,488	59,157	
C	4,409	4.04	1,102	20,226	0	800,000	600,000	3.90	4.87	7.12	0	3,896	4,272	8,168	28,394	
D	4,414		3,603	25,723	200,000	1,600,000	2,975,000				780	7,792	21,182	29,754	55,477	
Totals	18,974		9,624	97,732	1,200,000	5,100,000	6,375,000				4,680	24,837	45,390	74,907	172,639	

Notes:

¹ From City of Leander 2022 land use assumptions for roadway impact fees

² Transportation Demand Factor (from LUVNET) uses the single-family detached housing land use and trip generation rate

³ Transportation Demand Factor (from LUVNET) uses the multifamily housing (low-rise) land use and trip generation rate

⁴ Calculated by multiplying the TDF by the number of dwelling units

⁵ From City of Leander 2022 land use assumptions for roadway impact fees

⁶ Trip generation rate and transportation demand factors from LUVNET for each land use

⁷ 'Basic' corresponds to general light industrial land use and trip generation rate

⁸ 'Service' corresponds to general office land use and trip generation rate

⁹ 'Retail' corresponds to shopping center land use and trip generation rate

¹⁰ Calculated by multiplying transportation demand factor by the number of thousand square feet for each land use

¹¹ Residential plus non-residential vehicle-mile totals for each service area

**Table 6 (Continued). 10-Year Growth Projections
Vehicle Miles of Increase (2021-2031)**

Service Area	Vehicle-Miles
A	29,612
B	59,157
C	28,394
D	55,477

V. ROADWAY IMPACT FEE CALCULATION

A. Maximum Assessable Impact Fee Per Service Unit

This section presents the maximum assessable impact fee rate calculated for each service area. The maximum assessable impact fee is the sum of the eligible RIF CIP costs for the service area divided by the growth in travel attributable to new development projected to occur within the 10-year period. A majority of the components of this calculation have been described and presented in previous sections of this report. The purpose of this section is to document the computation for each service area and to demonstrate that the guidelines provided by Chapter 395 of the Texas Local Government Code have been addressed.

Table 7 illustrates the computation of the maximum assessable impact fee computed for each service area. Each row in the table is numbered to simplify explanation of the calculation. The calculation of the maximum assessable impact fee is shown in **Table 8**. The Roadway Impact Fee CIP consists of both roadway segment and intersection improvements. The roadway segment component is referred to as the “Roadway Impact Fee CIP,” while the intersection component is referred to as the “Intersection Impact Fee CIP.”

Table 7. Maximum Assessable Roadway Impact Fee Computation

Line	Title	Description
1	<i>Total Vehicle-Miles of Capacity Added by the Roadway Impact Fee CIP</i>	The total number of vehicle-miles added to the service area based on the capacity, length, and number of lanes in each project (from Appendix B – Roadway Impact Fee CIP Units of Supply)

Each project identified in the RIF CIP will add a certain amount of capacity to the City’s roadway network based on its length and classification. This line displays the total amount added within each service area.

2	<i>Total Vehicle-Miles of Existing Demand</i>	A measure of the amount of traffic currently using the roadway facilities upon which capacity is being added. (from Appendix B – Roadway Impact Fee CIP Units of Supply)
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A number of facilities identified in the RIF CIP have traffic currently utilizing a portion of their existing capacity. This line displays the total amount of capacity along these facilities currently being used by existing traffic.

3	<i>Total Vehicle-Miles of Existing Deficiencies</i>	Number of vehicle-miles of travel that are not accommodated by the existing roadway system (from Appendix C – Existing Roadway Facilities Inventory)
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In order to ensure that existing deficiencies on the City’s roadway network are not recoverable through impact fees, this line is based on the entire roadway network within the service area. Any roadway within the service area that is deficient – even those not identified on the Roadway Impact Fee CIP – will have these additional trips removed from the calculation.

4	<i>Net Amount of Vehicle-Miles of Capacity Added</i>	A measurement of the amount of vehicle-miles added by the RIF CIP that will not be utilized by existing demand (Line 1 – Line 2 – Line 3)
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This calculation identifies the portion of the RIF CIP (in vehicle-miles) that may be recoverable through the collection of impact fees.

5	<i>Total Cost of the Roadway Impact Fee CIP within the Service Area</i>	The total cost of the roadway projects within each service area (from Table 4: 10-Year Roadway Impact Fee CIP with Conceptual Level Cost Projections)
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This line simply identifies the total cost of all the roadway projects identified in each service area.

6	<i>Cost of Net Capacity Supplied</i>	The total Roadway Impact Fee CIP cost (Line 5) prorated by the ratio of Net Capacity Added (Line 4) to Total Capacity Added (Line 1). [(Line 4 / Line 1) * (Line 5)]
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Using the ratio of vehicle-miles added by the Roadway Impact Fee CIP available to serve future growth to the total vehicle-miles added, the total cost of the RIF CIP is reduced to the amount available for future growth (i.e. excluding existing usage and deficiencies).

7	<i>Cost to Meet Existing Needs and Usage</i>	The difference between the Total Cost of the Roadway Impact Fee CIP (Line 5) and the Cost of the Net Capacity supplied (Line 6). (Line 5 – Line 6)
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This line is provided for information purposes only – it is to present the portion of the total cost of the Roadway Impact Fee CIP that is required to meet existing demand.

8	<i>Total Vehicle-Miles of New Demand over Ten Years</i>	Based upon the growth projection provided in the Land Use Assumptions , an estimate of the number of new vehicle-miles within the service area over the next ten years. (from Table 6)
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This line presents the amount of growth (in vehicle-miles) projected to occur within each service area over the next ten years.

9	<i>Percent of Capacity Added Attributable to New Growth</i>	The result of dividing Total Vehicle-Miles of New Demand (Line 8) by the Net Amount of Capacity Added (Line 4), limited to 100% (Line 10). This calculation is required by Chapter 395 to ensure capacity added is attributable to new growth.
10	<i>Chapter 395 Check</i>	

In order to ensure that the vehicle-miles added by the Roadway Impact Fee CIP do not exceed the amount needed to accommodate growth beyond the ten-year window, a comparison of the two values is performed. If the amount of vehicle-miles added by the Roadway Impact Fee CIP exceeds the growth projected to occur in the next ten years, the Roadway Impact Fee CIP cost is reduced accordingly.

11	<i>Cost of Roadway Impact Fee CIP Attributable to New Growth</i>	The result of multiplying the Cost of Net Capacity Added (Line 6) by the Percent of Capacity Added Attributable to New Growth, limited to 100% (Line 10).
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This value is the total Roadway Impact Fee CIP project costs (excluding financial costs) that may be recovered through impact fees. This line is determined considering the limitations to impact fees required by the Texas legislature.

12	<i>Total Cost of the Intersection Impact Fee CIP within the Service Area</i>	The total cost of the intersection projects within each service area (from Table 4: 10-Year Roadway Impact Fee Capacity Improvements Plan with Conceptual Level Cost Projections)
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This line simply identifies the total cost of all the intersection projects identified in each service area.

13	<i>Percent of Intersection Capacity Added Attributable to New Growth</i>	The result of dividing Total Vehicle-Miles of New Demand (Line 8) by the vehicle-mile carrying capacity in each service area (Table 6).
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In order to ensure that the capacity added by the Intersection Impact Fee CIP does not exceed the amount needed to accommodate growth beyond the ten-year window, the anticipated vehicle mile growth in each service area is calculated as a percentage of the vehicle-mile carrying capacity.

14	<i>Cost of Intersection Impact Fee CIP Attributable to New Growth</i>	The result of multiplying the Cost of Net Capacity Added (Line 12) by the Percent of Capacity Added Attributable to New Growth (Line 13). (Line 12 * Line 13)
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This value is the total Intersection Impact Fee CIP project cost (excluding financial costs) that may be recovered through impact fees. This line is determined considering the limitations to impact fees required by the Texas legislature.

15	<i>Credit for Previous Contributions</i>	The total contributions by development toward the building of improvements in the Roadway Impact Fee CIP.
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This value is the total of all exactions upon development that resulted in a financial contribution towards future improvements in the Roadway Impact Fee CIP. This line is intended as a credit to development so as not to double charge for previous contributions for roadway capacity improvements.

16	<i>Cost of Total Roadway Impact Fee CIP Attributable to New Growth</i>	The result of adding the Cost of the Roadway Impact Fee CIP Attributable to new growth (Line 11) to the Cost of the Intersection Impact Fee CIP Attributable to new growth (Line 14) less credits for previous contributions (Line 11 + Line 14 – Line 15).
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This value is the Total Roadway Impact Fee CIP project cost (excluding financial costs) that may be recovered through impact fees. This line is determined considering the limitations to impact fees required by the Texas legislature.

B. Plan for Financing and the Ad Valorem Tax Credit

Chapter 395 of the Texas Local Government Code requires the Roadway Impact Fee Capital Improvements Plan for Roadway Impact Fees to contain specific enumeration of a plan for awarding the impact fee credit. Section 395.014 of the Code requires:

- (A) a credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period that is used for the payment of improvements, including the payment of debt, that are included in the transportation improvements plan; or
- (B) In the alternative, a credit equal to 50 percent of the total projected cost of implementing the transportation improvements plan...”

The plan is summarized, as prepared by NewGen Strategies in **Appendix D** and **Appendix E**, Plan for Awarding the Roadway Impact Fee Credit. The following table summarizes the portions of **Table 8** that utilize this credit calculation.

Line	Title	Description
17	<i>Pre-Credit Maximum Fee Per Service Unit</i>	Found by dividing the Cost of the CIP Attributable to New Growth (Line 16) by the Total Vehicle-Miles of New Demand Over Ten Years (Line 8). (Line 16 / Line 8)
18	<i>Financing Costs</i>	(from Appendix D – Plan for Awarding the Roadway Impact Fee Credit)
19	<i>Interest Earnings</i>	(from Appendix D – Plan for Awarding the Roadway Impact Fee Credit)
20	<i>Credit for Ad Valorem Taxes</i>	A credit for the portion of ad valorem taxes projected to be generated by the new service units, as per Section 395.014 of the Local Government Code. (from Appendix D – Plan for Awarding the Roadway Impact Fee Credit)
21	<i>Recoverable Cost of the Roadway Impact Fee CIP and Financing</i>	The Cost of the CIP Attributable to New Growth (Line 19) plus Financing Costs (Line 18), less Interesting Earnings (Line 19), less the Credit for Ad Valorem Taxes (Line 21). (Line 16 + Line 18 – Line 19 - Line 20)
22	<i>Maximum Assessable Fee Per Service Unit</i>	Found by dividing the Recoverable Cost of the CIP and Financing (Line 21) by the Total Vehicle-Miles of New Demand Over Ten Years (Line 8). (Line 21 / Line 8)



C. Maximum Assessable Impact Fee Determination

To be filled in at a later date after credits calculated.

Table 8. Maximum Assessable Roadway Impact Fee

Line	Calculation	Service Area: A	Service Area: B	Service Area: C	Service Area: D
1	Total Vehicle-Miles of Capacity Added by the Roadway Impact Fee CIP (From Roadway Impact Fee CIP Service Units of Supply - Appendix B)	39,489	13,253	36,562	46,538
2	Total Vehicle-Miles of Existing Demand (From Roadway Impact Fee CIP Service Units of Supply - Appendix B)	10,764	2,947	15,980	20,560
3	Total Vehicle-Miles of Existing Deficiencies (From Roadway Impact Fee Existing Conditions - Appendix C)	100	4	196	2,486
4	Net Amount of Vehicle-Miles of Capacity Added Line 1 - Line 2 - Line 3	28,625	10,302	20,386	23,492
5	Total Cost of the Roadway Impact Fee CIP within Service Area (From Tables 4A - 4D)	\$ 92,144,691	\$ 40,761,885	\$ 45,672,878	\$ 144,419,917
6	Cost of Net Capacity Supplied (Line 4 / Line 1) * Line 5	\$ 66,793,498	\$ 31,685,010	\$ 25,466,400	\$ 72,902,105
7	Cost to Meet Existing Needs & Usage Line 5 - Line 6	\$ 25,351,193	\$ 9,076,875	\$ 20,206,478	\$ 71,517,812
8	Total Vehicle-Miles of New Demand over 10 Years (From Table 6 and Land Use Assumptions)	29,612	59,157	28,394	55,477
9	Percent of Capacity Added Attributable to Growth Line 8 / Line 4	103.4%	574.2%	139.2%	236.1%
10	Reduce Line 10 to 100% if Line 9 > Line 3 (Otherwise, No Change)	100.0%	100.0%	100.0%	100.0%
11	Cost of Roadway Impact Fee CIP Attributable to Growth Line 6 * Line 10	\$ 66,793,498	\$ 31,685,010	\$ 25,466,400	\$ 72,902,105
12	Total Cost of the Intersection Impact Fee CIP within Service Area (From Tables 4A - 4D)	\$ 574,688	\$ 1,174,688	\$ 3,801,438	\$ 10,449,188
13	Percent of Intersection Capacity Added Attributable to Growth (New Demand over 10 Years / 2031 Demand)	66%	87%	40%	77%
14	Cost of Intersection Impact Fee CIP Attributable to Growth Line 12 * Line 13	\$ 382,052	\$ 1,017,454	\$ 1,514,967	\$ 8,089,044
15	Credit for Previous Contributions	\$ 1,246,919	\$ 802,823	\$ 366,236	\$ 414,121
16	Cost of the Roadway Impact Fee CIP Attributable to Growth - Developer Contributions Line 11 + Line 14 - Line 15 + Study Cost per Service Area	\$ 65,957,381	\$ 31,928,391	\$ 26,643,881	\$ 80,605,778
17	Pre-Credit, Pre-Financing Maximum Fee per Service Unit Line 16 / Line 8	\$ 2,227	\$ 540	\$ 938	\$ 1,453
18	Financing Costs (From Appendix D)	THE FINAL MAXIMUM FEE WILL BE DETERMINED AFTER CREDIT CALCULATION.			
19	Interest Earnings (From Appendix D)				
20	Credit for Ad Valorem Taxes (From Appendix D)				
21	Recoverable Cost of Total Roadway Impact Fee CIP and Financing Line 16 + Line 18 + Line 19 + Line 20				
22	Maximum Assessable Fee per Service Unit Line 21 / Line 8				

D. Service Unit Demand Per Unit of Development

The Roadway Impact Fee is determined by multiplying the impact fee rate by the number of service units projected for the proposed development. For this purpose, the City will utilize the Land Use/Vehicle-Mile Equivalency Table (LUVMET), presented in **Table 9**. This table lists the predominant land uses that may occur within the City of Leander. For each land use, the development unit that defines the development's magnitude with respect to transportation demand is shown. Although every possible use cannot be anticipated, the majority of local uses are found in this table. The descriptions for each land use are presented in **Table 10**. If the exact use is not listed, one similar in trip-making characteristics can serve as a reasonable proxy. The individual land uses are grouped into categories, such as residential, office, commercial, industrial, and institutional.

The trip rates presented for each land use is a fundamental component of the LUVMET. The trip rate is the average number of trips generated during the afternoon peak hour by each land use per development unit. The next column in **Table 9**, if applicable to the land use, presents the percentage of trips to and from certain land uses reduced by pass-by trips, as previously discussed.

The definitive source of the trip generation and pass-by statistics is the *ITE Trip Generation Manual, 11th Edition*, the latest edition. This manual utilizes trip generation studies for a variety of land uses throughout the United States, and is the standard used by traffic engineers and transportation planners for traffic impact analysis, site design, and transportation planning. However, for land uses not contained within the 11th Edition of the *ITE Trip Generation Manual*, an alternative service unit demand could be calculated by completing a trip generation study based on the procedure identified in the *ITE Trip Generation Handbook*.

To convert vehicle trips to vehicle-miles, it is necessary to multiply trips by trip length. The trip length values are based on the CAMPO long range transportation model and supplemented by the *National Household Travel Survey* performed by the FHWA. The other adjustment to trip length is the 50% origin-destination reduction to avoid double counting of trips. At this stage, another important aspect of the state law is applied – the limit on transportation



service unit demand. If the adjusted trip length is above six (6) miles, the maximum trip length used for calculation is reduced to six (6) miles. This reduction, as discussed previously, limits the maximum trip length to the approximate size of the service areas.

The remaining column in the LUVMET shows the vehicle-miles per development unit. This number is the product of the trip rate and the maximum trip length. This number, previously referred to as the *Transportation Demand Factor*, is used in the impact fee to compute the number of service units attributed to each land use category. The number of service units is multiplied by the impact fee rate (established by City ordinance) in order to determine the impact fee for a development.

Table 9. Land Use / Vehicle-Mile Equivalency Table (LUVMET)

Land Use Category	ITE Land Use Code	Development Unit	PM Peak Hour Trip Generation Rate	Pass-by Rate	Adjusted PM Peak Hour Trip Generation Rate	Trip Length (Miles)	Adjustment for O-D	Adjusted Trip Length (Miles)	Maximum Trip Length (Miles)	Vehicle-Miles per Development Unit
PORT AND TERMINAL										
Truck Terminal	030	1,000 SF GFA	1.87		1.87	10.70	50%	5.35	5.35	10.00
INDUSTRIAL										
General Light Industrial	110	1,000 SF GFA	0.65		0.65	12.89	50%	6.45	6.00	3.90
Industrial Park	130	1,000 SF GFA	0.34		0.34	12.89	50%	6.45	6.00	2.04
Warehousing	150	1,000 SF GFA	0.18		0.18	12.89	50%	6.45	6.00	1.08
Mini-Warehouse	151	1,000 SF GFA	0.15		0.15	12.89	50%	6.45	6.00	0.90
RESIDENTIAL										
Single-Family Detached Housing	210	Dwelling Unit	0.94		0.94	8.59	50%	4.30	4.30	4.04
Multi-Family Housing (Low-Rise)	220	Dwelling Unit	0.51		0.51	8.59	50%	4.30	4.30	2.19
Multi-Family Housing (Mid-Rise)	221	Dwelling Unit	0.39		0.39	8.59	50%	4.30	4.30	1.68
Multi-Family Housing (High-Rise)	222	Dwelling Unit	0.32		0.32	8.59	50%	4.30	4.30	1.38
Senior Adult Housing - Detached	231	Dwelling Unit	0.30		0.30	8.59	50%	4.30	4.30	1.29
Senior Adult Housing - Attached	252	Dwelling Unit	0.25		0.25	8.59	50%	4.30	4.30	1.08
Assisted Living	254	Beds	0.24		0.24	8.59	50%	4.30	4.30	1.03
LODGING										
Hotel	310	Room	0.59		0.59	5.41	50%	2.71	2.71	1.60
Motel / Other Lodging Facilities	320	Room	0.36		0.36	5.41	50%	2.71	2.71	0.98
RECREATIONAL										
Golf Driving Range	432	Tee	1.25		1.25	6.35	50%	3.18	3.18	3.09
Golf Course	430	Acre	2.91		2.91	6.35	50%	3.18	3.18	9.25
Recreational Community Center	495	1,000 SF GFA	2.50		2.50	6.35	50%	3.18	3.18	7.95
Ice Skating Rink	465	1,000 SF GFA	1.33		1.33	6.35	50%	3.18	3.18	4.23
Miniature Golf Course	431	Hole	0.33		0.33	6.35	50%	3.18	3.18	1.05
Multiplex Movie Theater	445	Screens	13.96		13.96	6.35	50%	3.18	3.18	44.39
Racquet / Tennis Club	491	Court	3.82		3.82	6.35	50%	3.18	3.18	12.15
INSTITUTIONAL										
Religious Place of Worship	560	1,000 SF GFA	0.49		0.49	6.30	50%	3.15	3.15	1.54
Day Care Center	565	1,000 SF GFA	11.12		11.12	3.39	50%	1.70	1.70	18.90
Middle School / Junior High School	522	Students	0.15		0.15	3.39	50%	1.70	1.70	0.26
University / College	550	Students	0.15		0.15	3.39	50%	1.70	1.70	0.26
MEDICAL										
Clinic	630	1,000 SF GFA	3.69		3.69	6.76	50%	3.38	3.38	12.47
Hospital	610	1,000 SF GFA	0.66		0.66	6.76	50%	3.38	3.38	2.91
Nursing Home	620	Beds	0.14		0.14	6.76	50%	3.38	3.38	0.47
Animal Hospital / Veterinary Clinic	640	1,000 SF GFA	3.53		3.53	6.76	50%	3.38	3.38	11.93
OFFICE										
Corporate Headquarters Building	714	1,000 SF GFA	1.30		1.30	6.76	50%	3.38	3.38	4.39
General Office Building	710	1,000 SF GFA	1.44		1.44	6.76	50%	3.38	3.38	4.67
Medical/Dental Office Building	720	1,000 SF GFA	3.93		3.93	6.76	50%	3.38	3.38	13.28
Single Tenant Office Building	715	1,000 SF GFA	1.76		1.76	6.76	50%	3.38	3.38	5.86
Office Park	750	1,000 SF GFA	1.30		1.30	6.76	50%	3.38	3.38	4.39
COMMERCIAL										
Automobile Related										
Automobile Care Center	942	1,000 SF GFA	3.11		3.11	5.41	50%	2.71	2.71	8.43
Automobile Parts Sales	943	1,000 SF GFA	4.90		4.90	5.41	50%	2.71	2.71	13.28
Gasoline/Service Station	944	Vehicle Fueling Position	13.91	42%	6.07	1.20	50%	0.60	0.60	4.84
Gasoline/Service Station w/ Convenience Market	945	Vehicle Fueling Position	18.42	56%	8.10	1.20	50%	0.60	0.60	4.85
Automobile Sales (New)	940	1,000 SF GFA	2.42		2.42	5.41	50%	2.71	2.71	6.56
Quick Lubrication Vehicle Shop	941	Servicing Positions	4.85		4.85	5.41	50%	2.71	2.71	13.14
Self-Service Car Wash	947	Stall	5.54		5.54	1.20	50%	0.60	0.60	3.32
Tire Store	946	1,000 SF GFA	2.09	28%	1.50	5.41	50%	2.71	2.71	4.07
Dining										
Fast Food Restaurant with Drive-Thru Window	934	1,000 SF GFA	33.03	50%	16.52	3.39	50%	1.70	1.70	28.08
Fast Food Restaurant without Drive-Thru Window	933	1,000 SF GFA	33.21		33.21	3.39	50%	1.70	1.70	56.46
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.05	43%	5.16	5.41	50%	2.71	2.71	13.96
Quality Restaurant	931	1,000 SF GFA	7.80	67%	2.57	5.41	50%	2.71	2.71	6.90
Coffee/Donut Shop with Drive-Thru Window	937	1,000 SF GFA	30.99		30.99	1.20	50%	0.60	0.60	23.39
Other Retail										
Free-Standing Store	815	1,000 SF GFA	4.93	29%	3.43	6.35	50%	3.18	3.18	10.91
Nursery (Garden Center)	817	1,000 SF GFA	6.94		6.94	6.35	50%	3.18	3.18	22.07
Home Improvement Superstore	852	1,000 SF GFA	2.29	42%	1.33	6.35	50%	3.18	3.18	4.23
Pharmacy/Drugstore without Drive-Thru Window	860	1,000 SF GFA	8.51	53%	4.00	6.35	50%	3.18	3.18	12.72
Pharmacy/Drugstore with Drive-Thru Window	881	1,000 SF GFA	10.25	49%	5.23	6.35	50%	3.18	3.18	16.63
Shopping Center	820	1,000 SF GLA	3.40	34%	2.24	6.35	50%	3.18	3.18	7.12
Supermarket	850	1,000 SF GFA	8.95	36%	5.73	6.35	50%	3.18	3.18	16.22
Toy/Children's Superstore	864	1,000 SF GFA	5.00		5.00	6.35	50%	3.18	3.18	15.90
Department Store	875	1,000 SF GFA	1.95		1.95	6.35	50%	3.18	3.18	6.20
SERVICES										
Walk-In Bank	911	1,000 SF GFA	12.13		12.13	3.39	50%	1.70	1.70	20.62
Drive-In Bank	912	Drive-In Lanes	21.01	35%	13.66	3.39	50%	1.70	1.70	23.22
Hair Salon	915	1,000 SF GLA	1.45		1.45	3.39	50%	1.70	1.70	2.47

Table 10. Land Use Descriptions

Land Use Category	ITE Land Use Code	Land Use Description
PORT AND TERMINAL		
Truck Terminal	030	Point of good transfer between trucks, between trucks and rail, or between trucks and ports
INDUSTRIAL		
General Light Industrial	110	Emphasis on activities other than manufacturing in a free-standing facility devoted to a single use
Industrial Park	130	Contains a number of industrial or related facilities; characterized by a mix of highly diversified facilities
Manufacturing	140	Primary activity is conversion of raw materials or parts into finished products
Warehousing	150	Devoted to storage of materials but may include office and maintenance areas
Mini-Warehouse	151	Facilities with a number of units rented to others for the storage of goods
RESIDENTIAL		
Single-Family Detached Housing	210	Single-family detached homes on individual lots
Multifamily Housing (Low-Rise)	220	One or three levels (floor) per building such as duplexes or townhomes
Multifamily Housing (Mid-Rise)	221	Multi-family housing between four and ten levels (floors) per building
Multifamily Housing (High-Rise)	222	Multi-family housing more than ten levels (floors) per building
Mobile Home Park / Manufactured Home	240	Consists of manufactured homes that are sited and installed on permanent foundations
Senior Adult Housing-Detached	251	Consists of detached independent living developments that include amenities such as golf courses and swimming pools
Senior Adult Housing-Attached	252	Consists of attached independent living developments that include limited social or recreation services
Assisted Living	254	Residential settings that provide either routine general protective oversight or assistance with activities
LODGING		
Hotel	310	Lodging facilities that typically have on-site restaurants, lounges, meeting and/or banquet rooms, or other retail shops and services
Motel / Other Lodging Facilities	320	Lodging facilities that may have small on-site restaurant or buffet area but little or no meeting space
RECREATIONAL		
Golf Driving Range	432	Facilities with driving tees for practice; may provide individual or group lessons; may have pro shop and/or refreshment facilities
Golf Course	430	May include municipal courses and private country clubs; may have driving ranges, pro shops, and restaurant/banquet facilities
Recreational Community Center	465	Category includes stand-alone public facilities often including classes and clubs for adults and children including YMCAs
Ice Skating Rink	465	Rinks for ice skating and related sports; may contain spectator areas and refreshment facilities
Miniature Golf Course	431	One or more individual putting courses; category should not be used when part of a larger entertainment center (with batting cages, video game centers, etc.)
Multiplex Movie Theater	445	Movie theater with audience seating, minimum of ten screens, lobby, and refreshment area
Racquet / Tennis Club	491	Indoor or outdoor facilities specifically designed for playing tennis
INSTITUTIONAL		
Religious Place of Worship	560	All places of worship
Day Care Center	565	Generally includes facilities for care of pre-school aged children; generally includes classrooms, offices, eating areas, and playgrounds
Elementary and Middle School (K-6)	5202	Serves students who have not yet entered high school
High School	530	Serves students who have completed middle or junior high school
Junior / Community College	540	Two-year junior, community, or technical colleges
University / College	550	Four-year universities or colleges that may or may not offer graduate programs
MEDICAL		
Clinic	630	Facilities with limited diagnostic and outpatient care
Hospital	610	Medical and surgical facilities with overnight accommodations
Nursing Home	620	Rest and convalescent homes with residents who do little or no driving
Animal Hospital/Veterinary Clinic	640	Facilities that specialize in the medical care and treatment of animals
OFFICE		
Corporate Headquarters Building	714	Office building housing corporate headquarters of a single company or organization
General Office Building	710	Office buildings which house multiple tenants
Medical-Dental Office Building	720	Multi-tenant building with offices for physicians and/or dentists
Single Tenant Office Building	715	Single tenant office buildings other than corporate headquarters
Office Park	750	Office buildings (typically low-rise) in a campus setting and served by a common roadway system
COMMERCIAL		
Automobile Related		
Automobile Care Center	942	Automobile repair and servicing including stereo installations and upholstery
Automobile Parts Sales	943	Retail sale of auto parts but no on-site vehicle repair
Gasoline/Service Station	944	Gasoline sales without convenience store or car wash; may include repair
Gasoline/Service Station w/ Conv Market and Car Wash	946	Gasoline sales with convenience store and car washes where the primary business is gasoline sales
New Car Sales	941	Automobile sales, typically with automobile servicing, part sales, and used car sales
Quick Lubrication Vehicle Shop	941	Primary business is to perform oil changes and fluid/filter changes with other repair services not provided
Car Wash	947	Has stalls for driver to park and wash the vehicle
Tire Store	948	Primary business is sales and installation of tires; usually do not have large storage or warehouse area
Dining		
Fast Food Restaurant with Drive-Thru Window	934	High-turnover fast food restaurant for carry-out and eat-in customers with a drive-thru window
Fast Food Restaurant without Drive-Thru Window	933	High-turnover fast food restaurant for carry-out and eat-in customers, but without a drive-thru window
High Turnover (Sit-Down) Restaurant	932	Restaurants with turnover rates less than one hour; typically includes moderately-priced chain restaurants
Quality Restaurant	931	Restaurants with turnover rates of one hour or longer; typically require reservations
Coffee/Donut Shop with Drive-Thru Window	937	Coffee and Donut restaurants with drive-through windows, hold long store hours and have limited indoor seating
Other Retail		
Free-Standing Discount Store	815	Category includes free-standing stores with off-street parking; typically offer a variety of products and services with long store hours
Nursery (Garden Center)	817	Building with a yard of planting or landscape stock; may have office, storage, shipping or greenhouse facilities
Home Improvement Superstore	862	Warehouse-type facilities offering a large variety of products and services including lumber, tool, paint, lighting, and fixtures, among other items
Pharmacy/Drugstore w/o Drive-Thru Window	880	Facilities that primarily sell prescription and non-prescription drugs without a drive-through window
Pharmacy/Drugstore w/ Drive-Thru Window	881	Facilities that primarily sell prescription and non-prescription drugs with a drive-through window
Shopping Center	820	Integrated group of commercial establishments; planning, owned, and managed as a unit
Supermarket	850	Primary business is sale of groceries, food, and household cleaning items; may include photo, pharmacy, video rental, and/or ATM
Toy/Children's Superstore	864	Businesses specializing in child-oriented merchandise
Department Store	875	Free-standing stores that specialize in the sale of apparel, footwear, bedding, home products, jewelry, etc.
SERVICES		
Walk-In Bank	911	Banks with their own parking lots, no drive-in lanes but contain non-drive-through ATMs
Drive-In Bank	912	Banking facilities to conduct financial transactions from the vehicle; also usually apart of walk-in bank
Hair Salon	918	Facilities that specialize in cosmetic and beauty services including hair cutting and styling

VI. SAMPLE CALCULATIONS

The following section details two (2) examples of maximum assessable Roadway Impact Fee calculations.

Example 1:

Development Type - One (1) Unit of Single-Family Housing in Service Area D

Roadway Impact Fee Calculation Steps – Example 1	
Step 1	Determine Development Unit and Vehicle-Miles Per Development Unit
	<i>From Table 9 [Land Use – Vehicle-Mile Equivalency Table]</i> Development Type: 1 Dwelling Unit of Single-Family Detached Housing Number of Development Units: 1 Dwelling Unit Veh-Mi Per Development Unit: 4.04
Step 2	Determine Maximum Assessable Impact Fee Per Service Unit (Vehicle-Mile)
	<i>From Table 8, Line 17 [Maximum Assessable Fee Per Service Unit]</i> Service Area D: \$1,453
Step 3	Determine Maximum Assessable Impact Fee
	Impact Fee = # of Development Units * Veh-Mi Per Dev Unit * Max. Fee Per Service Unit Impact Fee = 1 * 4.04 * \$1,453 Maximum Assessable Impact Fee = \$5,870.12

Example 2:

Development Type – 50,000 square foot General Office in Service Area C

Roadway Impact Fee Calculation Steps – Example 2	
Step 1	Determine Development Unit and Vehicle-Miles Per Development Unit
	<i>From Table 9 [Land Use – Vehicle-Mile Equivalency Table]</i> Development Type: 50,000 square feet of General Office Development Unit: 1,000 square feet of Gross Floor Area Veh-Mi Per Development Unit: 4.87
Step 2	Determine Maximum Assessable Impact Fee Per Service Unit (Vehicle-Mile)
	<i>From Table 8, Line 17 [Maximum Assessable Fee Per Service Unit]</i> Service Area C: \$938
Step 3	Determine Maximum Assessable Impact Fee
	Impact Fee = # of Development Units * Veh-Mi Per Dev Unit * Max. Fee Per Service Unit Impact Fee = 50 * 4.87 * \$938 Maximum Assessable Impact Fee = \$228,403.00

VII. ADOPTION AND ADMINISTRATION OF ROADWAY IMPACT FEES

A. Adoption Process

Chapter 395 of the Texas Local Government Code stipulates a specific process for the adoption of Roadway Impact Fees. A Capital Improvements Advisory Committee (CIAC) is required to review the Land Use Assumptions and Roadway Impact Fees CIP used in calculating the maximum fee, and to provide the Committee's findings for consideration by the City Council. This CIAC also reviews the calculation and resulting maximum fees and provides its findings to the City Council. The composition of the CIAC is required to adequately represent the building and development communities. The City Council then conducts a first public hearing on the Roadway Impact Fee Assumptions (Land Use and Capital Improvements Plan) and a second public hearing on the Roadway Impact Fee Calculation and Roadway Impact Fee Ordinance.

Following policy adoption, the CIAC is tasked with advising the City Council of the need to update the Land Use Assumptions or the Roadway Impact Fees CIP at any time within five years of adoption. Finally, the CIAC oversees the proper administration of the Impact Fee, once in place, and advises the Council as necessary.

B. Collection and Use of Roadway Impact Fees

Roadway Impact Fees are assessed when a final plat is recorded. The assessment defines the impact of each unit at the time of platting, according to land use, and may not exceed the maximum impact fee allowed by law. Roadway Impact Fees are collected when a building permit is issued. Therefore, funds are not collected until development-impacts are introduced to the transportation system. Funds collected within a service area can be used only within the same service area. Finally, fees must be utilized within 10 years of collection, or must be refunded with interest.

VIII. CONCLUSIONS

The City of Leander has established a process to implement the assessment and collection of Roadway Impact Fees through the adoption of an impact fee ordinance that is consistent with Chapter 395 of the Texas Local Government Code.

This report establishes the 2022 Pre-Credit maximum allowable Roadway Impact Fee that could be assessed by the City of Leander, as shown in the previously referenced **Table 8**.

This document serves as a guide to the assessment of Roadway Impact Fees pertaining to future development, and the City's need for transportation improvements to accommodate that growth. Following the public hearing process, the City Council may establish an impact fee amount to be collected, up to the calculated maximum and establish the Roadway Impact Fee Ordinance accordingly.

In conclusion, it is our opinion that the data and methodology used in this analysis are appropriate and consistent with Chapter 395 of the Texas Local Government Code. Furthermore, the Land Use Assumptions and the proposed Roadway Impact Fee Capital Improvements Plan are appropriately incorporated into the development of the Pre-Credit maximum assessable Roadway Impact Fee.

Below is the listing of the 2022 Pre-Credit Roadway Impact Fee Study's Maximum Assessable Impact Fee Per Service Unit (Vehicle-Mile):

Service Area	Maximum Fee Per Service Unit (per Vehicle-Mile)
A	\$2,227
B	\$540
C	\$938
D	\$1,453

APPENDICES

A. Conceptual Level Project Cost Projections

SERVICE AREA A
SERVICE AREA B
SERVICE AREA C
SERVICE AREA D

B. Roadway Impact Fee CIP Service Units of Supply

C. Existing Roadway Facilities Inventory

D. Plan for Awarding the Roadway Impact Fee Credit Summary

E. Plan for Awarding the Roadway Impact Fee Credit Supporting Exhibits



Appendix A – Conceptual Level Project Cost Projections

City of Leander - 2022 Roadway Impact Fee Study
Capital Improvement Plan for Roadway Impact Fees
Summary of Conceptual Level Project Cost Projections

Last Modified: 12/15/2021

Street Improvements - Service Area A

Project #	Street Name	Project Limits	Ultimate Roadway Class	Impact Fee Class	Project Source	Percent in Service Area	Project Cost	Total Cost in Service Area
A-1	Lakeline Blvd	From 1,125' S OF CR 281 To 1,635' S OF CR 280	Arterial 4-Lane	New 4-Lane Arterial	TMP	50%	\$ 6,600,000	\$ 3,300,000
A-2	Lakeline Blvd	From LIVE OAK RD To 1,635' S OF CR 280	Arterial 4-Lane	New 4-Lane Arterial	TMP	100%	\$ 10,300,000	\$ 10,300,000
A-3	Lakeline Blvd	From 1,635' S OF CR 280 To 75' N OF BAGDAD RD	Arterial 4-Lane	New 4-Lane Arterial	TMP	50%	\$ 2,100,000	\$ 1,050,000
A-4	Lakeline Blvd	From 480' N OF OLD 2243 WEST To OLD 2243 WEST	Arterial 4-Lane	New 4-Lane Arterial	TMP	100%	\$ 1,000,000	\$ 1,000,000
A-5	Bagdad Rd	From 1300' N OF CR 281 To CR 281	Arterial 6-Lane	Access Management	TMP	50%	\$ 500,000	\$ 250,000
A-6	Bagdad Rd	From CR 281 To 930' NW OF W SAN GABRIEL PKWY	Arterial 6-Lane	Access Management	TMP; 2016-CO Bond; 2015-CO Bond	100%	\$ 9,364,238	\$ 9,364,238
A-7	Bagdad Rd	From 930' NW OF W SAN GABRIEL PKWY To 380' NW OF W SAN GABRIEL PKWY	Arterial 6-Lane	Access Management	TMP; 2016-CO Bond; 2015-CO Bond	50%	\$ 274,724	\$ 137,362
A-8	Bagdad Rd	From 380' NW OF W SAN GABRIEL PKWY To HERO WAY	Arterial 6-Lane	Access Management	TMP; 2016-CO Bond; 2015-CO Bond	100%	\$ 7,864,238	\$ 7,864,238
A-9, B-15	US 183	From US 183A To HERO WAY	Arterial 6-Lane	Access Management	TMP	50%	\$ 3,700,000	\$ 1,850,000
A-10	CR 280	From 1,725' W OF LAKELINE BLVD To 530' E OF LAKELINE BLVD	Residential Collector	New Collector	TMP	100%	\$ 2,700,000	\$ 2,700,000
A-11	CR 280	From 1,965 W OF BAGDAD RD To BAGDAD RD	Residential Collector	New Collector	TMP	100%	\$ 2,500,000	\$ 2,500,000
A-12	Heritage Grove Rd	From HALSEY DR To 1,295' W OF W BROADE ST	Non-Residential Collector	Widen Collector	TMP	100%	\$ 2,000,000	\$ 2,000,000
A-13	Heritage Grove Rd	From 1,295' W OF W BROADE ST To 460' E OF W BROADE ST	Non-Residential Collector	Widen Collector	TMP	50%	\$ 1,000,000	\$ 500,000
A-14	Heritage Grove Rd	From 460' W OF W BROADE ST To W BROADE ST	Non-Residential Collector	Widen Collector	TMP	100%	\$ 600,000	\$ 600,000
A-15	San Gabriel Pkwy	From LAKELINE BLVD To 1,760' E OF LAKELINE BLVD	Arterial 6-Lane	New 6-Lane Arterial (1/3)	TMP	50%	\$ 2,600,000	\$ 1,300,000
A-16	San Gabriel Pkwy	From 1,760' W OF LAKELINE BLVD To 1,400' W OF BAGDAD RD	Arterial 6-Lane	New 6-Lane Arterial (1/3)	TMP	100%	\$ 5,800,000	\$ 5,800,000
A-17	San Gabriel Pkwy	From 1,400' W OF BAGDAD RD To 165' W OF BAGDAD RD	Arterial 6-Lane	New 6-Lane Arterial (1/3)	TMP	50%	\$ 1,900,000	\$ 950,000
A-18	San Gabriel Pkwy	From BAGDAD RD To N US 183	Arterial 6-Lane	Widen 6-Lane Arterial (2/3)	TMP	100%	\$ 9,500,000	\$ 9,500,000
A-19	Hero Way	From SAN GABRIEL PKWY To 1,100' E OF SAN GABRIEL PKWY	Arterial 4-Lane	Widen 4-Lane Arterial	Roadway Newly Identified	50%	\$ 1,900,000	\$ 950,000
A-20, C-13	Hero Way	From 1,100' E OF SAN GABRIEL PKWY To 900' W OF LAKELINE BLVD	Arterial 4-Lane	Widen 4-Lane Arterial	Roadway Newly Identified	50%	\$ 11,100,000	\$ 5,550,000
A-21, C-14	Hero Way	From LAKELINE BLVD To US 183	Arterial 4-Lane	Access Management	Roadway Newly Identified; 2016-CO Bond; 2015-CO Bond	50%	\$ 22,757,707	\$ 11,378,854
A-22	Live Oak Rd	From LAKELINE BLVD To WESTERN CITY LIMITS	Non-Residential Collector	New Collector	Roadway Newly Identified	100%	\$ 9,900,000	\$ 9,900,000
A-23	Live Oak Rd	From LAKELINE BLVD To 2240' E OF LAKELINE BLVD	Non-Residential Collector	New Collector	Roadway Newly Identified	50%	\$ 3,100,000	\$ 1,550,000
A-24	Live Oak Rd	From BAGDAD RD To 1725' W OF BAGDAD RD	Non-Residential Collector	Widen Collector	Roadway Newly Identified	100%	\$ 2,000,000	\$ 2,000,000
Total							\$ 121,060,907	\$ 92,294,691

Signal Installation and Intersection Improvements - Service Area A

Project #	Project Source	Intersection	Project Type	Percent in Service Area	Project Cost	Total Cost in Service Area
ABCDI-1	TMP - ICE	US 183 and Hero Way	Other Capacity	25%	\$ 298,750	\$ 74,688
ABCDI-2	TMP	City of Leander Signal Upgrades	ITS Upgrades	25%	\$ 2,000,000	\$ 500,000
Total					\$ 2,298,750	\$ 574,688

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

Project Source and Impact Fee Class Definitions

Project Source

Transportation Master Plan- Projects identified in the 2021 Transportation Master Plan

Bond Projects - Projects identified in the previous transportation bonds with auto capacity related improvements and outstanding debt

2021 Five-Year CIP- Projects identified in the five-year CIP, but not included in the Transportation Master Plan

Intersection Newly Identified- Intersection improvements identified during the development of the RIF CIP

Roadway Newly Identified- Roadway improvements identified during the development of the RIF CIP

Impact Fee Class

New - Either a new street connection or new intersection where a signal is recommended

Existing - Existing segments with capacity related improvements

Widening - Widening of an existing street to add pavement outside the existing curbs

Access Management - Converting a two-way left-turn lane to a median

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Lakeline Blvd	This project consists of the construction of a new four-lane arterial.
Project Label:	A-1	
Service Area:	A, ETJ/Other	
Limits:	1,125' S OF CR 281 to 1,635' S OF CR 280	
Impact Fee Class:	New 4-Lane Arterial	
Cross-Section:	4D	
Roadway Class:	Arterial 4-Lane	
Length (Feet):	3,506	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	15,432	CY	\$ 15.00	\$ 231,000
205	6" Asphalt (Type C)	5,914	Ton	\$ 80.00	\$ 473,000
305	17" Base	11,406	CY	\$ 45.00	\$ 513,000
405	Geogrid	24,154	SY	\$ 2.00	\$ 48,000
505	10' Concrete Sidewalk	70,125	SF	\$ 10.00	\$ 701,000
605	Machine Laid Curb & Gutter	7,013	LF	\$ 18.00	\$ 126,000
705	Turn Lanes and Median Openings	2,568	SY	\$ 77.00	\$ 198,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	3,584	GAL	\$ 4.00	\$ 14,000

Paving Construction Cost Subtotal: \$ 2,304,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	None Anticipated	5%	\$ 115,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 46,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 806,000
✓	Illumination		10%	\$ 230,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 46,000
✓	Sewer	Minor Adjustments	2%	\$ 46,000
✓	Turf and Erosion Control		3%	\$ 69,000
✓	Landscaping and Irrigation		2%	\$ 46,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 1,404,000

Paving Construction Cost and Allowance Subtotal: \$ 3,708,000

Construction Contingency: 15% \$ 556,000

Mobilization: 10% \$ 371,000

Prep ROW: 4% \$ 148,000

Construction Cost Total: \$ 4,800,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 4,800,000
Engineering/Survey/Testing:		16%	\$ 768,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 1,051,876

Impact Fee Project Cost Total: \$ 6,600,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:

Name: Lakeline Blvd
Project Label: A-2
Service Area: A,
Limits: LIVE OAK RD to 1,635 S OF CR 280
Impact Fee Class: New 4-Lane Arterial
Cross-Section: 4D
Roadway Class: Arterial 4-Lane
Length (Feet): 5,438

Description:

This project consists of the construction of a new four-lane arterial.

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	23,932	CY	\$ 15.00	\$ 359,000
205	6" Asphalt (Type C)	9,171	Ton	\$ 80.00	\$ 734,000
305	17" Base	17,689	CY	\$ 45.00	\$ 796,000
405	Geogrid	37,458	SY	\$ 2.00	\$ 75,000
505	10' Concrete Sidewalk	108,750	SF	\$ 10.00	\$ 1,088,000
605	Machine Laid Curb & Gutter	10,875	LF	\$ 18.00	\$ 196,000
705	Turn Lanes and Median Openings	3,982	SY	\$ 77.00	\$ 307,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	5,558	GAL	\$ 4.00	\$ 22,000

Paving Construction Cost Subtotal: \$ 3,577,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	None Anticipated	5%	\$ 179,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 72,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 1,252,000
✓	Illumination		10%	\$ 358,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 72,000
✓	Sewer	Minor Adjustments	2%	\$ 72,000
✓	Turf and Erosion Control		3%	\$ 107,000
✓	Landscaping and Irrigation		2%	\$ 72,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 2,184,000

Paving Construction Cost and Allowance Subtotal: \$ 5,761,000

Construction Contingency: 15% \$ 864,000

Mobilization: 10% \$ 576,000

Prep ROW: 4% \$ 230,000

Construction Cost Total: \$ 7,500,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 7,500,000
Engineering/Survey/Testing:		16%	\$ 1,200,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 1,631,256

Impact Fee Project Cost Total: \$ 10,300,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Lakeline Blvd	This project consists of the construction of a new four-lane arterial.
Project Label:	A-3	
Service Area:	A, ETJ/Other	
Limits:	1,635' S OF CR 280 to 75' N OF BAGDAD RD	
Impact Fee Class:	New 4-Lane Arterial	
Cross-Section:	4D	
Roadway Class:	Arterial 4-Lane	
Length (Feet):	1,061	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	4,671	CY	\$ 15.00	\$ 70,000
205	6" Asphalt (Type C)	1,790	Ton	\$ 80.00	\$ 143,000
305	17" Base	3,453	CY	\$ 45.00	\$ 155,000
405	Geogrid	7,311	SY	\$ 2.00	\$ 15,000
505	10' Concrete Sidewalk	21,227	SF	\$ 10.00	\$ 212,000
605	Machine Laid Curb & Gutter	2,123	LF	\$ 18.00	\$ 38,000
705	Turn Lanes and Median Openings	777	SY	\$ 77.00	\$ 60,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	1,085	GAL	\$ 4.00	\$ 4,000

Paving Construction Cost Subtotal: \$ 697,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	None Anticipated	5%	\$ 35,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 14,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 244,000
✓	Illumination		10%	\$ 70,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 14,000
✓	Sewer	Minor Adjustments	2%	\$ 14,000
✓	Turf and Erosion Control		3%	\$ 21,000
✓	Landscaping and Irrigation		2%	\$ 14,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 426,000

Paving Construction Cost and Allowance Subtotal: \$ 1,123,000

Construction Contingency: 15% \$ 168,000

Mobilization: 10% \$ 112,000

Prep ROW: 4% \$ 45,000

Construction Cost Total: \$ 1,500,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 1,500,000
Engineering/Survey/Testing:		16%	\$ 240,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 318,400

Impact Fee Project Cost Total: \$ 2,100,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Lakeline Blvd	This project consists of the construction of a new four-lane arterial.
Project Label:	A-4	
Service Area:	A,	
Limits:	480' N OF OLD 2243 WEST to OLD 2243 W	
Impact Fee Class:	New 4-Lane Arterial	
Cross-Section:	4D	
Roadway Class:	Arterial 4-Lane	
Length (Feet):	501	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	2,206	CY	\$ 15.00	\$ 33,000
205	6" Asphalt (Type C)	846	Ton	\$ 80.00	\$ 68,000
305	17" Base	1,631	CY	\$ 45.00	\$ 73,000
405	Geogrid	3,454	SY	\$ 2.00	\$ 7,000
505	10' Concrete Sidewalk	10,027	SF	\$ 10.00	\$ 100,000
605	Machine Laid Curb & Gutter	1,003	LF	\$ 18.00	\$ 18,000
705	Turn Lanes and Median Openings	367	SY	\$ 77.00	\$ 28,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	512	GAL	\$ 4.00	\$ 2,000

Paving Construction Cost Subtotal: \$ 329,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	None Anticipated	5%	\$ 16,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 7,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 115,000
✓	Illumination		10%	\$ 33,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 7,000
✓	Sewer	Minor Adjustments	2%	\$ 7,000
✓	Turf and Erosion Control		3%	\$ 10,000
✓	Landscaping and Irrigation		2%	\$ 7,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 202,000

Paving Construction Cost and Allowance Subtotal: \$ 531,000

Construction Contingency: 15% \$ 80,000

Mobilization: 10% \$ 53,000

Prep ROW: 4% \$ 21,000

Construction Cost Total: \$ 700,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 700,000
Engineering/Survey/Testing:		16%	\$ 112,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 150,400

Impact Fee Project Cost Total: \$ 1,000,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Bagdad Rd	This project consists of the reconstruction of the existing roadway to an access-managed six-lane arterial.
Project Label:	A-5	
Service Area:	A,	
Limits:	1300' N OF CR 281 to CR 281	
Impact Fee Class:	Access Management	
Cross-Section:	TBD	
Roadway Class:	Arterial 6-Lane	
Length (Feet):	1,362	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
108	Unclassified Street Excavation	1,850	CY	\$ 15.00	\$ 28,000
208	Asphalt (Type C)	0	Ton	\$ 80.00	\$ -
308	Base	0	CY	\$ 45.00	\$ -
408	Geogrid	0	SY	\$ 2.00	\$ -
508	6' Concrete Sidewalk	0	SF	\$ 10.00	\$ -
608	Machine Laid Curb & Gutter	2,724	LF	\$ 18.00	\$ 49,000
708	Turn Lanes and Median Openings	997	SY	\$ 77.00	\$ 77,000
808	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	0	GAL	\$ 4.00	\$ -

Paving Construction Cost Subtotal: \$ 154,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 8,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 3,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 54,000
✓	Illumination		10%	\$ 15,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 3,000
✓	Sewer	Minor Adjustments	2%	\$ 3,000
✓	Turf and Erosion Control		3%	\$ 5,000
✓	Landscaping and Irrigation		2%	\$ 3,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 94,000

Paving Construction Cost and Allowance Subtotal: \$ 248,000

Construction Contingency: 15% \$ 37,000

Mobilization: 10% \$ 25,000

Prep ROW: 4% \$ 10,000

Construction Cost Total: \$ 400,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 400,000
Engineering/Survey/Testing:		16%	\$ 64,000
Previous City Contribution:			\$ -
Other:	Corridor Study		\$ 30,815
ROW/Easement Acquisition:			\$ -

Impact Fee Project Cost Total: \$ 500,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Bagdad Rd	This project consists of the reconstruction of the existing roadway to an access-managed six-lane arterial.
Project Label:	A-6	
Service Area:	A,	
Limits:	CR 281 to 930' NW OF W SAN GABRIEL PK	
Impact Fee Class:	Access Management	
Cross-Section:	TBD	
Roadway Class:	Arterial 6-Lane	
Length (Feet):	12,729	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
108	Unclassified Street Excavation	17,286	CY	\$ 15.00	\$ 259,000
208	Asphalt (Type C)	0	Ton	\$ 80.00	\$ -
308	Base	0	CY	\$ 45.00	\$ -
408	Geogrid	0	SY	\$ 2.00	\$ -
508	6' Concrete Sidewalk	0	SF	\$ 10.00	\$ -
608	Machine Laid Curb & Gutter	25,457	LF	\$ 18.00	\$ 458,000
708	Turn Lanes and Median Openings	9,321	SY	\$ 77.00	\$ 718,000
808	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	0	GAL	\$ 4.00	\$ -

Paving Construction Cost Subtotal: \$ 1,435,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 72,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 29,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 502,000
✓	Illumination		10%	\$ 144,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 29,000
✓	Sewer	Minor Adjustments	2%	\$ 29,000
✓	Turf and Erosion Control		3%	\$ 43,000
✓	Landscaping and Irrigation		2%	\$ 29,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 877,000

Paving Construction Cost and Allowance Subtotal: \$ 2,312,000

Construction Contingency: 15% \$ 347,000

Mobilization: 10% \$ 231,000

Prep ROW: 4% \$ 92,000

Construction Cost Total: \$ 3,000,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 3,000,000
Engineering/Survey/Testing:		16%	\$ 480,000
Previous City Contribution:	2016-CO Bond; 2015-CO Bond		\$ 5,564,238
Other:	Corridor Study		\$ 287,986
ROW/Easement Acquisition:			\$ -

Impact Fee Project Cost Total: \$ 9,364,238

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:

Name: Bagdad Rd
Project Label: A-7
Service Area: A, ETJ/Other
Limits: 930' NW OF W SAN GABRIEL PKWY to 380
Impact Fee Class: Access Management
Cross-Section: TBD
Roadway Class: Arterial 6-Lane
Length (Feet): 557

Description:

This project consists of the reconstruction of the existing roadway to an access-managed six-lane arterial.

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
108	Unclassified Street Excavation	756	CY	\$ 15.00	\$ 11,000
208	Asphalt (Type C)	0	Ton	\$ 80.00	\$ -
308	Base	0	CY	\$ 45.00	\$ -
408	Geogrid	0	SY	\$ 2.00	\$ -
508	6' Concrete Sidewalk	0	SF	\$ 10.00	\$ -
608	Machine Laid Curb & Gutter	1,114	LF	\$ 18.00	\$ 20,000
708	Turn Lanes and Median Openings	408	SY	\$ 77.00	\$ 31,000
808	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	0	GAL	\$ 4.00	\$ -

Paving Construction Cost Subtotal: \$ 62,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 3,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 1,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 22,000
✓	Illumination		10%	\$ 6,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 1,000
✓	Sewer	Minor Adjustments	2%	\$ 1,000
✓	Turf and Erosion Control		3%	\$ 2,000
✓	Landscaping and Irrigation		2%	\$ 1,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 37,000

Paving Construction Cost and Allowance Subtotal: \$ 99,000

Construction Contingency: 15% \$ 15,000

Mobilization: 10% \$ 10,000

Prep ROW: 4% \$ 4,000

Construction Cost Total: \$ 200,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 200,000
Engineering/Survey/Testing:		16%	\$ 32,000
Previous City Contribution:	2016-CO Bond; 2015-CO Bond		\$ 74,724
Other:	Corridor Study		\$ 12,602
ROW/Easement Acquisition:			\$ -

Impact Fee Project Cost Total: \$ 274,724

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Bagdad Rd	This project consists of the reconstruction of the existing roadway to an access-managed six-lane arterial.
Project Label:	A-8	
Service Area:	A,	
Limits:	380' NW OF W SAN GABRIEL PKWY to HEI	
Impact Fee Class:	Access Management	
Cross-Section:	TBD	
Roadway Class:	Arterial 6-Lane	
Length (Feet):	7,452	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
108	Unclassified Street Excavation	10,120	CY	\$ 15.00	\$ 152,000
208	Asphalt (Type C)	0	Ton	\$ 80.00	\$ -
308	Base	0	CY	\$ 45.00	\$ -
408	Geogrid	0	SY	\$ 2.00	\$ -
508	6' Concrete Sidewalk	0	SF	\$ 10.00	\$ -
608	Machine Laid Curb & Gutter	14,903	LF	\$ 18.00	\$ 268,000
708	Turn Lanes and Median Openings	5,457	SY	\$ 77.00	\$ 420,000
808	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	0	GAL	\$ 4.00	\$ -

Paving Construction Cost Subtotal: \$ 840,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 42,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 17,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 294,000
✓	Illumination		10%	\$ 84,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 17,000
✓	Sewer	Minor Adjustments	2%	\$ 17,000
✓	Turf and Erosion Control		3%	\$ 25,000
✓	Landscaping and Irrigation		2%	\$ 17,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 513,000

Paving Construction Cost and Allowance Subtotal: \$ 1,353,000

Construction Contingency: 15% \$ 203,000

Mobilization: 10% \$ 135,000

Prep ROW: 4% \$ 54,000

Construction Cost Total: \$ 1,800,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 1,800,000
Engineering/Survey/Testing:		16%	\$ 288,000
Previous City Contribution:	2016-CO Bond; 2015-CO Bond		\$ 5,564,238
Other:	Corridor Study		\$ 168,597
ROW/Easement Acquisition:			\$ -

Impact Fee Project Cost Total: \$ 7,864,238

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	US 183	This project consists of the reconstruction of the existing roadway to an access-managed six-lane arterial.
Project Label:	A-9, B-15	
Service Area:	A, B	
Limits:	US 183A to HERO WAY	
Impact Fee Class:	Access Management	
Cross-Section:	TBD	
Roadway Class:	Arterial 6-Lane	
Length (Feet):	8,969	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
108	Unclassified Street Excavation	12,181	CY	\$ 15.00	\$ 183,000
208	Asphalt (Type C)	0	Ton	\$ 80.00	\$ -
308	Base	0	CY	\$ 45.00	\$ -
408	Geogrid	0	SY	\$ 2.00	\$ -
508	6' Concrete Sidewalk	0	SF	\$ 10.00	\$ -
608	Machine Laid Curb & Gutter	17,939	LF	\$ 18.00	\$ 323,000
708	Turn Lanes and Median Openings	6,568	SY	\$ 77.00	\$ 506,000
808	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	0	GAL	\$ 4.00	\$ -

Paving Construction Cost Subtotal: \$ 1,012,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 51,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 20,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 354,000
✓	Illumination		10%	\$ 101,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 20,000
✓	Sewer	Minor Adjustments	2%	\$ 20,000
✓	Turf and Erosion Control		3%	\$ 30,000
✓	Landscaping and Irrigation		2%	\$ 20,000
✓	Miscellaneous	Railroad Crossing		\$ 500,000

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 1,116,000

Paving Construction Cost and Allowance Subtotal: \$ 2,128,000

Construction Contingency: 15% \$ 319,000

Mobilization: 10% \$ 213,000

Prep ROW: 4% \$ 85,000

Construction Cost Total: \$ 2,800,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 2,800,000
Engineering/Survey/Testing:		16%	\$ 448,000
Previous City Contribution:			\$ -
Other:	Corridor Study		\$ 500,000
ROW/Easement Acquisition:			\$ -

Impact Fee Project Cost Total: \$ 3,700,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	CR 280	This project consists of the construction of a new two-lane residential collector.
Project Label:	A-10	
Service Area:	A,	
Limits:	1,725' W OF LAKELINE BLVD to 530' E OF I	
Impact Fee Class:	New Collector	
Cross-Section:	2U	
Roadway Class:	Residential Collector	
Length (Feet):	2,271	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	5,012	CY	\$ 15.00	\$ 75,000
201	3" Asphalt (Type C)	1,957	Ton	\$ 80.00	\$ 157,000
301	10" Base	3,855	CY	\$ 45.00	\$ 173,000
401	Geogrid	13,879	SY	\$ 2.00	\$ 28,000
501	6' Concrete Sidewalk	27,254	SF	\$ 10.00	\$ 273,000
601	Machine Laid Curb & Gutter	4,542	LF	\$ 18.00	\$ 82,000
701	Turn Lanes and Median Openings	0	SY	\$ 75.00	\$ -
801	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	2,372	GAL	\$ 4.00	\$ 9,000

Paving Construction Cost Subtotal: \$ 797,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	None Anticipated	5%	\$ 40,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 16,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 279,000
✓	Illumination		10%	\$ 80,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 16,000
✓	Sewer	Minor Adjustments	2%	\$ 16,000
✓	Turf and Erosion Control		3%	\$ 24,000
✓	Landscaping and Irrigation		2%	\$ 16,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 487,000

Paving Construction Cost and Allowance Subtotal: \$ 1,284,000

Construction Contingency: 15% \$ 193,000

Mobilization: 10% \$ 128,000

Prep ROW: 4% \$ 51,000

Construction Cost Total: \$ 1,700,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 1,700,000
Engineering/Survey/Testing:		16%	\$ 272,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 681,350

Impact Fee Project Cost Total: \$ 2,700,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	CR 280	This project consists of the construction of a new two-lane residential collector.
Project Label:	A-11	
Service Area:	A,	
Limits:	1,965 W OF BAGDAD RD to BAGDAD RD	
Impact Fee Class:	New Collector	
Cross-Section:	2U	
Roadway Class:	Residential Collector	
Length (Feet):	2,086	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	4,603	CY	\$ 15.00	\$ 69,000
201	3" Asphalt (Type C)	1,797	Ton	\$ 80.00	\$ 144,000
301	10" Base	3,540	CY	\$ 45.00	\$ 159,000
401	Geogrid	12,746	SY	\$ 2.00	\$ 25,000
501	6' Concrete Sidewalk	25,028	SF	\$ 10.00	\$ 250,000
601	Machine Laid Curb & Gutter	4,171	LF	\$ 18.00	\$ 75,000
701	Turn Lanes and Median Openings	0	SY	\$ 75.00	\$ -
801	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	2,178	GAL	\$ 4.00	\$ 9,000

Paving Construction Cost Subtotal: \$ 731,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	None Anticipated	5%	\$ 37,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 15,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 256,000
✓	Illumination		10%	\$ 73,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 15,000
✓	Sewer	Minor Adjustments	2%	\$ 15,000
✓	Turf and Erosion Control		3%	\$ 22,000
✓	Landscaping and Irrigation		2%	\$ 15,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 448,000

Paving Construction Cost and Allowance Subtotal: \$ 1,179,000

Construction Contingency: 15% \$ 177,000

Mobilization: 10% \$ 118,000

Prep ROW: 4% \$ 47,000

Construction Cost Total: \$ 1,600,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 1,600,000
Engineering/Survey/Testing:		16%	\$ 256,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 625,701

Impact Fee Project Cost Total: \$ 2,500,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:

Name: Heritage Grove Rd
Project Label: A-12
Service Area: A,
Limits: HALSEY DR to 1,295' W OF W BROADE ST
Impact Fee Class: Widen Collector
Cross-Section: 3U
Roadway Class: Non-Residential Collector
Length (Feet): 1,678

Description:

This project consists of the reconstruction of the existing pavement to a three-lane non-residential collector.

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	4,842	CY	\$ 15.00	\$ 73,000
202	4" Asphalt (Type C)	1,928	Ton	\$ 80.00	\$ 154,000
302	13" Base	3,703	CY	\$ 45.00	\$ 167,000
402	Geogrid	10,255	SY	\$ 2.00	\$ 21,000
502	6' Concrete Sidewalk	20,136	SF	\$ 10.00	\$ 201,000
602	Machine Laid Curb & Gutter	6,712	LF	\$ 18.00	\$ 121,000
702	Turn Lanes and Median Openings	0	SY	\$ 75.00	\$ -
802	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	1,753	GAL	\$ 4.00	\$ 7,000

Paving Construction Cost Subtotal: \$ 744,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 37,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 15,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 260,000
✓	Illumination		10%	\$ 74,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 15,000
✓	Sewer	Minor Adjustments	2%	\$ 15,000
✓	Turf and Erosion Control		3%	\$ 22,000
✓	Landscaping and Irrigation		2%	\$ 15,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 453,000

Paving Construction Cost and Allowance Subtotal: \$ 1,197,000

Construction Contingency: 15% \$ 180,000

Mobilization: 10% \$ 120,000

Prep ROW: 4% \$ 48,000

Construction Cost Total: \$ 1,600,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 1,600,000
Engineering/Survey/Testing:		16%	\$ 256,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 125,852

Impact Fee Project Cost Total: \$ 2,000,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Heritage Grove Rd	This project consists of the reconstruction of the existing pavement to a three-lane non-residential collector.
Project Label:	A-13	
Service Area:	A, ETJ/Other	
Limits:	1,295' W OF W BROADE ST to 460' E OF W	
Impact Fee Class:	Widen Collector	
Cross-Section:	3U	
Roadway Class:	Non-Residential Collector	
Length (Feet):	834	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	2,407	CY	\$ 15.00	\$ 36,000
202	4" Asphalt (Type C)	958	Ton	\$ 80.00	\$ 77,000
302	13" Base	1,841	CY	\$ 45.00	\$ 83,000
402	Geogrid	5,097	SY	\$ 2.00	\$ 10,000
502	6' Concrete Sidewalk	10,009	SF	\$ 10.00	\$ 100,000
602	Machine Laid Curb & Gutter	3,336	LF	\$ 18.00	\$ 60,000
702	Turn Lanes and Median Openings	0	SY	\$ 75.00	\$ -
802	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	871	GAL	\$ 4.00	\$ 3,000

Paving Construction Cost Subtotal: \$ 369,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 18,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 7,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 129,000
✓	Illumination		10%	\$ 37,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 7,000
✓	Sewer	Minor Adjustments	2%	\$ 7,000
✓	Turf and Erosion Control		3%	\$ 11,000
✓	Landscaping and Irrigation		2%	\$ 7,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 223,000

Paving Construction Cost and Allowance Subtotal: \$ 592,000

Construction Contingency: 15% \$ 89,000

Mobilization: 10% \$ 59,000

Prep ROW: 4% \$ 24,000

Construction Cost Total: \$ 800,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 800,000
Engineering/Survey/Testing:		16%	\$ 128,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 62,554

Impact Fee Project Cost Total: \$ 1,000,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:

Name: Heritage Grove Rd
Project Label: A-14
Service Area: A,
Limits: 460' W OF W BROADE ST to W BROADE S
Impact Fee Class: Widen Collector
Cross-Section: 3U
Roadway Class: Non-Residential Collector
Length (Feet): 464

Description:

This project consists of the reconstruction of the existing pavement to a three-lane non-residential collector.

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	1,340	CY	\$ 15.00	\$ 20,000
202	4" Asphalt (Type C)	533	Ton	\$ 80.00	\$ 43,000
302	13" Base	1,025	CY	\$ 45.00	\$ 46,000
402	Geogrid	2,837	SY	\$ 2.00	\$ 6,000
502	6' Concrete Sidewalk	5,572	SF	\$ 10.00	\$ 56,000
602	Machine Laid Curb & Gutter	1,857	LF	\$ 18.00	\$ 33,000
702	Turn Lanes and Median Openings	0	SY	\$ 75.00	\$ -
802	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	485	GAL	\$ 4.00	\$ 2,000

Paving Construction Cost Subtotal: \$ 206,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 10,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 4,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 72,000
✓	Illumination		10%	\$ 21,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 4,000
✓	Sewer	Minor Adjustments	2%	\$ 4,000
✓	Turf and Erosion Control		3%	\$ 6,000
✓	Landscaping and Irrigation		2%	\$ 4,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 125,000

Paving Construction Cost and Allowance Subtotal: \$ 331,000

Construction Contingency: 15% \$ 50,000

Mobilization: 10% \$ 33,000

Prep ROW: 4% \$ 13,000

Construction Cost Total: \$ 500,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 500,000
Engineering/Survey/Testing:		16%	\$ 80,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 34,824

Impact Fee Project Cost Total: \$ 600,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	San Gabriel Pkwy	This project consists of the construction of one third of a new six-lane arterial.
Project Label:	A-15	
Service Area:	A, ETJ/Other	
Limits:	LAKELINE BLVD to 1,760' E OF LAKELINE E	
Impact Fee Class:	New 6-Lane Arterial (1/3)	
Cross-Section:	6D	
Roadway Class:	Arterial 6-Lane	
Length (Feet):	1,803	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	3,967	CY	\$ 15.00	\$ 60,000
207	6" Asphalt (Type C)	1,520	Ton	\$ 80.00	\$ 122,000
307	21" Base	2,932	CY	\$ 45.00	\$ 132,000
407	Geogrid	6,210	SY	\$ 2.00	\$ 12,000
507	10' Concrete Sidewalk	36,057	SF	\$ 10.00	\$ 361,000
607	Machine Laid Curb & Gutter	3,606	LF	\$ 18.00	\$ 65,000
707	Turn Lanes and Median Openings	1,320	SY	\$ 77.00	\$ 102,000
807	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	921	GAL	\$ 4.00	\$ 4,000

Paving Construction Cost Subtotal: \$ 858,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	None Anticipated	5%	\$ 43,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 17,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 300,000
✓	Illumination		10%	\$ 86,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 17,000
✓	Sewer	Minor Adjustments	2%	\$ 17,000
✓	Turf and Erosion Control		3%	\$ 26,000
✓	Landscaping and Irrigation		2%	\$ 17,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 523,000

Paving Construction Cost and Allowance Subtotal: \$ 1,381,000

Construction Contingency: 15% \$ 207,000

Mobilization: 10% \$ 138,000

Prep ROW: 4% \$ 55,000

Construction Cost Total: \$ 1,800,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 1,800,000
Engineering/Survey/Testing:		16%	\$ 288,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 540,852

Impact Fee Project Cost Total: \$ 2,600,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	San Gabriel Pkwy	This project consists of the construction of one third of a new six-lane arterial.
Project Label:	A-16	
Service Area:	A,	
Limits:	1,760' W OF LAKELINE BLVD to 1,400' W O	
Impact Fee Class:	New 6-Lane Arterial (1/3)	
Cross-Section:	6D	
Roadway Class:	Arterial 6-Lane	
Length (Feet):	4,002	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	8,806	CY	\$ 15.00	\$ 132,000
207	6" Asphalt (Type C)	3,375	Ton	\$ 80.00	\$ 270,000
307	21" Base	6,509	CY	\$ 45.00	\$ 293,000
407	Geogrid	13,783	SY	\$ 2.00	\$ 28,000
507	10' Concrete Sidewalk	80,033	SF	\$ 10.00	\$ 800,000
607	Machine Laid Curb & Gutter	8,003	LF	\$ 18.00	\$ 144,000
707	Turn Lanes and Median Openings	2,931	SY	\$ 77.00	\$ 226,000
807	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	2,045	GAL	\$ 4.00	\$ 8,000

Paving Construction Cost Subtotal: \$ 1,901,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	None Anticipated	5%	\$ 95,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 38,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 665,000
✓	Illumination		10%	\$ 190,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 38,000
✓	Sewer	Minor Adjustments	2%	\$ 38,000
✓	Turf and Erosion Control		3%	\$ 57,000
✓	Landscaping and Irrigation		2%	\$ 38,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 1,159,000

Paving Construction Cost and Allowance Subtotal: \$ 3,060,000

Construction Contingency: 15% \$ 459,000

Mobilization: 10% \$ 306,000

Prep ROW: 4% \$ 122,000

Construction Cost Total: \$ 4,000,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 4,000,000
Engineering/Survey/Testing:		16%	\$ 640,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 1,200,497

Impact Fee Project Cost Total: \$ 5,800,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	San Gabriel Pkwy	This project consists of the construction of one third of a new six-lane arterial.
Project Label:	A-17	
Service Area:	A, ETJ/Other	
Limits:	1,400' W OF BAGDAD RD to 165' W OF BAC	
Impact Fee Class:	New 6-Lane Arterial (1/3)	
Cross-Section:	6D	
Roadway Class:	Arterial 6-Lane	
Length (Feet):	1,273	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	2,801	CY	\$ 15.00	\$ 42,000
207	6" Asphalt (Type C)	1,073	Ton	\$ 80.00	\$ 86,000
307	21" Base	2,070	CY	\$ 45.00	\$ 93,000
407	Geogrid	4,384	SY	\$ 2.00	\$ 9,000
507	10' Concrete Sidewalk	25,458	SF	\$ 10.00	\$ 255,000
607	Machine Laid Curb & Gutter	2,546	LF	\$ 18.00	\$ 46,000
707	Turn Lanes and Median Openings	932	SY	\$ 77.00	\$ 72,000
807	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	651	GAL	\$ 4.00	\$ 3,000

Paving Construction Cost Subtotal: \$ 606,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	None Anticipated	5%	\$ 30,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 12,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 212,000
✓	Illumination		10%	\$ 61,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 12,000
✓	Sewer	Minor Adjustments	2%	\$ 12,000
✓	Turf and Erosion Control		3%	\$ 18,000
✓	Landscaping and Irrigation		2%	\$ 12,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 369,000

Paving Construction Cost and Allowance Subtotal: \$ 975,000

Construction Contingency: 15% \$ 146,000

Mobilization: 10% \$ 98,000

Prep ROW: 4% \$ 39,000

Construction Cost Total: \$ 1,300,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 1,300,000
Engineering/Survey/Testing:		16%	\$ 208,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 381,866

Impact Fee Project Cost Total: \$ 1,900,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	San Gabriel Pkwy	This project consists of the reconstruction of the existing pavement to a six-lane arterial.
Project Label:	A-18	
Service Area:	A,	
Limits:	BAGDAD RD to N US 183	
Impact Fee Class:	Widen 6-Lane Arterial (2/3)	
Cross-Section:	6D	
Roadway Class:	Arterial 6-Lane	
Length (Feet):	7,717	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	16,983	CY	\$ 15.00	\$ 255,000
207	6" Asphalt (Type C)	6,508	Ton	\$ 80.00	\$ 521,000
307	21" Base	12,553	CY	\$ 45.00	\$ 565,000
407	Geogrid	26,582	SY	\$ 2.00	\$ 53,000
507	10' Concrete Sidewalk	154,350	SF	\$ 10.00	\$ 1,543,000
607	Machine Laid Curb & Gutter	15,435	LF	\$ 18.00	\$ 278,000
707	Turn Lanes and Median Openings	5,652	SY	\$ 77.00	\$ 435,000
807	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	3,944	GAL	\$ 4.00	\$ 16,000

Paving Construction Cost Subtotal: \$ 3,666,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 183,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 73,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 1,283,000
✓	Illumination		10%	\$ 367,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 73,000
✓	Sewer	Minor Adjustments	2%	\$ 73,000
✓	Turf and Erosion Control		3%	\$ 110,000
✓	Landscaping and Irrigation		2%	\$ 73,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 2,235,000

Paving Construction Cost and Allowance Subtotal: \$ 5,901,000

Construction Contingency: 15% \$ 885,000

Mobilization: 10% \$ 590,000

Prep ROW: 4% \$ 236,000

Construction Cost Total: \$ 7,700,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 7,700,000
Engineering/Survey/Testing:		16%	\$ 1,232,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 578,812

Impact Fee Project Cost Total: \$ 9,500,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Hero Way	This project consists of the reconstruction of the existing pavement to a four-lane arterial.
Project Label:	A-19	
Service Area:	A,	
Limits:	SAN GABRIEL PKWY to 1,100' E OF SAN G	
Impact Fee Class:	Widen 4-Lane Arterial	
Cross-Section:	4D	
Roadway Class:	Arterial 4-Lane	
Length (Feet):	1,107	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	4,872	CY	\$ 15.00	\$ 73,000
205	6" Asphalt (Type C)	1,867	Ton	\$ 80.00	\$ 149,000
305	17" Base	3,601	CY	\$ 45.00	\$ 162,000
405	Geogrid	7,626	SY	\$ 2.00	\$ 15,000
505	10' Concrete Sidewalk	22,141	SF	\$ 10.00	\$ 221,000
605	Machine Laid Curb & Gutter	2,214	LF	\$ 18.00	\$ 40,000
705	Turn Lanes and Median Openings	811	SY	\$ 77.00	\$ 62,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	1,132	GAL	\$ 4.00	\$ 5,000

Paving Construction Cost Subtotal: \$ 727,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 36,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 15,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 254,000
✓	Illumination		10%	\$ 73,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 15,000
✓	Sewer	Minor Adjustments	2%	\$ 15,000
✓	Turf and Erosion Control		3%	\$ 22,000
✓	Landscaping and Irrigation		2%	\$ 15,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 445,000

Paving Construction Cost and Allowance Subtotal: \$ 1,172,000

Construction Contingency: 15% \$ 176,000

Mobilization: 10% \$ 117,000

Prep ROW: 4% \$ 47,000

Construction Cost Total: \$ 1,600,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 1,600,000
Engineering/Survey/Testing:		16%	\$ 256,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 83,027

Impact Fee Project Cost Total: \$ 1,900,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Hero Way	This project consists of the reconstruction of the existing pavement to a four-lane arterial.
Project Label:	A-20, C-13	
Service Area:	A, C	
Limits:	1,100' E OF SAN GABRIEL PKWY to 900' W	
Impact Fee Class:	Widen 4-Lane Arterial	
Cross-Section:	4D	
Roadway Class:	Arterial 4-Lane	
Length (Feet):	5,712	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	25,139	CY	\$ 15.00	\$ 377,000
205	6" Asphalt (Type C)	9,634	Ton	\$ 80.00	\$ 771,000
305	17" Base	18,581	CY	\$ 45.00	\$ 836,000
405	Geogrid	39,348	SY	\$ 2.00	\$ 79,000
505	10' Concrete Sidewalk	114,237	SF	\$ 10.00	\$ 1,142,000
605	Machine Laid Curb & Gutter	11,424	LF	\$ 18.00	\$ 206,000
705	Turn Lanes and Median Openings	4,183	SY	\$ 77.00	\$ 322,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	5,839	GAL	\$ 4.00	\$ 23,000

Paving Construction Cost Subtotal: \$ 3,756,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 188,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 75,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 1,315,000
✓	Illumination		10%	\$ 376,000
✓	Special Drainage Structures	Bridge Crossing	0%	\$ 1,080,000
✓	Water	Minor Adjustments	2%	\$ 75,000
✓	Sewer	Minor Adjustments	2%	\$ 75,000
✓	Turf and Erosion Control		3%	\$ 113,000
✓	Landscaping and Irrigation		2%	\$ 75,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 3,372,000

Paving Construction Cost and Allowance Subtotal: \$ 7,128,000

Construction Contingency: 15% \$ 1,069,000

Mobilization: 10% \$ 713,000

Prep ROW: 4% \$ 285,000

Construction Cost Total: \$ 9,200,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 9,200,000
Engineering/Survey/Testing:		16%	\$ 1,472,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 428,388

Impact Fee Project Cost Total: \$ 11,100,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Hero Way	This project consists of the reconstruction of the existing roadway to an access-managed four-lane arterial.
Project Label:	A-21, C-14	
Service Area:	A, C	
Limits:	LAKELINE BLVD to US 183	
Impact Fee Class:	Access Management	
Cross-Section:	6D	
Roadway Class:	Arterial 4-Lane	
Length (Feet):	13,271	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
108	Unclassified Street Excavation	18,022	CY	\$ 15.00	\$ 270,000
208	Asphalt (Type C)	0	Ton	\$ 80.00	\$ -
308	Base	0	CY	\$ 45.00	\$ -
408	Geogrid	0	SY	\$ 2.00	\$ -
508	6' Concrete Sidewalk	0	SF	\$ 10.00	\$ -
608	Machine Laid Curb & Gutter	26,542	LF	\$ 18.00	\$ 478,000
708	Turn Lanes and Median Openings	9,719	SY	\$ 77.00	\$ 748,000
808	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	0	GAL	\$ 4.00	\$ -

Paving Construction Cost Subtotal: \$ 1,496,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 75,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 30,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 524,000
✓	Illumination		10%	\$ 150,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 30,000
✓	Sewer	Minor Adjustments	2%	\$ 30,000
✓	Turf and Erosion Control		3%	\$ 45,000
✓	Landscaping and Irrigation		2%	\$ 30,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 914,000

Paving Construction Cost and Allowance Subtotal: \$ 2,410,000

Construction Contingency: 15% \$ 362,000

Mobilization: 10% \$ 241,000

Prep ROW: 4% \$ 96,000

Construction Cost Total: \$ 3,200,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 3,200,000
Engineering/Survey/Testing:		16%	\$ 512,000
Previous City Contribution:	2016-CO Bond; 2015-CO Bond		\$ 19,057,707
Other:			\$ -
ROW/Easement Acquisition:			\$ -

Impact Fee Project Cost Total: \$ 22,757,707

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Live Oak Rd	This project consists of the construction of a new three-lane non-residential collector.
Project Label:	A-22	
Service Area:	A,	
Limits:	LAKELINE BLVD to WESTERN CITY LIMITS	
Impact Fee Class:	New Collector	
Cross-Section:	3U	
Roadway Class:	Non-Residential Collector	
Length (Feet):	7,209	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	20,805	CY	\$ 15.00	\$ 312,000
202	4" Asphalt (Type C)	8,283	Ton	\$ 80.00	\$ 663,000
302	13" Base	15,909	CY	\$ 45.00	\$ 716,000
402	Geogrid	44,057	SY	\$ 2.00	\$ 88,000
502	6' Concrete Sidewalk	86,511	SF	\$ 10.00	\$ 865,000
602	Machine Laid Curb & Gutter	28,837	LF	\$ 18.00	\$ 519,000
702	Turn Lanes and Median Openings	0	SY	\$ 75.00	\$ -
802	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	7,530	GAL	\$ 4.00	\$ 30,000

Paving Construction Cost Subtotal: \$ 3,193,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	None Anticipated	5%	\$ 160,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 64,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 1,118,000
✓	Illumination		10%	\$ 319,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 64,000
✓	Sewer	Minor Adjustments	2%	\$ 64,000
✓	Turf and Erosion Control		3%	\$ 96,000
✓	Landscaping and Irrigation		2%	\$ 64,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 1,949,000

Paving Construction Cost and Allowance Subtotal: \$ 5,142,000

Construction Contingency: 15% \$ 771,000

Mobilization: 10% \$ 514,000

Prep ROW: 4% \$ 206,000

Construction Cost Total: \$ 6,700,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 6,700,000
Engineering/Survey/Testing:		16%	\$ 1,072,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 2,162,781

Impact Fee Project Cost Total: \$ 9,900,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Live Oak Rd	This project consists of the construction of a new three-lane non-residential collector.
Project Label:	A-23	
Service Area:	A, ETJ/Other	
Limits:	LAKELINE BLVD to 2240' E OF LAKELINE B	
Impact Fee Class:	New Collector	
Cross-Section:	3U	
Roadway Class:	Non-Residential Collector	
Length (Feet):	2,237	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	6,455	CY	\$ 15.00	\$ 97,000
202	4" Asphalt (Type C)	2,570	Ton	\$ 80.00	\$ 206,000
302	13" Base	4,936	CY	\$ 45.00	\$ 222,000
402	Geogrid	13,670	SY	\$ 2.00	\$ 27,000
502	6' Concrete Sidewalk	26,843	SF	\$ 10.00	\$ 268,000
602	Machine Laid Curb & Gutter	8,948	LF	\$ 18.00	\$ 161,000
702	Turn Lanes and Median Openings	0	SY	\$ 75.00	\$ -
802	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	2,336	GAL	\$ 4.00	\$ 9,000

Paving Construction Cost Subtotal: \$ 990,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	None Anticipated	5%	\$ 50,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 20,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 347,000
✓	Illumination		10%	\$ 99,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 20,000
✓	Sewer	Minor Adjustments	2%	\$ 20,000
✓	Turf and Erosion Control		3%	\$ 30,000
✓	Landscaping and Irrigation		2%	\$ 20,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 606,000

Paving Construction Cost and Allowance Subtotal: \$ 1,596,000

Construction Contingency: 15% \$ 239,000

Mobilization: 10% \$ 160,000

Prep ROW: 4% \$ 64,000

Construction Cost Total: \$ 2,100,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 2,100,000
Engineering/Survey/Testing:		16%	\$ 336,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 671,086

Impact Fee Project Cost Total: \$ 3,100,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:

Name: Live Oak Rd
Project Label: A-24
Service Area: A,
Limits: BAGDAD RD to 1725' W OF BAGDAD RD
Impact Fee Class: Widen Collector
Cross-Section: 3U
Roadway Class: Non-Residential Collector
Length (Feet): 1,722

Description:

This project consists of the reconstruction of the existing pavement to a three-lane non-residential collector.

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	4,969	CY	\$ 15.00	\$ 75,000
202	4" Asphalt (Type C)	1,978	Ton	\$ 80.00	\$ 158,000
302	13" Base	3,800	CY	\$ 45.00	\$ 171,000
402	Geogrid	10,523	SY	\$ 2.00	\$ 21,000
502	6' Concrete Sidewalk	20,663	SF	\$ 10.00	\$ 207,000
602	Machine Laid Curb & Gutter	6,888	LF	\$ 18.00	\$ 124,000
702	Turn Lanes and Median Openings	0	SY	\$ 75.00	\$ -
802	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	1,798	GAL	\$ 4.00	\$ 7,000

Paving Construction Cost Subtotal: \$ 763,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 38,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 15,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 267,000
✓	Illumination		10%	\$ 76,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 15,000
✓	Sewer	Minor Adjustments	2%	\$ 15,000
✓	Turf and Erosion Control		3%	\$ 23,000
✓	Landscaping and Irrigation		2%	\$ 15,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 464,000

Paving Construction Cost and Allowance Subtotal: \$ 1,227,000

Construction Contingency: 15% \$ 184,000

Mobilization: 10% \$ 123,000

Prep ROW: 4% \$ 49,000

Construction Cost Total: \$ 1,600,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 1,600,000
Engineering/Survey/Testing:		16%	\$ 256,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 129,144

Impact Fee Project Cost Total: \$ 2,000,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander - 2022 Roadway Impact Fee Study

Capital Improvement Plan for Roadway Impact Fees

Summary of Conceptual Level Project Cost Projections

Last Modified: 2/17/2022

Street Improvements - Service Area B

Project #	Street Name	Project Limits	Ultimate Roadway Class	Impact Fee Class	Project Source	Percent in Service Area	Project Cost	Total Cost in Service Area
B-1	Kaufmann Loop	From SH 29 To 875' SW OF SH 29	Arterial 4-Lane	New 4-Lane Arterial (1/2)	TMP	100%	\$ 1,800,000	\$ 1,800,000
B-2	CR 270	From N US 183 To 965' E OF N US 183	Non-Residential Collector	Widen Substandard	TMP	100%	\$ 1,200,000	\$ 1,200,000
B-3	CR 270	From 825' S OF ORCHARD DR To PVT RD 918	Non-Residential Collector	Widen Substandard	TMP	50%	\$ 4,000,000	\$ 2,000,000
B-4	CR 270	From 300' S OF NORWOOD DR To 250' N OF SAN GABRIEL PKWY	Non-Residential Collector	Widen Substandard	TMP	50%	\$ 1,900,000	\$ 950,000
B-5	CR 270	From 250' N OF SAN GABRIEL PKWY To SAN GABRIEL PKWY	Non-Residential Collector	Widen Substandard	TMP	100%	\$ 400,000	\$ 400,000
B-6	CR 270	From 190' S OF SAN GABRIEL PKWY To 410' S OF SAN GABRIEL PKWY	Non-Residential Collector	Widen Substandard	TMP	50%	\$ 200,000	\$ 100,000
B-7	CR 270	From 410' S OF SAN GABRIEL PKWY To 680' S OF SAN GABRIEL PKWY	Non-Residential Collector	Widen Substandard	TMP	100%	\$ 400,000	\$ 400,000
B-8	CR 270	From 680' S OF SAN GABRIEL PKWY To 1,500' S OF SAN GABRIEL PKWY	Non-Residential Collector	Widen Substandard	TMP	50%	\$ 1,000,000	\$ 500,000
B-9	CR 270	From 2,400' N OF HERO WAY To 1,990' N OF HERO WAY	Non-Residential Collector	Widen Substandard	TMP	100%	\$ 500,000	\$ 500,000
B-10	CR 270	From 1,990' N OF HERO WAY To 1,550' N OF HERO WAY	Non-Residential Collector	Widen Substandard	TMP	50%	\$ 500,000	\$ 250,000
B-11	CR 270	From 1,550' N OF HERO WAY To 405' N OF HERO WAY	Non-Residential Collector	Widen Substandard	TMP	100%	\$ 1,400,000	\$ 1,400,000
B-12	CR 270	From 405' N OF HERO WAY To HERO WAY	Non-Residential Collector	Widen Substandard	TMP	100%	\$ 500,000	\$ 500,000
B-13	San Gabriel Pkwy	From N US 183 To 183A TOLL RD	Arterial 6-Lane	Widen 6-Lane Arterial (2/3)	TMP	100%	\$ 3,000,000	\$ 3,000,000
B-14	Raider Way	From SAN GABRIEL PKWY To HERO WAY	Non-Residential Collector	New Collector	TMP	100%	\$ 5,000,000	\$ 5,000,000
A-9, B-15	US 183	From US 183A To HERO WAY	Arterial 6-Lane	Access Management	TMP	50%	\$ 3,400,000	\$ 1,700,000
B-16	San Gabriel Pkwy	From CR 270 To 1,415' E of CR 270	Arterial 4-Lane	New 4-Lane Arterial (1/2)	CIP	50%	\$ 2,700,000	\$ 1,350,000
B-17	San Gabriel Pkwy	From 1,415' E of CR 270 To 375' W of Logan Del Way	Arterial 4-Lane	New 4-Lane Arterial (1/2)	CIP	100%	\$ 3,200,000	\$ 3,200,000
B-18	San Gabriel Pkwy	From 865' W of Ronald Reagan Blvd To Ronald Reagan Blvd	Arterial 4-Lane	Widen 4-Lane Arterial	CIP	100%	\$ 1,500,000	\$ 1,500,000
B-19	Metro Dr	From Leander Dr To Mel Mathis Ave	Non-Residential Collector	New Collector	2016-GO & RF Bond	100%	\$ 4,661,885	\$ 4,661,885
B-20, D-30	Hero Way ROW	From US 183 To RM 2243	Access Controlled	New 3-Lane Frontage	CIP	50%	\$ 13,900,000	\$ 6,950,000
B-21	College Way	From Main Street To US 183A	Non-Residential Collector	New Collector	CIP	100%	\$ 1,600,000	\$ 1,600,000
B-22	Main Street	From San Gabriel Pkwy To 1575' N of Hero Way	Non-Residential Collector	New Collector	CIP	100%	\$ 1,800,000	\$ 1,800,000
Total							\$ 54,561,885	\$ 40,761,885

Signal Installation and Intersection Improvements - Service Area B

Project #	Project Source	Intersection	Project Type	Percent in Service Area	Project Cost	Total Cost in Service Area
ABCDI-1	TMP - ICE	Hero Way and US 183	Other Capacity	25%	\$ 298,750	\$ 74,688
ABCDI-2	TMP	City of Leander Signal Upgrades	ITS Upgrades	25%	\$ 2,000,000	\$ 500,000
BI-1	TMP	San Gabriel Pkwy and Ronald Reagan Blvd	Signal	100%	\$ 400,000	\$ 400,000
BDI-2	TMP	Hero Way and Ronald Reagan Blvd	Signal	50%	\$ 400,000	\$ 200,000
Total					\$ 3,098,750	\$ 1,174,688

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

Project Source and Impact Fee Class Definitions

Project Source

Transportation Master Plan - Projects identified in the 2021 Transportation Master Plan

Bond Projects - Projects identified in the previous transportation bonds with auto capacity related improvements and outstanding debt

2021 Five-Year CIP - Projects identified in the five-year CIP, but not included in the Transportation Master Plan

Intersection Newly Identified - Intersection improvements identified during the development of the RIF CIP

Roadway Newly Identified - Roadway improvements identified during the development of the RIF CIP

Impact Fee Class

New - Either a new street connection or new intersection where a signal is recommended

Existing - Existing segments with capacity related improvements

Widening - Widening of an existing street to add pavement outside the existing curbs

Access Management - Converting a two-way left-turn lane to a median

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Kaufmann Loop	This project consists of the construction of a new four-lane arterial.
Project Label:	B-1	
Service Area:	B,	
Limits:	SH 29 to 875' SW OF SH 29	
Impact Fee Class:	New 4-Lane Arterial (1/2)	
Cross-Section:	4D	
Roadway Class:	Arterial 4-Lane	
Length (Feet):	881	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	3,877	CY	\$ 15.00	\$ 58,000
205	6" Asphalt (Type C)	1,486	Ton	\$ 80.00	\$ 119,000
305	17" Base	2,866	CY	\$ 45.00	\$ 129,000
405	Geogrid	6,068	SY	\$ 2.00	\$ 12,000
505	10' Concrete Sidewalk	17,618	SF	\$ 10.00	\$ 176,000
605	Machine Laid Curb & Gutter	1,762	LF	\$ 18.00	\$ 32,000
705	Turn Lanes and Median Openings	645	SY	\$ 77.00	\$ 50,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	900	GAL	\$ 4.00	\$ 4,000

Paving Construction Cost Subtotal: \$ 580,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	None Anticipated	5%	\$ 29,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 12,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 203,000
✓	Illumination		10%	\$ 58,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 12,000
✓	Sewer	Minor Adjustments	2%	\$ 12,000
✓	Turf and Erosion Control		3%	\$ 17,000
✓	Landscaping and Irrigation		2%	\$ 12,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 355,000

Paving Construction Cost and Allowance Subtotal: \$ 935,000

Construction Contingency: 15% \$ 140,000

Mobilization: 10% \$ 94,000

Prep ROW: 4% \$ 37,000

Construction Cost Total: \$ 1,300,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 1,300,000
Engineering/Survey/Testing:		16%	\$ 208,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 264,265

Impact Fee Project Cost Total: \$ 1,800,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	CR 270	This project consists of the reconstruction of the existing pavement to a three-lane non-residential collector.
Project Label:	B-2	
Service Area:	B,	
Limits:	N US 183 to 965' E OF N US 183	
Impact Fee Class:	Widen Substandard	
Cross-Section:	3U	
Roadway Class:	Non-Residential Collector	
Length (Feet):	1,074	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	3,098	CY	\$ 15.00	\$ 46,000
202	4" Asphalt (Type C)	1,233	Ton	\$ 80.00	\$ 99,000
302	13" Base	2,369	CY	\$ 45.00	\$ 107,000
402	Geogrid	6,561	SY	\$ 2.00	\$ 13,000
502	6' Concrete Sidewalk	12,882	SF	\$ 10.00	\$ 129,000
602	Machine Laid Curb & Gutter	4,294	LF	\$ 18.00	\$ 77,000
702	Turn Lanes and Median Openings	0	SY	\$ 75.00	\$ -
802	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	1,121	GAL	\$ 4.00	\$ 4,000

Paving Construction Cost Subtotal: \$ 475,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 24,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 10,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 166,000
✓	Illumination		10%	\$ 48,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 10,000
✓	Sewer	Minor Adjustments	2%	\$ 10,000
✓	Turf and Erosion Control		3%	\$ 14,000
✓	Landscaping and Irrigation		2%	\$ 10,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 292,000

Paving Construction Cost and Allowance Subtotal: \$ 767,000

Construction Contingency: 15% \$ 115,000

Mobilization: 10% \$ 77,000

Prep ROW: 4% \$ 31,000

Construction Cost Total: \$ 1,000,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 1,000,000
Engineering/Survey/Testing:		16%	\$ 160,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 80,515

Impact Fee Project Cost Total: \$ 1,200,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	CR 270	This project consists of the reconstruction of the existing pavement to a three-lane non-residential collector.
Project Label:	B-3	
Service Area:	B, ETJ/Other	
Limits:	825' S OF ORCHARD DR to PVT RD 918	
Impact Fee Class:	Widen Substandard	
Cross-Section:	3U	
Roadway Class:	Non-Residential Collector	
Length (Feet):	3,427	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	9,889	CY	\$ 15.00	\$ 148,000
202	4" Asphalt (Type C)	3,937	Ton	\$ 80.00	\$ 315,000
302	13" Base	7,562	CY	\$ 45.00	\$ 340,000
402	Geogrid	20,941	SY	\$ 2.00	\$ 42,000
502	6' Concrete Sidewalk	41,121	SF	\$ 10.00	\$ 411,000
602	Machine Laid Curb & Gutter	13,707	LF	\$ 18.00	\$ 247,000
702	Turn Lanes and Median Openings	0	SY	\$ 75.00	\$ -
802	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	3,579	GAL	\$ 4.00	\$ 14,000

Paving Construction Cost Subtotal: \$ 1,517,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 76,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 30,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 531,000
✓	Illumination		10%	\$ 152,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 30,000
✓	Sewer	Minor Adjustments	2%	\$ 30,000
✓	Turf and Erosion Control		3%	\$ 46,000
✓	Landscaping and Irrigation		2%	\$ 30,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 925,000

Paving Construction Cost and Allowance Subtotal: \$ 2,442,000

Construction Contingency: 15% \$ 366,000

Mobilization: 10% \$ 244,000

Prep ROW: 4% \$ 98,000

Construction Cost Total: \$ 3,200,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 3,200,000
Engineering/Survey/Testing:		16%	\$ 512,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 257,005

Impact Fee Project Cost Total: \$ 4,000,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:

Name: CR 270
Project Label: B-4
Service Area: B, ETJ/Other
Limits: 300' S OF NORWOOD DR to 250' N OF SAN
Impact Fee Class: Widen Substandard
Cross-Section: 3U
Roadway Class: Non-Residential Collector
Length (Feet): 1,550

Description:

This project consists of the reconstruction of the existing pavement to a three-lane non-residential collector.

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	4,473	CY	\$ 15.00	\$ 67,000
202	4" Asphalt (Type C)	1,781	Ton	\$ 80.00	\$ 142,000
302	13" Base	3,421	CY	\$ 45.00	\$ 154,000
402	Geogrid	9,473	SY	\$ 2.00	\$ 19,000
502	6' Concrete Sidewalk	18,601	SF	\$ 10.00	\$ 186,000
602	Machine Laid Curb & Gutter	6,200	LF	\$ 18.00	\$ 112,000
702	Turn Lanes and Median Openings	0	SY	\$ 75.00	\$ -
802	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	1,619	GAL	\$ 4.00	\$ 6,000

Paving Construction Cost Subtotal: \$ 686,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 34,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 14,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 240,000
✓	Illumination		10%	\$ 69,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 14,000
✓	Sewer	Minor Adjustments	2%	\$ 14,000
✓	Turf and Erosion Control		3%	\$ 21,000
✓	Landscaping and Irrigation		2%	\$ 14,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 420,000

Paving Construction Cost and Allowance Subtotal: \$ 1,106,000

Construction Contingency: 15% \$ 166,000

Mobilization: 10% \$ 111,000

Prep ROW: 4% \$ 44,000

Construction Cost Total: \$ 1,500,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 1,500,000
Engineering/Survey/Testing:		16%	\$ 240,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 116,256

Impact Fee Project Cost Total: \$ 1,900,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	CR 270	This project consists of the reconstruction of the existing pavement to a three-lane non-residential collector.
Project Label:	B-5	
Service Area:	B,	
Limits:	250' N OF SAN GABRIEL PKWY to SAN GA	
Impact Fee Class:	Widen Substandard	
Cross-Section:	3U	
Roadway Class:	Non-Residential Collector	
Length (Feet):	260	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	749	CY	\$ 15.00	\$ 11,000
202	4" Asphalt (Type C)	298	Ton	\$ 80.00	\$ 24,000
302	13" Base	573	CY	\$ 45.00	\$ 26,000
402	Geogrid	1,587	SY	\$ 2.00	\$ 3,000
502	6' Concrete Sidewalk	3,117	SF	\$ 10.00	\$ 31,000
602	Machine Laid Curb & Gutter	1,039	LF	\$ 18.00	\$ 19,000
702	Turn Lanes and Median Openings	0	SY	\$ 75.00	\$ -
802	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	271	GAL	\$ 4.00	\$ 1,000

Paving Construction Cost Subtotal: \$ 115,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 6,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 2,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 40,000
✓	Illumination		10%	\$ 12,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 2,000
✓	Sewer	Minor Adjustments	2%	\$ 2,000
✓	Turf and Erosion Control		3%	\$ 3,000
✓	Landscaping and Irrigation		2%	\$ 2,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 69,000

Paving Construction Cost and Allowance Subtotal: \$ 184,000

Construction Contingency: 15% \$ 28,000

Mobilization: 10% \$ 18,000

Prep ROW: 4% \$ 7,000

Construction Cost Total: \$ 300,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 300,000
Engineering/Survey/Testing:		16%	\$ 48,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 19,479

Impact Fee Project Cost Total: \$ 400,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:

Description:

Name: CR 270
Project Label: B-6
Service Area: B, ETJ/Other
Limits: 190' S OF SAN GABRIEL PKWY to 410' S O
Impact Fee Class: Widen Substandard
Cross-Section: 3U
Roadway Class: Non-Residential Collector
Length (Feet): 208

This project consists of the reconstruction of the existing pavement to a three-lane non-residential collector.

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	600	CY	\$ 15.00	\$ 9,000
202	4" Asphalt (Type C)	239	Ton	\$ 80.00	\$ 19,000
302	13" Base	459	CY	\$ 45.00	\$ 21,000
402	Geogrid	1,271	SY	\$ 2.00	\$ 3,000
502	6' Concrete Sidewalk	2,496	SF	\$ 10.00	\$ 25,000
602	Machine Laid Curb & Gutter	832	LF	\$ 18.00	\$ 15,000
702	Turn Lanes and Median Openings	0	SY	\$ 75.00	\$ -
802	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	217	GAL	\$ 4.00	\$ 1,000

Paving Construction Cost Subtotal: \$ 93,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 5,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 2,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 33,000
✓	Illumination		10%	\$ 9,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 2,000
✓	Sewer	Minor Adjustments	2%	\$ 2,000
✓	Turf and Erosion Control		3%	\$ 3,000
✓	Landscaping and Irrigation		2%	\$ 2,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 58,000

Paving Construction Cost and Allowance Subtotal: \$ 151,000

Construction Contingency: 15% \$ 23,000

Mobilization: 10% \$ 15,000

Prep ROW: 4% \$ 6,000

Construction Cost Total: \$ 200,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 200,000
Engineering/Survey/Testing:		16%	\$ 32,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 15,602

Impact Fee Project Cost Total: \$ 200,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	CR 270	This project consists of the reconstruction of the existing pavement to a three-lane non-residential collector.
Project Label:	B-7	
Service Area:	B,	
Limits:	410' S OF SAN GABRIEL PKWY to 680' S O	
Impact Fee Class:	Widen Substandard	
Cross-Section:	3U	
Roadway Class:	Non-Residential Collector	
Length (Feet):	252	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	727	CY	\$ 15.00	\$ 11,000
202	4" Asphalt (Type C)	289	Ton	\$ 80.00	\$ 23,000
302	13" Base	556	CY	\$ 45.00	\$ 25,000
402	Geogrid	1,539	SY	\$ 2.00	\$ 3,000
502	6' Concrete Sidewalk	3,021	SF	\$ 10.00	\$ 30,000
602	Machine Laid Curb & Gutter	1,007	LF	\$ 18.00	\$ 18,000
702	Turn Lanes and Median Openings	0	SY	\$ 75.00	\$ -
802	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	263	GAL	\$ 4.00	\$ 1,000

Paving Construction Cost Subtotal: \$ 111,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 6,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 2,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 39,000
✓	Illumination		10%	\$ 11,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 2,000
✓	Sewer	Minor Adjustments	2%	\$ 2,000
✓	Turf and Erosion Control		3%	\$ 3,000
✓	Landscaping and Irrigation		2%	\$ 2,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 67,000

Paving Construction Cost and Allowance Subtotal: \$ 178,000

Construction Contingency: 15% \$ 27,000

Mobilization: 10% \$ 18,000

Prep ROW: 4% \$ 7,000

Construction Cost Total: \$ 300,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 300,000
Engineering/Survey/Testing:		16%	\$ 48,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 18,883

Impact Fee Project Cost Total: \$ 400,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:

Description:

Name: CR 270
Project Label: B-8
Service Area: B, ETJ/Other
Limits: 680' S OF SAN GABRIEL PKWY to 1,500' S
Impact Fee Class: Widen Substandard
Cross-Section: 3U
Roadway Class: Non-Residential Collector
Length (Feet): 809

This project consists of the reconstruction of the existing pavement to a three-lane non-residential collector.

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	2,334	CY	\$ 15.00	\$ 35,000
202	4" Asphalt (Type C)	929	Ton	\$ 80.00	\$ 74,000
302	13" Base	1,785	CY	\$ 45.00	\$ 80,000
402	Geogrid	4,944	SY	\$ 2.00	\$ 10,000
502	6' Concrete Sidewalk	9,707	SF	\$ 10.00	\$ 97,000
602	Machine Laid Curb & Gutter	3,236	LF	\$ 18.00	\$ 58,000
702	Turn Lanes and Median Openings	0	SY	\$ 75.00	\$ -
802	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	845	GAL	\$ 4.00	\$ 3,000

Paving Construction Cost Subtotal: \$ 357,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 18,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 7,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 125,000
✓	Illumination		10%	\$ 36,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 7,000
✓	Sewer	Minor Adjustments	2%	\$ 7,000
✓	Turf and Erosion Control		3%	\$ 11,000
✓	Landscaping and Irrigation		2%	\$ 7,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 218,000

Paving Construction Cost and Allowance Subtotal: \$ 575,000

Construction Contingency: 15% \$ 86,000

Mobilization: 10% \$ 58,000

Prep ROW: 4% \$ 23,000

Construction Cost Total: \$ 800,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 800,000
Engineering/Survey/Testing:		16%	\$ 128,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 60,671

Impact Fee Project Cost Total: \$ 1,000,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:

Name: CR 270
Project Label: B-9
Service Area: B,
Limits: 2,400' N OF HERO WAY to 1,990' N OF HEF
Impact Fee Class: Widen Substandard
Cross-Section: 3U
Roadway Class: Non-Residential Collector
Length (Feet): 422

Description:

This project consists of the reconstruction of the existing pavement to a three-lane non-residential collector.

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	1,217	CY	\$ 15.00	\$ 18,000
202	4" Asphalt (Type C)	485	Ton	\$ 80.00	\$ 39,000
302	13" Base	931	CY	\$ 45.00	\$ 42,000
402	Geogrid	2,578	SY	\$ 2.00	\$ 5,000
502	6' Concrete Sidewalk	5,062	SF	\$ 10.00	\$ 51,000
602	Machine Laid Curb & Gutter	1,687	LF	\$ 18.00	\$ 30,000
702	Turn Lanes and Median Openings	0	SY	\$ 75.00	\$ -
802	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	441	GAL	\$ 4.00	\$ 2,000

Paving Construction Cost Subtotal: \$ 187,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 9,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 4,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 65,000
✓	Illumination		10%	\$ 19,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 4,000
✓	Sewer	Minor Adjustments	2%	\$ 4,000
✓	Turf and Erosion Control		3%	\$ 6,000
✓	Landscaping and Irrigation		2%	\$ 4,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 115,000

Paving Construction Cost and Allowance Subtotal: \$ 302,000

Construction Contingency: 15% \$ 45,000

Mobilization: 10% \$ 30,000

Prep ROW: 4% \$ 12,000

Construction Cost Total: \$ 400,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 400,000
Engineering/Survey/Testing:		16%	\$ 64,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 31,634

Impact Fee Project Cost Total: \$ 500,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	CR 270	This project consists of the reconstruction of the existing pavement to a three-lane non-residential collector.
Project Label:	B-10	
Service Area:	B, ETJ/Other	
Limits:	1,990 N' OF HERO WAY to 1,550' N OF HEF	
Impact Fee Class:	Widen Substandard	
Cross-Section:	3U	
Roadway Class:	Non-Residential Collector	
Length (Feet):	423	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	1,220	CY	\$ 15.00	\$ 18,000
202	4" Asphalt (Type C)	486	Ton	\$ 80.00	\$ 39,000
302	13" Base	933	CY	\$ 45.00	\$ 42,000
402	Geogrid	2,583	SY	\$ 2.00	\$ 5,000
502	6' Concrete Sidewalk	5,073	SF	\$ 10.00	\$ 51,000
602	Machine Laid Curb & Gutter	1,691	LF	\$ 18.00	\$ 30,000
702	Turn Lanes and Median Openings	0	SY	\$ 75.00	\$ -
802	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	442	GAL	\$ 4.00	\$ 2,000

Paving Construction Cost Subtotal: \$ 187,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 9,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 4,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 65,000
✓	Illumination		10%	\$ 19,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 4,000
✓	Sewer	Minor Adjustments	2%	\$ 4,000
✓	Turf and Erosion Control		3%	\$ 6,000
✓	Landscaping and Irrigation		2%	\$ 4,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 115,000

Paving Construction Cost and Allowance Subtotal: \$ 302,000

Construction Contingency: 15% \$ 45,000

Mobilization: 10% \$ 30,000

Prep ROW: 4% \$ 12,000

Construction Cost Total: \$ 400,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 400,000
Engineering/Survey/Testing:		16%	\$ 64,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 31,706

Impact Fee Project Cost Total: \$ 500,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:

Description:

Name: CR 270
Project Label: B-11
Service Area: B,
Limits: 1,550' N OF HERO WAY to 405' N OF HERC
Impact Fee Class: Widen Substandard
Cross-Section: 3U
Roadway Class: Non-Residential Collector
Length (Feet): 1,149

This project consists of the reconstruction of the existing pavement to a three-lane non-residential collector.

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	3,315	CY	\$ 15.00	\$ 50,000
202	4" Asphalt (Type C)	1,320	Ton	\$ 80.00	\$ 106,000
302	13" Base	2,535	CY	\$ 45.00	\$ 114,000
402	Geogrid	7,021	SY	\$ 2.00	\$ 14,000
502	6' Concrete Sidewalk	13,786	SF	\$ 10.00	\$ 138,000
602	Machine Laid Curb & Gutter	4,595	LF	\$ 18.00	\$ 83,000
702	Turn Lanes and Median Openings	0	SY	\$ 75.00	\$ -
802	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	1,200	GAL	\$ 4.00	\$ 5,000

Paving Construction Cost Subtotal: \$ 510,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 26,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 10,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 179,000
✓	Illumination		10%	\$ 51,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 10,000
✓	Sewer	Minor Adjustments	2%	\$ 10,000
✓	Turf and Erosion Control		3%	\$ 15,000
✓	Landscaping and Irrigation		2%	\$ 10,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 311,000

Paving Construction Cost and Allowance Subtotal: \$ 821,000

Construction Contingency: 15% \$ 123,000

Mobilization: 10% \$ 82,000

Prep ROW: 4% \$ 33,000

Construction Cost Total: \$ 1,100,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 1,100,000
Engineering/Survey/Testing:		16%	\$ 176,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 86,161

Impact Fee Project Cost Total: \$ 1,400,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	CR 270	This project consists of the reconstruction of the existing pavement to a three-lane non-residential collector.
Project Label:	B-12	
Service Area:	B,	
Limits:	405' N OF HERO WAY to HERO WAY	
Impact Fee Class:	Widen Substandard	
Cross-Section:	3U	
Roadway Class:	Non-Residential Collector	
Length (Feet):	404	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	1,166	CY	\$ 15.00	\$ 17,000
202	4" Asphalt (Type C)	464	Ton	\$ 80.00	\$ 37,000
302	13" Base	892	CY	\$ 45.00	\$ 40,000
402	Geogrid	2,470	SY	\$ 2.00	\$ 5,000
502	6' Concrete Sidewalk	4,849	SF	\$ 10.00	\$ 48,000
602	Machine Laid Curb & Gutter	1,616	LF	\$ 18.00	\$ 29,000
702	Turn Lanes and Median Openings	0	SY	\$ 75.00	\$ -
802	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	422	GAL	\$ 4.00	\$ 2,000

Paving Construction Cost Subtotal: \$ 178,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 9,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 4,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 62,000
✓	Illumination		10%	\$ 18,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 4,000
✓	Sewer	Minor Adjustments	2%	\$ 4,000
✓	Turf and Erosion Control		3%	\$ 5,000
✓	Landscaping and Irrigation		2%	\$ 4,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 110,000

Paving Construction Cost and Allowance Subtotal: \$ 288,000

Construction Contingency: 15% \$ 43,000

Mobilization: 10% \$ 29,000

Prep ROW: 4% \$ 12,000

Construction Cost Total: \$ 400,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 400,000
Engineering/Survey/Testing:		16%	\$ 64,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 30,308

Impact Fee Project Cost Total: \$ 500,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	San Gabriel Pkwy	This project consists of the reconstruction of the existing pavement to two thirds of a six-lane arterial.
Project Label:	B-13	
Service Area:	B,	
Limits:	N US 183 to 183A TOLL RD	
Impact Fee Class:	Widen 6-Lane Arterial (2/3)	
Cross-Section:	6D	
Roadway Class:	Arterial 6-Lane	
Length (Feet):	2,384	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	5,247	CY	\$ 15.00	\$ 79,000
207	6" Asphalt (Type C)	2,011	Ton	\$ 80.00	\$ 161,000
307	21" Base	3,878	CY	\$ 45.00	\$ 175,000
407	Geogrid	8,213	SY	\$ 2.00	\$ 16,000
507	10' Concrete Sidewalk	47,690	SF	\$ 10.00	\$ 477,000
607	Machine Laid Curb & Gutter	4,769	LF	\$ 18.00	\$ 86,000
707	Turn Lanes and Median Openings	1,746	SY	\$ 77.00	\$ 134,000
807	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	1,219	GAL	\$ 4.00	\$ 5,000

Paving Construction Cost Subtotal: \$ 1,133,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 57,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 23,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 397,000
✓	Illumination		10%	\$ 113,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 23,000
✓	Sewer	Minor Adjustments	2%	\$ 23,000
✓	Turf and Erosion Control		3%	\$ 34,000
✓	Landscaping and Irrigation		2%	\$ 23,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 693,000

Paving Construction Cost and Allowance Subtotal: \$ 1,826,000

Construction Contingency: 15% \$ 274,000

Mobilization: 10% \$ 183,000

Prep ROW: 4% \$ 73,000

Construction Cost Total: \$ 2,400,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 2,400,000
Engineering/Survey/Testing:		16%	\$ 384,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 178,837

Impact Fee Project Cost Total: \$ 3,000,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Raider Way	This project consists of the construction of a new three-lane non-residential collector.
Project Label:	B-14	
Service Area:	B,	
Limits:	SAN GABRIEL PKWY to HERO WAY	
Impact Fee Class:	New Collector	
Cross-Section:	3U	
Roadway Class:	Non-Residential Collector	
Length (Feet):	3,596	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	10,378	CY	\$ 15.00	\$ 156,000
202	4" Asphalt (Type C)	4,131	Ton	\$ 80.00	\$ 331,000
302	13" Base	7,936	CY	\$ 45.00	\$ 357,000
402	Geogrid	21,976	SY	\$ 2.00	\$ 44,000
502	6' Concrete Sidewalk	43,153	SF	\$ 10.00	\$ 432,000
602	Machine Laid Curb & Gutter	14,384	LF	\$ 18.00	\$ 259,000
702	Turn Lanes and Median Openings	0	SY	\$ 75.00	\$ -
802	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	3,756	GAL	\$ 4.00	\$ 15,000

Paving Construction Cost Subtotal: \$ 1,594,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	None Anticipated	5%	\$ 80,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 32,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 558,000
✓	Illumination		10%	\$ 159,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 32,000
✓	Sewer	Minor Adjustments	2%	\$ 32,000
✓	Turf and Erosion Control		3%	\$ 48,000
✓	Landscaping and Irrigation		2%	\$ 32,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 973,000

Paving Construction Cost and Allowance Subtotal: \$ 2,567,000

Construction Contingency: 15% \$ 385,000

Mobilization: 10% \$ 257,000

Prep ROW: 4% \$ 103,000

Construction Cost Total: \$ 3,400,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 3,400,000
Engineering/Survey/Testing:		16%	\$ 544,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 1,078,821

Impact Fee Project Cost Total: \$ 5,000,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	US 183	This project consists of the reconstruction of the existing roadway to an access-managed six-lane arterial.
Project Label:	A-9, B-15	
Service Area:	A, B	
Limits:	US 183A to HERO WAY	
Impact Fee Class:	Access Management	
Cross-Section:	TBD	
Roadway Class:	Arterial 6-Lane	
Length (Feet):	8,969	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
108	Unclassified Street Excavation	12,181	CY	\$ 15.00	\$ 183,000
208	Asphalt (Type C)	0	Ton	\$ 80.00	\$ -
308	Base	0	CY	\$ 45.00	\$ -
408	Geogrid	0	SY	\$ 2.00	\$ -
508	6' Concrete Sidewalk	0	SF	\$ 10.00	\$ -
608	Machine Laid Curb & Gutter	17,939	LF	\$ 18.00	\$ 323,000
708	Turn Lanes and Median Openings	6,568	SY	\$ 77.00	\$ 506,000
808	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	0	GAL	\$ 4.00	\$ -

Paving Construction Cost Subtotal: \$ 1,012,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 51,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 20,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 354,000
✓	Illumination		10%	\$ 101,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 20,000
✓	Sewer	Minor Adjustments	2%	\$ 20,000
✓	Turf and Erosion Control		3%	\$ 30,000
✓	Landscaping and Irrigation		2%	\$ 20,000
✓	Miscellaneous	Railroad Crossing		\$ 500,000

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 1,116,000

Paving Construction Cost and Allowance Subtotal: \$ 2,128,000

Construction Contingency: 15% \$ 319,000

Mobilization: 10% \$ 213,000

Prep ROW: 4% \$ 85,000

Construction Cost Total: \$ 2,800,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 2,800,000
Engineering/Survey/Testing:		16%	\$ 448,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ -

Impact Fee Project Cost Total: \$ 3,200,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	San Gabriel Pkwy	This project consists of the construction of a new four-lane arterial.
Project Label:	B-16	
Service Area:	B, ETJ/Other	
Limits:	CR 270 to 1,415' E of CR 270	
Impact Fee Class:	New 4-Lane Arterial (1/2)	
Cross-Section:	4U	
Roadway Class:	Arterial 4-Lane	
Length (Feet):	1,414	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	6,223	CY	\$ 15.00	\$ 93,000
205	6" Asphalt (Type C)	2,385	Ton	\$ 80.00	\$ 191,000
305	17" Base	4,599	CY	\$ 45.00	\$ 207,000
405	Geogrid	9,740	SY	\$ 2.00	\$ 19,000
505	10' Concrete Sidewalk	28,277	SF	\$ 10.00	\$ 283,000
605	Machine Laid Curb & Gutter	2,828	LF	\$ 18.00	\$ 51,000
705	Turn Lanes and Median Openings	1,035	SY	\$ 77.00	\$ 80,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	1,445	GAL	\$ 4.00	\$ 6,000

Paving Construction Cost Subtotal: \$ 930,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	None Anticipated	5%	\$ 47,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 19,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 326,000
✓	Illumination		10%	\$ 93,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 19,000
✓	Sewer	Minor Adjustments	2%	\$ 19,000
✓	Turf and Erosion Control		3%	\$ 28,000
✓	Landscaping and Irrigation		2%	\$ 19,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 570,000

Paving Construction Cost and Allowance Subtotal: \$ 1,500,000

Construction Contingency: 15% \$ 225,000

Mobilization: 10% \$ 150,000

Prep ROW: 4% \$ 60,000

Construction Cost Total: \$ 2,000,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 2,000,000
Engineering/Survey/Testing:		16%	\$ 320,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 424,152

Impact Fee Project Cost Total: \$ 2,700,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	San Gabriel Pkwy	This project consists of the construction of a new four-lane arterial.
Project Label:	B-17	
Service Area:	B,	
Limits:	1,415' E of CR 270 to 375' W of Logan Del W	
Impact Fee Class:	New 4-Lane Arterial (1/2)	
Cross-Section:	4U	
Roadway Class:	Arterial 4-Lane	
Length (Feet):	1,654	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	7,280	CY	\$ 15.00	\$ 109,000
205	6" Asphalt (Type C)	2,790	Ton	\$ 80.00	\$ 223,000
305	17" Base	5,381	CY	\$ 45.00	\$ 242,000
405	Geogrid	11,395	SY	\$ 2.00	\$ 23,000
505	10' Concrete Sidewalk	33,082	SF	\$ 10.00	\$ 331,000
605	Machine Laid Curb & Gutter	3,308	LF	\$ 18.00	\$ 60,000
705	Turn Lanes and Median Openings	1,211	SY	\$ 77.00	\$ 93,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	1,691	GAL	\$ 4.00	\$ 7,000

Paving Construction Cost Subtotal: \$ 1,088,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	None Anticipated	5%	\$ 54,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 22,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 381,000
✓	Illumination		10%	\$ 109,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 22,000
✓	Sewer	Minor Adjustments	2%	\$ 22,000
✓	Turf and Erosion Control		3%	\$ 33,000
✓	Landscaping and Irrigation		2%	\$ 22,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 665,000

Paving Construction Cost and Allowance Subtotal: \$ 1,753,000

Construction Contingency: 15% \$ 263,000

Mobilization: 10% \$ 175,000

Prep ROW: 4% \$ 70,000

Construction Cost Total: \$ 2,300,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 2,300,000
Engineering/Survey/Testing:		16%	\$ 368,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 496,234

Impact Fee Project Cost Total: \$ 3,200,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	San Gabriel Pkwy	This project consists of the reconstruction of the existing pavement to a four-lane arterial.
Project Label:	B-18	
Service Area:	B,	
Limits:	865' W of Ronald Reagan Blvd to Ronald Re	
Impact Fee Class:	Widen 4-Lane Arterial	
Cross-Section:	4U	
Roadway Class:	Arterial 4-Lane	
Length (Feet):	875	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	3,849	CY	\$ 15.00	\$ 58,000
205	6" Asphalt (Type C)	1,475	Ton	\$ 80.00	\$ 118,000
305	17" Base	2,845	CY	\$ 45.00	\$ 128,000
405	Geogrid	6,025	SY	\$ 2.00	\$ 12,000
505	10' Concrete Sidewalk	17,492	SF	\$ 10.00	\$ 175,000
605	Machine Laid Curb & Gutter	1,749	LF	\$ 18.00	\$ 31,000
705	Turn Lanes and Median Openings	640	SY	\$ 77.00	\$ 49,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	894	GAL	\$ 4.00	\$ 4,000

Paving Construction Cost Subtotal: \$ 575,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 29,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 12,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 201,000
✓	Illumination		10%	\$ 58,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 12,000
✓	Sewer	Minor Adjustments	2%	\$ 12,000
✓	Turf and Erosion Control		3%	\$ 17,000
✓	Landscaping and Irrigation		2%	\$ 12,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 353,000

Paving Construction Cost and Allowance Subtotal: \$ 928,000

Construction Contingency: 15% \$ 139,000

Mobilization: 10% \$ 93,000

Prep ROW: 4% \$ 37,000

Construction Cost Total: \$ 1,200,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 1,200,000
Engineering/Survey/Testing:		16%	\$ 192,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 65,595

Impact Fee Project Cost Total: \$ 1,500,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Metro Dr	This project consists of the construction of a new three-lane non-residential collector.
Project Label:	B-19	
Service Area:	B,	
Limits:	Leander Dr to Mel Mathis Ave	
Impact Fee Class:	New Collector	
Cross-Section:	2U	
Roadway Class:	Non-Residential Collector	
Length (Feet):	974	

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			
Engineering/Survey/Testing:			
Previous City Contribution:	2016-GO & RF Bond		\$ 4,661,885
Other:			\$ -
ROW/Easement Acquisition:			

Impact Fee Project Cost Total: \$ 4,661,885

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:

Description:

Name: Hero Way ROW
Project Label: B-20, D-30
Service Area: B, D
Limits: US 183 to RM 2243
Impact Fee Class: New 3-Lane Frontage
Cross-Section: 3U
Roadway Class: Access Controlled
Length (Feet): 12,372

This project includes the City of Leander's anticipated contribution towards ROW purchases for the Hero Way project led by Williamson County and TxDOT.

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			
Engineering/Survey/Testing:			
Previous City Contribution:			
Other:			
ROW/Easement Acquisition:			\$ 13,900,000

Impact Fee Project Cost Total: \$ 13,900,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley»Horn

Updated: 2/17/2022

Project Information:		Description:
Name:	College Way	This project consists of the construction of a new three-lane non-residential collector.
Project Label:	B-21	
Service Area:	B,	
Limits:	Main Street to US 183A	
Impact Fee Class:	New Collector	
Cross-Section:	3U	
Roadway Class:	Non-Residential Collector	
Length (Feet):	2,164	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	3,954	CY	\$ 15.00	\$ 59,000
202	4" Asphalt (Type C)	1,516	Ton	\$ 80.00	\$ 121,000
302	13" Base	3,206	CY	\$ 45.00	\$ 144,000
402	Geogrid	7,814	SY	\$ 2.00	\$ 16,000
502	6' Concrete Sidewalk	0	SF	\$ 10.00	\$ -
602	Machine Laid Curb & Gutter	0	LF	\$ 18.00	\$ -
702	Turn Lanes and Median Openings	0	SY	\$ 75.00	\$ -
802	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	1,346	GAL	\$ 4.00	\$ 5,000

Paving Construction Cost Subtotal: \$ 345,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	None Anticipated	5%	\$ 17,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 7,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 121,000
✓	Illumination		10%	\$ 35,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 7,000
✓	Sewer	Minor Adjustments	2%	\$ 7,000
✓	Turf and Erosion Control		3%	\$ 10,000
✓	Landscaping and Irrigation		2%	\$ 7,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 211,000

Paving Construction Cost and Allowance Subtotal: \$ 556,000

Construction Contingency: 15% \$ 83,000

Mobilization: 10% \$ 56,000

Prep ROW: 4% \$ 22,000

Construction Cost Total: \$ 800,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 800,000
Engineering/Survey/Testing:		16%	\$ 128,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 649,129

Impact Fee Project Cost Total: \$ 1,600,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley»Horn

Updated: 2/17/2022

Project Information:		Description:
Name:	Main Street	This project consists of the construction of a new three-lane non-residential collector.
Project Label:	B-22	
Service Area:	B,	
Limits:	San Gabriel Pkwy to 1575' N of Hero Way	
Impact Fee Class:	New Collector	
Cross-Section:	3U	
Roadway Class:	Non-Residential Collector	
Length (Feet):	2,563	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	4,683	CY	\$ 15.00	\$ 70,000
202	4" Asphalt (Type C)	1,796	Ton	\$ 80.00	\$ 144,000
302	13" Base	3,797	CY	\$ 45.00	\$ 171,000
402	Geogrid	9,255	SY	\$ 2.00	\$ 19,000
502	6' Concrete Sidewalk	0	SF	\$ 10.00	\$ -
602	Machine Laid Curb & Gutter	0	LF	\$ 18.00	\$ -
702	Turn Lanes and Median Openings	0	SY	\$ 75.00	\$ -
802	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	1,595	GAL	\$ 4.00	\$ 6,000

Paving Construction Cost Subtotal: \$ 410,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	None Anticipated	5%	\$ 21,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 8,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 144,000
✓	Illumination		10%	\$ 41,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 8,000
✓	Sewer	Minor Adjustments	2%	\$ 8,000
✓	Turf and Erosion Control		3%	\$ 12,000
✓	Landscaping and Irrigation		2%	\$ 8,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 250,000

Paving Construction Cost and Allowance Subtotal: \$ 660,000

Construction Contingency: 15% \$ 99,000

Mobilization: 10% \$ 66,000

Prep ROW: 4% \$ 26,000

Construction Cost Total: \$ 900,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 900,000
Engineering/Survey/Testing:		16%	\$ 144,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 768,843

Impact Fee Project Cost Total: \$ 1,800,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander - 2022 Roadway Impact Fee Study

Capital Improvement Plan for Roadway Impact Fees

Summary of Conceptual Level Project Cost Projections

Last Modified: 12/15/2021

Street Improvements - Service Area C

Project #	Street Name	Project Limits	Ultimate Roadway Class	Impact Fee Class	Project Source	Percent in Service Area	Project Cost	Total Cost in Service Area
C-1	Nameless Rd	From TRAVISIO PKWY To 2,475' NW OF RM 1431	Arterial 4-Lane	Widen 4-Lane Arterial	TMP	50%	\$ 9,400,000	\$ 4,700,000
C-2	Lakeline Blvd	From HERO WAY To 2,815' SE OF HERO WAY	Arterial 4-Lane	Widen 4-Lane Arterial (1/2)	TMP	100%	\$ 5,000,000	\$ 5,000,000
C-3	Lakeline Blvd	From 2,815' SE OF HERO WAY To 1,765' SE OF VISTA RIDGE	Arterial 4-Lane	Widen 4-Lane Arterial (1/2)	TMP	50%	\$ 5,700,000	\$ 2,850,000
C-4	Lakeline Blvd	From 1,765' SE OF VISTA RIDGE To 550' NW OF STINNETT DR	Arterial 4-Lane	Widen 4-Lane Arterial (1/2)	TMP	100%	\$ 1,300,000	\$ 1,300,000
C-5	Bagdad Rd	From HERO WAY To 2,595' S OF HERO WAY	Arterial 6-Lane	Access Management	TMP	100%	\$ 800,000	\$ 800,000
C-6	Bagdad Rd	From 2,595' S OF HERO WAY To 475' N OF VISTA RIDGE DR	Arterial 6-Lane	Access Management	TMP	50%	\$ 100,000	\$ 50,000
C-7	Bagdad Rd	From 475' N OF VISTA RIDGE DR To 2,065' S OF OSAGE DR	Arterial 6-Lane	Access Management	TMP	100%	\$ 3,900,000	\$ 3,900,000
C-8	S West Dr	From W SOUTH ST To 870' N OF SONNY DR	Non-Residential Collector	Widen Collector	TMP	100%	\$ 3,200,000	\$ 3,200,000
C-9, D-25	US 183	From HERO WAY To 195' S OF OSAGE DR	Arterial 6-Lane	Access Management	TMP	50%	\$ 4,700,000	\$ 2,350,000
C-10	W South St	From WEST DR To US 183	Non-Residential Collector	Widen Substandard	TMP	100%	\$ 1,200,000	\$ 1,200,000
C-11	Crystal Falls Pkwy	From CANTINA SKY To FIRST VIEW	Residential Collector	Access Management	TMP	100%	\$ 500,000	\$ 500,000
C-12	Osage Dr	From 315' E OF PAINTED SKY BEND To BAGDAD RD	Residential Collector	Access Management	TMP	100%	\$ 500,000	\$ 500,000
A-20, C-13	Hero Way	From 1,100' E OF SAN GABRIEL PKWY To 900' W OF LAKELINE BLVD	Arterial 4-Lane	Widen 4-Lane Arterial	Roadway Newly Identified	50%	\$ 9,600,000	\$ 4,800,000
A-21, C-14	Hero Way	From LAKELINE BLVD To US 183	Arterial 4-Lane	Access Management	Roadway Newly Identified; 2016-CO Bond; 2015-CO Bond	50%	\$ 22,757,707	\$ 11,378,854
C-15	Municipal Dr	From Nothern Hills To S West Dr	Non-Residential Collector	Widen Collector	2015-CO Bond	100%	\$ 2,494,024	\$ 2,494,024
Total							\$ 71,151,731	\$ 45,022,878

Signal Installation and Intersection Improvements - Service Area C

Project #	Project Source	Intersection	Project Type	Percent in Service Area	Project Cost	Total Cost in Service Area
ABCDI-1	TMP - ICE	Hero Way and US 183	Other Capacity	25%	\$ 298,750	\$ 74,688
ABCDI-2	TMP	City of Leander Signal Upgrades	ITS Upgrades	25%	\$ 2,000,000	\$ 500,000
CDI-2	TMP - ICE	Crystal Falls Pkwy and US 183	Other Capacity	50%	\$ 355,000	\$ 177,500
CDI-3	TMP - ICE	W South St and US 183	Other Capacity	50%	\$ 194,000	\$ 97,000
CI-1	TMP - ICE	Crystal Falls Pkwy and Lakeline Blvd	Other Capacity	100%	\$ 472,250	\$ 472,250
CI-4	2018-GO Bond	W South St and West Dr	Roundabout	100%	\$ 1,200,000	\$ 1,200,000
CI-5	TMP	E Crystal Falls Pkwy and S West St	Signal	100%	\$ 400,000	\$ 400,000
CI-6	TMP	Sonny Dr and Lakeline Blvd	Signal	100%	\$ 400,000	\$ 400,000
CI-7	TMP	Sonny Dr and Bagdad Rd	Signal	100%	\$ 400,000	\$ 400,000
CI-8	TMP	RM 1431 and Travisio Pkwy	Other Capacity	20%	\$ 400,000	\$ 80,000
Total					\$ 6,120,000	\$ 3,801,438

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

Project Source and Impact Fee Class Definitions:

Project Source

Transportation Master Plan - Projects identified in the 2021 Transportation Master Plan

Bond Projects - Projects identified in the previous transportation bonds with auto capacity related improvements and outstanding debt

2021 Five-Year CIP - Projects identified in the five-year CIP, but not included in the Transportation Master Plan

Intersection Newly Identified - Intersection improvements identified during the development of the RIF CIP

Roadway Newly Identified - Roadway improvements identified during the development of the RIF CIP

Impact Fee Class

New - Either a new street connection or new intersection where a signal is recommended

Existing - Existing segments with capacity related improvements

Widening - Widening of an existing street to add pavement outside the existing curbs

Access Management - Converting a two-way left-turn lane to a median

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Nameless Rd	This project consists of the reconstruction of the existing pavement to a four-lane arterial.
Project Label:	C-1	
Service Area:	C, ETJ/Other	
Limits:	TRAVISSE PKWY to 2,475' NW OF RM 143	
Impact Fee Class:	Widen 4-Lane Arterial	
Cross-Section:	4D	
Roadway Class:	Arterial 4-Lane	
Length (Feet):	5,587	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	24,589	CY	\$ 15.00	\$ 369,000
205	6" Asphalt (Type C)	9,423	Ton	\$ 80.00	\$ 754,000
305	17" Base	18,174	CY	\$ 45.00	\$ 818,000
405	Geogrid	38,487	SY	\$ 2.00	\$ 77,000
505	10' Concrete Sidewalk	111,735	SF	\$ 10.00	\$ 1,117,000
605	Machine Laid Curb & Gutter	11,174	LF	\$ 18.00	\$ 201,000
705	Turn Lanes and Median Openings	4,091	SY	\$ 77.00	\$ 315,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	5,711	GAL	\$ 4.00	\$ 23,000

Paving Construction Cost Subtotal: \$ 3,674,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 184,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 73,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 1,286,000
✓	Illumination		10%	\$ 367,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 73,000
✓	Sewer	Minor Adjustments	2%	\$ 73,000
✓	Turf and Erosion Control		3%	\$ 110,000
✓	Landscaping and Irrigation		2%	\$ 73,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 2,239,000

Paving Construction Cost and Allowance Subtotal: \$ 5,913,000

Construction Contingency: 15% \$ 887,000

Mobilization: 10% \$ 591,000

Prep ROW: 4% \$ 237,000

Construction Cost Total: \$ 7,700,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 7,700,000
Engineering/Survey/Testing:		16%	\$ 1,232,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 419,008

Impact Fee Project Cost Total: \$ 9,400,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Lakeline Blvd	This project consists of the reconstruction of the existing pavement to a four-lane arterial.
Project Label:	C-2	
Service Area:	C,	
Limits:	HERO WAY to 2,815' SE OF HERO WAY	
Impact Fee Class:	Widen 4-Lane Arterial (1/2)	
Cross-Section:	4D	
Roadway Class:	Arterial 4-Lane	
Length (Feet):	2,930	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	12,894	CY	\$ 15.00	\$ 193,000
205	6" Asphalt (Type C)	4,941	Ton	\$ 80.00	\$ 395,000
305	17" Base	9,530	CY	\$ 45.00	\$ 429,000
405	Geogrid	20,182	SY	\$ 2.00	\$ 40,000
505	10' Concrete Sidewalk	58,592	SF	\$ 10.00	\$ 586,000
605	Machine Laid Curb & Gutter	5,859	LF	\$ 18.00	\$ 105,000
705	Turn Lanes and Median Openings	2,145	SY	\$ 77.00	\$ 165,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	2,995	GAL	\$ 4.00	\$ 12,000

Paving Construction Cost Subtotal: \$ 1,925,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 96,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 39,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 674,000
✓	Illumination		10%	\$ 193,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 39,000
✓	Sewer	Minor Adjustments	2%	\$ 39,000
✓	Turf and Erosion Control		3%	\$ 58,000
✓	Landscaping and Irrigation		2%	\$ 39,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 1,177,000

Paving Construction Cost and Allowance Subtotal: \$ 3,102,000

Construction Contingency: 15% \$ 465,000

Mobilization: 10% \$ 310,000

Prep ROW: 4% \$ 124,000

Construction Cost Total: \$ 4,100,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 4,100,000
Engineering/Survey/Testing:		16%	\$ 656,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 219,720

Impact Fee Project Cost Total: \$ 5,000,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Lakeline Blvd	This project consists of the reconstruction of the existing pavement to a four-lane arterial.
Project Label:	C-3	
Service Area:	C, ETJ/Other	
Limits:	2,815' SE OF HERO WAY to 1,765' SE OF V	
Impact Fee Class:	Widen 4-Lane Arterial (1/2)	
Cross-Section:	4D	
Roadway Class:	Arterial 4-Lane	
Length (Feet):	3,388	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	14,912	CY	\$ 15.00	\$ 224,000
205	6" Asphalt (Type C)	5,715	Ton	\$ 80.00	\$ 457,000
305	17" Base	11,022	CY	\$ 45.00	\$ 496,000
405	Geogrid	23,340	SY	\$ 2.00	\$ 47,000
505	10' Concrete Sidewalk	67,762	SF	\$ 10.00	\$ 678,000
605	Machine Laid Curb & Gutter	6,776	LF	\$ 18.00	\$ 122,000
705	Turn Lanes and Median Openings	2,481	SY	\$ 77.00	\$ 191,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	3,463	GAL	\$ 4.00	\$ 14,000

Paving Construction Cost Subtotal: \$ 2,229,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 111,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 45,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 780,000
✓	Illumination		10%	\$ 223,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 45,000
✓	Sewer	Minor Adjustments	2%	\$ 45,000
✓	Turf and Erosion Control		3%	\$ 67,000
✓	Landscaping and Irrigation		2%	\$ 45,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 1,361,000

Paving Construction Cost and Allowance Subtotal: \$ 3,590,000

Construction Contingency: 15% \$ 539,000

Mobilization: 10% \$ 359,000

Prep ROW: 4% \$ 144,000

Construction Cost Total: \$ 4,700,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 4,700,000
Engineering/Survey/Testing:		16%	\$ 752,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 254,108

Impact Fee Project Cost Total: \$ 5,700,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Lakeline Blvd	This project consists of the reconstruction of the existing pavement to a four-lane arterial.
Project Label:	C-4	
Service Area:	C,	
Limits:	1,765' SE OF VISTA RIDGE to 550' NW OF :	
Impact Fee Class:	Widen 4-Lane Arterial (1/2)	
Cross-Section:	4D	
Roadway Class:	Arterial 4-Lane	
Length (Feet):	786	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	3,460	CY	\$ 15.00	\$ 52,000
205	6" Asphalt (Type C)	1,326	Ton	\$ 80.00	\$ 106,000
305	17" Base	2,558	CY	\$ 45.00	\$ 115,000
405	Geogrid	5,416	SY	\$ 2.00	\$ 11,000
505	10' Concrete Sidewalk	15,724	SF	\$ 10.00	\$ 157,000
605	Machine Laid Curb & Gutter	1,572	LF	\$ 18.00	\$ 28,000
705	Turn Lanes and Median Openings	576	SY	\$ 77.00	\$ 44,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	804	GAL	\$ 4.00	\$ 3,000

Paving Construction Cost Subtotal: \$ 516,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 26,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 10,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 181,000
✓	Illumination		10%	\$ 52,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 10,000
✓	Sewer	Minor Adjustments	2%	\$ 10,000
✓	Turf and Erosion Control		3%	\$ 15,000
✓	Landscaping and Irrigation		2%	\$ 10,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 314,000

Paving Construction Cost and Allowance Subtotal: \$ 830,000

Construction Contingency: 15% \$ 125,000

Mobilization: 10% \$ 83,000

Prep ROW: 4% \$ 33,000

Construction Cost Total: \$ 1,100,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 1,100,000
Engineering/Survey/Testing:		16%	\$ 176,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 58,967

Impact Fee Project Cost Total: \$ 1,300,000

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City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Bagdad Rd	This project consists of the reconstruction of the existing roadway to an access-managed six-lane arterial.
Project Label:	C-5	
Service Area:	C,	
Limits:	HERO WAY to 2,595' S OF HERO WAY	
Impact Fee Class:	Access Management	
Cross-Section:	TBD	
Roadway Class:	Arterial 6-Lane	
Length (Feet):	2,561	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
108	Unclassified Street Excavation	3,478	CY	\$ 15.00	\$ 52,000
208	Asphalt (Type C)	0	Ton	\$ 80.00	\$ -
308	Base	0	CY	\$ 45.00	\$ -
408	Geogrid	0	SY	\$ 2.00	\$ -
508	6' Concrete Sidewalk	0	SF	\$ 10.00	\$ -
608	Machine Laid Curb & Gutter	5,123	LF	\$ 18.00	\$ 92,000
708	Turn Lanes and Median Openings	1,876	SY	\$ 77.00	\$ 144,000
808	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	0	GAL	\$ 4.00	\$ -

Paving Construction Cost Subtotal: \$ 288,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 14,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 6,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 101,000
✓	Illumination		10%	\$ 29,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 6,000
✓	Sewer	Minor Adjustments	2%	\$ 6,000
✓	Turf and Erosion Control		3%	\$ 9,000
✓	Landscaping and Irrigation		2%	\$ 6,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 177,000

Paving Construction Cost and Allowance Subtotal: \$ 465,000

Construction Contingency: 15% \$ 70,000

Mobilization: 10% \$ 47,000

Prep ROW: 4% \$ 19,000

Construction Cost Total: \$ 700,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 700,000
Engineering/Survey/Testing:		16%	\$ 112,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ -

Impact Fee Project Cost Total: \$ 800,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Bagdad Rd	This project consists of the reconstruction of the existing roadway to an access-managed six-lane arterial.
Project Label:	C-6	
Service Area:	C, ETJ/Other	
Limits:	2,595' S OF HERO WAY to 475' N OF VISTA	
Impact Fee Class:	Access Management	
Cross-Section:	TBD	
Roadway Class:	Arterial 6-Lane	
Length (Feet):	95	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
108	Unclassified Street Excavation	129	CY	\$ 15.00	\$ 2,000
208	Asphalt (Type C)	0	Ton	\$ 80.00	\$ -
308	Base	0	CY	\$ 45.00	\$ -
408	Geogrid	0	SY	\$ 2.00	\$ -
508	6' Concrete Sidewalk	0	SF	\$ 10.00	\$ -
608	Machine Laid Curb & Gutter	189	LF	\$ 18.00	\$ 3,000
708	Turn Lanes and Median Openings	69	SY	\$ 77.00	\$ 5,000
808	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	0	GAL	\$ 4.00	\$ -

Paving Construction Cost Subtotal: \$ 10,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
√	Traffic Control	Construction Phase Traffic Control	5%	\$ 1,000
	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ -
√	Roadway Drainage	Standard Internal System	35%	\$ 4,000
√	Illumination		10%	\$ 1,000
	Special Drainage Structures	None Anticipated	0%	\$ -
	Water	Minor Adjustments	2%	\$ -
	Sewer	Minor Adjustments	2%	\$ -
	Turf and Erosion Control		3%	\$ -
	Landscaping and Irrigation		2%	\$ -
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 6,000

Paving Construction Cost and Allowance Subtotal: \$ 16,000

Construction Contingency: 15% \$ 2,000

Mobilization: 10% \$ 2,000

Prep ROW: 4% \$ 1,000

Construction Cost Total: \$ 100,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 100,000
Engineering/Survey/Testing:		16%	\$ 16,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ -

Impact Fee Project Cost Total: \$ 100,000

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City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Bagdad Rd	This project consists of the reconstruction of the existing roadway to an access-managed six-lane arterial.
Project Label:	C-7	
Service Area:	C,	
Limits:	475' N OF VISTA RIDGE DR to 2,065' S OF (	
Impact Fee Class:	Access Management	
Cross-Section:	TBD	
Roadway Class:	Arterial 6-Lane	
Length (Feet):	14,107	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
108	Unclassified Street Excavation	19,157	CY	\$ 15.00	\$ 287,000
208	Asphalt (Type C)	0	Ton	\$ 80.00	\$ -
308	Base	0	CY	\$ 45.00	\$ -
408	Geogrid	0	SY	\$ 2.00	\$ -
508	6' Concrete Sidewalk	0	SF	\$ 10.00	\$ -
608	Machine Laid Curb & Gutter	28,214	LF	\$ 18.00	\$ 508,000
708	Turn Lanes and Median Openings	10,331	SY	\$ 77.00	\$ 795,000
808	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	0	GAL	\$ 4.00	\$ -

Paving Construction Cost Subtotal: \$ 1,590,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 80,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 32,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 557,000
✓	Illumination		10%	\$ 159,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 32,000
✓	Sewer	Minor Adjustments	2%	\$ 32,000
✓	Turf and Erosion Control		3%	\$ 48,000
✓	Landscaping and Irrigation		2%	\$ 32,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 972,000

Paving Construction Cost and Allowance Subtotal: \$ 2,562,000

Construction Contingency: 15% \$ 384,000

Mobilization: 10% \$ 256,000

Prep ROW: 4% \$ 102,000

Construction Cost Total: \$ 3,400,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 3,400,000
Engineering/Survey/Testing:		16%	\$ 544,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ -

Impact Fee Project Cost Total: \$ 3,900,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:

Description:

Name: S West Dr
Project Label: C-8
Service Area: C,
Limits: W SOUTH ST to 870' N OF SONNY DR
Impact Fee Class: Widen Collector
Cross-Section: 3U
Roadway Class: Non-Residential Collector
Length (Feet): 2,822

This project consists of the reconstruction of the existing pavement to a three-lane non-residential collector.

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	8,145	CY	\$ 15.00	\$ 122,000
202	4" Asphalt (Type C)	3,243	Ton	\$ 80.00	\$ 259,000
302	13" Base	6,228	CY	\$ 45.00	\$ 280,000
402	Geogrid	17,248	SY	\$ 2.00	\$ 34,000
502	6' Concrete Sidewalk	33,869	SF	\$ 10.00	\$ 339,000
602	Machine Laid Curb & Gutter	11,290	LF	\$ 18.00	\$ 203,000
702	Turn Lanes and Median Openings	0	SY	\$ 75.00	\$ -
802	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	2,948	GAL	\$ 4.00	\$ 12,000

Paving Construction Cost Subtotal: \$ 1,249,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 62,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 25,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 437,000
✓	Illumination		10%	\$ 125,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 25,000
✓	Sewer	Minor Adjustments	2%	\$ 25,000
✓	Turf and Erosion Control		3%	\$ 37,000
✓	Landscaping and Irrigation		2%	\$ 25,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 761,000

Paving Construction Cost and Allowance Subtotal: \$ 2,010,000

Construction Contingency: 15% \$ 302,000

Mobilization: 10% \$ 201,000

Prep ROW: 4% \$ 80,000

Construction Cost Total: \$ 2,600,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 2,600,000
Engineering/Survey/Testing:		16%	\$ 416,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 211,680

Impact Fee Project Cost Total: \$ 3,200,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	US 183	This project consists of the reconstruction of the existing roadway to an access-managed six-lane arterial.
Project Label:	C-9, D-25	
Service Area:	C, D	
Limits:	HERO WAY to 195' S OF OSAGE DR	
Impact Fee Class:	Access Management	
Cross-Section:	TBD	
Roadway Class:	Arterial 6-Lane	
Length (Feet):	14,989	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
108	Unclassified Street Excavation	20,355	CY	\$ 15.00	\$ 305,000
208	Asphalt (Type C)	0	Ton	\$ 80.00	\$ -
308	Base	0	CY	\$ 45.00	\$ -
408	Geogrid	0	SY	\$ 2.00	\$ -
508	6' Concrete Sidewalk	0	SF	\$ 10.00	\$ -
608	Machine Laid Curb & Gutter	29,978	LF	\$ 18.00	\$ 540,000
708	Turn Lanes and Median Openings	10,977	SY	\$ 77.00	\$ 845,000
808	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	0	GAL	\$ 4.00	\$ -

Paving Construction Cost Subtotal: \$ 1,690,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 85,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 34,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 592,000
✓	Illumination		10%	\$ 169,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 34,000
✓	Sewer	Minor Adjustments	2%	\$ 34,000
✓	Turf and Erosion Control		3%	\$ 51,000
✓	Landscaping and Irrigation		2%	\$ 34,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 1,033,000

Paving Construction Cost and Allowance Subtotal: \$ 2,723,000

Construction Contingency: 15% \$ 408,000

Mobilization: 10% \$ 272,000

Prep ROW: 4% \$ 109,000

Construction Cost Total: \$ 3,600,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 3,600,000
Engineering/Survey/Testing:		16%	\$ 576,000
Previous City Contribution:			\$ -
Other:	Corridor Study		\$ 500,000
ROW/Easement Acquisition:			\$ -

Impact Fee Project Cost Total: \$ 4,700,000

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City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	W South St	This project consists of the reconstruction of the existing pavement to a three-lane non-residential collector.
Project Label:	C-10	
Service Area:	C,	
Limits:	WEST DR to US 183	
Impact Fee Class:	Widen Substandard	
Cross-Section:	3U	
Roadway Class:	Non-Residential Collector	
Length (Feet):	1,012	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	2,922	CY	\$ 15.00	\$ 44,000
202	4" Asphalt (Type C)	1,163	Ton	\$ 80.00	\$ 93,000
302	13" Base	2,234	CY	\$ 45.00	\$ 101,000
402	Geogrid	6,187	SY	\$ 2.00	\$ 12,000
502	6' Concrete Sidewalk	12,149	SF	\$ 10.00	\$ 121,000
602	Machine Laid Curb & Gutter	4,050	LF	\$ 18.00	\$ 73,000
702	Turn Lanes and Median Openings	0	SY	\$ 75.00	\$ -
802	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	1,057	GAL	\$ 4.00	\$ 4,000

Paving Construction Cost Subtotal: \$ 448,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 22,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 9,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 157,000
✓	Illumination		10%	\$ 45,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 9,000
✓	Sewer	Minor Adjustments	2%	\$ 9,000
✓	Turf and Erosion Control		3%	\$ 13,000
✓	Landscaping and Irrigation		2%	\$ 9,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 273,000

Paving Construction Cost and Allowance Subtotal: \$ 721,000

Construction Contingency: 15% \$ 108,000

Mobilization: 10% \$ 72,000

Prep ROW: 4% \$ 29,000

Construction Cost Total: \$ 1,000,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 1,000,000
Engineering/Survey/Testing:		16%	\$ 160,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 75,932

Impact Fee Project Cost Total: \$ 1,200,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:

Description:

Name: Crystal Falls Pkwy
Project Label: C-11
Service Area: C,
Limits: CANTINA SKY to FIRST VIEW
Impact Fee Class: Access Management
Cross-Section: 2D
Roadway Class: Residential Collector
Length (Feet): 1,979

This project consists of the reconstruction of the existing roadway to an access-managed two-lane residential collector.

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 500,000
Engineering/Survey/Testing:			
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ -

Impact Fee Project Cost Total: \$ 500,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Osage Dr	This project consists of the reconstruction of the existing roadway to an access-managed two-lane residential collector.
Project Label:	C-12	
Service Area:	C,	
Limits:	315' E OF PAINTED SKY BEND to BAGDAD	
Impact Fee Class:	Access Management	
Cross-Section:	2U	
Roadway Class:	Residential Collector	
Length (Feet):	13,194	

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 500,000
Engineering/Survey/Testing:			\$ -
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ -

Impact Fee Project Cost Total: \$ 500,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Hero Way	This project consists of the reconstruction of the existing pavement to a four-lane arterial.
Project Label:	A-20, C-13	
Service Area:	A, C	
Limits:	1,100' E OF SAN GABRIEL PKWY to 900' W	
Impact Fee Class:	Widen 4-Lane Arterial	
Cross-Section:	4D	
Roadway Class:	Arterial 4-Lane	
Length (Feet):	5,712	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	25,139	CY	\$ 15.00	\$ 377,000
205	6" Asphalt (Type C)	9,634	Ton	\$ 80.00	\$ 771,000
305	17" Base	18,581	CY	\$ 45.00	\$ 836,000
405	Geogrid	39,348	SY	\$ 2.00	\$ 79,000
505	10' Concrete Sidewalk	114,237	SF	\$ 10.00	\$ 1,142,000
605	Machine Laid Curb & Gutter	11,424	LF	\$ 18.00	\$ 206,000
705	Turn Lanes and Median Openings	4,183	SY	\$ 77.00	\$ 322,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	5,839	GAL	\$ 4.00	\$ 23,000

Paving Construction Cost Subtotal: \$ 3,756,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 188,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 75,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 1,315,000
✓	Illumination		10%	\$ 376,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 75,000
✓	Sewer	Minor Adjustments	2%	\$ 75,000
✓	Turf and Erosion Control		3%	\$ 113,000
✓	Landscaping and Irrigation		2%	\$ 75,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 2,292,000

Paving Construction Cost and Allowance Subtotal: \$ 6,048,000

Construction Contingency: 15% \$ 907,000

Mobilization: 10% \$ 605,000

Prep ROW: 4% \$ 242,000

Construction Cost Total: \$ 7,900,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 7,900,000
Engineering/Survey/Testing:		16%	\$ 1,264,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 428,388

Impact Fee Project Cost Total: \$ 9,600,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Hero Way	This project consists of the reconstruction of the existing roadway to an access-managed four-lane arterial.
Project Label:	A-21, C-14	
Service Area:	A, C	
Limits:	LAKELINE BLVD to US 183	
Impact Fee Class:	Access Management	
Cross-Section:	6D	
Roadway Class:	Arterial 4-Lane	
Length (Feet):	13,271	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
108	Unclassified Street Excavation	18,022	CY	\$ 15.00	\$ 270,000
208	Asphalt (Type C)	0	Ton	\$ 80.00	\$ -
308	Base	0	CY	\$ 45.00	\$ -
408	Geogrid	0	SY	\$ 2.00	\$ -
508	6' Concrete Sidewalk	0	SF	\$ 10.00	\$ -
608	Machine Laid Curb & Gutter	26,542	LF	\$ 18.00	\$ 478,000
708	Turn Lanes and Median Openings	9,719	SY	\$ 77.00	\$ 748,000
808	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	0	GAL	\$ 4.00	\$ -

Paving Construction Cost Subtotal: \$ 1,496,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 75,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 30,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 524,000
✓	Illumination		10%	\$ 150,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 30,000
✓	Sewer	Minor Adjustments	2%	\$ 30,000
✓	Turf and Erosion Control		3%	\$ 45,000
✓	Landscaping and Irrigation		2%	\$ 30,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 914,000

Paving Construction Cost and Allowance Subtotal: \$ 2,410,000

Construction Contingency: 15% \$ 362,000

Mobilization: 10% \$ 241,000

Prep ROW: 4% \$ 96,000

Construction Cost Total: \$ 3,200,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 3,200,000
Engineering/Survey/Testing:		16%	\$ 512,000
Previous City Contribution:	2016-CO Bond; 2015-CO Bond		\$ 19,057,707
Other:			\$ -
ROW/Easement Acquisition:			\$ -

Impact Fee Project Cost Total: \$ 22,757,707

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Municipal Dr	This project consists of the reconstruction of the existing pavement to a three-lane non-residential collector.
Project Label:	C-15	
Service Area:	C,	
Limits:	Nothorn Hills to S West Dr	
Impact Fee Class:	Widen Collector	
Cross-Section:	3U	
Roadway Class:	Non-Residential Collector	
Length (Feet):	2,980	

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			
Engineering/Survey/Testing:			
Previous City Contribution:	2015-CO Bond		\$ 2,494,024
Other:			\$ -
ROW/Easement Acquisition:			

Impact Fee Project Cost Total: \$ 2,494,024

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander - 2022 Roadway Impact Fee Study
Capital Improvement Plan for Roadway Impact Fees
Summary of Conceptual Level Project Cost Projections

Last Modified: 12/15/2021

Street Improvements - Service Area C

Project #	Street Name	Project Limits	Ultimate Roadway Class	Impact Fee Class	Project Source	Percent in Service Area	Project Cost	Total Cost in Service Area
D-1	Leander Dr	From HAZLEWOOD ST To CRYSTAL FALLS DR	Non-Residential Collector	Widen Substandard	TMP	100%	\$ 5,300,000	\$ 5,300,000
D-2	Horizon Park Blvd	From RM 2243 To CRYSTAL FALLS PKWY	Residential Collector	Widen Collector	TMP	100%	\$ 14,300,000	\$ 14,300,000
D-3	Raider Way	From HERO WAY To RM 2243	Non-Residential Collector	New Collector	TMP	100%	\$ 4,700,000	\$ 4,700,000
D-4	Raider Way	From RM 2243 To 1,235' S OF RM 2243	Non-Residential Collector	New Collector	TMP	100%	\$ 3,200,000	\$ 3,200,000
D-5	CR 175	From RM 2243 To 1,265' SE OF RM 2243	Arterial 4-Lane	Widen 4-Lane Arterial	TMP	50%	\$ 1,680,000	\$ 840,000
D-6	CR 175	From 1,265' SE OF RM 2243 To 2,315' SE OF RM 2243	Arterial 4-Lane	Widen 4-Lane Arterial	TMP	100%	\$ 1,680,000	\$ 1,680,000
D-7	CR 175	From 2,315' SE OF RM 2243 To 3,040' SE OF RM 2243	Arterial 4-Lane	Widen 4-Lane Arterial	TMP	50%	\$ 960,000	\$ 480,000
D-8	CR 175	From 1,855' NW OF WHISPER LN To 40' NW OF CRYSTAL FALLS PKWY	Arterial 4-Lane	Widen 4-Lane Arterial	TMP	50%	\$ 6,720,000	\$ 3,360,000
D-9	CR 175	From 1,400' SE OF CRYSTAL FALLS PKWY To 500' SE OF PARKSIDE PKWY	Arterial 4-Lane	Widen 4-Lane Arterial	TMP	100%	\$ 2,720,000	\$ 2,720,000
D-10	CR 175	From 615' NW OF JOURNEY PKWY To JOURNEY PKWY	Arterial 4-Lane	Widen 4-Lane Arterial	TMP	50%	\$ 880,000	\$ 440,000
D-11	RM 2243	From N US 183 To CR 175	Arterial 4-Lane	Widen 4-Lane Arterial	TMP	100%	\$ 45,100,000	\$ 45,100,000
D-12	RM 2243	From CR 175 To HERO WAY	Arterial 4-Lane	Widen 4-Lane Arterial	TMP	50%	\$ 2,600,000	\$ 1,300,000
D-13	Woodview Dr	From 980' W OF N US 183 To N US 183	Residential Collector	New Collector	TMP	100%	\$ 6,300,000	\$ 6,300,000
D-14	Crystal Falls Pkwy	From RONALD REAGAN BLVD To 725' E OF RONALD REAGAN BLVD	Arterial 4-Lane	New 4-Lane Arterial	TMP	100%	\$ 1,400,000	\$ 1,400,000
D-15	Crystal Falls Pkwy	From 1,405' E OF RONALD REAGAN BLVD To 2,185' E OF RONALD REAGAN BLVD	Arterial 4-Lane	New 4-Lane Arterial	TMP	100%	\$ 1,500,000	\$ 1,500,000
D-16	Crystal Falls Pkwy	From 2,190' E OF RONALD REAGAN BLVD To 1,615' W OF CR 175	Arterial 4-Lane	New 4-Lane Arterial	TMP	100%	\$ 9,400,000	\$ 9,400,000
D-17	Crystal Falls Pkwy	From 1,615' W OF CR 175 To 590' W OF CR 175	Arterial 4-Lane	New 4-Lane Arterial	TMP	50%	\$ 1,900,000	\$ 950,000
D-18	Crystal Falls Pkwy	From 1,615' W OF CR 175 To 115' W OF CR 175	Arterial 4-Lane	New 4-Lane Arterial	TMP	100%	\$ 800,000	\$ 800,000
D-19	Journey Pkwy	From RONALD REAGAN BLVD To 4,025' E OF RONALD REAGAN BLVD	Arterial 4-Lane	Widen 4-Lane Arterial	TMP	100%	\$ 6,700,000	\$ 6,700,000
D-20	Journey Pkwy	From 4,025' E OF RONALD REAGAN BLVD To 4,700' E OF RONALD REAGAN BLVD	Arterial 4-Lane	Widen 4-Lane Arterial	TMP	50%	\$ 3,400,000	\$ 1,700,000
D-21	Journey Pkwy	From 4,700' E OF RONALD REAGAN BLVD To 5,000' E OF RONALD REAGAN BLVD	Arterial 4-Lane	Widen 4-Lane Arterial	TMP	100%	\$ 1,200,000	\$ 1,200,000
D-22	Journey Pkwy	From 2,575' W OF CR 175 To 1,875' W OF CR 175	Arterial 4-Lane	Widen 4-Lane Arterial	TMP	50%	\$ 500,000	\$ 250,000
D-23	Journey Pkwy	From 1,875' W OF CR 175 To CR 175	Arterial 4-Lane	Widen 4-Lane Arterial	TMP	100%	\$ 3,200,000	\$ 3,200,000
D-24	Ronald Reagan Blvd	From RM 2243 To Southern City Limits	Access Controlled	Access Management	TMP	100%	\$ 4,200,000	\$ 4,200,000
C-9, D-25	US 183	From HERO WAY To 195' S OF OSAGE DR	Arterial 6-Lane	Access Management	TMP	50%	\$ 4,700,000	\$ 2,350,000
D-26	N East St	From Hero Way To E South St	Residential Collector	Widen Collector	2018-GO Bond; 2016-CO Bond; 2015-CO Bond	100%	\$ 3,280,852	\$ 3,280,852
D-27	N East St	From E Evans St To E South St	Residential Collector	Widen Collector	CIP	100%	\$ 1,100,000	\$ 1,100,000
D-28	Woodview Dr	From US 183A To Raider Way	Residential Collector	Widen Collector	CIP; 2018-GO Bond; 2016-GO & RF Bond	100%	\$ 4,909,533	\$ 4,909,533
D-29	Raider Way	From Woodview Dr To Crystal Falls Pkwy	Non-Residential Collector	Widen Collector	CIP; 2018-GO Bond; 2016-GO & RF Bond	100%	\$ 4,909,533	\$ 4,909,533
B-20, D-30	Hero Way ROW	From US 183 To RM 2243	Access Controlled	New 3-Lane Frontage	CIP	50%	\$ 13,900,000	\$ 6,950,000
Total							\$ 163,139,917	\$ 144,519,917

Signal Installation and Intersection Improvements - Service Area C

Project #	Project Source	Intersection	Project Type	Percent in Service Area	Project Cost	Total Cost in Service Area
ABCDI-1	TMP - ICE	Hero Way and US 183	Other Capacity	25%	\$ 298,750	\$ 74,688
ABCDI-2	TMP	City of Leander Signal Upgrades	ITS Upgrades	25%	\$ 2,000,000	\$ 500,000
BDI-2	TMP	Hero Way and Ronald Reagan Blvd	Signal	50%	\$ 400,000	\$ 200,000
CDI-2	TMP - ICE	Crystal Falls Pkwy and US 183	Other Capacity	50%	\$ 355,000	\$ 177,500
CDI-3	TMP - ICE	W South St and US 183	Other Capacity	50%	\$ 194,000	\$ 97,000
DI-1	TMP - ICE	RM 2243 and Ronald Reagan Blvd	Innovative Intersection	100%	\$ 5,000,000	\$ 5,000,000
DI-2	CIP	E Woodview Dr and Raider Way	Roundabout	100%	\$ 1,200,000	\$ 1,200,000
DI-3	CIP	E Crystal Falls Pkwy and Raider Way	Signal	100%	\$ 1,200,000	\$ 1,200,000
DI-4	TMP	Journey Pkwy and CR 175	Signal	100%	\$ 400,000	\$ 400,000
DI-5	TMP	Sonny Dr and Leander Dr	Roundabout	100%	\$ 400,000	\$ 400,000
DI-6	TMP	Hazlewood St and Horizon Park Blvd	Roundabout	100%	\$ 1,200,000	\$ 1,200,000
Total					\$ 12,647,750	\$ 10,449,188

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

Project Source and Impact Fee Class Definitions:

Project Source

Transportation Master Plan - Projects identified in the 2021 Transportation Master Plan

Bond Projects - Projects identified in the previous transportation bonds with auto capacity related improvements and outstanding debt

2021 Five-Year CIP - Projects identified in the five-year CIP, but not included in the Transportation Master Plan

Intersection Newly Identified - Intersection improvements identified during the development of the RIF CIP

Roadway Newly Identified - Roadway improvements identified during the development of the RIF CIP

Impact Fee Class

New - Either a new street connection or new intersection where a signal is recommended

Existing - Existing segments with capacity related improvements

Widening - Widening of an existing street to add pavement outside the existing curbs

Access Management - Converting a two-way left-turn lane to a median

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Leander Dr	This project consists of the reconstruction of the existing pavement to a three-lane non-residential collector.
Project Label:	D-1	
Service Area:	D,	
Limits:	HAZLEWOOD ST to CRYSTAL FALLS DR	
Impact Fee Class:	Widen Substandard	
Cross-Section:	3U	
Roadway Class:	Non-Residential Collector	
Length (Feet):	4,654	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	13,431	CY	\$ 15.00	\$ 201,000
202	4" Asphalt (Type C)	5,347	Ton	\$ 80.00	\$ 428,000
302	13" Base	10,271	CY	\$ 45.00	\$ 462,000
402	Geogrid	28,442	SY	\$ 2.00	\$ 57,000
502	6' Concrete Sidewalk	55,849	SF	\$ 10.00	\$ 558,000
602	Machine Laid Curb & Gutter	18,616	LF	\$ 18.00	\$ 335,000
702	Turn Lanes and Median Openings	0	SY	\$ 75.00	\$ -
802	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	4,861	GAL	\$ 4.00	\$ 19,000

Paving Construction Cost Subtotal: \$ 2,060,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 103,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 41,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 721,000
✓	Illumination		10%	\$ 206,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 41,000
✓	Sewer	Minor Adjustments	2%	\$ 41,000
✓	Turf and Erosion Control		3%	\$ 62,000
✓	Landscaping and Irrigation		2%	\$ 41,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 1,256,000

Paving Construction Cost and Allowance Subtotal: \$ 3,316,000

Construction Contingency: 15% \$ 497,000

Mobilization: 10% \$ 332,000

Prep ROW: 4% \$ 133,000

Construction Cost Total: \$ 4,300,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 4,300,000
Engineering/Survey/Testing:		16%	\$ 688,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 349,055

Impact Fee Project Cost Total: \$ 5,300,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Horizon Park Blvd	This project consists of the reconstruction of the existing pavement to a two-lane residential collector.
Project Label:	D-2	
Service Area:	D,	
Limits:	RM 2243 to CRYSTAL FALLS PKWY	
Impact Fee Class:	Widen Collector	
Cross-Section:	2U	
Roadway Class:	Residential Collector	
Length (Feet):	8,137	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	17,957	CY	\$ 15.00	\$ 269,000
201	3" Asphalt (Type C)	7,012	Ton	\$ 80.00	\$ 561,000
301	10" Base	13,813	CY	\$ 45.00	\$ 622,000
401	Geogrid	49,728	SY	\$ 2.00	\$ 99,000
501	6' Concrete Sidewalk	97,648	SF	\$ 10.00	\$ 976,000
601	Machine Laid Curb & Gutter	16,275	LF	\$ 18.00	\$ 293,000
701	Turn Lanes and Median Openings	0	SY	\$ 75.00	\$ -
801	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	8,499	GAL	\$ 4.00	\$ 34,000

Paving Construction Cost Subtotal: \$ 2,854,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 143,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 57,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 999,000
✓	Illumination		10%	\$ 285,000
✓	Special Drainage Structures	Bridge Crossing	0%	\$ 4,519,800
✓	Water	Minor Adjustments	2%	\$ 57,000
✓	Sewer	Minor Adjustments	2%	\$ 57,000
✓	Turf and Erosion Control		3%	\$ 86,000
✓	Landscaping and Irrigation		2%	\$ 57,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 6,260,800

Paving Construction Cost and Allowance Subtotal: \$ 9,114,800

Construction Contingency: 15% \$ 1,367,000

Mobilization: 10% \$ 911,000

Prep ROW: 4% \$ 365,000

Construction Cost Total: \$ 11,800,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 11,800,000
Engineering/Survey/Testing:		16%	\$ 1,888,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 610,300

Impact Fee Project Cost Total: \$ 14,300,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:

Description:

Name: Raider Way
Project Label: D-3
Service Area: D,
Limits: HERO WAY to RM 2243
Impact Fee Class: New Collector
Cross-Section: 3U
Roadway Class: Non-Residential Collector
Length (Feet): 3,392

This project consists of the construction of a new three-lane non-residential collector.

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	9,790	CY	\$ 15.00	\$ 147,000
202	4" Asphalt (Type C)	3,898	Ton	\$ 80.00	\$ 312,000
302	13" Base	7,486	CY	\$ 45.00	\$ 337,000
402	Geogrid	20,732	SY	\$ 2.00	\$ 41,000
502	6' Concrete Sidewalk	40,710	SF	\$ 10.00	\$ 407,000
602	Machine Laid Curb & Gutter	13,570	LF	\$ 18.00	\$ 244,000
702	Turn Lanes and Median Openings	0	SY	\$ 75.00	\$ -
802	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	3,543	GAL	\$ 4.00	\$ 14,000

Paving Construction Cost Subtotal: \$ 1,502,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	None Anticipated	5%	\$ 75,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 30,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 526,000
✓	Illumination		10%	\$ 150,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 30,000
✓	Sewer	Minor Adjustments	2%	\$ 30,000
✓	Turf and Erosion Control		3%	\$ 45,000
✓	Landscaping and Irrigation		2%	\$ 30,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 916,000

Paving Construction Cost and Allowance Subtotal: \$ 2,418,000

Construction Contingency: 15% \$ 363,000

Mobilization: 10% \$ 242,000

Prep ROW: 4% \$ 97,000

Construction Cost Total: \$ 3,200,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 3,200,000
Engineering/Survey/Testing:		16%	\$ 512,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 1,017,741

Impact Fee Project Cost Total: \$ 4,700,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Raider Way	This project consists of the construction of a new three-lane non-residential collector.
Project Label:	D-4	
Service Area:	D,	
Limits:	RM 2243 to 1,235' S OF RM 2243	
Impact Fee Class:	New Collector	
Cross-Section:	3U	
Roadway Class:	Non-Residential Collector	
Length (Feet):	1,324	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	3,821	CY	\$ 15.00	\$ 57,000
202	4" Asphalt (Type C)	1,521	Ton	\$ 80.00	\$ 122,000
302	13" Base	2,922	CY	\$ 45.00	\$ 131,000
402	Geogrid	8,091	SY	\$ 2.00	\$ 16,000
502	6' Concrete Sidewalk	15,888	SF	\$ 10.00	\$ 159,000
602	Machine Laid Curb & Gutter	5,296	LF	\$ 18.00	\$ 95,000
702	Turn Lanes and Median Openings	0	SY	\$ 75.00	\$ -
802	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	1,383	GAL	\$ 4.00	\$ 6,000

Paving Construction Cost Subtotal: \$ 586,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	None Anticipated	5%	\$ 29,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 12,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 205,000
✓	Illumination		10%	\$ 59,000
✓	Special Drainage Structures	Bridge Crossing	0%	\$ 886,600
✓	Water	Minor Adjustments	2%	\$ 12,000
✓	Sewer	Minor Adjustments	2%	\$ 12,000
✓	Turf and Erosion Control		3%	\$ 18,000
✓	Landscaping and Irrigation		2%	\$ 12,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 1,245,600

Paving Construction Cost and Allowance Subtotal: \$ 1,831,600

Construction Contingency: 15% \$ 275,000

Mobilization: 10% \$ 183,000

Prep ROW: 4% \$ 73,000

Construction Cost Total: \$ 2,400,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 2,400,000
Engineering/Survey/Testing:		16%	\$ 384,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 397,194

Impact Fee Project Cost Total: \$ 3,200,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	CR 175	This project consists of the reconstruction of the existing pavement to a four-lane arterial.
Project Label:	D-5	
Service Area:	D, ETJ/Other	
Limits:	RM 2243 to 1,265' SE OF RM 2243	
Impact Fee Class:	Widen 4-Lane Arterial	
Cross-Section:	4D	
Roadway Class:	Arterial 4-Lane	
Length (Feet):	1,241	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	5,464	CY	\$ 15.00	\$ 82,000
205	6" Asphalt (Type C)	2,094	Ton	\$ 80.00	\$ 168,000
305	17" Base	4,038	CY	\$ 45.00	\$ 182,000
405	Geogrid	8,552	SY	\$ 2.00	\$ 17,000
505	10' Concrete Sidewalk	24,828	SF	\$ 10.00	\$ 248,000
605	Machine Laid Curb & Gutter	2,483	LF	\$ 18.00	\$ 45,000
705	Turn Lanes and Median Openings	909	SY	\$ 77.00	\$ 70,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	1,269	GAL	\$ 4.00	\$ 5,000

Paving Construction Cost Subtotal: \$ 817,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 41,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 16,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 286,000
✓	Illumination		10%	\$ 82,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 16,000
✓	Sewer	Minor Adjustments	2%	\$ 16,000
✓	Turf and Erosion Control		3%	\$ 25,000
✓	Landscaping and Irrigation		2%	\$ 16,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 498,000

Paving Construction Cost and Allowance Subtotal: \$ 1,315,000

Construction Contingency: 15% \$ 197,000

Mobilization: 10% \$ 132,000

Prep ROW: 4% \$ 53,000

Construction Cost Total: \$ 1,700,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 1,700,000
Engineering/Survey/Testing:		16%	\$ 272,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 93,105

Impact Fee Project Cost Total 80% City Contribution \$ 1,680,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:

Name: CR 175
Project Label: D-6
Service Area: D,
Limits: 1,265' SE OF RM 2243 to 2,315' SE OF RM 2243
Impact Fee Class: Widen 4-Lane Arterial
Cross-Section: 4D
Roadway Class: Arterial 4-Lane
Length (Feet): 1,202

Description:

This project consists of the reconstruction of the existing pavement to a four-lane arterial.

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	5,291	CY	\$ 15.00	\$ 79,000
205	6" Asphalt (Type C)	2,028	Ton	\$ 80.00	\$ 162,000
305	17" Base	3,911	CY	\$ 45.00	\$ 176,000
405	Geogrid	8,281	SY	\$ 2.00	\$ 17,000
505	10' Concrete Sidewalk	24,042	SF	\$ 10.00	\$ 240,000
605	Machine Laid Curb & Gutter	2,404	LF	\$ 18.00	\$ 43,000
705	Turn Lanes and Median Openings	880	SY	\$ 77.00	\$ 68,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	1,229	GAL	\$ 4.00	\$ 5,000

Paving Construction Cost Subtotal: \$ 790,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 40,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 16,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 277,000
✓	Illumination		10%	\$ 79,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 16,000
✓	Sewer	Minor Adjustments	2%	\$ 16,000
✓	Turf and Erosion Control		3%	\$ 24,000
✓	Landscaping and Irrigation		2%	\$ 16,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 484,000

Paving Construction Cost and Allowance Subtotal: \$ 1,274,000

Construction Contingency: 15% \$ 191,000

Mobilization: 10% \$ 127,000

Prep ROW: 4% \$ 51,000

Construction Cost Total: \$ 1,700,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 1,700,000
Engineering/Survey/Testing:		16%	\$ 272,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 90,158

Impact Fee Project Cost Total 80% City Contribution \$ 1,680,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	CR 175	This project consists of the reconstruction of the existing pavement to a four-lane arterial.
Project Label:	D-7	
Service Area:	D, ETJ/Other	
Limits:	2,315' SE OF RM 2243 to 3,040' SE OF RM 2243	
Impact Fee Class:	Widen 4-Lane Arterial	
Cross-Section:	4D	
Roadway Class:	Arterial 4-Lane	
Length (Feet):	730	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	3,212	CY	\$ 15.00	\$ 48,000
205	6" Asphalt (Type C)	1,231	Ton	\$ 80.00	\$ 98,000
305	17" Base	2,374	CY	\$ 45.00	\$ 107,000
405	Geogrid	5,028	SY	\$ 2.00	\$ 10,000
505	10' Concrete Sidewalk	14,598	SF	\$ 10.00	\$ 146,000
605	Machine Laid Curb & Gutter	1,460	LF	\$ 18.00	\$ 26,000
705	Turn Lanes and Median Openings	535	SY	\$ 77.00	\$ 41,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	746	GAL	\$ 4.00	\$ 3,000

Paving Construction Cost Subtotal: \$ 479,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 24,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 10,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 168,000
✓	Illumination		10%	\$ 48,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 10,000
✓	Sewer	Minor Adjustments	2%	\$ 10,000
✓	Turf and Erosion Control		3%	\$ 14,000
✓	Landscaping and Irrigation		2%	\$ 10,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 294,000

Paving Construction Cost and Allowance Subtotal: \$ 773,000

Construction Contingency: 15% \$ 116,000

Mobilization: 10% \$ 77,000

Prep ROW: 4% \$ 31,000

Construction Cost Total: \$ 1,000,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 1,000,000
Engineering/Survey/Testing:		16%	\$ 160,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 54,742

Impact Fee Project Cost Total 80% City Contribution \$ 960,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	CR 175	This project consists of the reconstruction of the existing pavement to a four-lane arterial.
Project Label:	D-8	
Service Area:	D, ETJ/Other	
Limits:	1,855' NW OF WHISPER LN to 40' NW OF C	
Impact Fee Class:	Widen 4-Lane Arterial	
Cross-Section:	4D	
Roadway Class:	Arterial 4-Lane	
Length (Feet):	4,796	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	21,110	CY	\$ 15.00	\$ 317,000
205	6" Asphalt (Type C)	8,090	Ton	\$ 80.00	\$ 647,000
305	17" Base	15,603	CY	\$ 45.00	\$ 702,000
405	Geogrid	33,041	SY	\$ 2.00	\$ 66,000
505	10' Concrete Sidewalk	95,926	SF	\$ 10.00	\$ 959,000
605	Machine Laid Curb & Gutter	9,593	LF	\$ 18.00	\$ 173,000
705	Turn Lanes and Median Openings	3,512	SY	\$ 77.00	\$ 270,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	4,903	GAL	\$ 4.00	\$ 20,000

Paving Construction Cost Subtotal: \$ 3,154,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 158,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 63,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 1,104,000
✓	Illumination		10%	\$ 315,000
✓	Special Drainage Structures	Minor Stream Crossing	0%	\$ 250,000
✓	Water	Minor Adjustments	2%	\$ 63,000
✓	Sewer	Minor Adjustments	2%	\$ 63,000
✓	Turf and Erosion Control		3%	\$ 95,000
✓	Landscaping and Irrigation		2%	\$ 63,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 2,174,000

Paving Construction Cost and Allowance Subtotal: \$ 5,328,000

Construction Contingency: 15% \$ 799,000

Mobilization: 10% \$ 533,000

Prep ROW: 4% \$ 213,000

Construction Cost Total: \$ 6,900,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 6,900,000
Engineering/Survey/Testing:		16%	\$ 1,104,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 359,722

Impact Fee Project Cost Total 80% City Contribution \$ 6,720,000

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City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	CR 175	This project consists of the reconstruction of the existing pavement to a four-lane arterial.
Project Label:	D-9	
Service Area:	D,	
Limits:	1,400' SE OF CRYSTAL FALLS PKWY to 50'	
Impact Fee Class:	Widen 4-Lane Arterial	
Cross-Section:	4D	
Roadway Class:	Arterial 4-Lane	
Length (Feet):	2,022	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	8,901	CY	\$ 15.00	\$ 134,000
205	6" Asphalt (Type C)	3,411	Ton	\$ 80.00	\$ 273,000
305	17" Base	6,579	CY	\$ 45.00	\$ 296,000
405	Geogrid	13,931	SY	\$ 2.00	\$ 28,000
505	10' Concrete Sidewalk	40,446	SF	\$ 10.00	\$ 404,000
605	Machine Laid Curb & Gutter	4,045	LF	\$ 18.00	\$ 73,000
705	Turn Lanes and Median Openings	1,481	SY	\$ 77.00	\$ 114,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	2,067	GAL	\$ 4.00	\$ 8,000

Paving Construction Cost Subtotal: \$ 1,330,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 67,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 27,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 466,000
✓	Illumination		10%	\$ 133,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 27,000
✓	Sewer	Minor Adjustments	2%	\$ 27,000
✓	Turf and Erosion Control		3%	\$ 40,000
✓	Landscaping and Irrigation		2%	\$ 27,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 814,000

Paving Construction Cost and Allowance Subtotal: \$ 2,144,000

Construction Contingency: 15% \$ 322,000

Mobilization: 10% \$ 214,000

Prep ROW: 4% \$ 86,000

Construction Cost Total: \$ 2,800,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 2,800,000
Engineering/Survey/Testing:		16%	\$ 448,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 151,672

Impact Fee Project Cost Total 80% City Contribution \$ 2,720,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	CR 175	This project consists of the reconstruction of the existing pavement to a four-lane arterial.
Project Label:	D-10	
Service Area:	D, ETJ/Other	
Limits:	615' NW OF JOURNEY PKWY to JOURNEY	
Impact Fee Class:	Widen 4-Lane Arterial	
Cross-Section:	4D	
Roadway Class:	Arterial 4-Lane	
Length (Feet):	617	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	2,716	CY	\$ 15.00	\$ 41,000
205	6" Asphalt (Type C)	1,041	Ton	\$ 80.00	\$ 83,000
305	17" Base	2,008	CY	\$ 45.00	\$ 90,000
405	Geogrid	4,251	SY	\$ 2.00	\$ 9,000
505	10' Concrete Sidewalk	12,343	SF	\$ 10.00	\$ 123,000
605	Machine Laid Curb & Gutter	1,234	LF	\$ 18.00	\$ 22,000
705	Turn Lanes and Median Openings	452	SY	\$ 77.00	\$ 35,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	631	GAL	\$ 4.00	\$ 3,000

Paving Construction Cost Subtotal: \$ 406,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 20,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 8,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 142,000
✓	Illumination		10%	\$ 41,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 8,000
✓	Sewer	Minor Adjustments	2%	\$ 8,000
✓	Turf and Erosion Control		3%	\$ 12,000
✓	Landscaping and Irrigation		2%	\$ 8,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 247,000

Paving Construction Cost and Allowance Subtotal: \$ 653,000

Construction Contingency: 15% \$ 98,000

Mobilization: 10% \$ 65,000

Prep ROW: 4% \$ 26,000

Construction Cost Total: \$ 900,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 900,000
Engineering/Survey/Testing:		16%	\$ 144,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 46,285

Impact Fee Project Cost Total 80% City Contribution \$ 880,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	RM 2243	This project consists of the reconstruction of the existing pavement to a four-lane arterial.
Project Label:	D-11	
Service Area:	D,	
Limits:	N US 183 to CR 175	
Impact Fee Class:	Widen 4-Lane Arterial	
Cross-Section:	TBD	
Roadway Class:	Arterial 4-Lane	
Length (Feet):	16,953	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	74,615	CY	\$ 15.00	\$ 1,119,000
205	6" Asphalt (Type C)	28,594	Ton	\$ 80.00	\$ 2,288,000
305	17" Base	55,150	CY	\$ 45.00	\$ 2,482,000
405	Geogrid	116,789	SY	\$ 2.00	\$ 234,000
505	10' Concrete Sidewalk	339,065	SF	\$ 10.00	\$ 3,391,000
605	Machine Laid Curb & Gutter	33,907	LF	\$ 18.00	\$ 610,000
705	Turn Lanes and Median Openings	12,415	SY	\$ 77.00	\$ 956,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	17,330	GAL	\$ 4.00	\$ 69,000

Paving Construction Cost Subtotal: \$ 11,149,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 557,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 223,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 3,902,000
✓	Illumination		10%	\$ 1,115,000
✓	Special Drainage Structures	Bridge Crossing	0%	\$ 11,021,200
✓	Water	Minor Adjustments	2%	\$ 223,000
✓	Sewer	Minor Adjustments	2%	\$ 223,000
✓	Turf and Erosion Control		3%	\$ 334,000
✓	Landscaping and Irrigation		2%	\$ 223,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 17,821,200

Paving Construction Cost and Allowance Subtotal: \$ 28,970,200

Construction Contingency: 15% \$ 4,346,000

Mobilization: 10% \$ 2,897,000

Prep ROW: 4% \$ 1,159,000

Construction Cost Total: \$ 37,400,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 37,400,000
Engineering/Survey/Testing:		16%	\$ 5,984,000
Previous City Contribution:			\$ -
Other:	Corridor Study		\$ 459,299
ROW/Easement Acquisition:			\$ 1,271,494

Impact Fee Project Cost Total: \$ 45,100,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	RM 2243	This project consists of the reconstruction of the existing pavement to a four-lane arterial.
Project Label:	D-12	
Service Area:	D, ETJ/Other	
Limits:	CR 175 to HERO WAY	
Impact Fee Class:	Widen 4-Lane Arterial	
Cross-Section:	TBD	
Roadway Class:	Arterial 4-Lane	
Length (Feet):	1,502	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	6,612	CY	\$ 15.00	\$ 99,000
205	6" Asphalt (Type C)	2,534	Ton	\$ 80.00	\$ 203,000
305	17" Base	4,887	CY	\$ 45.00	\$ 220,000
405	Geogrid	10,349	SY	\$ 2.00	\$ 21,000
505	10' Concrete Sidewalk	30,046	SF	\$ 10.00	\$ 300,000
605	Machine Laid Curb & Gutter	3,005	LF	\$ 18.00	\$ 54,000
705	Turn Lanes and Median Openings	1,100	SY	\$ 77.00	\$ 85,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	1,536	GAL	\$ 4.00	\$ 6,000

Paving Construction Cost Subtotal: \$ 988,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 49,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 20,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 346,000
✓	Illumination		10%	\$ 99,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 20,000
✓	Sewer	Minor Adjustments	2%	\$ 20,000
✓	Turf and Erosion Control		3%	\$ 30,000
✓	Landscaping and Irrigation		2%	\$ 20,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 604,000

Paving Construction Cost and Allowance Subtotal: \$ 1,592,000

Construction Contingency: 15% \$ 239,000

Mobilization: 10% \$ 159,000

Prep ROW: 4% \$ 64,000

Construction Cost Total: \$ 2,100,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 2,100,000
Engineering/Survey/Testing:		16%	\$ 336,000
Previous City Contribution:			\$ -
Other:	Corridor Study		\$ 40,701
ROW/Easement Acquisition:			\$ 112,674

Impact Fee Project Cost Total: \$ 2,600,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Woodview Dr	This project consists of the construction of a new two-lane residential collector.
Project Label:	D-13	
Service Area:	D,	
Limits:	980' W OF N US 183 to N US 183	
Impact Fee Class:	New Collector	
Cross-Section:	2U	
Roadway Class:	Residential Collector	
Length (Feet):	976	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	2,153	CY	\$ 15.00	\$ 32,000
201	3" Asphalt (Type C)	841	Ton	\$ 80.00	\$ 67,000
301	10" Base	1,656	CY	\$ 45.00	\$ 75,000
401	Geogrid	5,963	SY	\$ 2.00	\$ 12,000
501	6' Concrete Sidewalk	11,709	SF	\$ 10.00	\$ 117,000
601	Machine Laid Curb & Gutter	1,951	LF	\$ 18.00	\$ 35,000
701	Turn Lanes and Median Openings	0	SY	\$ 75.00	\$ -
801	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	1,019	GAL	\$ 4.00	\$ 4,000

Paving Construction Cost Subtotal: \$ 342,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	None Anticipated	5%	\$ 17,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 7,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 120,000
✓	Illumination		10%	\$ 34,000
✓	Special Drainage Structures	Bridge Crossing	0%	\$ 3,450,300
✓	Water	Minor Adjustments	2%	\$ 7,000
✓	Sewer	Minor Adjustments	2%	\$ 7,000
✓	Turf and Erosion Control		3%	\$ 10,000
✓	Landscaping and Irrigation		2%	\$ 7,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 3,659,300

Paving Construction Cost and Allowance Subtotal: \$ 4,001,300

Construction Contingency: 15% \$ 600,000

Mobilization: 10% \$ 400,000

Prep ROW: 4% \$ 160,000

Construction Cost Total: \$ 5,200,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 5,200,000
Engineering/Survey/Testing:		16%	\$ 832,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 292,725

Impact Fee Project Cost Total: \$ 6,300,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Crystal Falls Pkwy	This project consists of the construction of a new four-lane arterial.
Project Label:	D-14	
Service Area:	D,	
Limits:	RONALD REAGAN BLVD to 725' E OF RON	
Impact Fee Class:	New 4-Lane Arterial	
Cross-Section:	4D	
Roadway Class:	Arterial 4-Lane	
Length (Feet):	726	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	3,194	CY	\$ 15.00	\$ 48,000
205	6" Asphalt (Type C)	1,224	Ton	\$ 80.00	\$ 98,000
305	17" Base	2,360	CY	\$ 45.00	\$ 106,000
405	Geogrid	4,999	SY	\$ 2.00	\$ 10,000
505	10' Concrete Sidewalk	14,512	SF	\$ 10.00	\$ 145,000
605	Machine Laid Curb & Gutter	1,451	LF	\$ 18.00	\$ 26,000
705	Turn Lanes and Median Openings	531	SY	\$ 77.00	\$ 41,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	742	GAL	\$ 4.00	\$ 3,000

Paving Construction Cost Subtotal: \$ 477,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	None Anticipated	5%	\$ 24,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 10,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 167,000
✓	Illumination		10%	\$ 48,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 10,000
✓	Sewer	Minor Adjustments	2%	\$ 10,000
✓	Turf and Erosion Control		3%	\$ 14,000
✓	Landscaping and Irrigation		2%	\$ 10,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 293,000

Paving Construction Cost and Allowance Subtotal: \$ 770,000

Construction Contingency: 15% \$ 116,000

Mobilization: 10% \$ 77,000

Prep ROW: 4% \$ 31,000

Construction Cost Total: \$ 1,000,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 1,000,000
Engineering/Survey/Testing:		16%	\$ 160,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 217,681

Impact Fee Project Cost Total: \$ 1,400,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Crystal Falls Pkwy	This project consists of the construction of a new four-lane arterial.
Project Label:	D-15	
Service Area:	D, ETJ/Other	
Limits:	1,405' E OF RONALD REAGAN BLVD to 2,1	
Impact Fee Class:	New 4-Lane Arterial	
Cross-Section:	4D	
Roadway Class:	Arterial 4-Lane	
Length (Feet):	780	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	3,433	CY	\$ 15.00	\$ 52,000
205	6" Asphalt (Type C)	1,316	Ton	\$ 80.00	\$ 105,000
305	17" Base	2,538	CY	\$ 45.00	\$ 114,000
405	Geogrid	5,374	SY	\$ 2.00	\$ 11,000
505	10' Concrete Sidewalk	15,602	SF	\$ 10.00	\$ 156,000
605	Machine Laid Curb & Gutter	1,560	LF	\$ 18.00	\$ 28,000
705	Turn Lanes and Median Openings	571	SY	\$ 77.00	\$ 44,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	797	GAL	\$ 4.00	\$ 3,000

Paving Construction Cost Subtotal: \$ 513,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	None Anticipated	5%	\$ 26,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 10,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 180,000
✓	Illumination		10%	\$ 51,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 10,000
✓	Sewer	Minor Adjustments	2%	\$ 10,000
✓	Turf and Erosion Control		3%	\$ 15,000
✓	Landscaping and Irrigation		2%	\$ 10,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 312,000

Paving Construction Cost and Allowance Subtotal: \$ 825,000

Construction Contingency: 15% \$ 124,000

Mobilization: 10% \$ 83,000

Prep ROW: 4% \$ 33,000

Construction Cost Total: \$ 1,100,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 1,100,000
Engineering/Survey/Testing:		16%	\$ 176,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 234,027

Impact Fee Project Cost Total: \$ 1,500,000

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City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Crystal Falls Pkwy	This project consists of the construction of a new four-lane arterial.
Project Label:	D-16	
Service Area:	D,	
Limits:	2,190' E OF RONALD REAGAN BLVD to 1,6	
Impact Fee Class:	New 4-Lane Arterial	
Cross-Section:	4D	
Roadway Class:	Arterial 4-Lane	
Length (Feet):	2,299	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	10,118	CY	\$ 15.00	\$ 152,000
205	6" Asphalt (Type C)	3,877	Ton	\$ 80.00	\$ 310,000
305	17" Base	7,478	CY	\$ 45.00	\$ 337,000
405	Geogrid	15,837	SY	\$ 2.00	\$ 32,000
505	10' Concrete Sidewalk	45,977	SF	\$ 10.00	\$ 460,000
605	Machine Laid Curb & Gutter	4,598	LF	\$ 18.00	\$ 83,000
705	Turn Lanes and Median Openings	1,684	SY	\$ 77.00	\$ 130,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	2,350	GAL	\$ 4.00	\$ 9,000

Paving Construction Cost Subtotal: \$ 1,513,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	None Anticipated	5%	\$ 76,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 30,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 530,000
✓	Illumination		10%	\$ 151,000
✓	Special Drainage Structures	Bridge Crossing	0%	\$ 3,328,000
✓	Water	Minor Adjustments	2%	\$ 30,000
✓	Sewer	Minor Adjustments	2%	\$ 30,000
✓	Turf and Erosion Control		3%	\$ 45,000
✓	Landscaping and Irrigation		2%	\$ 30,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 4,250,000

Paving Construction Cost and Allowance Subtotal: \$ 5,763,000

Construction Contingency: 15% \$ 864,000

Mobilization: 10% \$ 576,000

Prep ROW: 4% \$ 231,000

Construction Cost Total: \$ 7,500,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 7,500,000
Engineering/Survey/Testing:		16%	\$ 1,200,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 689,658

Impact Fee Project Cost Total: \$ 9,400,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Crystal Falls Pkwy	This project consists of the construction of a new four-lane arterial.
Project Label:	D-17	
Service Area:	D, ETJ/Other	
Limits:	1,615' W OF CR 175 to 590' W OF CR 175	
Impact Fee Class:	New 4-Lane Arterial	
Cross-Section:	4D	
Roadway Class:	Arterial 4-Lane	
Length (Feet):	1,004	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	4,421	CY	\$ 15.00	\$ 66,000
205	6" Asphalt (Type C)	1,694	Ton	\$ 80.00	\$ 136,000
305	17" Base	3,267	CY	\$ 45.00	\$ 147,000
405	Geogrid	6,919	SY	\$ 2.00	\$ 14,000
505	10' Concrete Sidewalk	20,088	SF	\$ 10.00	\$ 201,000
605	Machine Laid Curb & Gutter	2,009	LF	\$ 18.00	\$ 36,000
705	Turn Lanes and Median Openings	736	SY	\$ 77.00	\$ 57,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	1,027	GAL	\$ 4.00	\$ 4,000

Paving Construction Cost Subtotal: \$ 661,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	None Anticipated	5%	\$ 33,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 13,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 231,000
✓	Illumination		10%	\$ 66,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 13,000
✓	Sewer	Minor Adjustments	2%	\$ 13,000
✓	Turf and Erosion Control		3%	\$ 20,000
✓	Landscaping and Irrigation		2%	\$ 13,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 402,000

Paving Construction Cost and Allowance Subtotal: \$ 1,063,000

Construction Contingency: 15% \$ 159,000

Mobilization: 10% \$ 106,000

Prep ROW: 4% \$ 43,000

Construction Cost Total: \$ 1,400,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 1,400,000
Engineering/Survey/Testing:		16%	\$ 224,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 301,324

Impact Fee Project Cost Total: \$ 1,900,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Crystal Falls Pkwy	This project consists of the construction of a new four-lane arterial.
Project Label:	D-18	
Service Area:	D,	
Limits:	1,615' W OF CR 175 to 115' W OF CR 175	
Impact Fee Class:	New 4-Lane Arterial	
Cross-Section:	4D	
Roadway Class:	Arterial 4-Lane	
Length (Feet):	426	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	1,873	CY	\$ 15.00	\$ 28,000
205	6" Asphalt (Type C)	718	Ton	\$ 80.00	\$ 57,000
305	17" Base	1,384	CY	\$ 45.00	\$ 62,000
405	Geogrid	2,932	SY	\$ 2.00	\$ 6,000
505	10' Concrete Sidewalk	8,512	SF	\$ 10.00	\$ 85,000
605	Machine Laid Curb & Gutter	851	LF	\$ 18.00	\$ 15,000
705	Turn Lanes and Median Openings	312	SY	\$ 77.00	\$ 24,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	435	GAL	\$ 4.00	\$ 2,000

Paving Construction Cost Subtotal: \$ 279,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	None Anticipated	5%	\$ 14,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 6,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 98,000
✓	Illumination		10%	\$ 28,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 6,000
✓	Sewer	Minor Adjustments	2%	\$ 6,000
✓	Turf and Erosion Control		3%	\$ 8,000
✓	Landscaping and Irrigation		2%	\$ 6,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 172,000

Paving Construction Cost and Allowance Subtotal: \$ 451,000

Construction Contingency: 15% \$ 68,000

Mobilization: 10% \$ 45,000

Prep ROW: 4% \$ 18,000

Construction Cost Total: \$ 600,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 600,000
Engineering/Survey/Testing:		16%	\$ 96,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 127,677

Impact Fee Project Cost Total: \$ 800,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Journey Pkwy	This project consists of the reconstruction of the existing pavement to a four-lane arterial.
Project Label:	D-19	
Service Area:	D,	
Limits:	RONALD REAGAN BLVD to 4,025' E OF RO	
Impact Fee Class:	Widen 4-Lane Arterial	
Cross-Section:	4D	
Roadway Class:	Arterial 4-Lane	
Length (Feet):	4,022	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	17,703	CY	\$ 15.00	\$ 266,000
205	6" Asphalt (Type C)	6,784	Ton	\$ 80.00	\$ 543,000
305	17" Base	13,085	CY	\$ 45.00	\$ 589,000
405	Geogrid	27,709	SY	\$ 2.00	\$ 55,000
505	10' Concrete Sidewalk	80,445	SF	\$ 10.00	\$ 804,000
605	Machine Laid Curb & Gutter	8,044	LF	\$ 18.00	\$ 145,000
705	Turn Lanes and Median Openings	2,946	SY	\$ 77.00	\$ 227,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	4,112	GAL	\$ 4.00	\$ 16,000

Paving Construction Cost Subtotal: \$ 2,645,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 132,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 53,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 926,000
✓	Illumination		10%	\$ 265,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 53,000
✓	Sewer	Minor Adjustments	2%	\$ 53,000
✓	Turf and Erosion Control		3%	\$ 79,000
✓	Landscaping and Irrigation		2%	\$ 53,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 1,614,000

Paving Construction Cost and Allowance Subtotal: \$ 4,259,000

Construction Contingency: 15% \$ 639,000

Mobilization: 10% \$ 426,000

Prep ROW: 4% \$ 170,000

Construction Cost Total: \$ 5,500,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 5,500,000
Engineering/Survey/Testing:		16%	\$ 880,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 301,668

Impact Fee Project Cost Total: \$ 6,700,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Journey Pkwy	This project consists of the reconstruction of the existing pavement to a four-lane arterial.
Project Label:	D-20	
Service Area:	D, ETJ/Other	
Limits:	4,025' E OF RONALD REAGAN BLVD to 4,71	
Impact Fee Class:	Widen 4-Lane Arterial	
Cross-Section:	4D	
Roadway Class:	Arterial 4-Lane	
Length (Feet):	661	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	2,908	CY	\$ 15.00	\$ 44,000
205	6" Asphalt (Type C)	1,115	Ton	\$ 80.00	\$ 89,000
305	17" Base	2,150	CY	\$ 45.00	\$ 97,000
405	Geogrid	4,552	SY	\$ 2.00	\$ 9,000
505	10' Concrete Sidewalk	13,216	SF	\$ 10.00	\$ 132,000
605	Machine Laid Curb & Gutter	1,322	LF	\$ 18.00	\$ 24,000
705	Turn Lanes and Median Openings	484	SY	\$ 77.00	\$ 37,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	675	GAL	\$ 4.00	\$ 3,000

Paving Construction Cost Subtotal: \$ 435,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 22,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 9,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 152,000
✓	Illumination		10%	\$ 44,000
✓	Special Drainage Structures	Bridge Crossing	0%	\$ 1,526,400
✓	Water	Minor Adjustments	2%	\$ 9,000
✓	Sewer	Minor Adjustments	2%	\$ 9,000
✓	Turf and Erosion Control		3%	\$ 13,000
✓	Landscaping and Irrigation		2%	\$ 9,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 1,793,400

Paving Construction Cost and Allowance Subtotal: \$ 2,228,400

Construction Contingency: 15% \$ 334,000

Mobilization: 10% \$ 223,000

Prep ROW: 4% \$ 89,000

Construction Cost Total: \$ 2,900,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 2,900,000
Engineering/Survey/Testing:		16%	\$ 464,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 49,561

Impact Fee Project Cost Total: \$ 3,400,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Journey Pkwy	This project consists of the reconstruction of the existing pavement to a four-lane arterial.
Project Label:	D-20	
Service Area:	D, ETJ/Other	
Limits:	4,025' E OF RONALD REAGAN BLVD to 4,71	
Impact Fee Class:	Widen 4-Lane Arterial	
Cross-Section:	4D	
Roadway Class:	Arterial 4-Lane	
Length (Feet):	661	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	2,908	CY	\$ 15.00	\$ 44,000
205	6" Asphalt (Type C)	1,115	Ton	\$ 80.00	\$ 89,000
305	17" Base	2,150	CY	\$ 45.00	\$ 97,000
405	Geogrid	4,552	SY	\$ 2.00	\$ 9,000
505	10' Concrete Sidewalk	13,216	SF	\$ 10.00	\$ 132,000
605	Machine Laid Curb & Gutter	1,322	LF	\$ 18.00	\$ 24,000
705	Turn Lanes and Median Openings	484	SY	\$ 77.00	\$ 37,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	675	GAL	\$ 4.00	\$ 3,000

Paving Construction Cost Subtotal: \$ 435,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 22,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 9,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 152,000
✓	Illumination		10%	\$ 44,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 9,000
✓	Sewer	Minor Adjustments	2%	\$ 9,000
✓	Turf and Erosion Control		3%	\$ 13,000
✓	Landscaping and Irrigation		2%	\$ 9,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 267,000

Paving Construction Cost and Allowance Subtotal: \$ 702,000

Construction Contingency: 15% \$ 105,000

Mobilization: 10% \$ 70,000

Prep ROW: 4% \$ 28,000

Construction Cost Total: \$ 1,000,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 1,000,000
Engineering/Survey/Testing:		16%	\$ 160,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 49,561

Impact Fee Project Cost Total: \$ 1,200,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Journey Pkwy	This project consists of the reconstruction of the existing pavement to a four-lane arterial.
Project Label:	D-21	
Service Area:	D,	
Limits:	4,700' E OF RONALD REAGAN BLVD to 5,0'	
Impact Fee Class:	Widen 4-Lane Arterial	
Cross-Section:	4D	
Roadway Class:	Arterial 4-Lane	
Length (Feet):	279	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	1,228	CY	\$ 15.00	\$ 18,000
205	6" Asphalt (Type C)	470	Ton	\$ 80.00	\$ 38,000
305	17" Base	907	CY	\$ 45.00	\$ 41,000
405	Geogrid	1,922	SY	\$ 2.00	\$ 4,000
505	10' Concrete Sidewalk	5,579	SF	\$ 10.00	\$ 56,000
605	Machine Laid Curb & Gutter	558	LF	\$ 18.00	\$ 10,000
705	Turn Lanes and Median Openings	204	SY	\$ 77.00	\$ 16,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	285	GAL	\$ 4.00	\$ 1,000

Paving Construction Cost Subtotal: \$ 184,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 9,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 4,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 64,000
✓	Illumination		10%	\$ 18,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 4,000
✓	Sewer	Minor Adjustments	2%	\$ 4,000
✓	Turf and Erosion Control		3%	\$ 6,000
✓	Landscaping and Irrigation		2%	\$ 4,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 113,000

Paving Construction Cost and Allowance Subtotal: \$ 297,000

Construction Contingency: 15% \$ 45,000

Mobilization: 10% \$ 30,000

Prep ROW: 4% \$ 12,000

Construction Cost Total: \$ 400,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 400,000
Engineering/Survey/Testing:		16%	\$ 64,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 20,921

Impact Fee Project Cost Total: \$ 500,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Journey Pkwy	This project consists of the reconstruction of the existing pavement to a four-lane arterial.
Project Label:	D-23	
Service Area:	D,	
Limits:	1,875' W OF CR 175 to CR 175	
Impact Fee Class:	Widen 4-Lane Arterial	
Cross-Section:	4D	
Roadway Class:	Arterial 4-Lane	
Length (Feet):	1,860	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	8,187	CY	\$ 15.00	\$ 123,000
205	6" Asphalt (Type C)	3,138	Ton	\$ 80.00	\$ 251,000
305	17" Base	6,051	CY	\$ 45.00	\$ 272,000
405	Geogrid	12,815	SY	\$ 2.00	\$ 26,000
505	10' Concrete Sidewalk	37,205	SF	\$ 10.00	\$ 372,000
605	Machine Laid Curb & Gutter	3,720	LF	\$ 18.00	\$ 67,000
705	Turn Lanes and Median Openings	1,362	SY	\$ 77.00	\$ 105,000
805	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	1,902	GAL	\$ 4.00	\$ 8,000

Paving Construction Cost Subtotal: \$ 1,224,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 61,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 24,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 428,000
✓	Illumination		10%	\$ 122,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 24,000
✓	Sewer	Minor Adjustments	2%	\$ 24,000
✓	Turf and Erosion Control		3%	\$ 37,000
✓	Landscaping and Irrigation		2%	\$ 24,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 744,000

Paving Construction Cost and Allowance Subtotal: \$ 1,968,000

Construction Contingency: 15% \$ 295,000

Mobilization: 10% \$ 197,000

Prep ROW: 4% \$ 79,000

Construction Cost Total: \$ 2,600,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 2,600,000
Engineering/Survey/Testing:		16%	\$ 416,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 139,517

Impact Fee Project Cost Total: \$ 3,200,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Ronald Reagan Blvd	This project consists of the reconstruction of the existing pavement to an access-managed facility.
Project Label:	D-24	
Service Area:	D,	
Limits:	RM 2243 to Southern City Limits	
Impact Fee Class:	Access Management	
Cross-Section:	6D	
Roadway Class:	Access Controlled	
Length (Feet):	13,495	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
108	Unclassified Street Excavation	18,326	CY	\$ 15.00	\$ 275,000
208	Asphalt (Type C)	0	Ton	\$ 80.00	\$ -
308	Base	0	CY	\$ 45.00	\$ -
408	Geogrid	0	SY	\$ 2.00	\$ -
508	6' Concrete Sidewalk	0	SF	\$ 10.00	\$ -
608	Machine Laid Curb & Gutter	26,990	LF	\$ 18.00	\$ 486,000
708	Turn Lanes and Median Openings	9,883	SY	\$ 77.00	\$ 761,000
808	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	0	GAL	\$ 4.00	\$ -

Paving Construction Cost Subtotal: \$ 1,522,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 76,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 30,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 533,000
✓	Illumination		10%	\$ 152,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 30,000
✓	Sewer	Minor Adjustments	2%	\$ 30,000
✓	Turf and Erosion Control		3%	\$ 46,000
✓	Landscaping and Irrigation		2%	\$ 30,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 927,000

Paving Construction Cost and Allowance Subtotal: \$ 2,449,000

Construction Contingency: 15% \$ 367,000

Mobilization: 10% \$ 245,000

Prep ROW: 4% \$ 98,000

Construction Cost Total: \$ 3,200,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 3,200,000
Engineering/Survey/Testing:		16%	\$ 512,000
Previous City Contribution:			\$ -
Other:	Corridor Study		\$ 500,000
ROW/Easement Acquisition:			\$ -

Impact Fee Project Cost Total: \$ 4,200,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	US 183	This project consists of the reconstruction of the existing roadway to an access-managed six-lane arterial.
Project Label:	C-9, D-25	
Service Area:	C, D	
Limits:	HERO WAY to 195' S OF OSAGE DR	
Impact Fee Class:	Access Management	
Cross-Section:	TBD	
Roadway Class:	Arterial 6-Lane	
Length (Feet):	14,989	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
108	Unclassified Street Excavation	20,355	CY	\$ 15.00	\$ 305,000
208	Asphalt (Type C)	0	Ton	\$ 80.00	\$ -
308	Base	0	CY	\$ 45.00	\$ -
408	Geogrid	0	SY	\$ 2.00	\$ -
508	6' Concrete Sidewalk	0	SF	\$ 10.00	\$ -
608	Machine Laid Curb & Gutter	29,978	LF	\$ 18.00	\$ 540,000
708	Turn Lanes and Median Openings	10,977	SY	\$ 77.00	\$ 845,000
808	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	0	GAL	\$ 4.00	\$ -

Paving Construction Cost Subtotal: \$ 1,690,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 85,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 34,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 592,000
✓	Illumination		10%	\$ 169,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 34,000
✓	Sewer	Minor Adjustments	2%	\$ 34,000
✓	Turf and Erosion Control		3%	\$ 51,000
✓	Landscaping and Irrigation		2%	\$ 34,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 1,033,000

Paving Construction Cost and Allowance Subtotal: \$ 2,723,000

Construction Contingency: 15% \$ 408,000

Mobilization: 10% \$ 272,000

Prep ROW: 4% \$ 109,000

Construction Cost Total: \$ 3,600,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 3,600,000
Engineering/Survey/Testing:		16%	\$ 576,000
Previous City Contribution:			\$ -
Other:	Corridor Study		\$ 500,000
ROW/Easement Acquisition:			\$ -

Impact Fee Project Cost Total: \$ 4,700,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	N East St	This project consists of the reconstruction of the existing pavement to a two-lane residential collector.
Project Label:	D-26	
Service Area:	D,	
Limits:	Hero Way to E South St	
Impact Fee Class:	Widen Collector	
Cross-Section:	2U	
Roadway Class:	Residential Collector	
Length (Feet):	1,583	

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	3,494	CY	\$ 15.00	\$ 52,000
201	3" Asphalt (Type C)	1,364	Ton	\$ 80.00	\$ 109,000
301	10" Base	2,687	CY	\$ 45.00	\$ 121,000
401	Geogrid	9,675	SY	\$ 2.00	\$ 19,000
501	6' Concrete Sidewalk	18,998	SF	\$ 10.00	\$ 190,000
601	Machine Laid Curb & Gutter	3,166	LF	\$ 18.00	\$ 57,000
701	Turn Lanes and Median Openings	0	SY	\$ 75.00	\$ -
801	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	1,653	GAL	\$ 4.00	\$ 7,000

Paving Construction Cost Subtotal: \$ 555,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 28,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 11,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 194,000
✓	Illumination		10%	\$ 56,000
✓	Special Drainage Structures	Bridge Crossing	0%	\$ 775,000
✓	Water	Minor Adjustments	2%	\$ 11,000
✓	Sewer	Minor Adjustments	2%	\$ 11,000
✓	Turf and Erosion Control		3%	\$ 17,000
✓	Landscaping and Irrigation		2%	\$ 11,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 1,114,000

Paving Construction Cost and Allowance Subtotal: \$ 1,669,000

Construction Contingency: 15% \$ 250,000

Mobilization: 10% \$ 167,000

Prep ROW: 4% \$ 67,000

Construction Cost Total: \$ 2,200,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 2,200,000
Engineering/Survey/Testing:		16%	\$ 352,000
Previous City Contribution:	2018-GO Bond; 2016-CO Bond; 2015-CO Bond		\$ 580,852
Other:			\$ -
ROW/Easement Acquisition:			\$ 118,735

Impact Fee Project Cost Total: \$ 3,280,852

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:

Description:

Name: N East St
Project Label: D-27
Service Area: D,
Limits: E Evans St to E South St
Impact Fee Class: Widen Collector
Cross-Section: 2U
Roadway Class: Residential Collector
Length (Feet): 1,111

This project consists of the reconstruction of the existing pavement to a two-lane residential collector.

Roadway Construction Cost Projection

Paving Construction Costs

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	2,451	CY	\$ 15.00	\$ 37,000
201	3" Asphalt (Type C)	957	Ton	\$ 80.00	\$ 77,000
301	10" Base	1,885	CY	\$ 45.00	\$ 85,000
401	Geogrid	6,788	SY	\$ 2.00	\$ 14,000
501	6' Concrete Sidewalk	13,329	SF	\$ 10.00	\$ 133,000
601	Machine Laid Curb & Gutter	2,221	LF	\$ 18.00	\$ 40,000
701	Turn Lanes and Median Openings	0	SY	\$ 75.00	\$ -
801	Surface Treatment (0.2 gal/sy, Prime Coat AE-P)	1,160	GAL	\$ 4.00	\$ 5,000

Paving Construction Cost Subtotal: \$ 391,000

Major Construction Component Allowances*

	Item Description	Notes	Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control	5%	\$ 20,000
✓	Pavement Markings/Signs/Posts	Includes Striping/Signs for Shared Paths	2%	\$ 8,000
✓	Roadway Drainage	Standard Internal System	35%	\$ 137,000
✓	Illumination		10%	\$ 39,000
	Special Drainage Structures	None Anticipated	0%	\$ -
✓	Water	Minor Adjustments	2%	\$ 8,000
✓	Sewer	Minor Adjustments	2%	\$ 8,000
✓	Turf and Erosion Control		3%	\$ 12,000
✓	Landscaping and Irrigation		2%	\$ 8,000
	Miscellaneous		0%	\$ -

*Allowances are based on percent of paving construction cost subtotal

Allowance Subtotal: \$ 240,000

Paving Construction Cost and Allowance Subtotal: \$ 631,000

Construction Contingency: 15% \$ 95,000

Mobilization: 10% \$ 63,000

Prep ROW: 4% \$ 25,000

Construction Cost Total: \$ 900,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ 900,000
Engineering/Survey/Testing:		16%	\$ 144,000
Previous City Contribution:			\$ -
Other:			\$ -
ROW/Easement Acquisition:			\$ 83,304

Impact Fee Project Cost Total: \$ 1,100,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Woodview Dr	This project consists of the reconstruction of the existing pavement to a two-lane residential collector.
Project Label:	D-28	
Service Area:	D,	
Limits:	US 183A to Raider Way	
Impact Fee Class:	Widen Collector	
Cross-Section:	4U	
Roadway Class:	Residential Collector	
Length (Feet):	1,996	

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ -
Engineering/Survey/Testing:			\$ -
Previous City Contribution:	2018-GO Bond; 2016-GO & RF Bond		\$ 4,909,533
Other:			\$ -
ROW/Easement Acquisition:			

Impact Fee Project Cost Total: \$ 4,909,533

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:		Description:
Name:	Raider Way	This project consists of the reconstruction of the existing pavement to a three-lane non-residential collector.
Project Label:	D-29	
Service Area:	D,	
Limits:	Woodview Dr to Crystal Falls Pkwy	
Impact Fee Class:	Widen Collector	
Cross-Section:	4U	
Roadway Class:	Non-Residential Collector	
Length (Feet):	2,809	

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			\$ -
Engineering/Survey/Testing:			\$ -
Previous City Contribution:	2018-GO Bond; 2016-GO & RF Bond		\$ 4,909,533
Other:			\$ -
ROW/Easement Acquisition:			

Impact Fee Project Cost Total: \$ 4,909,533

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander
2022 Roadway Impact Fee Study
Conceptual Level Project Cost Projection



Updated: 12/15/2021

Project Information:

Description:

Name: Hero Way ROW
Project Label: B-20, D-30
Service Area: B, D
Limits: US 183 to RM 2243
Impact Fee Class: New 3-Lane Frontage
Cross-Section: 3U
Roadway Class: Access Controlled
Length (Feet): 12,372

This project includes the City of Leander's anticipated contribution towards ROW purchases for the Hero Way project led by Williamson County and TxDOT.

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:			
Engineering/Survey/Testing:			
Previous City Contribution:			
Other:			
ROW/Easement Acquisition:			\$ 13,900,000

Impact Fee Project Cost Total: \$ 13,900,000

Note: These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.



Appendix B – Roadway Impact Fee CIP Service Units of Supply

City of Leander - 2022 Roadway Impact Fee Study
CIP Service Units of Supply
 Service Area A

Last Modified: 12/15/2021

Roadway Projects

Project #	Street Name	Project Limits	Length (Miles)	Future Lanes	Impact Fee Class	Peak Hour Volume	Percent in Service Area	Veh-Mi Capacity Pk-Hr Per Ln	Veh-Mi Supply Pk-Hr Total ¹	Veh-Mi Total Demand Pk-Hr ²	Excess Capacity Pk-Hr Veh-Mi ³	Total Project Cost	Total Project Cost in Service Area
A-1	Lakeline Blvd	From 1,125' S OF CR 281 To 1,635' S OF CR 280	0.66	4	New 4-Lane Arterial	New	50%	840	1,116	0	1,116	\$ 6,600,000	\$ 3,300,000
A-2	Lakeline Blvd	From LIVE OAK RD To 1,635' S OF CR 280	1.03	4	New 4-Lane Arterial	New	100%	840	3460	0	3,460	\$ 10,300,000	\$ 10,300,000
A-3	Lakeline Blvd	From 1,635' S OF CR 280 To 75' N OF BAGDAD RD	0.20	4	New 4-Lane Arterial	New	50%	840	338	0	338	\$ 2,100,000	\$ 1,050,000
A-4	Lakeline Blvd	From 480' N OF OLD 2243 WEST To OLD 2243 WEST	0.09	4	New 4-Lane Arterial	New	100%	840	319	0	319	\$ 1,000,000	\$ 1,000,000
A-5	Bagdad Rd	From 1300' N OF CR 281 To CR 281	0.26	4	Access Management	916	50%	840	433	118	315	\$ 500,000	\$ 250,000
A-6	Bagdad Rd	From CR 281 To 930' NW OF W SAN GABRIEL PKWY	2.41	4	Access Management	916	100%	840	8100	2208	5,892	\$ 9,364,238	\$ 9,364,238
A-7	Bagdad Rd	From 930' NW OF W SAN GABRIEL PKWY To 380' NW OF W SAN GABRIEL PKWY	0.11	4	Access Management	824	50%	840	177	43	134	\$ 274,724	\$ 137,362
A-8	Bagdad Rd	From 380' NW OF W SAN GABRIEL PKWY To HERO WAY	1.41	4	Access Management	1268	100%	840	4742	1790	2,952	\$ 7,864,238	\$ 7,864,238
A-9, B-15	US 183	From US 183A To HERO WAY	1.70	4	Access Management	1780	50%	840	2854	1512	1,342	\$ 3,700,000	\$ 1,850,000
A-10	CR 280	From 1,725' W OF LAKELINE BLVD To 530' E OF LAKELINE BLVD	0.43	2	New Collector	New	100%	760	654	0	654	\$ 2,700,000	\$ 2,700,000
A-11	CR 280	From 1,965' W OF BAGDAD RD To BAGDAD RD	0.40	2	New Collector	New	100%	760	600	0	600	\$ 2,500,000	\$ 2,500,000
A-12	Heritage Grove Rd	From HALSEY DR To 1,295' W OF W BROADE ST	0.32	2	Widen Collector	106	100%	760	483	34	449	\$ 2,000,000	\$ 2,000,000
A-13	Heritage Grove Rd	From 1,295' W OF W BROADE ST To 460' E OF W BROADE ST	0.16	2	Widen Collector	106	50%	760	120	8	112	\$ 1,000,000	\$ 500,000
A-14	Heritage Grove Rd	From 460' W OF W BROADE ST To W BROADE ST	0.09	2	Widen Collector	106	100%	760	134	9	125	\$ 600,000	\$ 600,000
A-15	San Gabriel Pkwy	From LAKELINE BLVD To 1,760' E OF LAKELINE BLVD	0.34	2	New 6-Lane Arterial (1/3)	New	50%	840	287	0	287	\$ 2,600,000	\$ 1,300,000
A-16	San Gabriel Pkwy	From 1,760' W OF LAKELINE BLVD To 1,400' W OF BAGDAD RD	0.76	2	New 6-Lane Arterial (1/3)	New	100%	840	1273	0	1,273	\$ 5,800,000	\$ 5,800,000
A-17	San Gabriel Pkwy	From 1,400' W OF BAGDAD RD To 165' W OF BAGDAD RD	0.24	2	New 6-Lane Arterial (1/3)	New	50%	840	203	0	203	\$ 1,900,000	\$ 950,000
A-18	San Gabriel Pkwy	From BAGDAD RD To N US 183	1.46	4	Widen 6-Lane Arterial (2/3)	1348	100%	840	4911	1970	2,941	\$ 9,500,000	\$ 9,500,000
A-19	Hero Way	From SAN GABRIEL PKWY To 1,100' E OF SAN GABRIEL PKWY	0.21	4	Widen 4-Lane Arterial	420	50%	840	352	44	308	\$ 1,900,000	\$ 950,000
A-20, C-13	Hero Way	From 1,100' E OF SAN GABRIEL PKWY To 900' W OF LAKELINE BLVD	1.08	4	Widen 4-Lane Arterial	338	50%	840	1817	183	1,634	\$ 11,100,000	\$ 5,550,000
A-21, C-14	Hero Way	From LAKELINE BLVD To US 183	2.51	4	Access Management	2250	50%	840	4223	2828	1,395	\$ 22,757,707	\$ 11,378,854
A-22	Live Oak Rd	From LAKELINE BLVD To WESTERN CITY LIMITS	1.37	2	New Collector	New	100%	760	2075	0	2,075	\$ 9,900,000	\$ 9,900,000
A-23	Live Oak Rd	From LAKELINE BLVD To 2240' E OF LAKELINE BLVD	0.42	2	New Collector	New	50%	760	322	0	322	\$ 3,100,000	\$ 1,550,000
A-24	Live Oak Rd	From BAGDAD RD To 1725' W OF BAGDAD RD	0.33	2	Widen Collector	52	100%	760	496	17	479	\$ 2,000,000	\$ 2,000,000
Total								19,520	39,489	10,764	28,725	\$ 121,060,907	\$ 92,294,691

Intersection Projects

Project #	Project Type	Intersection	Project Source	Percent in Service Area	Total Project Cost	Total Project Cost in Service Area
ABCDI-1	Other Capacity	US 183 and Hero Way	TMP - ICE	25%	\$ 298,750	\$ 74,688
ABCDI-2	ITS Upgrades	City of Leander Signal Upgrades	TMP	25%	\$ 2,000,000	\$ 500,000
Total					\$ 2,298,750	\$ 574,688

2022 Roadway Impact Fee Study Cost per Service Area: \$ 28,750
Total Cost in Service Area A: \$ 92,898,129

Notes:

1. Total Peak Hour Supply = (Length in Miles)(Number of Existing Lanes)(Peak Hour Capacity per Lane)(Percent in Service Area) [Vehicle-Miles]
2. Total Peak Hour Demand = (Length in Miles)(PM Peak Hour Volume)(Percent In Service Area) [Vehicle-Miles]
3. Excess Peak Hour Capacity = (Total Peak Hour Supply) - (Total Peak Hour Demand) [Vehicle-Miles]
4. Existing Peak Hour Deficiencies = (Total Peak Hour Demand) - (Total Peak Hour Supply) [Vehicle-Miles]
5. "Length (Miles)" are displayed as rounded lengths to the nearest 0.01 miles. Calculations were performed using exact mileage length (Length in Feet / 5,280 Feet per Mile).
6. These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander - 2022 Roadway Impact Fee Study
CIP Service Units of Supply
Service Area B

Last Modified: 2/17/2022

Roadway Projects

Project #	Street Name	Project Limits	Length (Miles)	Future Lanes	Impact Fee Class	Peak Hour Volume	Percent in Service Area	Veh-MI Capacity Pk-Hr Per Ln	Veh-MI Supply Pk-Hr Total ¹	Veh-MI Total Demand Pk-Hr ²	Excess Capacity Pk-Hr Veh-MI ³	Total Project Cost	Total Project Cost in Service Area
B-1	Kaufmann Loop	From SH 29 To 875' SW OF SH 29	0.17	2	New 4-Lane Arterial (1/2)	New	100%	840	280	0	280	\$ 1,800,000	\$ 1,800,000
B-2	CR 270	From N US 183 To 965' E OF N US 183	0.20	2	Widen Substandard	458	100%	760	309	93	216	\$ 1,200,000	\$ 1,200,000
B-3	CR 270	From 825' S OF ORCHARD DR To PVT RD 918	0.65	2	Widen Substandard	458	50%	760	493	149	344	\$ 4,000,000	\$ 2,000,000
B-4	CR 270	From 300' S OF NORWOOD DR To 250' N OF SAN GABRIEL PKWY	0.29	2	Widen Substandard	458	50%	760	223	67	156	\$ 1,900,000	\$ 950,000
B-5	CR 270	From 250' N OF SAN GABRIEL PKWY To SAN GABRIEL PKWY	0.05	2	Widen Substandard	458	100%	760	75	23	52	\$ 400,000	\$ 400,000
B-6	CR 270	From 190' S OF SAN GABRIEL PKWY To 410' S OF SAN GABRIEL PKWY	0.04	2	Widen Substandard	396	50%	760	30	8	22	\$ 200,000	\$ 100,000
B-7	CR 270	From 410' S OF SAN GABRIEL PKWY To 680' S OF SAN GABRIEL PKWY	0.05	2	Widen Substandard	396	100%	760	72	19	53	\$ 400,000	\$ 400,000
B-8	CR 270	From 680' S OF SAN GABRIEL PKWY To 1,500' S OF SAN GABRIEL PKWY	0.15	2	Widen Substandard	396	50%	760	116	30	86	\$ 1,000,000	\$ 500,000
B-9	CR 270	From 2,400' N OF HERO WAY To 1,990' N OF HERO WAY	0.08	2	Widen Substandard	396	100%	760	121	32	89	\$ 500,000	\$ 500,000
B-10	CR 270	From 1,990' N OF HERO WAY To 1,550' N OF HERO WAY	0.08	2	Widen Substandard	396	50%	760	61	16	45	\$ 500,000	\$ 250,000
B-11	CR 270	From 1,550' N OF HERO WAY To 405' N OF HERO WAY	0.22	2	Widen Substandard	396	100%	760	331	86	245	\$ 1,400,000	\$ 1,400,000
B-12	CR 270	From 405' N OF HERO WAY To HERO WAY	0.08	2	Widen Substandard	396	100%	760	116	30	86	\$ 500,000	\$ 500,000
B-13	San Gabriel Pkwy	From N US 183 To 183A TOLL RD	0.45	4	Widen 6-Lane Arterial (2/3)	922	100%	840	1517	416	1,101	\$ 3,000,000	\$ 3,000,000
B-14	Raider Way	From SAN GABRIEL PKWY To HERO WAY	0.68	2	New Collector	New	100%	760	1035	0	1,035	\$ 5,000,000	\$ 5,000,000
A-9, B-15	US 183	From US 183A To HERO WAY	1.70	4	Access Management	1780	50%	840	2854	1512	1,342	\$ 3,400,000	\$ 1,700,000
B-16	San Gabriel Pkwy	From CR 270 To 1,415' E of CR 270	0.27	2	New 4-Lane Arterial (1/2)	36	50%	840	225	5	220	\$ 2,700,000	\$ 1,350,000
B-17	San Gabriel Pkwy	From 1,415' E of CR 270 To 375' W of Logan Del Way	0.31	2	New 4-Lane Arterial (1/2)	New	100%	840	526	0	526	\$ 3,200,000	\$ 3,200,000
B-18	San Gabriel Pkwy	From 865' W of Ronald Reagan Blvd To Ronald Reagan Blvd	0.17	4	Widen 4-Lane Arterial	New	100%	840	557	0	557	\$ 1,500,000	\$ 1,500,000
B-19	Metro Dr	From Leander Dr To Mel Mathis Ave	0.18	2	New Collector	New	100%	760	280	0	280	\$ 4,661,885	\$ 4,661,885
B-20, D-30	Hero Way ROW	From US 183 To RM 2243	2.34	3	New 3-Lane Frontage	394	50%	760	2671	462	2,209	\$ 13,900,000	\$ 6,950,000
B-21	College Way	From Main Street To US 183A	0.41	2	New Collector	New	100%	760	623	0	623	\$ 1,600,000	\$ 1,600,000
B-22	Main Street	From San Gabriel Pkwy To 1575' N of Hero Way	0.49	2	New Collector	New	100%	760	738	0	738	\$ 1,800,000	\$ 1,800,000
Total								17,200	13,253	2,947	10,306	\$ 54,561,885	\$ 40,761,885

Intersection Projects

Project #	Project Type	Intersection	Project Source	Percent in Service Area	Total Project Cost	Total Project Cost in Service Area
ABCDI-1	Other Capacity	Hero Way and US 183	TMP - ICE	25%	\$ 298,750	\$ 74,688
ABCDI-2	ITS Upgrades	City of Leander Signal Upgrades	TMP	25%	\$ 2,000,000	\$ 500,000
BI-1	Signal	San Gabriel Pkwy and Ronald Reagan Blvd	TMP	100%	\$ 400,000	\$ 400,000
BDI-2	Signal	Hero Way and Ronald Reagan Blvd	CIP	50%	\$ 400,000	\$ 200,000
Total					\$ 3,098,750	\$ 1,174,688

2022 Roadway Impact Fee Study Cost per Service Area: \$ 28,750
Total Cost in Service Area B: \$ 41,965,323

Notes:

1. Total Peak Hour Supply = (Length in Miles)(Number of Existing Lanes)(Peak Hour Capacity per Lane)(Percent in Service Area) [Vehicle-Miles]
2. Total Peak Hour Demand = (Length in Miles)(PM Peak Hour Volume)(Percent In Service Area) [Vehicle-Miles]
3. Excess Peak Hour Capacity = (Total Peak Hour Supply) - (Total Peak Hour Demand) [Vehicle-Miles]
4. Existing Peak Hour Deficiencies = (Total Peak Hour Demand) - (Total Peak Hour Supply) [Vehicle-Miles]
5. "Length (Miles)" are displayed as rounded lengths to the nearest 0.01 miles. Calculations were performed using exact mileage length (Length in Feet / 5,280 Feet per Mile).
6. These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander - 2022 Roadway Impact Fee Study
CIP Service Units of Supply
Service Area C

Last Modified: 12/15/2021

Roadway Projects

Project #	Street Name	Project Limits	Length (Miles)	Future Lanes	Impact Fee Class	Peak Hour Volume	Percent in Service Area	Veh-Mi Capacity Pk-Hr Per Ln	Veh-Mi Supply Pk-Hr Total ¹	Veh-Mi Total Demand Pk-Hr ²	Excess Capacity Pk-Hr Veh-Mi ³	Total Project Cost	Total Project Cost in Service Area
C-1	Nameless Rd	From TRAVISISO PKWY To 2,475' NW OF RM 1431	1.06	4	Widen 4-Lane Arterial	418	50%	840	1,778	221	1,557	\$ 9,400,000	\$ 4,700,000
C-2	Lakeline Blvd	From HERO WAY To 2,815' SE OF HERO WAY	0.55	2	Widen 4-Lane Arterial (1/2)	766	100%	840	932	425	507	\$ 5,000,000	\$ 5,000,000
C-3	Lakeline Blvd	From 2,815' SE OF HERO WAY To 1,765' SE OF VISTA RIDGE	0.64	2	Widen 4-Lane Arterial (1/2)	776	50%	840	539	249	290	\$ 5,700,000	\$ 2,850,000
C-4	Lakeline Blvd	From 1,765' SE OF VISTA RIDGE To 550' NW OF STINNETT DR	0.15	2	Widen 4-Lane Arterial (1/2)	776	100%	840	250	116	134	\$ 1,300,000	\$ 1,300,000
C-5	Bagdad Rd	From HERO WAY To 2,595' S OF HERO WAY	0.49	4	Access Management	1436	100%	840	1630	697	933	\$ 800,000	\$ 800,000
C-6	Bagdad Rd	From 2,595' S OF HERO WAY To 475' N OF VISTA RIDGE DR	0.02	4	Access Management	1436	50%	840	30	13	17	\$ 100,000	\$ 50,000
C-7	Bagdad Rd	From 475' N OF VISTA RIDGE DR To 2,065' S OF OSAGE DR	2.67	4	Access Management	1848	100%	840	8977	4937	4,040	\$ 3,900,000	\$ 3,900,000
C-8	S West Dr	From W SOUTH ST To 870' N OF SONNY DR	0.53	2	Widen Collector	664	100%	760	813	355	458	\$ 3,200,000	\$ 3,200,000
C-9, D-25	US 183	From HERO WAY To 195' S OF OSAGE DR	2.84	4	Access Management	2940	50%	840	4769	4173	596	\$ 4,700,000	\$ 2,350,000
C-10	W South St	From WEST DR To US 183	0.19	2	Widen Substandard	460	100%	760	291	88	203	\$ 1,200,000	\$ 1,200,000
C-11	Crystal Falls Pkwy	From CANTINA SKY To FIRST VIEW	0.37	4	Access Management	1576	100%	840	1259	591	668	\$ 500,000	\$ 500,000
C-12	Osage Dr	From 315' E OF PAINTED SKY BEND To BAGDAD RD	2.50	4	Access Management	434	100%	840	8396	1085	7,311	\$ 500,000	\$ 500,000
A-20, C-13	Hero Way	From 1,100' E OF SAN GABRIEL PKWY To 900' W OF LAKELINE BLVD	1.08	4	Widen 4-Lane Arterial	338	50%	840	1817	183	1,634	\$ 9,600,000	\$ 4,800,000
A-21, C-14	Hero Way	From LAKELINE BLVD To US 183	2.51	4	Access Management	2250	50%	840	4223	2828	1,395	\$ 22,757,707	\$ 11,378,854
C-15	Municipal Dr	From Nothorn Hills To S West Dr	0.56	2	Widen Collector	36	100%	760	858	20	838	\$ 2,494,024	\$ 2,494,024
Total									12,360	36,562	15,980	\$ 71,151,731	\$ 45,022,878

Intersection Projects

Project #	Project Type	Intersection	Project Source	Percent in Service Area	Total Project Cost	Total Project Cost in Service Area
ABCDI-1	Other Capacity	Hero Way and US 183	TMP - ICE	25%	\$ 298,750	\$ 74,688
ABCDI-2	ITS Upgrades	City of Leander Signal Upgrades	TMP	25%	\$ 2,000,000	\$ 500,000
CDI-2	Other Capacity	Crystal Falls Pkwy and US 183	TMP - ICE	50%	\$ 355,000	\$ 177,500
CDI-3	Other Capacity	W South St and US 183	TMP - ICE	50%	\$ 194,000	\$ 97,000
CI-1	Other Capacity	Crystal Falls Pkwy and Lakeline Blvd	TMP - ICE	100%	\$ 472,250	\$ 472,250
CI-4	Roundabout	W South St and West Dr	2018-GO Bond	100%	\$ 1,200,000	\$ 1,200,000
CI-5	Signal	E Crystal Falls Pkwy and S West St	TMP	100%	\$ 400,000	\$ 400,000
CI-6	Signal	Sonny Dr and Lakeline Blvd	TMP	100%	\$ 400,000	\$ 400,000
CI-7	Signal	Sonny Dr and Bagdad Rd	TMP	100%	\$ 400,000	\$ 400,000
CI-8	Other Capacity	RM 1431 and Travisso Pkwy	TMP	20%	\$ 400,000	\$ 80,000
Total					\$ 6,120,000	\$ 3,801,438

2022 Roadway Impact Fee Study Cost per Service Area: \$ 28,750
Total Cost in Service Area C: \$ 48,853,066

Notes:

1. Total Peak Hour Supply = (Length in Miles)(Number of Existing Lanes)(Peak Hour Capacity per Lane)(Percent in Service Area) [Vehicle-Miles]
2. Total Peak Hour Demand = (Length in Miles)(PM Peak Hour Volume)(Percent In Service Area) [Vehicle-Miles]
3. Excess Peak Hour Capacity = (Total Peak Hour Supply) - (Total Peak Hour Demand) [Vehicle-Miles]
4. Existing Peak Hour Deficiencies = (Total Peak Hour Demand) - (Total Peak Hour Supply) [Vehicle-Miles]
5. "Length (Miles)" are displayed as rounded lengths to the nearest 0.01 miles. Calculations were performed using exact mileage length (Length in Feet / 5,280 Feet per Mile).
6. These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Leander - 2022 Roadway Impact Fee Study

CIP Service Units of Supply Service Area D

Roadway Projects

Last Modified: 12/15/2021

Project #	Street Name	Project Limits	Length (Miles)	Future Lanes	Impact Fee Class	Peak Hour Volume	Percent in Service Area	Veh-Mi Capacity Pk-Hr Per Ln	Veh-Mi Supply Pk-Hr Total ¹	Veh-Mi Total Demand Pk-Hr ²	Excess Capacity Pk-Hr Veh-Mi ³	Total Project Cost	Total Project Cost in Service Area
D-1	Leander Dr	From HAZLEWOOD ST To CRYSTAL FALLS DR	0.88	2	Widen Substandard	92	100%	760	1,340	81	1,259	\$ 5,300,000	\$ 5,300,000
D-2	Horizon Park Blvd	From RM 2243 To CRYSTAL FALLS PKWY	1.54	2	Widen Collector	372	100%	760	2343	573	1,770	\$ 14,300,000	\$ 14,300,000
D-3	Raider Way	From HERO WAY To RM 2243	0.64	2	New Collector	New	100%	760	977	0	977	\$ 4,700,000	\$ 4,700,000
D-4	Raider Way	From RM 2243 To 1,235' S OF RM 2243	0.25	2	New Collector	New	100%	760	381	0	381	\$ 3,200,000	\$ 3,200,000
D-5	CR 175	From RM 2243 To 1,265' SE OF RM 2243	0.24	4	Widen 4-Lane Arterial	250	50%	840	395	29	366	\$ 1,680,000	\$ 840,000
D-6	CR 175	From 1,265' SE OF RM 2243 To 2,315' SE OF RM 2243	0.23	4	Widen 4-Lane Arterial	250	100%	840	765	57	708	\$ 1,680,000	\$ 1,680,000
D-7	CR 175	From 2,315' SE OF RM 2243 To 3,040' SE OF RM 2243	0.14	4	Widen 4-Lane Arterial	250	50%	840	232	17	215	\$ 960,000	\$ 480,000
D-8	CR 175	From 1,855' NW OF WHISPER LN To 40' NW OF CRYSTAL FALLS PKWY	0.91	4	Widen 4-Lane Arterial	250	50%	840	1526	114	1,412	\$ 6,720,000	\$ 3,360,000
D-9	CR 175	From 1,400' SE OF CRYSTAL FALLS PKWY To 500' SE OF PARKSIDE PKWY	0.38	4	Widen 4-Lane Arterial	372	100%	840	1287	142	1,145	\$ 2,720,000	\$ 2,720,000
D-10	CR 175	From 615' NW OF JOURNEY PKWY To JOURNEY PKWY	0.12	4	Widen 4-Lane Arterial	372	50%	840	196	22	174	\$ 880,000	\$ 440,000
D-11	RM 2243	From N US 183 To CR 175	3.21	4	Widen 4-Lane Arterial	1748	100%	840	10788	5613	5,175	\$ 45,100,000	\$ 45,100,000
D-12	RM 2243	From CR 175 To HERO WAY	0.28	4	Widen 4-Lane Arterial	1462	50%	840	478	208	270	\$ 2,600,000	\$ 1,300,000
D-13	Woodview Dr	From 980' W OF N US 183 To N US 183	0.18	2	New Collector	New	100%	760	281	0	281	\$ 6,300,000	\$ 6,300,000
D-14	Crystal Falls Pkwy	From RONALD REAGAN BLVD To 725' E OF RONALD REAGAN BLVD	0.14	4	New 4-Lane Arterial	New	100%	840	462	0	462	\$ 1,400,000	\$ 1,400,000
D-15	Crystal Falls Pkwy	From 1,405' E OF RONALD REAGAN BLVD To 2,185' E OF RONALD REAGAN BLVD	0.15	4	New 4-Lane Arterial	New	100%	840	496	0	496	\$ 1,500,000	\$ 1,500,000
D-16	Crystal Falls Pkwy	From 2,190' E OF RONALD REAGAN BLVD To 1,615' W OF CR 175	0.44	4	New 4-Lane Arterial	New	100%	840	1463	0	1,463	\$ 9,400,000	\$ 9,400,000
D-17	Crystal Falls Pkwy	From 1,615' W OF CR 175 To 590' W OF CR 175	0.19	4	New 4-Lane Arterial	New	50%	840	320	0	320	\$ 1,900,000	\$ 950,000
D-18	Crystal Falls Pkwy	From 1,615' W OF CR 175 To 115' W OF CR 175	0.08	4	New 4-Lane Arterial	New	100%	840	271	0	271	\$ 800,000	\$ 800,000
D-19	Journey Pkwy	From RONALD REAGAN BLVD To 4,025' E OF RONALD REAGAN BLVD	0.76	4	Widen 4-Lane Arterial	1436	100%	840	2560	1094	1,466	\$ 6,700,000	\$ 6,700,000
D-20	Journey Pkwy	From 4,025' E OF RONALD REAGAN BLVD To 4,700' E OF RONALD REAGAN BLVD	0.13	4	Widen 4-Lane Arterial	1436	50%	840	210	90	120	\$ 3,400,000	\$ 1,700,000
D-21	Journey Pkwy	From 4,700' E OF RONALD REAGAN BLVD To 5,000' E OF RONALD REAGAN BLVD	0.05	4	Widen 4-Lane Arterial	1436	100%	840	178	76	102	\$ 1,200,000	\$ 1,200,000
D-22	Journey Pkwy	From 2,575' W OF CR 175 To 1,875' W OF CR 175	0.13	4	Widen 4-Lane Arterial	1436	50%	840	218	93	125	\$ 500,000	\$ 250,000
D-23	Journey Pkwy	From 1,875' W OF CR 175 To CR 175	0.35	4	Widen 4-Lane Arterial	1436	100%	840	1184	506	678	\$ 3,200,000	\$ 3,200,000
D-24	Ronald Reagan Blvd	From RM 2243 To Southern City Limits	2.56	4	Access Management	2714	100%	840	8588	6937	1,651	\$ 4,200,000	\$ 4,200,000
C-9, D-25	US 183	From HERO WAY To 195' S OF OSAGE DR	2.84	4	Access Management	2940	50%	840	4769	4173	596	\$ 4,700,000	\$ 2,350,000
D-26	N East St	From Hero Way To E South St	0.30	2	Widen Collector	New	100%	760	456	0	456	\$ 3,280,852	\$ 3,280,852
D-27	N East St	From E Evans St To E South St	0.21	2	Widen Collector	New	100%	760	320	0	320	\$ 1,100,000	\$ 1,100,000
D-28	Woodview Dr	From US 183A To Raider Way	0.38	2	Widen Collector	302	100%	760	574	114	460	\$ 4,909,533	\$ 4,909,533
D-29	Raider Way	From Woodview Dr To Crystal Falls Pkwy	0.53	2	Widen Collector	300	100%	760	809	160	649	\$ 4,909,533	\$ 4,909,533
B-20, D-30	Hero Way ROW	From US 183 To RM 2243	2.34	3	New 3-Lane Frontage	394	50%	760	2671	462	2,209	\$ 13,900,000	\$ 6,950,000
Total								24,400	46,538	20,560	25,978	\$ 163,139,917	\$ 144,519,917

Intersection Projects

Project #	Project Type	Intersection	Project Source	Percent in Service Area	Total Project Cost	Total Project Cost in Service Area
ABCDI-1	Other Capacity	Hero Way and US 183	TMP - ICE	25%	\$ 298,750	\$ 74,688
ABCDI-2	ITS Upgrades	City of Leander Signal Upgrades	TMP	25%	\$ 2,000,000	\$ 500,000
BDI-2	Signal	Hero Way and Ronald Reagan Blvd	TMP	50%	\$ 400,000	\$ 200,000
CDI-2	Other Capacity	Crystal Falls Pkwy and US 183	TMP - ICE	50%	\$ 355,000	\$ 177,500
CDI-3	Other Capacity	W South St and US 183	TMP - ICE	50%	\$ 194,000	\$ 97,000
DI-1	Innovative Intersection	RM 2243 and Ronald Reagan Blvd	TMP - ICE	100%	\$ 5,000,000	\$ 5,000,000
DI-2	Roundabout	E Woodview Dr and Raider Way	CIP	100%	\$ 1,200,000	\$ 1,200,000
DI-3	Signal	E Crystal Falls Pkwy and Raider Way	CIP	100%	\$ 1,200,000	\$ 1,200,000
DI-4	Signal	Journey Pkwy and CR 175	TMP	100%	\$ 400,000	\$ 400,000
DI-5	Roundabout	Sonny Dr and Leander Dr	TMP	100%	\$ 400,000	\$ 400,000
DI-6	Roundabout	Hazelwood St and Horizon Park Blvd	TMP	100%	\$ 1,200,000	\$ 1,200,000
Total					\$ 12,647,750	\$ 10,449,188

2022 Roadway Impact Fee Study Cost per Service Area: \$ 28,750
Total Cost in Service Area D: \$ 154,997,855

Notes:

1. Total Peak Hour Supply = (Length in Miles)(Number of Existing Lanes)(Peak Hour Capacity per Lane)(Percent in Service Area) [Vehicle-Miles]
2. Total Peak Hour Demand = (Length in Miles)(PM Peak Hour Volume)(Percent In Service Area) [Vehicle-Miles]
3. Excess Peak Hour Capacity = (Total Peak Hour Supply) - (Total Peak Hour Demand) [Vehicle-Miles]
4. Existing Peak Hour Deficiencies = (Total Peak Hour Demand) - (Total Peak Hour Supply) [Vehicle-Miles]
5. "Length (Miles)" are displayed as rounded lengths to the nearest 0.01 miles. Calculations were performed using exact mileage length (Length in Feet / 5,280 Feet per Mile).
6. These planning level cost projections listed in these tables have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Leander. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.



Appendix C – Existing Facilities Inventory

City of Leander - 2022 Roadway Impact Fee Study
Existing Street Facilities Inventory

Service Area A

Street Name	Project Limits	Length (Feet)	Length (Miles)	Existing Thru Lanes		Existing Cross- Section	Percent in Service Area	PM Peak Hour Volumes (Vehicles per Hour)		Peak Hour Capacity (Vehicle-Miles per Lane)		Total Peak Hour Supply (Vehicle-Miles) ¹		Total Peak Hour Demand (Vehicle-Miles) ²		Excess Peak Hour Capacity (Vehicle-Miles) ³		Existing Peak Hour Deficiencies (Vehicle- Miles) ⁴	
				NB / EB	SB / WB			NB / EB	SB / WB	NB / EB	SB / WB	NB / EB	SB / WB	NB / EB	SB / WB	NB / EB	SB / WB	NB / EB	SB / WB
Lakeline Blvd	From 1,125' S OF CR 281 To 1,635' S OF CR 280	3,506	0.66	0	0	N/A	50%	0	0	0	0	0	0	N/A	N/A	N/A	N/A		
Lakeline Blvd	From LIVE OAK RD To 1,635 S OF CR 280	5,438	1.03	0	0	N/A	100%	0	0	0	0	0	0	N/A	N/A	N/A	N/A		
Lakeline Blvd	From 1,635' S OF CR 280 To 75' N OF BAGDAD RD	1,061	0.20	0	0	N/A	50%	0	0	0	0	0	0	N/A	N/A	N/A	N/A		
Lakeline Blvd	From 480' N OF OLD 2243 WEST To OLD 2243 WEST	501	0.09	0	0	N/A	100%	0	0	0	0	0	0	N/A	N/A	N/A	N/A		
Bagdad Rd	From 1300' N OF CR 281 To CR 281	1,362	0.26	1	1	2U	50%	458	458	640	640	83	83	59	59	23	23		
Bagdad Rd	From CR 281 To 930' NW OF W SAN GABRIEL PKWY	12,729	2.41	1	1	2U	100%	458	458	640	640	1,543	1,543	1,104	1,104	439	439		
Bagdad Rd	From 930' NW OF W SAN GABRIEL PKWY To 380' NW OF W SAN GABRIEL PKWY	557	0.11	2	2	5U	50%	412	412	720	720	76	76	22	22	54	54		
Bagdad Rd	From 380' NW OF W SAN GABRIEL PKWY To HERO WAY	7,452	1.41	2	2	5U	100%	634	634	720	720	2,032	2,032	895	895	1,138	1,138		
US 183	From US 183A To HERO WAY	8,969	1.70	2	2	4U	50%	890	890	660	660	1,121	1,121	756	756	365	365		
CR 280	From 1,725' W OF LAKELINE BLVD To 530' E OF LAKELINE BLVD	2,271	0.43	0	0	N/A	100%	0	0	0	0	0	0	N/A	N/A	N/A	N/A		
CR 280	From 1,965 W OF BAGDAD RD To BAGDAD RD	2,086	0.40	0	0	N/A	100%	0	0	0	0	0	0	N/A	N/A	N/A	N/A		
Heritage Grove Rd	From HALSEY DR To 1,295' W OF W BROADE ST	1,678	0.32	1	1	2U	100%	53	53	640	640	203	203	17	17	187	187		
Heritage Grove Rd	From 1,295' W OF W BROADE ST To 460' E OF W BROADE ST	834	0.16	1	1	2U	50%	53	53	640	640	51	51	4	4	46	46		
Heritage Grove Rd	From 460' W OF W BROADE ST To W BROADE ST	464	0.09	1	1	2U	100%	53	53	640	640	56	56	5	5	52	52		
San Gabriel Pkwy	From LAKELINE BLVD To 1,760' E OF LAKELINE BLVD	1,803	0.34	0	0	N/A	50%	0	0	0	0	0	0	N/A	N/A	N/A	N/A		
San Gabriel Pkwy	From 1,760' W OF LAKELINE BLVD To 1,400' W OF BAGDAD RD	4,002	0.76	0	0	N/A	100%	0	0	0	0	0	0	N/A	N/A	N/A	N/A		
San Gabriel Pkwy	From 1,400' W OF BAGDAD RD To 165' W OF BAGDAD RD	1,273	0.24	0	0	N/A	50%	0	0	0	0	0	0	N/A	N/A	N/A	N/A		
San Gabriel Pkwy	From BAGDAD RD To N US 183	7,717	1.46	1	1	2U	100%	674	674	640	640	935	935	985	985	-50	-50	50	50
Hero Way	From SAN GABRIEL PKWY To 1,100' E OF SAN GABRIEL PKWY	1,107	0.21	1	1	2U	50%	210	210	640	640	67	67	22	22	45	45		
Hero Way	From 1,100' E OF SAN GABRIEL PKWY To 900' W OF LAKELINE BLVD	5,712	1.08	1	1	2U	50%	169	169	640	640	346	346	91	91	255	255		
Hero Way	From LAKELINE BLVD To US 183	13,271	2.51	2	2	5U	50%	1,125	1,125	720	720	1,810	1,810	1,414	1,414	396	396		
Live Oak Rd	From LAKELINE BLVD To WESTERN CITY LIMITS	7,209	1.37	0	0	N/A	100%	0	0	0	0	0	0	N/A	N/A	N/A	N/A		
Live Oak Rd	From LAKELINE BLVD To 2240' E OF LAKELINE BLVD	2,237	0.42	0	0	N/A	50%	0	0	0	0	0	0	N/A	N/A	N/A	N/A		
Live Oak Rd	From BAGDAD RD To 1725' W OF BAGDAD RD	1,722	0.33	1	1	2U	100%	26	26	640	640	209	209	8	8	200	200		
Subtotal		94,961	17.99	-	-	-	-	-	-	-	-	8,532	8,532	5,382	5,382	3,150	3,150	50	50
Total		94,961	17.99	-	-	-	-	-	-	-	-	17,064		10,764		6,300		100	

Notes:

1. Total Peak Hour Supply = (Length in Miles)(Number of Existing Lanes)(Peak Hour Capacity per Lane)(Percent in Service Area) [Vehicle-Miles]

2. Total Peak Hour Demand = (Length in Miles)(PM Peak Hour Volume)(Percent in Service Area) [Vehicle-Miles]

3. Excess Peak Hour Capacity = (Total Peak Hour Supply) - (Total Peak Hour Demand) [Vehicle-Miles]

4. Existing Peak Hour Deficiencies = (Total Peak Hour Demand) - (Total Peak Hour Supply) [Vehicle-Miles]

Note: "Length (Miles)" are displayed as rounded lengths to the nearest 0.01 miles. Calculations were performed using exact mileage length (Length in Feet / 5,280 Feet per Mile).

City of Leander - 2022 Roadway Impact Fee Study
Existing Street Facilities Inventory

Service Area B

Street Name	Project Limits	Length (Feet)	Length (Miles)	Existing Thru Lanes		Existing Cross- Section	Percent in Service Area	PM Peak Hour Volumes (Vehicles per Hour)		Peak Hour Capacity (Vehicle-Miles per Lane)		Total Peak Hour Supply (Vehicle-Miles) ¹		Total Peak Hour Demand (Vehicle-Miles) ²		Excess Peak Hour Capacity (Vehicle-Miles) ³		Existing Peak Hour Deficiencies (Vehicle- Miles) ⁴	
				NB / EB	SB / WB			NB / EB	SB / WB	NB / EB	SB / WB	NB / EB	SB / WB	NB / EB	SB / WB	NB / EB	SB / WB	NB / EB	SB / WB
Kaufmann Loop	From SH 29 To 875' SW OF SH 29	881	0.17	1	1	3U	100%	0	0	760	760	127	127	N/A	N/A	N/A	N/A		
CR 270	From N US 183 To 965' E OF N US 183	1,074	0.20	1	1	2U-S	100%	229	229	510	510	104	104	47	47	57	57		
CR 270	From 825' S OF ORCHARD DR To PVT RD 918	3,427	0.65	1	1	2U-S	50%	229	229	510	510	165	165	74	74	91	91		
CR 270	From 300' S OF NORWOOD DR To 250' N OF SAN GABRIEL PKWY	1,550	0.29	1	1	2U-S	50%	229	229	510	510	75	75	34	34	41	41		
CR 270	From 250' N OF SAN GABRIEL PKWY To SAN GABRIEL PKWY	260	0.05	1	1	2U-S	100%	229	229	510	510	25	25	11	11	14	14		
CR 270	From 190' S OF SAN GABRIEL PKWY To 410' S OF SAN GABRIEL PKWY	208	0.04	1	1	2U-S	50%	198	198	510	510	10	10	4	4	6	6		
CR 270	From 410' S OF SAN GABRIEL PKWY To 680' S OF SAN GABRIEL PKWY	252	0.05	1	1	2U-S	100%	198	198	510	510	24	24	9	9	15	15		
CR 270	From 680' S OF SAN GABRIEL PKWY To 1,500' S OF SAN GABRIEL PKWY	809	0.15	1	1	2U-S	50%	198	198	510	510	39	39	15	15	24	24		
CR 270	From 2,400' N OF HERO WAY To 1,990' N OF HERO WAY	422	0.08	1	1	2U-S	100%	198	198	510	510	41	41	16	16	25	25		
CR 270	From 1,990' N OF HERO WAY To 1,550' N OF HERO WAY	423	0.08	1	1	2U-S	50%	198	198	510	510	20	20	8	8	12	12		
CR 270	From 1,550' N OF HERO WAY To 405' N OF HERO WAY	1,149	0.22	1	1	2U-S	100%	198	198	510	510	111	111	43	43	68	68		
CR 270	From 405' N OF HERO WAY To HERO WAY	404	0.08	1	1	2U-S	100%	198	198	510	510	39	39	15	15	24	24		
San Gabriel Pkwy	From N US 183 To 183A TOLL RD	2,384	0.45	1	1	2U	100%	461	461	640	640	289	289	208	208	81	81		
Raider Way	From SAN GABRIEL PKWY To HERO WAY	3,596	0.68	0	0	N/A	100%	0	0	0	0	0	0	N/A	N/A	N/A	N/A		
US 183	From US 183A To HERO WAY	8,969	1.70	2	2	4U	50%	890	890	660	660	1,121	1,121	756	756	365	365		
San Gabriel Pkwy	From CR 270 To 1,415' E of CR 270	1,414	0.27	0	0	N/A	50%	18	18	0	0	0	0	2	2	-2	-2	2	2
San Gabriel Pkwy	From 1,415' E of CR 270 To 375' W of Logan Del Way	1,654	0.31	0	0	N/A	100%	0	0	0	0	0	0	N/A	N/A	N/A	N/A		
San Gabriel Pkwy	From 865' W of Ronald Reagan Blvd To Ronald Reagan Blvd	875	0.17	1	1	2U	100%	0	0	640	640	106	106	N/A	N/A	N/A	N/A		
Metro Dr	From Leander Dr To Mel Mathis Ave	974	0.18	0	0	N/A	100%	0	0	0	0	0	0	N/A	N/A	N/A	N/A		
Hero Way ROW	From US 183 To RM 2243	12,372	2.34	1	1	2U	50%	197	197	640	640	750	750	231	231	519	519		
College Way	From Main Street To US 183A	2,164	0.41	0	0	N/A	100%	0	0	0	0	0	0	N/A	N/A	N/A	N/A		
Main Street	From San Gabriel Pkwy To 1575' N of Hero Way	2,563	0.49	0	0	N/A	100%	0	0	0	0	0	0	N/A	N/A	N/A	N/A		
Subtotal		47,823	9.06	-	-	-	-	-	-	-	-	3,047	3,047	1,474	1,474	1,340	1,340	2	2
Total		47,823	9.06	-	-	-	-	-	-	-	-	6,093		2,947		2,680		4	

Notes:

1. Total Peak Hour Supply = (Length in Miles)(Number of Existing Lanes)(Peak Hour Capacity per Lane)(Percent in Service Area) [Vehicle-Miles]

2. Total Peak Hour Demand = (Length in Miles)(PM Peak Hour Volume)(Percent in Service Area) [Vehicle-Miles]

3. Excess Peak Hour Capacity = (Total Peak Hour Supply) - (Total Peak Hour Demand) [Vehicle-Miles]

4. Existing Peak Hour Deficiencies = (Total Peak Hour Demand) - (Total Peak Hour Supply) [Vehicle-Miles]

Note: "Length (Miles)" are displayed as rounded lengths to the nearest 0.01 miles. Calculations were performed using exact mileage length (Length in Feet / 5,280 Feet per Mile).

City of Leander - 2022 Roadway Impact Fee Study
Existing Street Facilities Inventory

Service Area C

Street Name	Project Limits	Length (Feet)	Length (Miles)	Existing Thru Lanes		Existing Cross- Section	Percent in Service Area	PM Peak Hour Volumes (Vehicles per Hour)		Peak Hour Capacity (Vehicle-Miles per Lane)		Total Peak Hour Supply (Vehicle-Miles) ¹		Total Peak Hour Demand (Vehicle-Miles) ²		Excess Peak Hour Capacity (Vehicle-Miles) ³		Existing Peak Hour Deficiencies (Vehicle- Miles) ⁴	
				NB / EB	SB / WB			NB / EB	SB / WB	NB / EB	SB / WB	NB / EB	SB / WB	NB / EB	SB / WB	NB / EB	SB / WB	NB / EB	SB / WB
Nameless Rd	From TRAVISSO PKWY To 2,475' NW OF RM 1431	5,587	1.06	1	1	2U-S	50%	209	209	510	510	270	270	111	111	159	159		
Lakeline Blvd	From HERO WAY To 2,815' SE OF HERO WAY	2,930	0.55	1	1	2U	100%	383	383	640	640	355	355	213	213	143	143		
Lakeline Blvd	From 2,815' SE OF HERO WAY To 1,765' SE OF VISTA RIDGE	3,388	0.64	1	1	2U	50%	388	388	640	640	205	205	124	124	81	81		
Lakeline Blvd	From 1,765' SE OF VISTA RIDGE To 550' NW OF STINNETT DR	786	0.15	1	1	2U	100%	388	388	640	640	95	95	58	58	38	38		
Bagdad Rd	From HERO WAY To 2,595' S OF HERO WAY	2,561	0.49	2	2	5U	100%	718	718	720	720	699	699	348	348	350	350		
Bagdad Rd	From 2,595' S OF HERO WAY To 475' N OF VISTA RIDGE DR	95	0.02	2	2	5U	50%	718	718	720	720	13	13	6	6	6	6		
Bagdad Rd	From 475' N OF VISTA RIDGE DR To 2,065' S OF OSAGE DR	14,107	2.67	2	2	5U	100%	924	924	720	720	3,847	3,847	2,469	2,469	1,379	1,379		
S West Dr	From W SOUTH ST To 870' N OF SONNY DR	2,822	0.53	1	1	2U-S	100%	332	332	510	510	273	273	177	177	95	95		
US 183	From HERO WAY To 195' S OF OSAGE DR	14,989	2.84	2	2	5U	50%	1,470	1,470	720	720	2,044	2,044	2,087	2,087	-43	-43	43	43
W South St	From WEST DR To US 183	1,012	0.19	1	1	2U-S	100%	230	230	510	510	98	98	44	44	54	54		
Crystal Falls Pkwy	From CANTINA SKY To FIRST VIEW	1,979	0.37	1	1	2D	100%	788	788	640	640	240	240	295	295	-55	-55	55	55
Osage Dr	From 315' E OF PAINTED SKY BEND To BAGDAD RD	13,194	2.50	1	1	2U	100%	217	217	640	640	1,599	1,599	542	542	1,057	1,057		
Hero Way	From 1,100' E OF SAN GABRIEL PKWY To 900' W OF LAKELINE BLVD	5,712	1.08	1	1	2U	50%	169	169	640	640	346	346	91	91	255	255		
Hero Way	From LAKELINE BLVD To US 183	13,271	2.51	2	2	5U	50%	1,125	1,125	720	720	1,810	1,810	1,414	1,414	396	396		
Municipal Dr	From Nothern Hills To S West Dr	2,980	0.56	1	1	2U-S	100%	18	18	510	510	288	288	10	10	278	278		
Subtotal		85,413	16.18	-	-	-	-	-	-	-	-	12,182	12,182	7,990	7,990	4,192	4,192	98	98
Total		85,413	16.18	-	-	-	-	-	-	-	-	24,363		15,980		8,383		196	

Notes:

1. Total Peak Hour Supply = (Length in Miles)(Number of Existing Lanes)(Peak Hour Capacity per Lane)(Percent in Service Area) [Vehicle-Miles]
2. Total Peak Hour Demand = (Length in Miles)(PM Peak Hour Volume)(Percent In Service Area) [Vehicle-Miles]
3. Excess Peak Hour Capacity = (Total Peak Hour Supply) - (Total Peak Hour Demand) [Vehicle-Miles]
4. Existing Peak Hour Deficiencies = (Total Peak Hour Demand) - (Total Peak Hour Supply) [Vehicle-Miles]

Note: "Length (Miles)" are displayed as rounded lengths to the nearest 0.01 miles. Calculations were performed using exact mileage length (Length in Feet / 5,280 Feet per Mile).

City of Leander - 2022 Roadway Impact Fee Study
Existing Street Facilities Inventory

Service Area D

Street Name	Project Limits	Length (Feet)	Length (Miles)	Existing Thru Lanes		Existing Cross- Section	Percent in Service Area	PM Peak Hour Volumes (Vehicles per Hour)		Peak Hour Capacity (Vehicle-Miles per Lane)		Total Peak Hour Supply (Vehicle-Miles) ¹		Total Peak Hour Demand (Vehicle-Miles) ²		Excess Peak Hour Capacity (Vehicle-Miles) ³		Existing Peak Hour Deficiencies (Vehicle- Miles) ⁴	
				NB / EB	SB / WB			NB / EB	SB / WB	NB / EB	SB / WB	NB / EB	SB / WB	NB / EB	SB / WB	NB / EB	SB / WB	NB / EB	SB / WB
Leander Dr	From HAZLEWOOD ST To CRYSTAL FALLS DR	4,654	0.88	1	1	2U-S	100%	46	46	510	510	450	450	41	41	409	409		
Horizon Park Blvd	From RM 2243 To CRYSTAL FALLS PKWY	8,137	1.54	1	1	2U-S	100%	186	186	510	510	786	786	287	287	499	499		
Raider Way	From HERO WAY To RM 2243	3,392	0.64	0	0	N/A	100%	0	0	0	0	0	0	N/A	N/A	N/A	N/A		
Raider Way	From RM 2243 To 1,235' S OF RM 2243	1,324	0.25	0	0	N/A	100%	0	0	0	0	0	0	N/A	N/A	N/A	N/A		
CR 175	From RM 2243 To 1,265' SE OF RM 2243	1,241	0.24	1	1	2U-S	50%	125	125	510	510	60	60	15	15	45	45		
CR 175	From 1,265' SE OF RM 2243 To 2,315' SE OF RM 2243	1,202	0.23	1	1	2U-S	100%	125	125	510	510	116	116	28	28	88	88		
CR 175	From 2,315' SE OF RM 2243 To 3,040' SE OF RM 2243	730	0.14	1	1	2U-S	50%	125	125	510	510	35	35	9	9	27	27		
CR 175	From 1,855' NW OF WHISPER LN To 40' NW OF CRYSTAL FALLS PKWY	4,796	0.91	1	1	2U-S	50%	125	125	510	510	232	232	57	57	175	175		
CR 175	From 1,400' SE OF CRYSTAL FALLS PKWY To 500' SE OF PARKSIDE PKWY	2,022	0.38	1	1	2U-S	100%	186	186	510	510	195	195	71	71	124	124		
CR 175	From 615' NW OF JOURNEY PKWY To JOURNEY PKWY	617	0.12	1	1	2U-S	50%	186	186	510	510	30	30	11	11	19	19		
RM 2243	From N US 183 To CR 175	16,953	3.21	1	1	2U-S	100%	874	874	510	510	1,638	1,638	2,806	2,806	-1,169	-1,169	1,169	1,169
RM 2243	From CR 175 To HERO WAY	1,502	0.28	1	1	2U-S	50%	731	731	510	510	73	73	104	104	-31	-31	31	31
Woodview Dr	From 980' W OF N US 183 To N US 183	976	0.18	0	0	N/A	100%	0	0	0	0	0	0	N/A	N/A	N/A	N/A		
Crystal Falls Pkwy	From RONALD REAGAN BLVD To 725' E OF RONALD REAGAN BLVD	726	0.14	0	0	N/A	100%	0	0	0	0	0	0	N/A	N/A	N/A	N/A		
Crystal Falls Pkwy	From 1,405' E OF RONALD REAGAN BLVD To 2,185' E OF RONALD REAGAN BLVD	780	0.15	0	0	N/A	100%	0	0	0	0	0	0	N/A	N/A	N/A	N/A		
Crystal Falls Pkwy	From 2,190' E OF RONALD REAGAN BLVD To 1,615' W OF CR 175	2,299	0.44	0	0	N/A	100%	0	0	0	0	0	0	N/A	N/A	N/A	N/A		
Crystal Falls Pkwy	From 1,615' W OF CR 175 To 590' W OF CR 175	1,004	0.19	0	0	N/A	50%	0	0	0	0	0	0	N/A	N/A	N/A	N/A		
Crystal Falls Pkwy	From 1,615' W OF CR 175 To 115' W OF CR 175	426	0.08	0	0	N/A	100%	0	0	0	0	0	0	N/A	N/A	N/A	N/A		
Journey Pkwy	From RONALD REAGAN BLVD To 4,025' E OF RONALD REAGAN BLVD	4,022	0.76	1	1	3U	100%	718	718	760	760	579	579	547	547	32	32		
Journey Pkwy	From 4,025' E OF RONALD REAGAN BLVD To 4,700' E OF RONALD REAGAN BLVD	661	0.13	1	1	3U	50%	718	718	760	760	48	48	45	45	3	3		
Journey Pkwy	From 4,700' E OF RONALD REAGAN BLVD To 5,000' E OF RONALD REAGAN BLVD	279	0.05	1	1	3U	100%	718	718	760	760	40	40	38	38	2	2		
Journey Pkwy	From 2,575' W OF CR 175 To 1,875' W OF CR 175	685	0.13	1	1	3U	50%	718	718	760	760	49	49	47	47	3	3		
Journey Pkwy	From 1,875' W OF CR 175 To CR 175	1,860	0.35	1	1	3U	100%	718	718	760	760	268	268	253	253	15	15		
Ronald Reagan Blvd	From RM 2243 To Southern City Limits	13,495	2.56	2	2	4D	100%	1,357	1,357	840	840	4,294	4,294	3,468	3,468	826	826		
US 183	From HERO WAY To 195' S OF OSAGE DR	14,989	2.84	2	2	5U	50%	1,470	1,470	720	720	2,044	2,044	2,087	2,087	-43	-43	43	43
N East St	From Hero Way To E South St	1,583	0.30	1	1	2U-G	100%	0	0	100	100	30	30	N/A	N/A	N/A	N/A		
N East St	From E Evans St To E South St	1,111	0.21	1	1	2U-G	100%	0	0	100	100	21	21	N/A	N/A	N/A	N/A		
Woodview Dr	From US 183A To Raider Way	1,996	0.38	1	1	2U	100%	151	151	640	640	242	242	57	57	185	185		
Raider Way	From Woodview Dr To Crystal Falls Pkwy	2,809	0.53	1	1	2U	100%	150	150	640	640	341	341	80	80	261	261		
Hero Way ROW	From US 183 To RM 2243	12,372	2.34	1	1	2U	50%	197	197	640	640	750	750	231	231	519	519		
Subtotal		108,644	20.58	-	-	-	-	-	-	-	-	12,318	12,318	10,280	10,280	1,987	1,987	1,243	1,243
Total		108,644	20.58	-	-	-	-	-	-	-	-	24,637	20,560			3,975		2,486	

Notes:

1. Total Peak Hour Supply = (Length in Miles)(Number of Existing Lanes)(Peak Hour Capacity per Lane)(Percent in Service Area) [Vehicle-Miles]

2. Total Peak Hour Demand = (Length in Miles)(PM Peak Hour Volume)(Percent In Service Area) [Vehicle-Miles]

3. Excess Peak Hour Capacity = (Total Peak Hour Supply) - (Total Peak Hour Demand) [Vehicle-Miles]

4. Existing Peak Hour Deficiencies = (Total Peak Hour Demand) - (Total Peak Hour Supply) [Vehicle-Miles]

Note: "Length (Miles)" are displayed as rounded lengths to the nearest 0.01 miles. Calculations were performed using exact mileage length (Length in Feet / 5,280 Feet per Mile).



Appendix D – Plan for Awarding the Roadway Impact Fee Credit Summary



Appendix E – Plan for Awarding the Roadway Impact Fee Credit Supporting Exhibits

CITY OF LEANDER, TEXAS

ROADWAY IMPACT FEE STUDY

PRE-CREDIT REPORT

5 SERVICE AREAS OPTION MEMO



February
2022

Prepared for the City of Leander

Prepared by:
Kimley-Horn and Associates, Inc.
Jake Gutekunst, P.E., AICP
10814 Jollyville Rd, Suite 200
Austin, TX 78759
Phone 512 418 1700
TBPE Firm Registration Number: F-928
Project Number: 064553106
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SUMMARY OF ANALYSIS ON 5 SERVICE AREAS OPTION

Overview

This memorandum is intended to document the results of an analysis requested by the City of Leander Capital Improvement Advisory Committee (CIAC) on January 27, 2022 for exploring a different arrangement of service area boundaries for use in a study to establish maximum fees for a potential roadway impact fee in Leander, TX. The analysis contained herein is based on modifying a report dated February 2022 (known as the “Pre-Credit Report”) to break out a portion of the area identified as Service Area B to become Service Area E, bound by the area of US 183, US 183A, and Hero Way. The results of this analysis as it pertains to support of adoption of Land Use Assumptions and a Capital Improvements Plan for a public hearing at Leander City Council on March 17, 2022 are provided as supporting documentation for an action by the CIAC regarding the comments required from the CIAC prior to the public hearing per Texas Local Government Code Chapter 395.

Changes to Roadway Impact Fee CIP Projects

Projects moving from Service Area B to Service Area E in this analysis for purposes of calculations relating to the CIP and ultimately pre-credit maximum fee include:

- **Project A-9, B-15: US 183 (Access Management – split with Service Area A at 50% cost)**
- **Project B-13: San Gabriel Pkwy (Widen 6-Lane Arterial (2/3))**
- **Project B-19: Metro Dr (New Collector)**
- **Project B-21: College Way (New Collector)**
- **Project B-22: Main Street (New Collector)**



Changes to 10-Year Land Use Assumptions

Table 1 summarizes the residential and employment 10-year growth projections for a 5 service area option. Approximately 43% of residential growth and 52% of non-residential growth in Service Area B in the Pre-Credit Report are re-allocated to the newly created Service Area E.

Table 1. Residential and Employment 10-Year Projections

Service Area	Year	Residential (Units)		Employment (Sq. Ft.)			
		Single Family	Multi-Family	Basic	Service	Retail	Total
A	2021 - 2031	4,821	1,205	1,000,000	300,000	300,000	1,600,000
B		3,032	1,079	0	1,100,000	1,200,000	2,300,000
C		4,409	1,102	0	800,000	600,000	1,400,000
D		4,414	3,603	200,000	1,600,000	2,975,000	4,775,000
E		2,299	2,635	0	1,300,000	1,200,000	2,500,000
Total		18,974	9,624	1,200,000	5,100,000	6,275,000	12,575,000

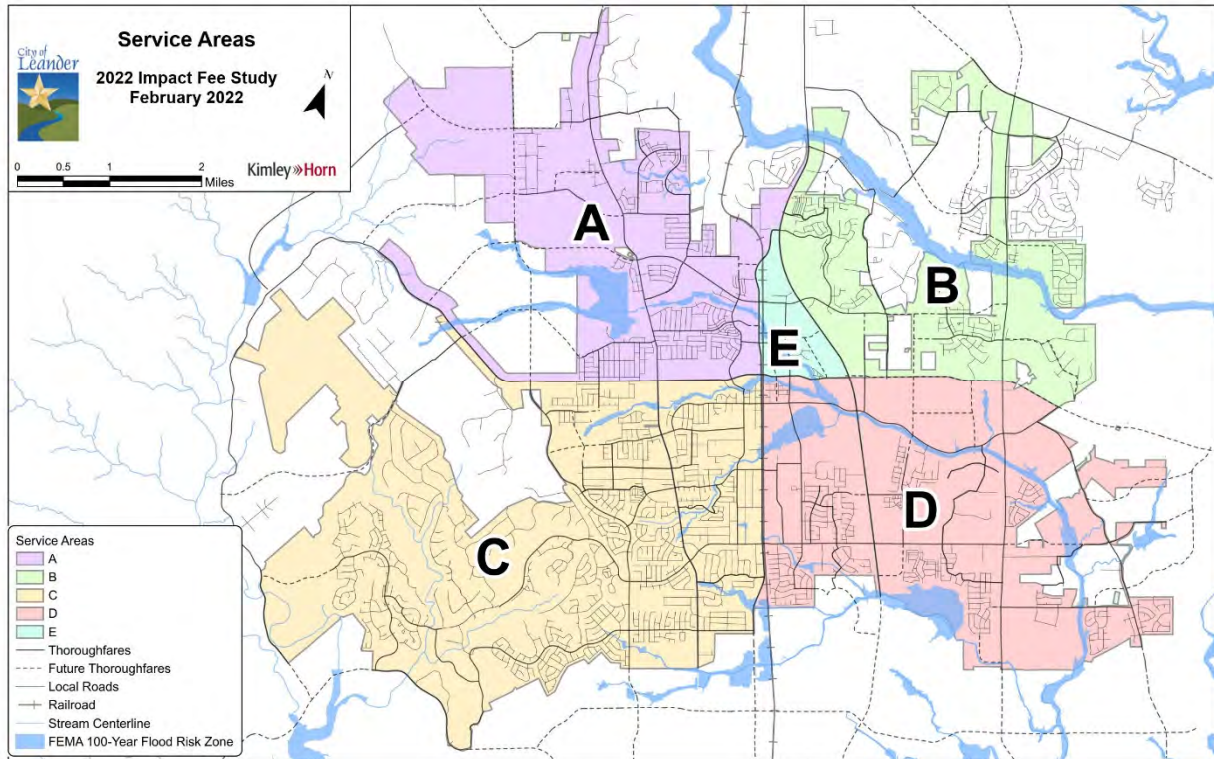
Changes to Pre-Credit Maximum Fees

Below is the listing of the 2022 Pre-Credit Maximum Assessable Impact Fee Per Service Unit (Vehicle-Mile) comparing both service area options:

Service Area	4 Areas Option Maximum Fee Per Service Unit (per Vehicle-Mile)	5 Areas Option Maximum Fee Per Service Unit (per Vehicle-Mile)
A	\$2,227	\$2,226
B	\$540	\$884
C	\$938	\$938
D	\$1,453	\$1,452
E	n/a	\$300

ADDITIONAL SUPPORTING FIGURES FOR 5 SERVICE AREAS REPORT

Exhibit 1 – Proposed Service Areas



The application of the demographic projections and the *transportation demand factors* are presented in the 10-Year Growth Projections in **Table 6**. This table shows the growth in total vehicle-miles by service area between the years 2021 – 2031 for 5 service areas option.



Table 6. 10-Year Growth Projections

Notes:

¹ From City of Leander 2022 land use assumptions for roadway impact fees

² Transportation Demand Factor: from LUVNET) uses the single-family detached housing land use and trip generation rate

³ Transportation Demand Factor (from LUVNET) uses the multifamily housing (low-rise) land use and trip generation rate

⁴ Calculated by multiplying the TDF by the number of dwelling units

⁵ From City of Leander 2022 land use assumptions for roadway impact fees

⁶ Trip generation rate and transportation demand factors from LUVNET for each land use

⁷ "Basic" corresponds to general light industrial land use and trip generation rate

⁸ "Service" corresponds to general office land use and trip generation rate

⁹ "Retail" corresponds to shopping center land use and trip generation rate

¹⁰ Calculated by multiplying transportation demand factor by the number of thousand square feet for each land use

¹¹ Residential plus non-residential vehicle-miles traveled for each service area



**Table 6 (Continued). 10-Year Growth Projections
Vehicle Miles of Increase (2021-2031) 5 Service Areas Option**

Service Area	Vehicle-Miles
A	29,612
B	28,513
C	28,394
D	55,477
E	29,932



Table 8. Maximum Fee Calculation 5 Service Areas Option

Line	Calculation	Service Area: A	Service Area: B	Service Area: C	Service Area: D	Service Area: E
1	Total Vehicle-Miles of Capacity Added by the Roadway Impact Fee CIP (From Roadway Impact Fee CIP Service Units of Supply - Appendix B)	39,489	7,241	36,562	46,538	6,012
2	Total Vehicle-Miles of Existing Demand (From Roadway Impact Fee CIP Service Units of Supply - Appendix B)	10,764	1,019	15,980	20,560	1,928
3	Total Vehicle-Miles of Existing Deficiencies (From Roadway Impact Fee Existing Conditions - Appendix C)	100	4	196	2,486	0
4	Net Amount of Vehicle-Miles of Capacity Added Line 1 - Line 2 - Line 3	28,625	6,218	20,386	23,492	4,084
5	Total Cost of the Roadway Impact Fee CIP within Service Area (From Tables 4A - 4E)	\$ 92,144,691	\$ 28,000,000	\$ 45,672,878	\$ 144,419,917	\$ 12,761,885
6	Cost of Net Capacity Supplied (Line 4 / Line 1) * Line 5	\$ 66,793,498	\$ 24,044,516	\$ 25,466,400	\$ 72,902,105	\$ 8,668,683
7	Cost to Meet Existing Needs & Usage Line 5 - Line 6	\$ 25,351,193	\$ 3,955,484	\$ 20,206,478	\$ 71,517,812	\$ 4,093,202
8	Total Vehicle-Miles of New Demand over 10 Years (From Table 6 and Land Use Assumptions)	29,612	28,513	28,394	55,477	29,932
9	Percent of Capacity Added Attributable to Growth Line 8 / Line 4	103.4%	458.5%	139.2%	236.1%	732.9%
10	Reduce Line 10 to 100% if Line 9 > Line 3 (Otherwise, No Change)	100.0%	100.0%	100.0%	100.0%	100.0%
11	Cost of Roadway Impact Fee CIP Attributable to Growth Line 6 * Line 10	\$ 66,793,498	\$ 24,044,516	\$ 25,466,400	\$ 72,902,105	\$ 8,668,683
12	Total Cost of the Intersection Impact Fee CIP within Service Area (From Tables 4A - 4E)	\$ 474,688	\$ 1,000,000	\$ 3,701,438	\$ 10,349,188	\$ 474,688
13	Percent of Intersection Capacity Added Attributable to Growth (New Demand over 10 Years / 2031 Demand)	66%	77%	40%	77%	96%
14	Cost of Intersection Impact Fee CIP Attributable to Growth Line 12 * Line 13	\$ 315,572	\$ 767,279	\$ 1,475,115	\$ 8,011,630	\$ 456,306
15	Credit for Previous Contributions	\$ 1,204,178	\$ 760,083	\$ 323,496	\$ 371,380	\$ 170,963
16	Cost of the Roadway Impact Fee CIP Attributable to Growth - Developer Contributions Line 11 + Line 14 - Line 15 + Study Cost per Service Area	\$ 65,927,892	\$ 24,074,712	\$ 26,641,019	\$ 80,565,355	\$ 8,977,026
17	Pre-Credit, Pre-Financing Maximum Fee per Service Unit Line 16 / Line 8	\$ 2,226	\$ 844	\$ 938	\$ 1,452	\$ 300
18	Financing Costs (From Appendix D)	THE FINAL MAXIMUM FEE WILL BE DETERMINED AFTER CREDIT CALCULATION.				
19	Interest Earnings (From Appendix D)					
20	Credit for Ad Valorem Taxes (From Appendix D)					
21	Recoverable Cost of Total Roadway Impact Fee CIP and Financing Line 16 + Line 18 + Line 19 + Line 20					
22	Maximum Assessable Fee per Service Unit Line 21 / Line 8					



EXECUTIVE SUMMARY
03/17/2022

AGENDA SUBJECT:

Conduct a Public Hearing regarding Subdivision Case 21-CP-013 to adopt the Mason Tract Concept Plan on one parcel of land approximately 111.17 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032112; generally located at the northwest corner of CR 175 and CR 177, Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case 21-CP-013 as described above.

BACKGROUND:

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

HISTORY/TIMELINE:

10/12/2021 - Zoning Approved

03/10/2022 - Planning & Zoning Commission, 1st Public Hearing for the Concept Plan

APPLICANT/AGENT:

Costello, Inc (Steve Buffum) on behalf of CSM-Mason Family, LP (Carolyn Meihaus).

RECOMMENDATION:

The proposal includes 326 Residential lots and 1 Parkland lot. Staff recommends approval of this request.

PRESENTER:

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

Attachments

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

MASON TRACT

CONCEPT PLAN

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	CONCEPT PLAN
3	PARK PLAN

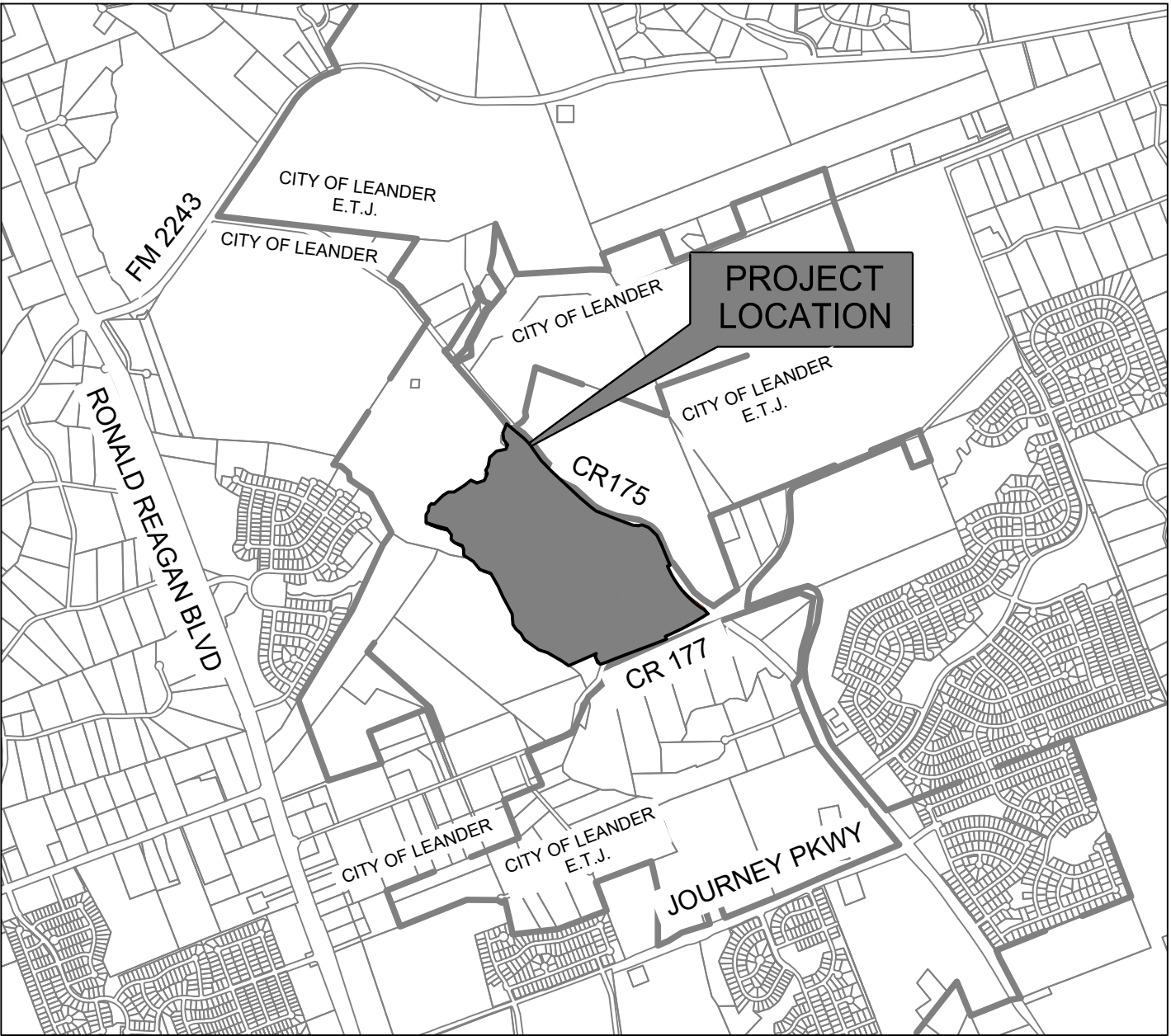
DEVELOPER INFORMATION:

OWNER / DEVELOPER: TOLL BROTHERS
2555 SW GRAPEVINE PARKWAY, SUITE 100
GRAPEVINE, TX 76051
817-329-7973

SURVEYOR: LANDESIGN SERVICES, INC. TBPELS 10001800
10090 W HIGHWAY 29
LIBERTY HILL, TX 78642
512-238-7901

ENGINEER: COSTELLO, INC. TBPE 280
9050 N CAPITAL OF TX HWY, BLDG. 3, SUITE 390
AUSTIN, TX 78759
512-646-3456

AGENT: COSTELLO, INC. TBPE 280
9050 N CAPITAL OF TX HWY, BLDG. 3, SUITE 390
AUSTIN, TX 78759
512-646-3456



VICINITY MAP
SCALE: 1" = 2000'



TRAFFIC IMPACT ANALYSIS (T.I.A.) BY COSTELLO INC. (JANUARY 2022)
RECOMMENDS THE FOLLOWING IMPROVEMENTS:

1. TRAFFIC SIGNAL FOR RM 2243 AT CR-175
2. TRAFFIC SIGNAL FOR PARKSIDE PARKWAY AT CR-175
3. TRAFFIC SIGNAL FOR JOURNEY PARKWAY AT CR-175

TRAFFIC IMPACT ANALYSIS (T.I.A.) BY COSTELLO INC. (JANUARY 2022)
REQUIRES THE FOLLOWING IMPROVEMENTS:

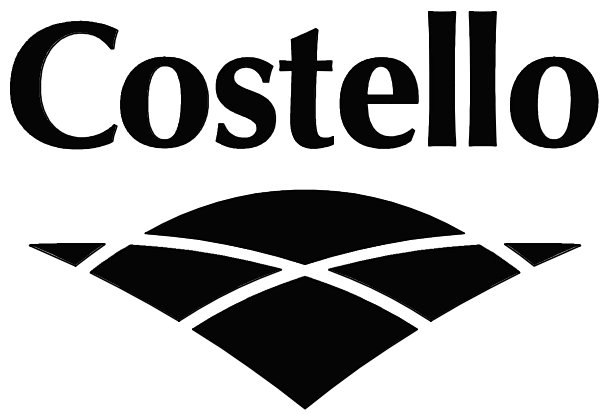
1. ROAD WIDENING OF CR-175 WITH ADDITION OF AT LEAST ONE LANE
2. ROAD WIDENING OF CR-177 WITH ADDITION OF ONE LANE AFTER INTERSECTION AREA
3. LEFT TURN LANE AT EVERY ENTRY DRIVEWAY ALONG CR-175

SUBMITTAL DATE (FILING DATE): 10/26/21 (SO Art II, sec 21 (c)(1))

ZONING: MASON TRACT - CR 175 MINOR P.U.D. (SFC-2-B) & (SFU-2-B) (SO Art II, sec 21 (c)(1))

FUTURE LAND USE CATEGORY: RESIDENTIAL/ PARKLAND

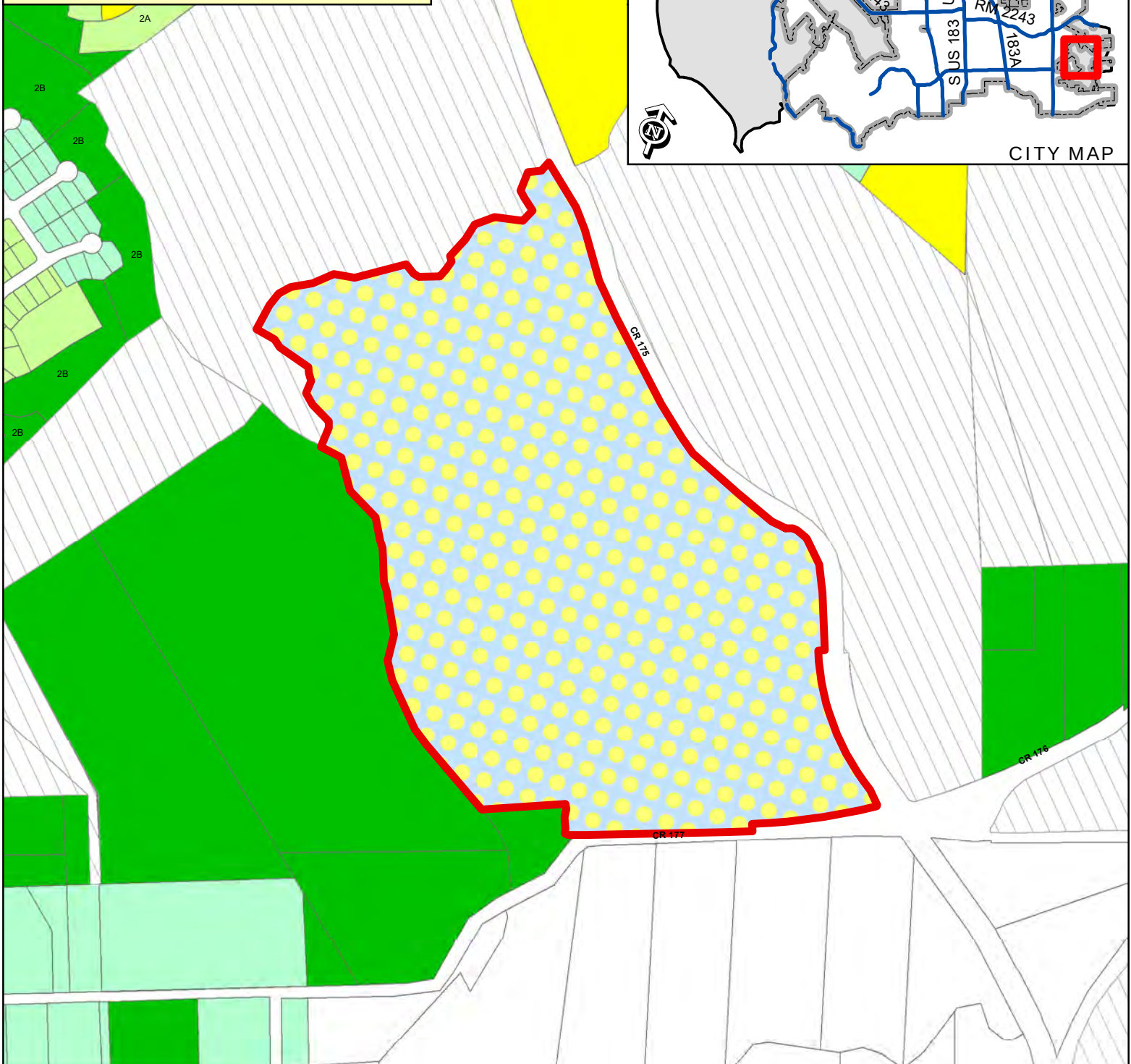
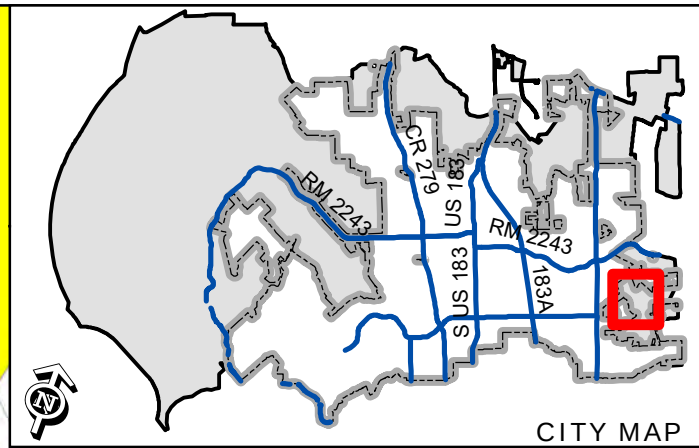
COMPREHENSIVE PLAN SUMMARY		
Based on FLUM		
	Lots	Acres
Residential	326	80.7
Parkland	1	30.47
Total:		111.17



Engineering and Surveying
9050 N Capital of TX Hwy, Bldg. 3, Ste 390
Austin, Texas 78759
(512)646-3456
TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100486

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

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

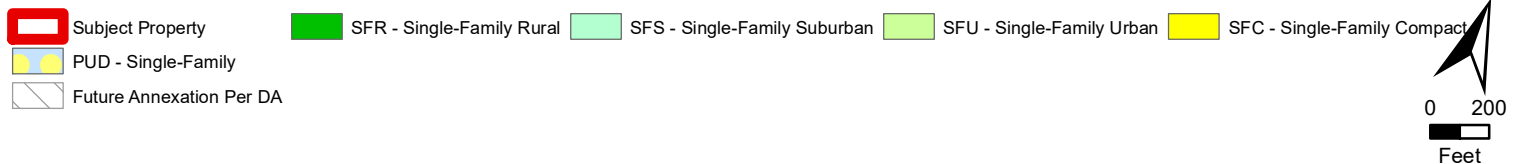


21-CP-013

ATTACHMENT #2

MASON TRACT

Location Map





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

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

March 10, 2022 at 7:00 PM



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

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

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

PUBLIC HEARING: ACTION

1. Conduct a Public Hearing regarding Subdivision Case 21-CP-013 to adopt the Mason Tract Concept Plan on one parcel of land approximately 111.17 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032112; generally located at the north-west corner of CR 175 and CR 177, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Subdivision Case 21-CP-013 as described above.

RG Thomas had concern about the roads.
No one spoke for.

Motion made by Commissioner Ron May, seconded by Commissioner Rick Carpenter to approve the concept plan.

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

7 - 0 Passed

REGULAR AGENDA

APPROVED:

CHAIRMAN COSGROVE

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
03/17/2022

AGENDA SUBJECT:

Conduct a Public Hearing regarding Subdivision Case 21-TOD-CP-004 to adopt the Leander Springs Concept Plan and Subdivision Case 21-TOD-PP-006 to approve the Leander Springs Preliminary Plat on two parcels of land approximately 77.939 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R403524 and R05159; generally located to the southwest of the intersection of RM 2243 and 183A Toll Road, Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case 21-TOD-CP-004 and 21-TOD-PP-006 as described above.

BACKGROUND:

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

HISTORY/TIMELINE:

02/04/2021 - PUD Zoning Approved

03/10/2022 - Planning & Zoning Commission, 1st Public Hearing for Concept Plan & Preliminary Plat

APPLICANT/AGENT:

Perales Land Development, LLC on behalf of Leander Springs Holding, LLC and Leander Developers 4, Ltd.

RECOMMENDATION:

The proposal includes one mixed use lot and two open space lots. The proposed mixed use includes a maximum of 1600 units and commercial uses. Staff recommends approval of this request. The Planning & Zoning Commission unanimously recommended approval of the request during the March 10, 2022 meeting

PRESENTER:

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

Attachments

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

LEANDER SPRINGS HOLDING LLC,
13212 COLETO TRAIL AUSTIN
TX 75732,
TEL (512) 888-2399

LEANDER DEVELOPERS 4 Ltd,
PO BOX 249 LEANDER TC 78646,
TEL (512) 259-1296

PERALES LAND DEVELOPMENT L.L.C.
8705 SHOAL CREEK BLVD., STE. 213
AUSTIN, TX 78757
TEL (512) 297-5019
CONTACT: JERRY PERALES

VEI CONSULTING ENGINEERS,
507-D E. HIGHWAY ST
FREDERICKSBURG
TX 78624,
TEL (830) 997-4744
CONTACT:KEVIN W. SPRAGGINS

ABRAM DASHNER, RPLS, LLC
TBPLS FIRM NO. 10194420
EMAIL-rpls5901@gmail.com
TEL (512)-905-4369

GROSS ACREAGE	77.939 ACRES
---------------	--------------

PROPERTY ZONING: PUD ZONING
BASE ZONING DISTRICTS: MF-2-A (MULTI-FAMILY)
GC-3-A (GENERAL COMMERCIAL)

FUTURE LAND USE CATEGORY : MULTI-USE CORRIDOR - PRIORITY CORRIDOR AND NEIGHBORHOOD RESIDENTIAL

1. Fee-in-lieu of a traffic impact analysis is due at time of site development. Code of Ordinances 10.03.003.
2. Roadway Adequacy Fees are due at time of site development for the widening of RM 2243 to a 4-lane arterial. City of Leander Transportation Plan.

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. 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. (INSIDE CITY ONLY)
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. THE SURFACE TO ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 4849 IC0455F FOR WILLIAMSON CO., EFFECTIVE 12/20/2019
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF PALOMA RIDGE DRIVE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTS/AGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. APPROVAL OF THIS PRELIMINARY PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
13. ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER SITES WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.
14. AT THE TIME OF SITE DEVELOPMENT PERMIT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TRAFFIC IMPACT ANALYSIS (TIA), UNLESS A TIA FOR THE ENTIRE DEVELOPMENT INDICATES THAT AVERAGE DAILY TRIPS ARE ESTIMATED BELOW 2,000.
15. SUBDIVISION VARIANCES FROM THE FOLLOWING CITY OF LEANDER ORDINANCES HAVE BEEN APPROVED BY CITY COUNCIL:
 - 15.1. SECTION 45(A)(3) - 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."
 - 15.2. SECTION 42(B)(2)(V) - PROVISIONS SHALL BE MADE FOR THE APPROPRIATE EXTENSION OF EXISTING AND PROPOSED STREETS AND TRAILS. STREETS AND TRAILS INTENDED TO BE EXTENDED FROM AN ADJACENT TRACT SHALL BE EXTENDED."

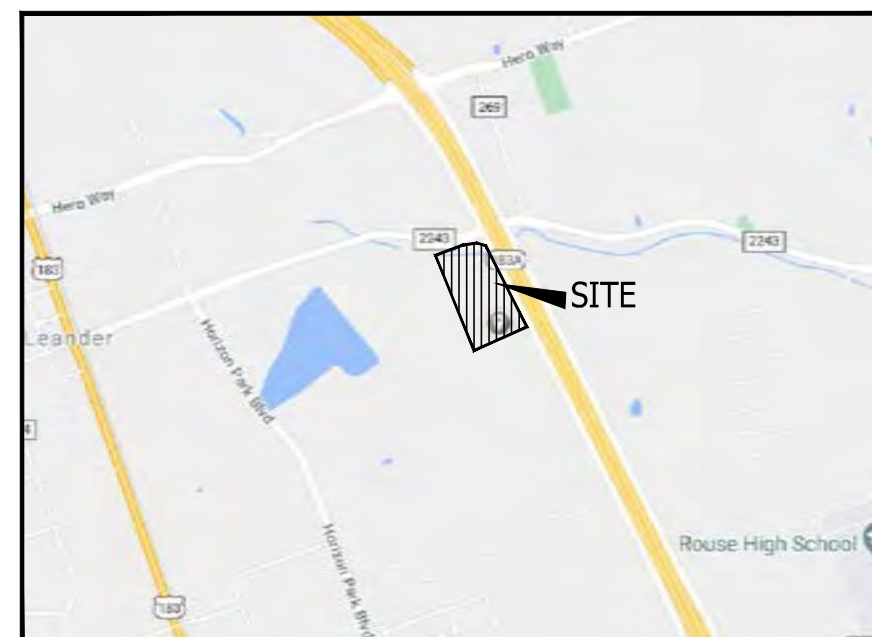
The city of Leander has adopted a Master Transportation Plan on 5-6-2021. This is going to greatly expand many of the key streets in the city to a larger street, and upgrade a number of ordinary streets to handle the new traffic demands on them. Due to this the city is seeking to acquire the needed R.O.W. and/or respective roadway adequacy fees to upgrade these streets to the ultimate buildout needed to serve the citizens. Due to this the City would like to request dedication of the needed R.O.W. to prepare for this future. The city is open to working with the developer to ensure that their project is at most minimally impacted if not benefited by these future changes. The following upgrades to streets within the subdivision is what is needed to bring this street(s) into their ultimate compliance.

- RM 2243 existing R.O.W. is varied throughout its area. The ultimate buildout of this street will be 100' of R.O.W. but will also have to incorporate a grade separated ramps interchange with 183A, which we currently have no plans as to the requirements for this interchange nor when it is to be built or planned. There currently is not a timeline as to when this will be constructed.
- RM 2243 currently has from 30' to 60' (near the intersection) of pavement coverage and no sidewalk. It will need a minimum 78' of pavement coverage, a median, and a 10' Sidewalk at its ultimate buildout. It is unknown what will be needed to satisfy the interchange with 183A as well in the future. Design elements related to street design should utilize CAPEC design guidelines, and reference all elements specified within its respective manual. Lime stabilization should be addressed within the geotech report as a subgrade stabilization option. This should include reasonable traffic estimation including construction traffic following CAPEC guidelines in absence of more accurate information. Please show assumptions for pavement layer strengths and subgrade strength assumptions. Please provide more than one pavement designs alternative for accommodating construction challenges (include full depth section for any patching/repair). Please include all of the assumptions for traffic and material strengths, subgrade, swelling, etc clearly with tables and narratives to justify the pavement design clearly in the Geotechnical report. Also, please utilize the recommended software for pavement design in CAPEC guidelines. If these elements are adjusted to meet the new Transportation Master Plan **standards, additional comments shall follow if needed.**

In case of local streets, please elaborate on the traffic assumptions, subgrade strength estimation and subgrade swelling conditions.

- Link to CAPEC pavement design guidelines: <http://aceatx.com/wp-content/uploads/2016/10/CAPEC-Phase-3-Final-Draft-Report-for-Peer-Review-1-1.pdf>

1871 183A TOLL ROAD,
LEANDER, TEXAS 78641



VICINITY MAP
SCALE: 1"=2000'

PRELIMINARY PLAN PREPARED DATE DECEMBER 24, 2021.

APPLICATION SUBMITTAL DATE: APRIL 13, 2021

"APPROVAL OF THIS SUBDIVISION PRELIMINARY PLAN DOES NOT IMPLY APPROVAL BY THE ENVIRONMENTAL REVIEWER OF ANY GRADING THAT MIGHT BE NECESSARY TO ACHIEVE THE PROPOSED LOT AND ROADWAY LAYOUT."

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	CONCEPT PLAN
3	PARKS PLAN
4	EXISTING CONDITIONS
5	PRELIMINARY PLAT
6	STREET TREE PLAN
7	STREET SECTIONS
8	OFFSITE DRAINAGE AREA MAP
9	EXISTING DRAINAGE AREA MAP
10	PROPOSED DRAINAGE AREA MAP
11	POND CALCULATIONS
12	IMPROVEMENTS-WATER LINE
13	IMPROVEMENTS-WASTEWATER LINE
14	IMPROVEMENTS-STORM SEWER
15	TREE PROTECTION PLAN
16	HERITAGE TREE PROTECTION PLAN
17	TREE LIST AND CALCULATIONS
18	ELECTRIC SITE PLAN
19	ELECTRIC SITE PLAN NOTES AND DETAILS

MAJOR CATEGORIES OF LAND USE	
MULTI-USE GENERAL	22.17
COMMERCIAL/RETAIL	6.79
RESIDENTIAL	13.51
PUBLIC & PRIVATE ROW	23.34
OPEN SPACE	12.13

LAND USE	LOT ID	LOT SIZE (AC)	LOT SIZE (SF)
MIXED USE	LOT 1	59.85	2606990.24
OPEN SPACE	LOT 2	4.69	204369.92
OPEN SPACE	LOT 3	7.45	324549.90
BAYFRONT AVE.(PUBLIC ROW)	LOT 4	0.48	21035.65
COVEWIND WAY & LEGRAND AVE. (PUBLIC ROW)	LOT 5	5.47	238077.13

SUBMITTED BY :

12/24/2021

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

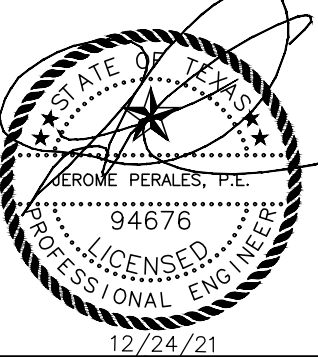
JEROME PERALES, P.E.
8705 SHOAL CREEK BLVD #213
AUSTIN, TX 78757
PHONE: (512) 297-5019

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.



CAUTION:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES
VERTICALLY AND HORIZONTALLY PRIOR TO
CONSTRUCTION. CONTRACTOR TO NOTIFY THE
ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

PERALES LAND DEVELOPMENT, L.L.C.
Land Development and
Environmental Consulting Services
T.S.P.E. # F-20933



LEANDER SPRINGS
1871 183A TOLL ROAD, LEANDER, TX 78641

COVER SHEET

DATE: 12/24/21

DRAWN BY: IND

DESIGNER: IND

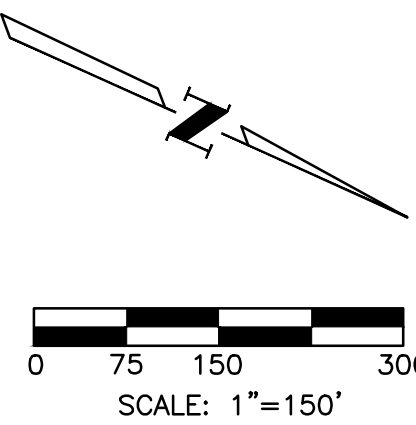
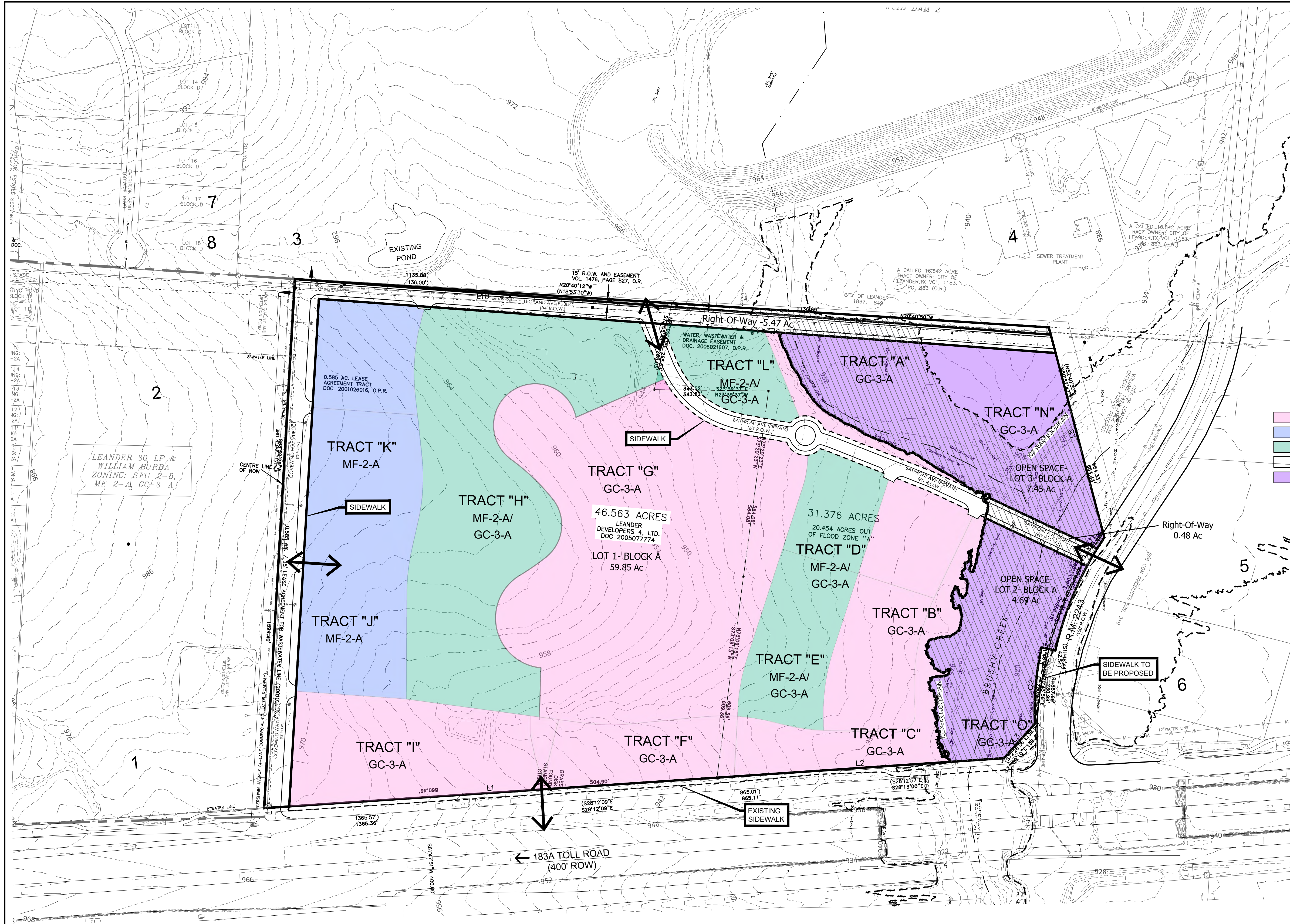
REVIEWER: JRP
PROJECT No.: 055.004

SHEET

1

OF

19



PLAN LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT
- EXISTING CONTOUR
- CREEK CENTERLINE
- PUBLIC UTILITY EASEMENT
- FLOODPLAIN ZONE
- SIDEWALK
- 100 YR. FLOODPLAIN LINE

MAJOR CATEGORIES OF LAND USE		
	MULTI-USE GENERAL	22.17
	COMMERCIAL/RETAIL	6.79
	RESIDENTIAL	13.51
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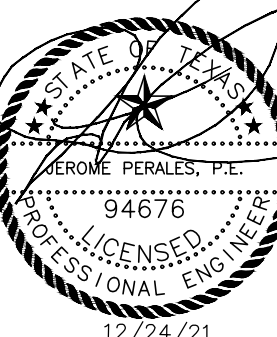
Number	Parcel Number	Owner	Owner Address	City, State, Zip
1	R315588	CWS PARKSIDE RETAIL LP	CR 271	LEANDER, TX 78641
2	R602134	CWS LEANDER PARKSIDE LP	CR 271	LEANDER, TX 78641
3	R602127	TAYLOR MORRISON OF TEXAS INC	RM 2243	LEANDER, TX 78641
4	R108637	CITY OF LEANDER	10201 RR 2243	LEANDER, TX 78641
5	R031253	FAB-CON PRODUCTS INC	SH 183A	LEANDER, TX 78641
6	R031255	INGRAM, ROBERT S	9800 RR 2243	LEANDER, TX 78641
7	R387853	DARDEN, CHERI & JUSTIN	1021 OVERLOOK BEND	LEANDER, TX 78641
8	R387854	MURPHY, JERRA L & MATTHEW	1023 OVERLOOK BEND	LEANDER, TX 78641

Project Land Use	Density	ITE LUC	Total
Multifamily Housing (Mid-Rise)	1,600 D.U.	221	8,718
Hotel	275 Rooms	310	2,678
Commercial Retail Parking Garage	1,383,967 S.F.	820	35,891
Total Trips			47,287
Reductions for Internal Capture			636
Reductions for Pass-By Trips			9,332
Total Net New Project Trips			37,319

TOTAL ESTIMATED PROJECT LUE'S:

Use Mix	Total Area	Units	LUE Fac	LUE
Commercial	148,998		3000	49.7
Retail	323,224		1680	194.7
Multi-Family	1,520,933	1,601	0.5	800.5
Hotel	108,397	275	0.5	137.5
Parking Garage	2,011,987			
Total Area	2,101,552			1182.4 Total LUE's

PERALES LAND DEVELOPMENT, L.L.C.
Land Development and
Environmental Consulting Services
T.S.P.E. # F-20933



LEANDER SPRINGS
1871 183A TOLL ROAD, LEANDER, TX 78641

CONCEPT PLAN

DATE: 12/24/21

DRAWN BY: IND

DESIGNED BY: IND

REVIEWER: JRP

PROJECT No.: 055.004

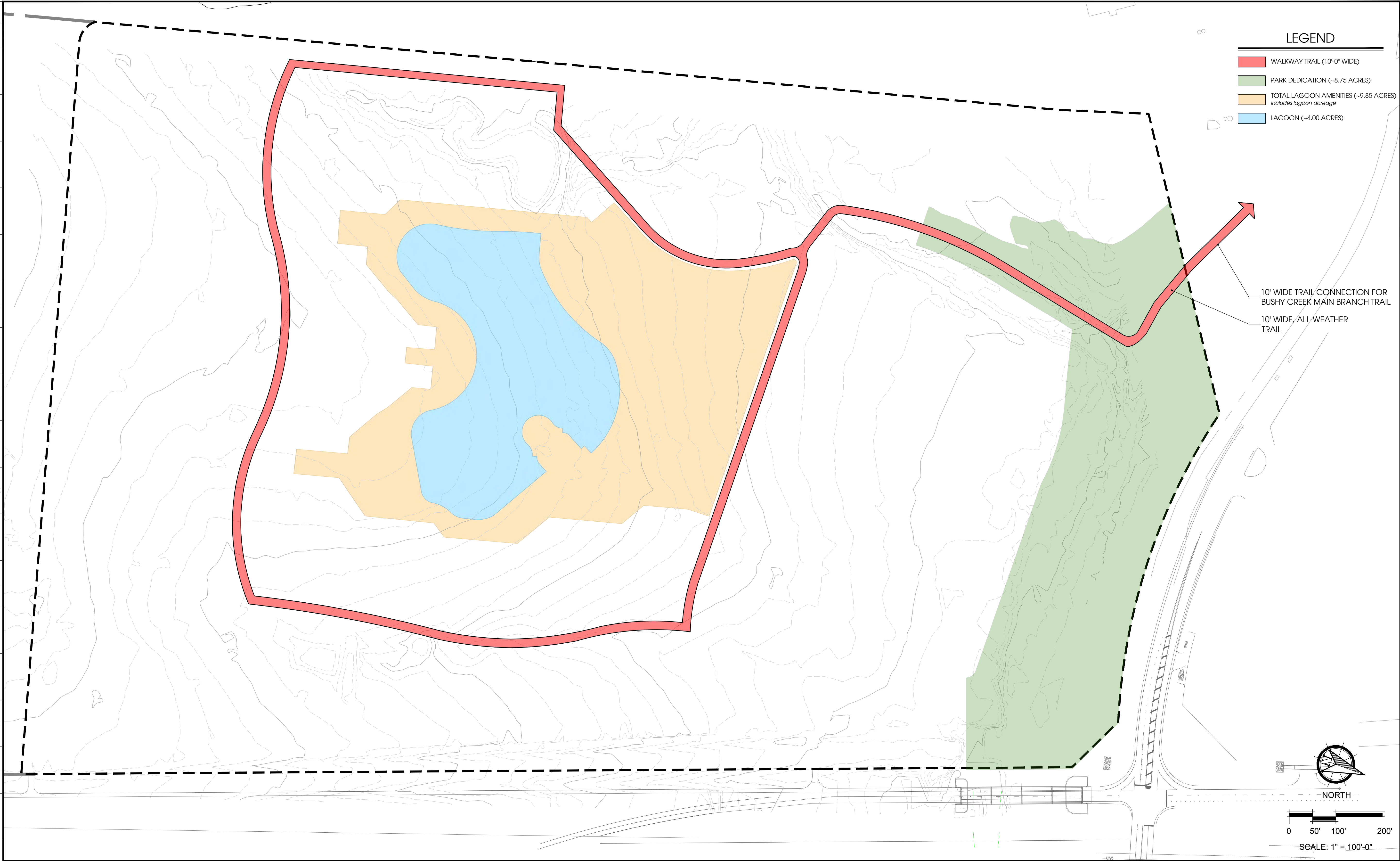
SHEET

2

OF

19

FILE: G:\1_P\Projects\1020052-Leander Mixed Use\2 Autocad\1 Concepts\Working\Park Exhibit\21.06.07\20052-Park Exhibit-01-Park Plan (with lagoon).dwg
PRINT DATE: 7-Jun-21
DRAWING SIZE: 24" X 36"



PARK PLAN

OPTION TWO: Land dedication: (3.5 acres per 100 dwelling unit) + park improvements (a minimum of \$400 per dwelling unit must be spent on park improvements that meet City specifications)

OPTION THREE: Fee-in-Lieu of Land Dedication: (\$1,050 per dwelling unit) + Park Improvements Fee (\$400 per dwelling unit)

OPTION FOUR: Privately Owned & Maintained Parks: Private park land and park improvements meeting the public park standards.

OPTION FIVE: Alternative Park Land Dedication and Park Improvements Plan: A customized plan that may include combinations of all other options. (*Option Two + Option Three + Option Four*)

1600	÷ 100 x 3.5 =	56	18.6
(# of dwelling units)		(req. park acreage)	(prop. park acreage)
1600	X \$400 =	\$ 640,000.00	
(# of dwelling units)		(\$ req. park improv.)	
1600	X \$1,050 =	\$ 1,680,000.00	\$ 2,320,000.00
(# of dwelling units)		(\$ req. park improv.)	(\$ total prop. park improv.)

LEANDER SPRINGS PARKLAND DEDICATION REQUIREMENTS

Phase	Lots	Parkland Required	Public Parkland Proposed*	Private Lagoon Proposed**	Total Parkland Proposed	Park Acre Surplus/Deficit	Rec. Imp. Required	Deficit Calc. Required***	Total Req. Park Improvements	Provided Park Improvements
1	1600	56	8.75	9.85	18.6	-37.4	\$640,000.00	\$1,680,000.00	\$2,320,000.00	\$2,320,000.00
Totals:	1600	56	8.75	9.85	18.6	-37.4	\$640,000.00	\$1,680,000.00	\$2,320,000.00	\$2,320,000.00

*To be spent on park improvements that meet City specifications

**To be spent on private park land and park improvements meeting the Public Park standards

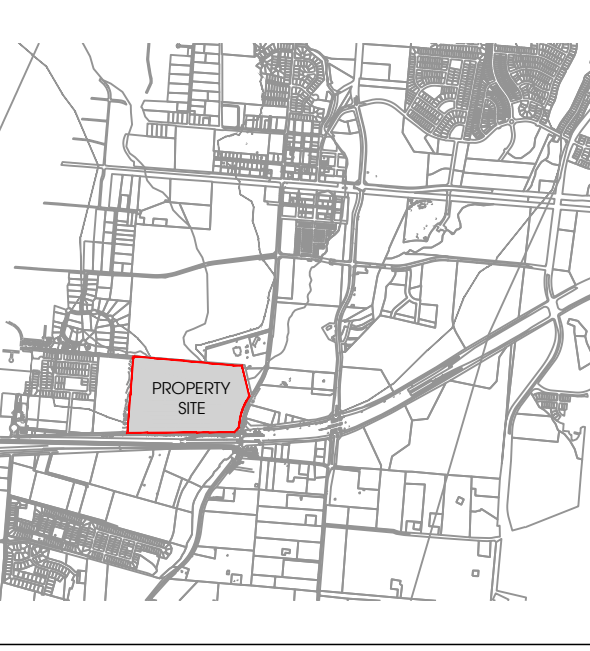
***A fee-in-lieu of land dedication for multi-family development (\$1,050/unit park land fee and \$400/unit park improvement fee)

Designed By:



1200 HILLCREST ST., STE 305 ORLANDO, FL 32803
WWW.INNOVATIONS-DESIGN.COM 407-440-3574

Key Map:



Owner:

Leander Springs

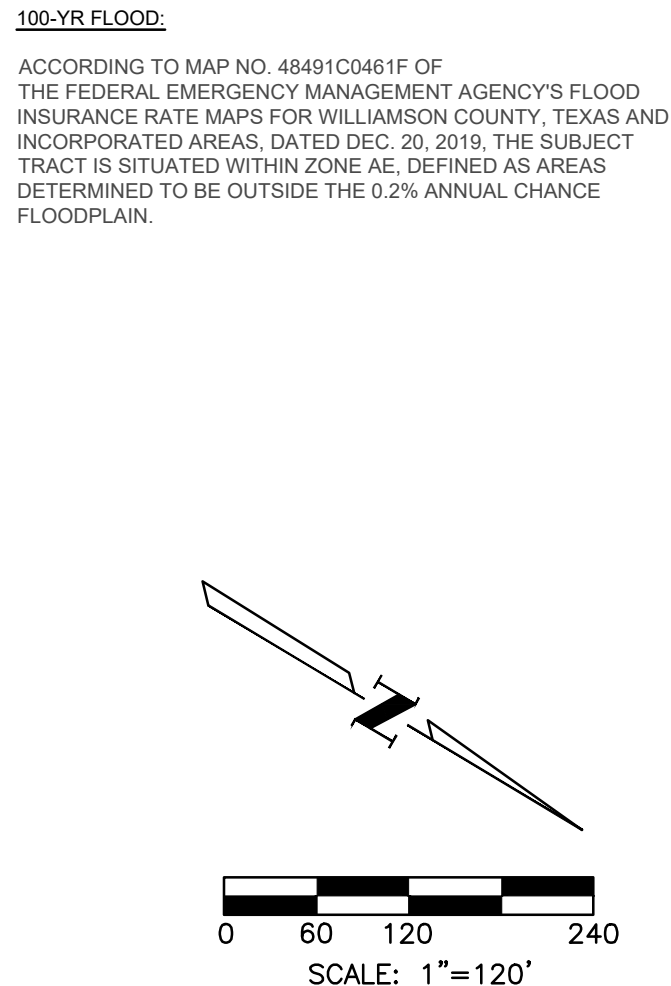
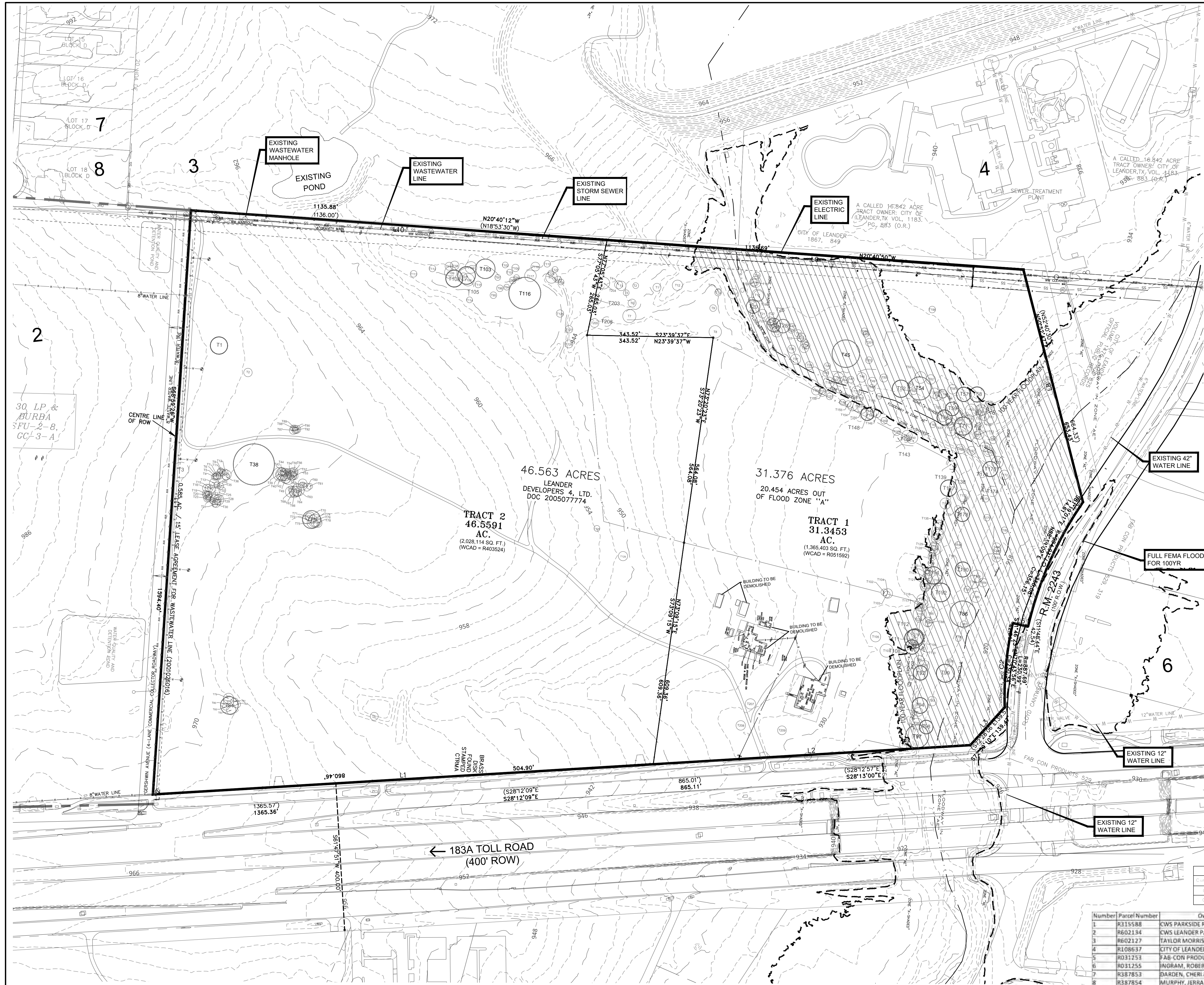
Leander, TX - 78641
City of Leander

CONCEPT DESIGN
PARKS PLAN

Rev:	Date:	Description:	By:
△			
△			
△			
△			
△			
△			

Date: 03/31/2021	Scale: As Shown
Drawn By: GS / LDC	Designed By: AH
Approved By: MM	Project No: 20052
©Innovations Design Group, Inc.	

Seal: 	Sheet Number: 3 OF 19
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- LEGEND**
- BOUNDARY / RIGHT OF WAY
 - EASEMENT
 - EXISTING CONTOUR AND ELEVATION
 - CREEK CENTERLINE
 - EXISTING TREE TO BE REMAIN
 - EXISTING TREE TO BE REMOVE
 - FLOODPLAIN ZONE
 - EXISTING ELECTRIC LINES
 - EXISTING WATER LINES
 - EXISTING WASTEWATER LINES
 - EXISTING STORM SEWER LINES
 - EXISTING FENCE
 - 100 YR. FLOODPLAIN LINE

- NOTE:**
- TOPOGRAPHIC SURVEY, INCLUDING UTILITY IDENTIFICATION, SURFACE FEATURES AND EXISTING STRUCTURES ARE BASED ON VISUAL FIELD JUDGEMENT AND MAY NOT BE PERFECTLY REPRESENTATIVE OF ANY AND ALL EXISTING CONDITIONS.
 - OFFSITE CONTOUR DATA RECEIVED FROM CITY OF LEANDER GIS DEPARTMENT.
 - AN EDWARDS AQUIFER CONTRIBUTING ZONE PLAN WILL BE PROVIDED TO TCEO.
 - SEE TREE PRESERVATION PLAN FOR TREE PROTECTION.

Turkey Creek-Brushy Creek Watershed

Line Table		
LINE #	LENGTH	DIRECTION
L1	1365.36	N28° 12' 09"W
L2	865.01	N28° 13' 00"W
L3	139.47	N72° 30' 10"W
L5	42.51	N11° 46' 23"W
L7	14.61	N81° 19' 01"W
L8	653.44	S50° 52' 47"W
L9	1136.70	S20° 40' 56"E
L10	1135.88	S20° 40' 12"E
L11	1594.40	N68° 59' 26"E
L12	0.00	N68° 59' 26"E

Curve Table				
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG
C1	358.08'	994.92'	20° 37' 16"	S88° 39' 09"W
C2	230.99'	887.69'	14° 54' 33"	S70° 45' 56"W

Number	Parcel Number	Owner	Owner Address	City, State, Zip
1	R315588	CWS PARKSIDE RETAIL LP	CR 271	LEANDER, TX 78641
2	R602134	CWS LEANDER PARKSIDE LP	CR 271	LEANDER, TX 78641
3	R602127	TAYLOR MORRISON OF TEXAS INC	RM 2243	LEANDER, TX 78641
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5	R031253	FAB CON PRODUCTS INC	5H 183A	LEANDER, TX 78641
6	R031255	INGRAM, ROBERT S	9800 RR 2243	LEANDER, TX 78641
7	R387853	DARDEN, CHERI & JUSTIN	1021 OVERLOOK BEND	LEANDER, TX 78641
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Land Development and
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T.S.P.E. # F-20933

12/24/21

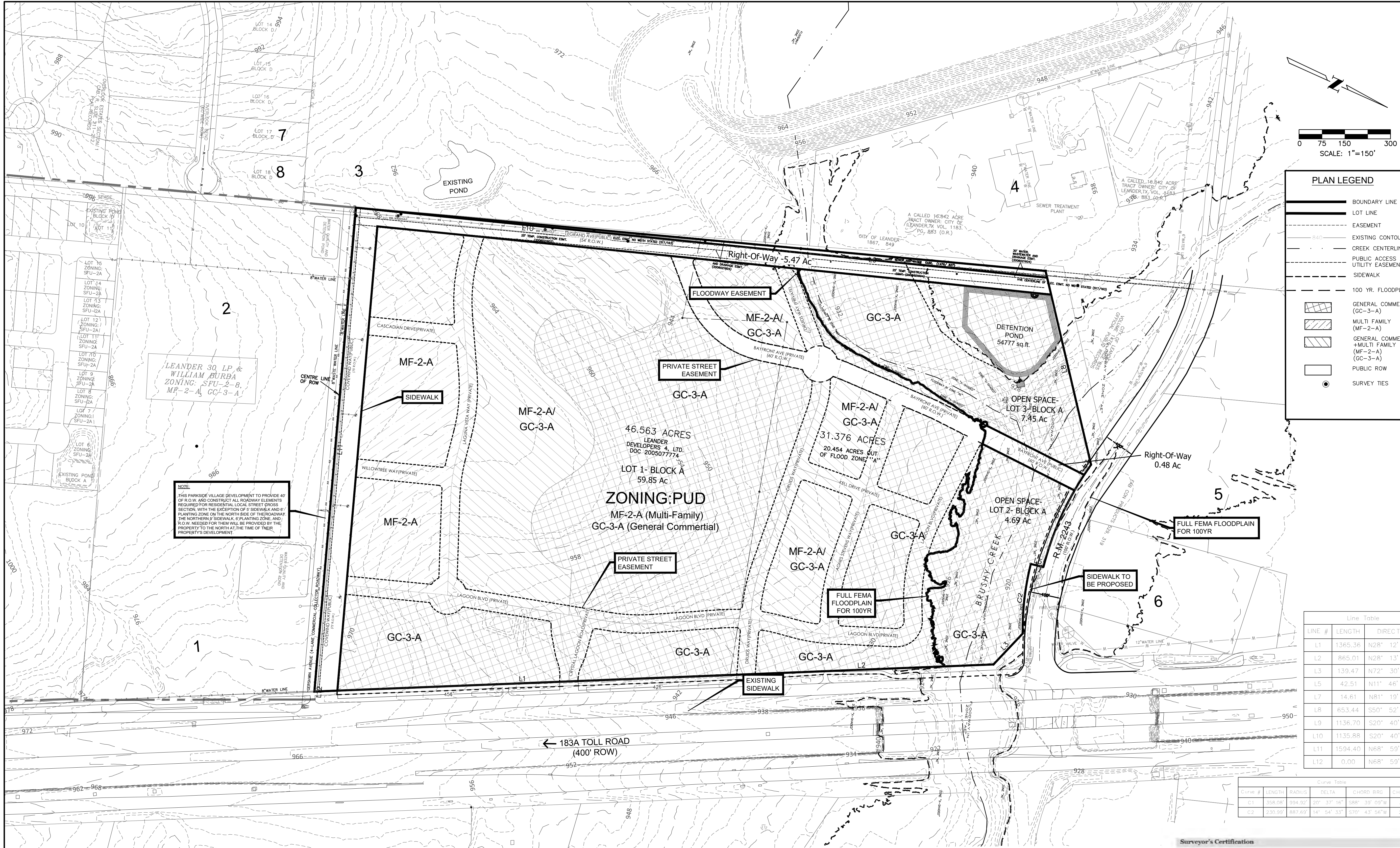
LEANDER SPRINGS
1871 183A TOLL ROAD, LEANDER, TX 78641

EXISTING CONDITIONS

DATE: 12/24/21
DRAWN BY: IND
DESIGNER: IND
REVIEWER: JRP
PROJECT No.: 055.004

SHEET
4

OF 19



PLAN LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT
- EXISTING CONTOUR
- CREEK CENTERLINE
- PUBLIC ACCESS AND UTILITY EASEMENT
- SIDEWALK
- 100 YR. FLOODPLAIN LINE
- GENERAL COMMERCIAL (GC-3-A)
- MULTI FAMILY (MF-2-A)
- GENERAL COMMERCIAL +MULTI FAMILY (MF-2-A) (GC-3-A)
- PUBLIC ROW
- SURVEY TIES

Line Table

LINE #	LENGTH	DIRECTION
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L3	139.47	N72° 30' 10" W
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L12	0.00	N68° 59' 26" E

Curve Table

Curve #	LENGTH	RADIUS	DELTA	CHORD BEG	CHORD END
C1	358.08	994.92'	20° 37' 16"	S88° 33' 09" W	358.15'
C2	230.99	887.69'	14° 54' 33"	S90° 43' 56" W	230.34'

STREET TABLE ACCORDING TO TCM (PUBLIC ROADS)

R.O.W.	LENGTH	PAVEMENT WIDTH	CURB TYPE	STREET CLASSIFICATION	CURB BASIS
COVERWIND BEND	1569.9 LF	50' LOG - LOG	STD. 4" CURB	TYPE 6	10'
LEGRAND AVE	2287.9 LF	34' LOG - LOG	STD. 4" CURB	TYPE 3	10'
BAYFRONT AVE	1608.5 LF	34' LOG - LOG	STD. 4" CURB	TYPE 2	10'

STREET TABLE ACCORDING TO TCM (PRIVATE ROADS)

R.O.W.	LENGTH	PAVEMENT WIDTH	CURB TYPE	STREET CLASSIFICATION	CURB BASIS
LAGUNA VISTA WAY	1223.3 LF	34' LOG - LOG	STD. 4" CURB	TYPE 5	10'
CASCADIAN DRIVE	391.9 LF	34' LOG - LOG	STD. 4" CURB	TYPE 2	10'
WILLOWTREE WAY	389.7 LF	34' LOG - LOG	STD. 4" CURB	TYPE 2	10'
LAGOON BLVD	2850.7 LF	34' LOG - LOG	STD. 4" CURB	TYPE 4	10'
DRUIDS WAY	1479.4 LF	34' LOG - LOG	STD. 4" CURB	TYPE 4	10'
KEEL DRIVE	478.9 LF	34' LOG - LOG	STD. 4" CURB	TYPE 2	10'
AGNES STEVENS WAY	825.5 LF	34' LOG - LOG	STD. 4" CURB	TYPE 2	10'
CRYSTAL LAGOON ROAD	445.5 LF	34' LOG - LOG	STD. 4" CURB	TYPE 1	10'

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OPEN SPACE	LOT 3	7.45	324549.90
BAYFRONT AVE (PUBLIC ROW)	LOT 4	0.48	21035.65
COVERWIND WAY & LEGRAND AVE (PUBLIC ROW)	LOT 5	5.47	238077.13

NOTE:

- Fee-in-lieu of a traffic impact analysis is due at time of site development. Code of Ordinances 10.03.003.
- Roadway Adequacy Fees are due at time of site development for the widening of RM 2243 to a 4-lane arterial. City of Leander Transportation Plan.
- Deceleration lanes are required for all connections to 183A and RM 2243.
- The proposed improvements have been planned with the existing source information. If this information is to change in the future due to new developments, this plans presents a starting point for determining what the needed improvements are to be.
- Design speed = 30 miles/ hr is considered for internal Roadways.
- There may be a need for speed signs throughout the sight if there needs to be speed recommendations in order to justify design choices and these will be finalized and approved during the PICP and SD plan approval process.

Surveyor's Certification

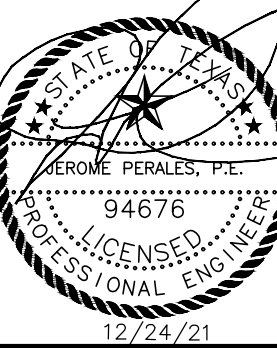
- This is to certify that:
- I am authorized to practice the profession of Surveying in the State of Texas;
 - I am responsible for the preparation of the surveying portions of the plan or plat submitted herewith;
 - All surveying information shown on the plan or plat is accurate and correct; AND
 - With regard to the surveying portions thereof, the plan or plat complies with SO Art II, Sec 22 (c)(2), ordinances and rules, except for specific variances and waivers from the above regulations that are identified and requested as of this date, as follows:

Witness my hand this 14 day of July, 2021

(Surveyor's Signature)

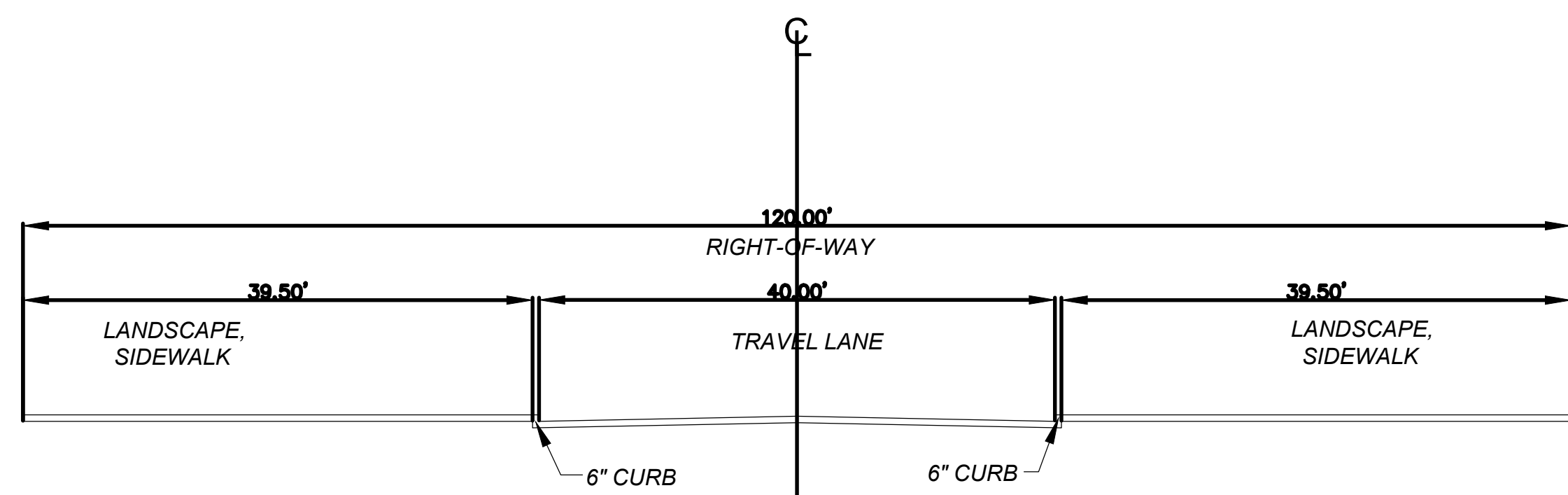


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Land Development and
Environmental Consulting Services
T.S.P.E. # F-20933

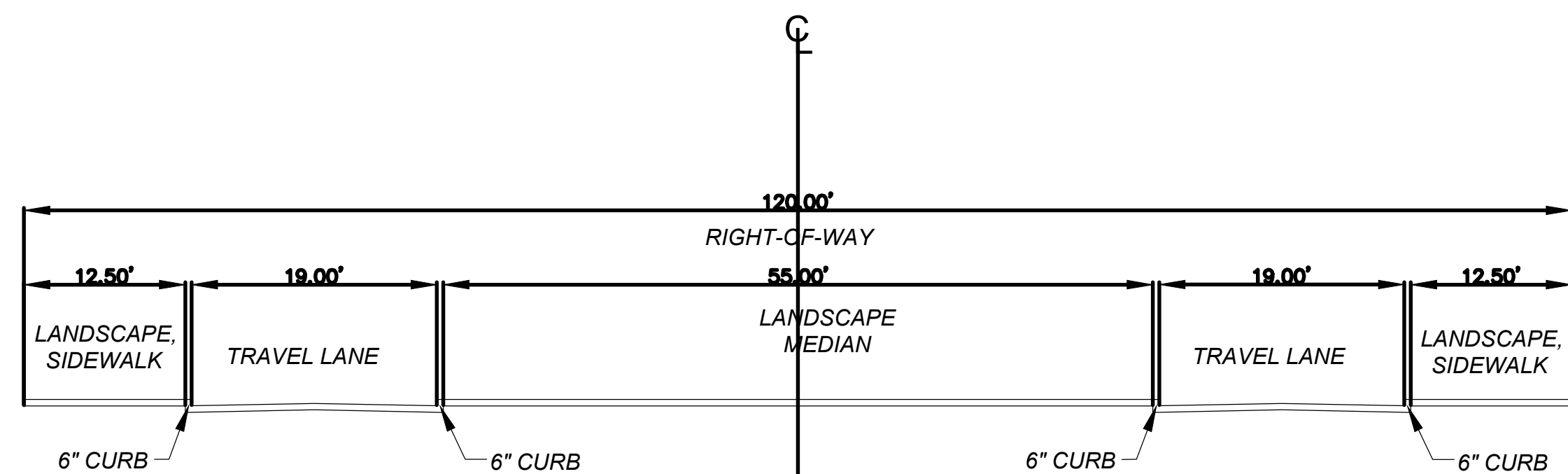


LEANDER SPRINGS
1871 183A TOLL ROAD, LEANDER, TX 78641
PRELIMINARY PLAT

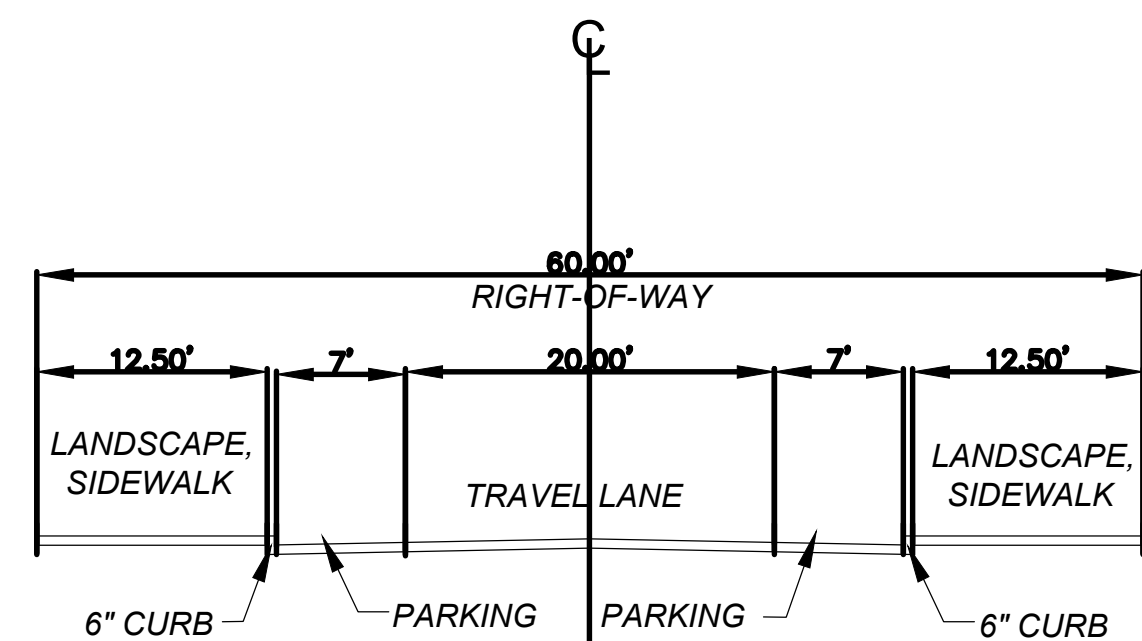
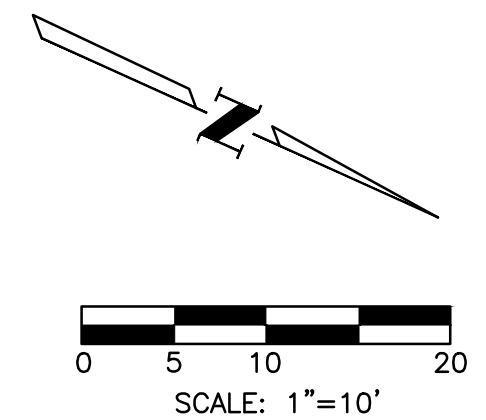
DATE: 12/24/21	DRAWN BY: IND	DESIGNER: IND	REVIEWER: JRP	PROJECT No.: 055.004
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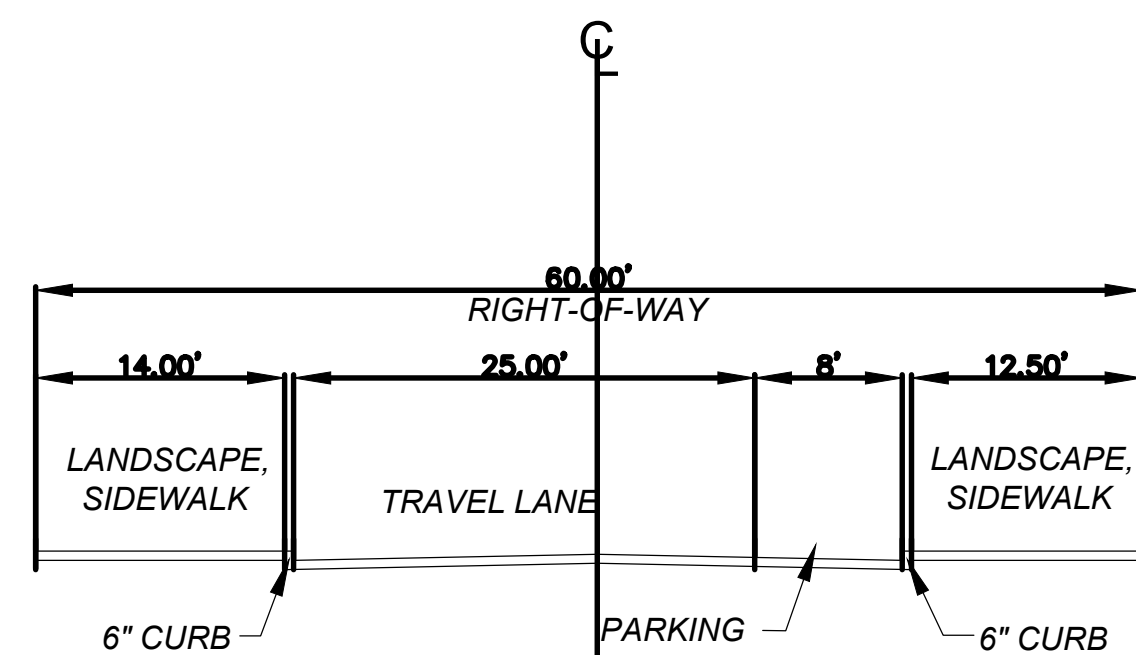
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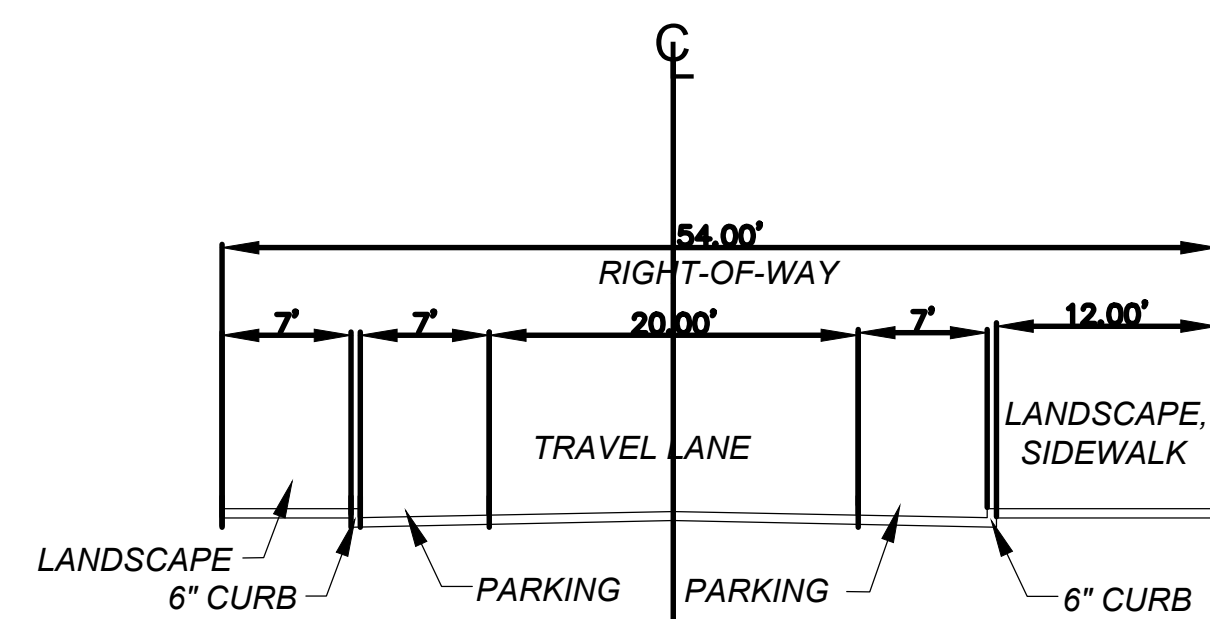
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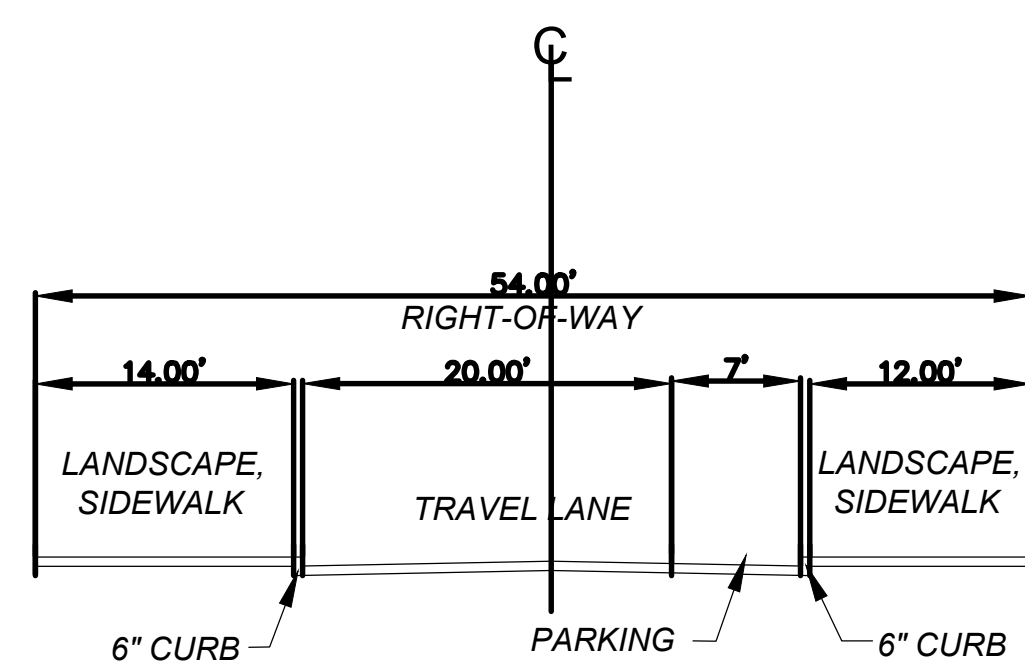
TYPE 2 CROSS - SECTION



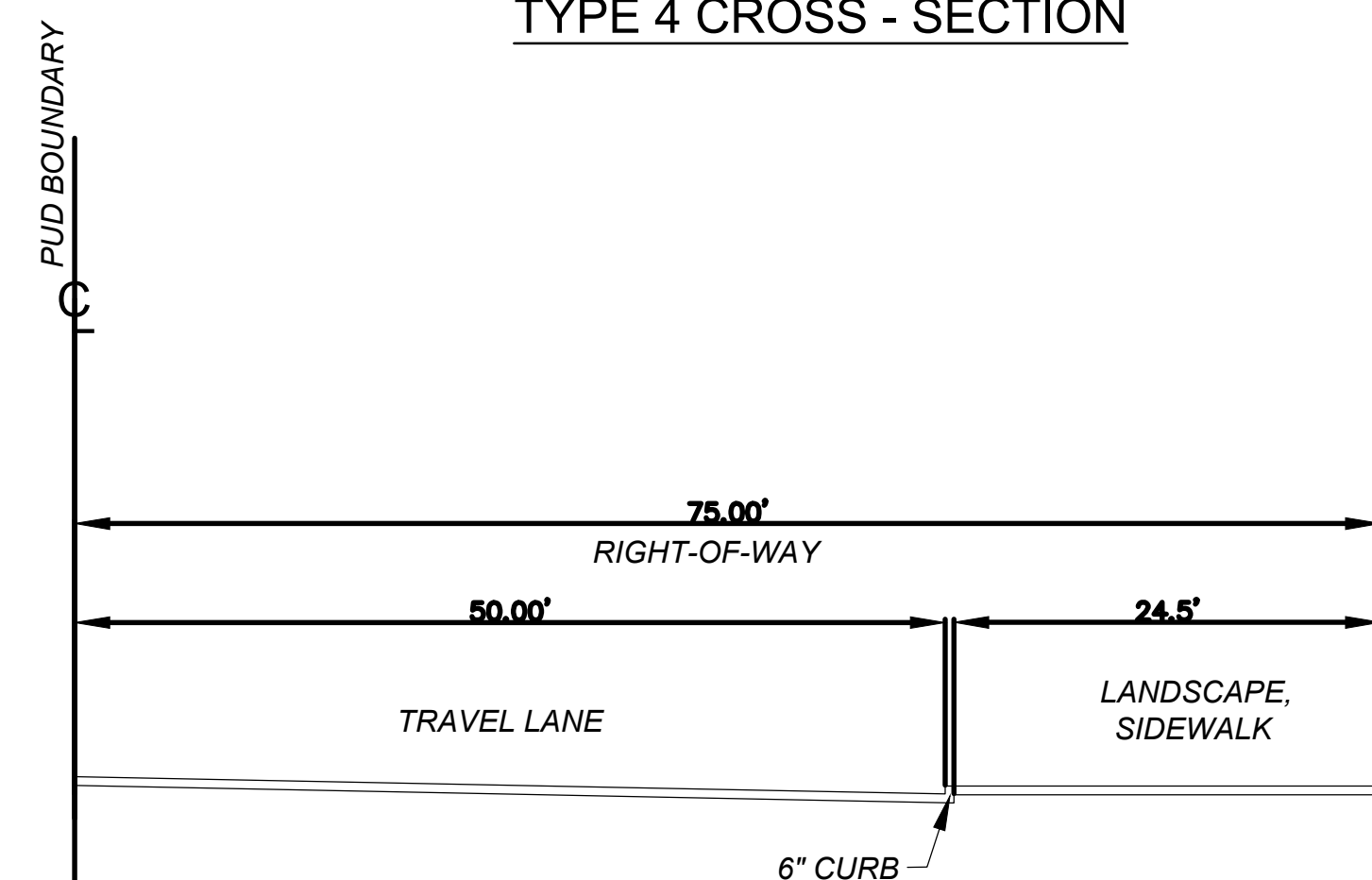
TYPE 3 CROSS - SECTION



TYPE 4 CROSS - SECTION



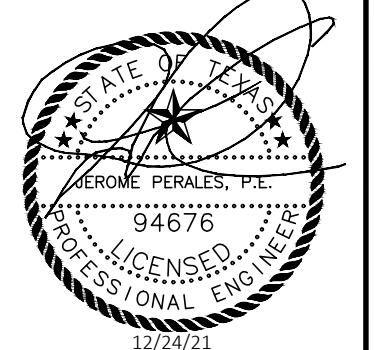
TYPE 5 CROSS - SECTION



TYPE 6 CROSS - SECTION

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PERALES LAND DEVELOPMENT, L.L.C.
Land Development and
Environmental Consulting Services
T.S.P.E. # F-20933

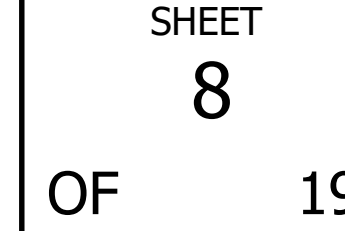
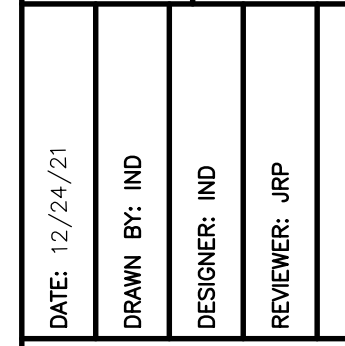
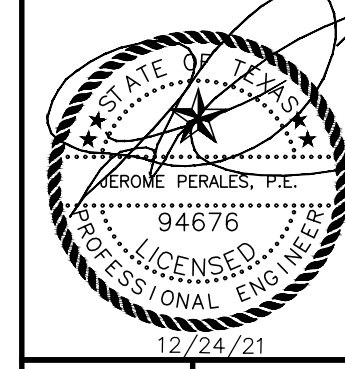
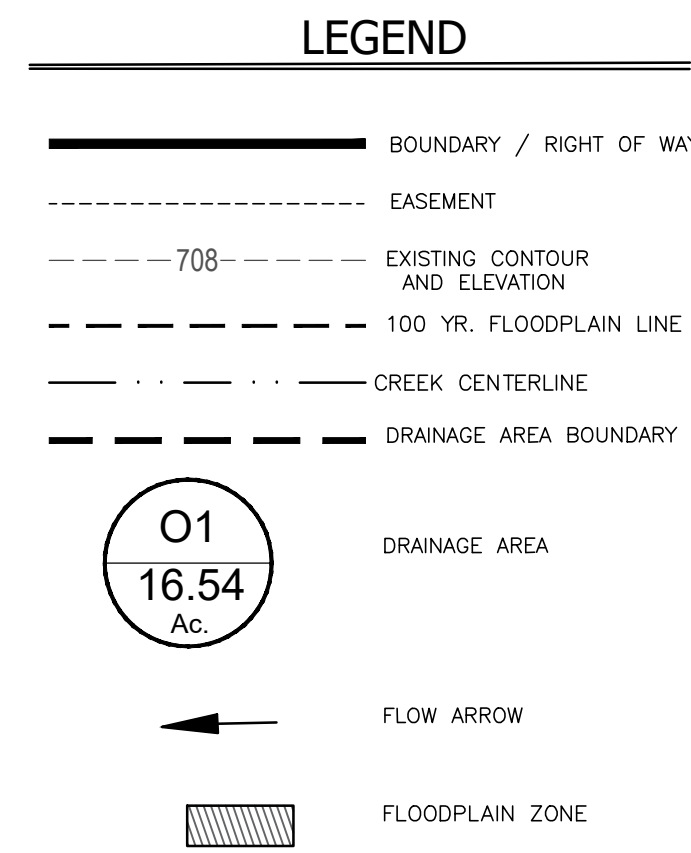
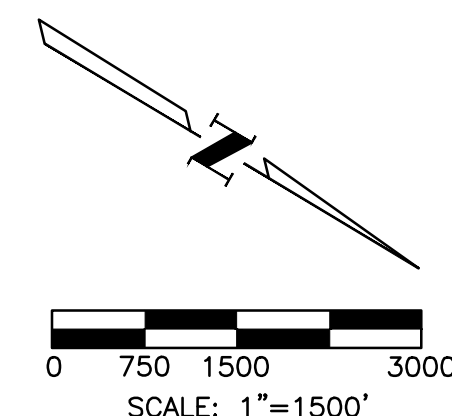


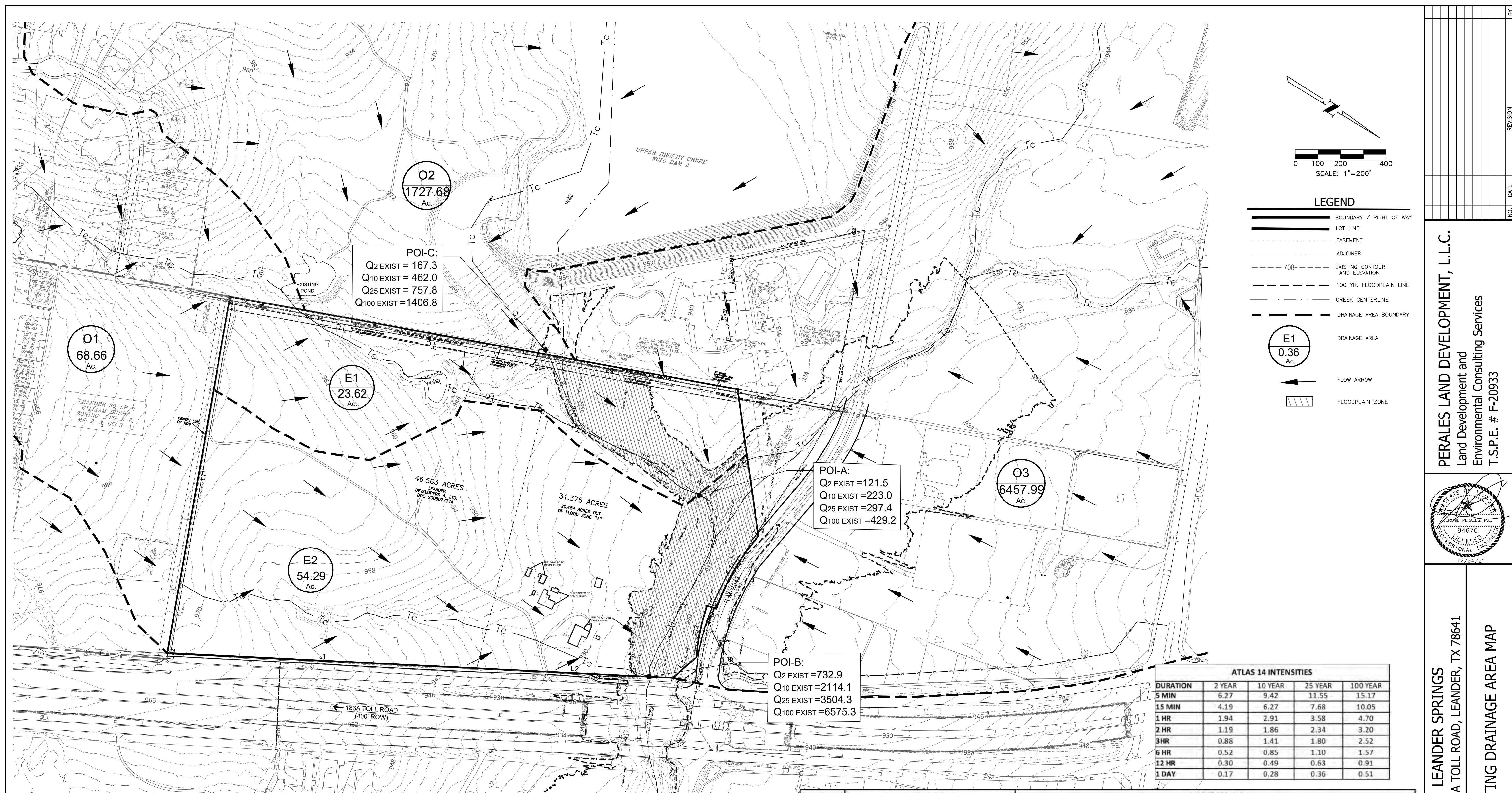
LEANDER SPRINGS
183A FRONTAGE RD, LEANDER, TX 78641

STREET SECTIONS

DATE: 6/7/21
DRAWN BY: IND
DESIGNER: IND
REVIEWER: JRP
PROJECT No.: 055.004

SHEET
7
OF 15





Existing Conditions												HEC-HMS Results			
Hydrologic Parameters															
Basin	Area (ac)	Area (sf)	Area (sq mi)	Impervious Cover (sf)	Impervious Cover (%)	2-Year 24 hr-RF Intensity	10-Year 24 hr-RF Intensity	25-Year 24 hr-RF Intensity	100-Year 24 hr-RF Intensity	Lag Time (min)	CN Values	2 YR Event (cfs)	10 YR Event (cfs)	25 YR Event (cfs)	100 YR Event (cfs)
E1	23.62	1028812	0.036904	0	0%	0.17	0.28	0.36	0.51	14.07	72	31.5	71.2	100.7	152.5
O1	68.66	2991014	0.107288	1345956	45%	0.17	0.28	0.36	0.51	30.00	72	101.7	179.3	235.5	334.5
MASON CREEK															
O2	1727.68	75257540	2.699493	9030905	12%	0.17	0.28	0.36	0.51	168.10	50	198.1	549.5	901.8	1674.3
ANALYSIS POINT C												167.3	462.0	757.8	1406.8
E2	54.29	2364705	0.084822	40509	2%	0.17	0.28	0.36	0.51	9.85	72	95.1	210.9	296.6	447.6
O3	6457.99	281310086	10.090611	28131009	10%	0.17	0.28	0.36	0.51	214.10	50	556.7	1636.5	2727.7	5143.2
BRUSHY CREEK												732.9	2114.1	3504.3	6575.3

ATLAS 14 INTENSITIES				
DURATION	2 YEAR	10 YEAR	25 YEAR	100 YEAR
5 MIN	6.27	9.42	11.55	15.17
15 MIN	4.19	6.27	7.68	10.05
1 HR	1.94	2.91	3.58	4.70
2 HR	1.19	1.86	2.34	3.20
3 HR	0.88	1.41	1.80	2.52
6 HR	0.52	0.85	1.10	1.57
12 HR	0.30	0.49	0.63	0.91
1 DAY	0.17	0.28	0.36	0.51

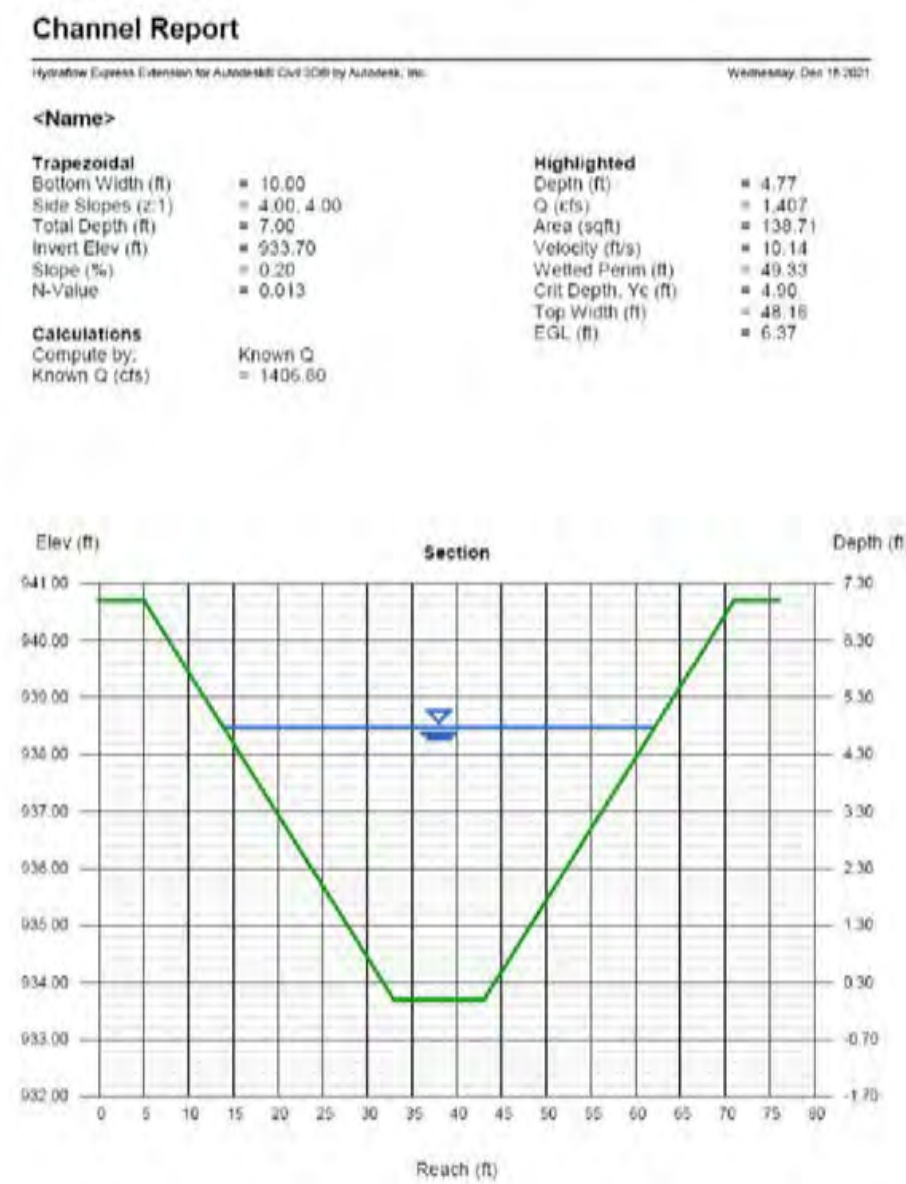
SUB-WATER-SHEED NAME	SHEET FLOW					LEANDER SPRINGS									
	Length	Manning's "n"	Slope	2-Year 24-Hr RF	Travel Time	SHALLOW CONCENTRATED FLOW					CHANNEL/PIPE FLOW				
	Feet		Ft/Ft	In	Minutes	Length	Slope	Channel Type	Vel.	Travel Time	Length	Slope	Convey. Type	Vel.	Travel Time
E1	125	0.200	0.022	3.92	12.8	1297.9	0.023	unpaved	2.8	8.8	572	0.012	channel	5.3	1.8
E2	75	0.200	0.029	3.92	7.6	1,449	0.029	unpaved	2.7	8.8	0	0.000	channel	0.5	0.0
P1	125	0.013	0.018	3.92	1.6	3,643	0.013	paved	2.3	27	0	0.010	channel	5.0	0.0
P2	125	0.013	0.012	3.92	1.8	820	0.015	paved	2.5	5.5	0	0.000	channel	0.0	0.0
P3	0	0.013	0.016	3.92	0.0	165	0.007	paved	1.7	1.6	906	0.011	channel	5.2	2.9
P4	125	0.013	0.016	3.92	1.6	2,219	0.027	paved	3.3	11.1	0	0.000	channel	0.5	0.0
O1	25	0.200	0.016	3.92	4.0	1,838	0.018	unpaved	2.2	14.2	11,460	0.015	channel	6.0	31.8
O2	300	0.200	0.001	3.92	88.9	1,440	0.001	unpaved	0.5	47.0	13,468	0.001	channel	1.6	144.2
O3	300	0.200	0.001	3.92	88.9	4,963	0.001	unpaved	0.5	162.1	9,879	0.001	channel	1.6	105.8

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Land Development and
Environmental Consulting Services
T.S.P.E. # F-20933

LEANDER SPRINGS
1871 183A TOLL ROAD, LEANDER, TX 78641
EXISTING DRAINAGE AREA MAP

DATE: 12/24/21
DRAWN BY: IND
DESIGNER: IND
REVIEWER: JRP
PROJECT No.: 055.004

SHEET
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OF
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Proposed Conditions													HEC-HMS Results			
Hydrologic Parameters																
Basin	Area (ac)	Area (sf)	Area (sq mi)	Impervious Cover (sf)	Impervious Cover (%)	2-Year 24 hr-RF Intensity	10-Year 24 hr-RF Intensity	25-Year 24 hr-RF Intensity	100-Year 24 hr-RF Intensity	Lag Time (min)	CN Values	2 YR Event (cfs)	10 YR Event (cfs)	25 YR Event (cfs)	100 YR Event (cfs)	
P1	5.89	256573	0.009203	225751.83	88%	0.17	0.28	0.36	0.51	168.8	72	16.7	25.8	32.1	43.0	
P2	2.23	97239	0.004888	78176	80%	0.17	0.28	0.36	0.51	439	72	10.2	16.0	20.1	27.1	
P3	9.90	431366	0.015473	0	0%	0.17	0.28	0.36	0.51	300	72	22.8	50.7	71.4	108.0	
Lagoon	4.00	174240	0.006250	374240	100%	0.17	0.28	0.36	0.51	300	99	1.7	5.7	9.3	15.5	
O1	68.66	2991014	0.107288	1345956	45%	0.17	0.28	0.36	0.51	3000	72	101.7	179.3	235.5	334.5	
MASON CREEK													113.5	202.9	268.1	384.3
O2	1727.68	75257540	2.698493	9030905	12%	0.17	0.28	0.36	0.51	168.10	50	198.1	549.5	901.8	1674.3	
ANALYSIS POINT C													167.3	462.6	757.8	1406.8
P4	55.92	2435832	0.087373	1583290.8	65%	0.17	0.28	0.36	0.51	763	72	192.3	314.7	401.1	550.9	
O3	6457.99	281310086	0.1090611	28131009	10%	0.17	0.28	0.36	0.51	214.10	50	556.7	1636.5	2727.7	5143.2	
BRUSHY CREEK													732.0	2112.1	3501.6	6571.1

SUB-WATER-SHED NAME	SHEET FLOW					LEANDER SPRINGS											
						SHALLOW CONCENTRATED FLOW					CHANNEL/PIPE FLOW						
	Length	Mannings "n"	Slope	2-Year 24-Hr RF	Travel Time	Length	Slope	Channel Type Unpaved or Paved	Vel. Ft/Sec	Travel Time Minutes	Length	Slope	Convey. Type Channel or Pipe	Vel. Ft/Sec	Travel Time Minutes	TIME OF CONC.	LAG TIME
Feet		Ft/Ft	In	Minutes	Feet	Ft/Ft				Feet	Ft/Ft			Minutes	Minutes	Minutes	
E1	125	0.200	0.022	3.92	12.8	1297.9	0.023	unpaved	2.4	8.8	572	0.012	channel	5.3	1.8	23.45	14.07
E2	75	0.200	0.029	3.92	7.6	1,449	0.029	unpaved	2.7	8.8	0	0.000	channel	0.5	0.0	16.42	9.85
P1	125	0.013	0.018	3.92	1.6	3,643	0.013	paved	2.3	27	0	0.010	channel	5.0	0.0	28.08	15.85
P2	125	0.013	0.012	3.92	1.8	820	0.015	paved	2.5	5.5	0	0.000	channel	0.0	0.0	7.32	4.39
P3	0	0.013	0.016	3.92	0.0	165	0.007	paved	1.7	1.6	906	0.011	channel	5.2	2.9	5.00	3.00
P4	125	0.013	0.016	3.92	1.6	2,219	0.027	paved	3.3	11.1	0	0.000	channel	0.5	0.0	12.71	7.63
O1	25	0.200	0.016	3.92	4.0	1,838	0.018	unpaved	2.2	14.2	11,460	0.015	channel	6.0	31.8	50.01	30.00
O2	300	0.200	0.001	3.92	88.9	1,440	0.001	unpaved	0.5	47.0	13,468	0.001	channel	1.6	144.2	280.16	168.10
O3	300	0.200	0.001	3.92	88.9	4,963	0.001	unpaved	0.5	162.1	9,879	0.001	channel	1.6	105.8	356.83	214.10

OF 19

DETENTION POND SUMMARY POND 1					
Storm Event	EX Q [CFS]	PROP Q IN [CFS]	PROP Q OUT [CFS]	STORAGE [AC-FT]	ELEVATION
2 Year	0.0	16.7	5.0	0.7	930.6
10 Year	0.0	25.8	7.9	1.1	930.9
25 Year	0.0	32.1	10.7	1.4	931.1
100 Year	0.0	43.0	16.6	1.9	931.5

*EX. AND PROP. ANALYSIS COMPLETED USING HEC-HMS (SCS UNIT HYDROGRAPH METHOD).

SUMMARY -LAGOON					
Storm Event	EX Q [CFS]	PROP Q IN [CFS]	PROP Q OUT [CFS]	STORAGE [AC-FT]	ELEVATION
2 Year	0.0	22.6	1.7	0.9	940.2
10 Year	0.0	33.8	5.7	1.3	940.3
25 Year	0.0	41.6	9.3	1.5	940.4
100 Year	0.0	55.1	15.5	1.9	940.5

*EX. AND PROP. ANALYSIS COMPLETED USING HEC-HMS (SCS UNIT HYDROGRAPH METHOD).

PRIVATE DETENTION					
Storm Event	EX Q [CFS]	PROP Q IN [CFS]	PROP Q OUT [CFS]	STORAGE [AC-FT]	ELEVATION
2 Year	0.0	192.3	1.0	13.2	936.2
10 Year	0.0	314.7	2.1	22.6	937.0
25 Year	0.0	401.1	3.1	29.6	937.6
100 Year	0.0	550.9	5.4	42.6	938.7

*EX. AND PROP. ANALYSIS COMPLETED USING HEC-HMS (SCS UNIT HYDROGRAPH METHOD).

APPENDIX R-11
FULL FILTRATION RAIN GARDEN CALCULATIONS
FOR DEVELOPMENT PERMITS

RAIN GARDEN 1

DRAINAGE AREA DATA:

Drainage Area to Control (DA)	5.47 ac.
Drainage Area Impervious Cover (IC)	88%
Capture Depth (CD)	1.18 in.

WATER QUALITY CONTROL CALCULATIONS:Required Provided

The Water Quality Control is to be Rain Gardens	
25-year Peak Flow Rate to Control (Q25)	32.1 cfs.
100-year Peak Flow Rate to Control (Q100)	43.0 cfs.

Water Quality Volume (WQV = CD*DA*3630)	23411 cf.	40535 cf.
Convert to Gallons (7.48 gal/cf)	175114 gal.	303201 gal.

Depth of Filtration Media	1.00 ft.	0.30 ft.
Filtration Pond Area	31636 sq. ft.	54777 sq. ft.
Effective Porosity of Filtration Media	1.0 ft./ft.	1.0 ft./ft.
Effective Porosity Water Quality Volume		13146.5 cu. ft.
Ponded Water Quality Volume		10264.4 cu. ft.
Ponded Water Depth		6.0 in.

Drawdown Time (≥ 48 hr.)	min, 48hrs	hrs.	83.11 hrs.
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Water Quality Elevation msl		934 ft. msl
Elevation of Splitter/Overflow Weir (≥ WQ elev) ft. msl		934 ft. msl
Length of Splitter Weir		25 ft.
Required Head to Pass Q100	Maximum 0.5 ft.	0.11 ft.
Pond Freeboard Provided to Pass Q100	minimum 0.25 ft.	0.89 ft.

$Q_{weir} = C^*L^*(h)^{1.5}$
Weir Coefficient = 3
Length (ft) = 25
Weir Elev. (ft MSL) = 934

$Q_{notch} = C^*L^*(h)^{1.5}$
Weir Coefficient = 3
Length (ft) = 3.00
Weir Elev. (ft MSL) = 930

DETENTION STAGE STORAGE TABLE - DET 1											
Elevation (ft)	Area (Sq. ft)	Area (Acres)	Avg. Area (Acres)	Delta Volume (Acre-Feet)	Total Volume (Acre-Feet)	Storage (cf)	Q _{infiltration} (cfs)	Q _{pipe} (cfs)	Q _{weir} (cfs)	Q _{notch} (cfs)	Total (cfs)
930	54777	1.258	0.00	0.00	0.00	0	0.0000	0.000	0.000	0.000	0.000
931	57467	1.319	1.288	1.29	1.29	56122	0.0000	0.000	0.000	9.000	9.000
932	60222	1.383	1.351	1.35	2.64	114967	0.0000	0.000	0.000	25.456	25.456
933	63041	1.447	1.415	1.41	4.05	176599	0.0000	0.000	0.000	46.765	46.765
934	65925	1.513	1.480	1.48	5.53	241082	0.0000	0.000	0.000	72.000	72.000
935	68872	1.581	1.547	1.55	7.08	308480	0.0000	0.000	66.000	100.623	166.623

$Q_{weir} = C^*L^*(h)^{1.5}$
Weir Coefficient = 3
Length (ft) = 30
Weir Elev. (ft MSL) = 940.1666667

$Q_{notch} = C^*L^*(h)^{1.5}$
Weir Coefficient = 3
Length (ft) = 0.00
Weir Elev. (ft MSL) = 940.5

DETENTION STAGE STORAGE TABLE - Lagoon									
Elevation (ft)	Area (Sq. ft)	Area (Acres)	Avg. Area (Acres)	Delta Volume (Acre-Feet)	Total Volume (Acre-Feet)	Storage (cf)	Q _{weir} (cfs)	Q _{notch} (cfs)	Total (cfs)
940	174280	4.001	0.00	0.00	0.00	0	0.000	0.000	0.000
940.083333	174280	4.001	4.001	0.33	0.33	14523	0.000	0.000	0.000
940.166667	174280	4.001	4.001	0.33	0.67	29047	0.000	0.000	0.000
940.25	174280	4.001	4.001	0.33	1.00	43570	2.165	0.000	2.165
940.333333	174280	4.001	4.001	0.33	1.33	58093	6.124	0.000	6.124
940.416667	174280	4.001	4.001	0.33	1.67	72617	11.250	0.000	11.250
940.5	174280	4.001	4.001	0.33	2.00	87,140	17.321	0.000	17.321

$Q_{weir} = C^*L^*(h)^{1.5}$
Weir Coefficient = 3
Length (ft) = 38
Weir Elev. (ft MSL) = 939

$Q_{notch} = C^*L^*(h)^{1.5}$
Weir Coefficient = 3
Length (ft) = 0.25
Weir Elev. (ft MSL) = 935

PRIVATE DETENTION											
Elevation (ft)	Area (Sq. ft)	Area (Acres)	Avg. Area (Acres)	Delta Volume (Acre-Feet)	Total Volume (Acre-Feet)	Storage (cf)	Q _{infiltration} (cfs)	Q _{pipe} (cfs)	Q _{weir} (cfs)	Q _{notch} (cfs)	Total (cfs)
935	500000	11.478	0.00	0.00	0.00	0	0.0000	0.000	0.000	0.000	0.000
936	500000	11.478	11.478	11.48	11.48	500000	0.0000	0.000	0.000	0.750	0.750
937	500000	11.478	11.478	11.48	22.96	1000000	0.0000	0.000	0.000	2.121	2.121
938	500000	11.478	11.478	11.48	34.44	1500000	0.0000	0.000	0.000	3.897	3.897
939	500000	11.478	11.478	11.48	45.91	2000000	0.0000	0.000	0.000	6.000	6.000
940	500000	11.478	11.478	11.48	57.39	2500000	0.0000	0.000	113.250	8.385	121.635

HEC-HMS Input Format		
Elevation (ft)	Storage (Ac - ft)	Outflow (cfs)
930	0.000	0.000
931	1.288	9.000
932	2.639	25.456
933	4.054	46.765
934	5.534	72.000
935	7.082	166.623

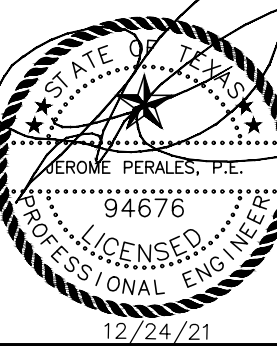
HEC-HMS Input Format		
Elevation (ft)	Storage (Ac - ft)	Outflow (cfs)
940	0.000	0.000
940.0833	0.333	0.000
940.1667	0.667	0.000
940.25	1.000	2.165
940.3333	1.334	6.124
940.4167	1.667	11.250
940.5	2.000	17.321

HEC-HMS Input Format		
Elevation (ft)	Storage (Ac - ft)	Outflow (cfs)
935	0.000	0.000
936	11.478	0.750
937	22.957	2.121
938	34.435	3.897
939	45.914	6.000
940	57.392	121.635

LEANDER SPRINGS
Water Quality Management System
FULL FILTRATION Rain Garden Bioinfiltration Bed Sizing Calculations

Media effective porosity WITH PIPES =		1		ft/ft																
USDA Site Ksat =		2.51		micrometers/sec																
USDA Site Ksat =		0.36		in/hr																
25% of USDA Ksat =		0.09		in/hr																
Survey Avg. Site Ksat =		NA		in/hr																
Rain Garden No.	Overall Area (sq. mi.)	Overall Area (sq. ft.)	Building Impervious Area (sq. ft.)	Paving Impervious Area (sq. ft.)	Pervious Area (sq. ft.)	Percent Impervious	Capture Depth (in.)	WQV (cu. ft.)	Bed* Depth (ft.)	Min. Bed Area to hold WQV (sq. ft.)	Min. Ksat for bed area (in/hr)	Ksat Req. Actual Bed Area (sq. ft.)	Ksat Req. Actual Bed Area (in/hr)	V _{we} (cu. ft.)	Required V _{ponded} (cu. ft.)	Required Ponding Depth (in.)	Capture Vol. with 6" of Ponding (cu. ft.)	Capture Depth with 5" of Ponding (in.)	DDT Req. for full capture Vol (hours)	
RG-1	0.008540	238077	-	209508	28,569	88.0%	1.18	23,411	0.30	31636	0.53	54,777	0.11	13,146	10,264	2.2	40,535	2.04	83.1	
TOTAL		2,38,077	sq. ft.	TOTAL RAIN GARDEN AREA ON PROJECT =								54,777	sq. ft.							
		5.47	ac.									1.26	ac.							

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Land Development and
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T.S.P.E. # F-20933



LEANDER SPRINGS
1871 183A TOLL ROAD, LEANDER, TX 78641

POND CALCULATIONS

DATE: 12/24/21

DRAWN BY: IND

DESIGNER: IND

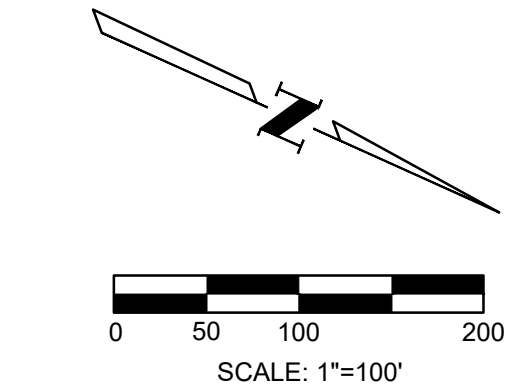
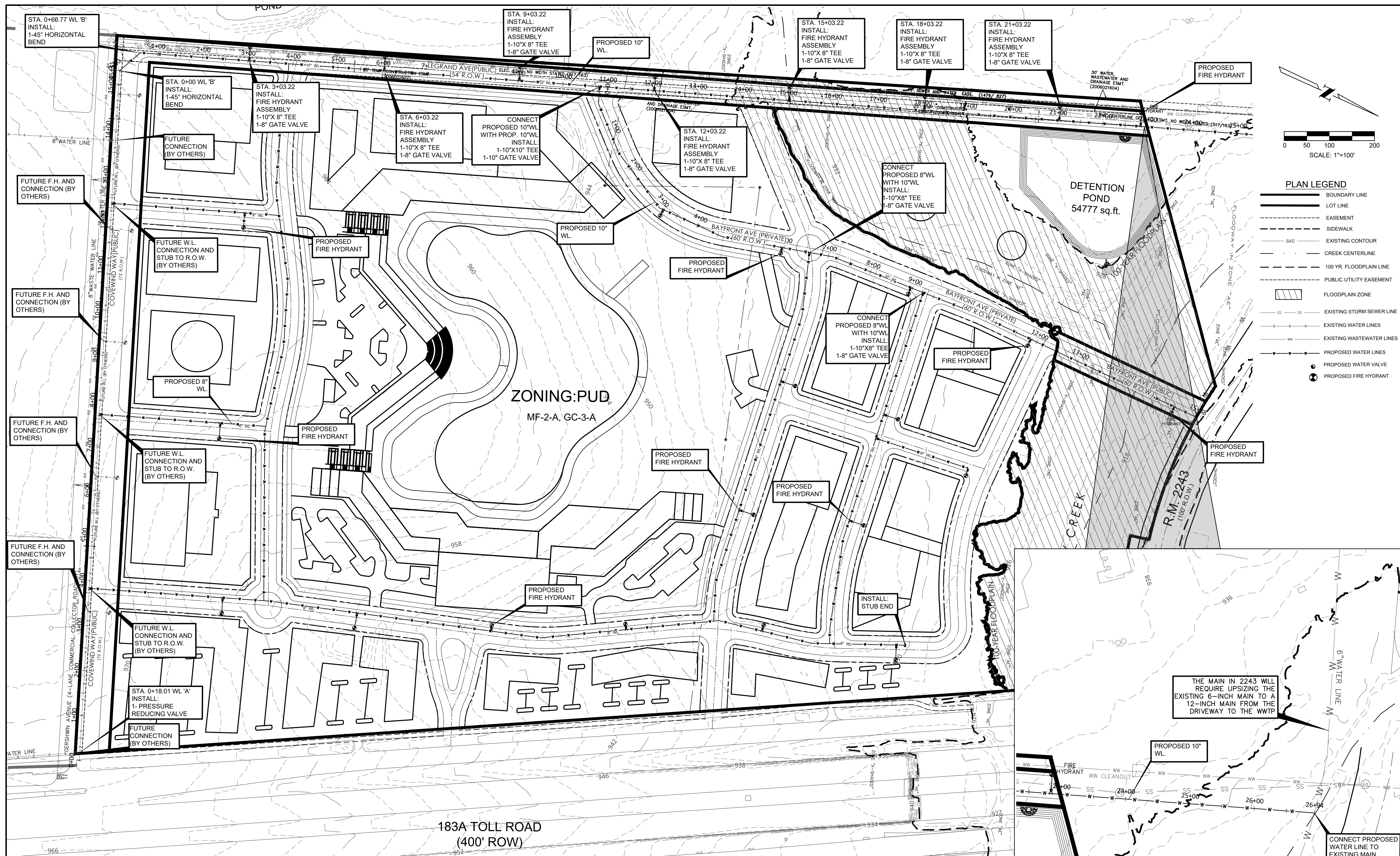
REVIEWER: JRP

PROJECT No.: 055.004

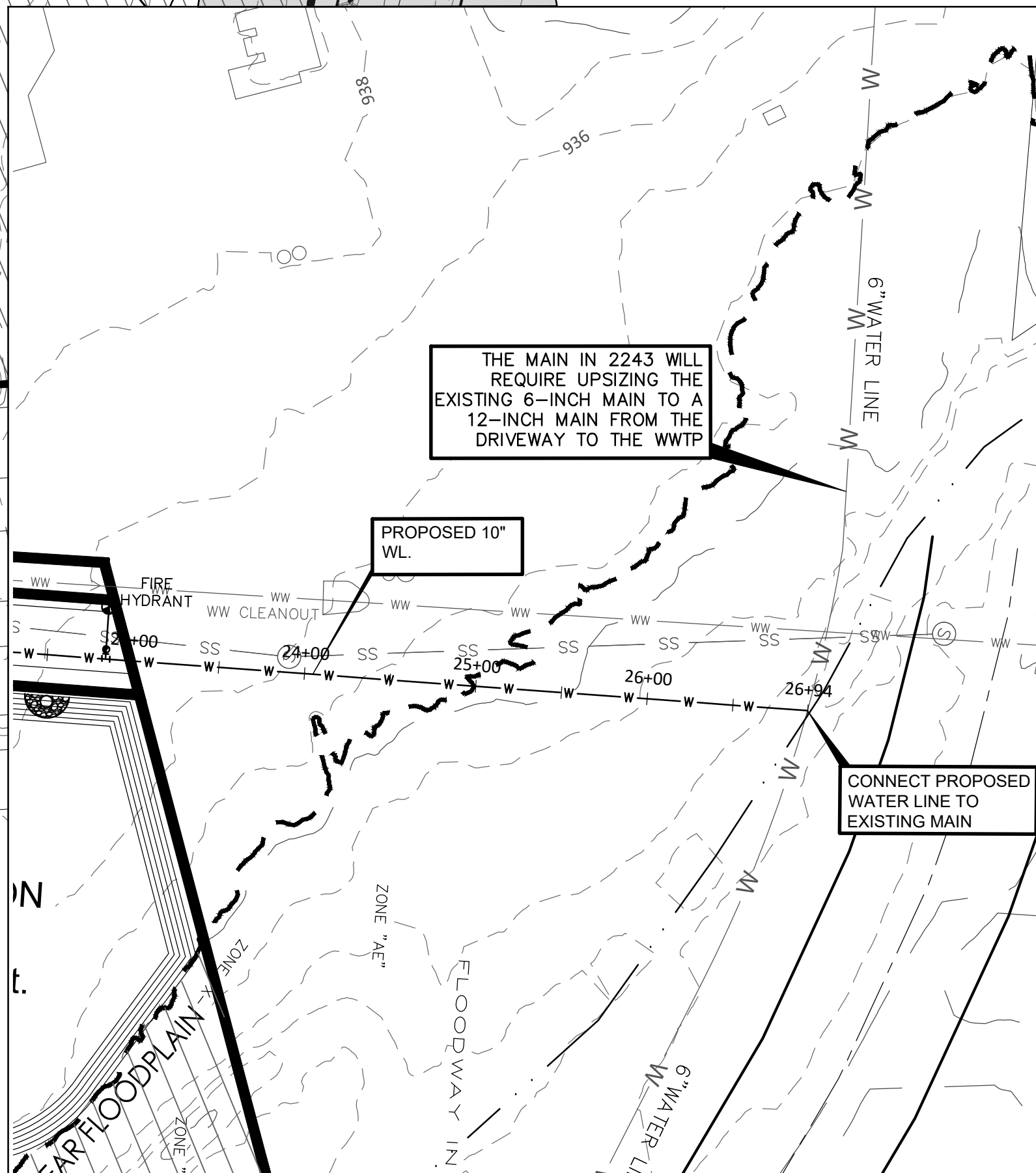
SHEET
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OF

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- PLAN LEGEND**
- BOUNDARY LINE
 - LOT LINE
 - EASEMENT
 - SIDEWALK
 - 840
 - EXISTING CONTOUR
 - CREEK CENTERLINE
 - 100 YR. FLOODPLAIN LINE
 - PUBLIC UTILITY EASEMENT
 - FLOODPLAIN ZONE
 - EXISTING STORM SEWER LINE
 - EXISTING WATER LINES
 - EXISTING WASTEWATER LINES
 - PROPOSED WATER LINES
 - PROPOSED WATER VALVE
 - PROPOSED FIRE HYDRANT



TOTAL ESTIMATED PROJECT LUE'S:

Use Mix	Total Area	Units	LUE Fac	LUE
Commercial	148,998		3000	49.7
Retail	323,224		1680	194.7
Multi-Family	1,520,933	1,601	0.5	800.5
Hotel	108,397	275	0.5	137.5
Parking Garage	2,011,987			
Total Area	2,101,552			1182.4 Total LUE's

NOTE:
1. Any water mains that need to be up-sized due to demand, pressures, or velocities, have been noted on these plans with all needed detailed assumptions, calculations, and models have been presented these plans and project report.

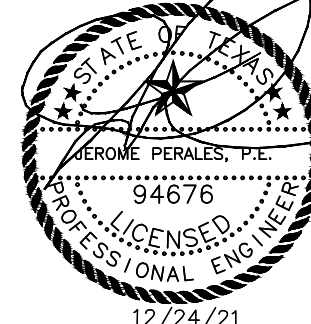
Water Utility System Requirements						
Total Site Area	Total LUEs	Population	Average GPD	Average GPM	Instantaneous Peak Hour Demand GPD	Peak Hour Demand GPM
77.94	1182.4	4138.4	827680	574.78	3724560	2586.5
					* Min. 35 (psi)	* Min. 50 (psi)

Water Demand (GPM) =	2587
Pipe Diameter (IN) =	10
Water Demand Velocity (FPS) =	10.6

Peak Hour Maximum Pipe Velocity.

Fire Flow Demand				
Fire Area SF	Building Type	Sprinkler	Minimum Required Fire Flow GPM	Available Fire Flow GPM
	VB	Yes		3197

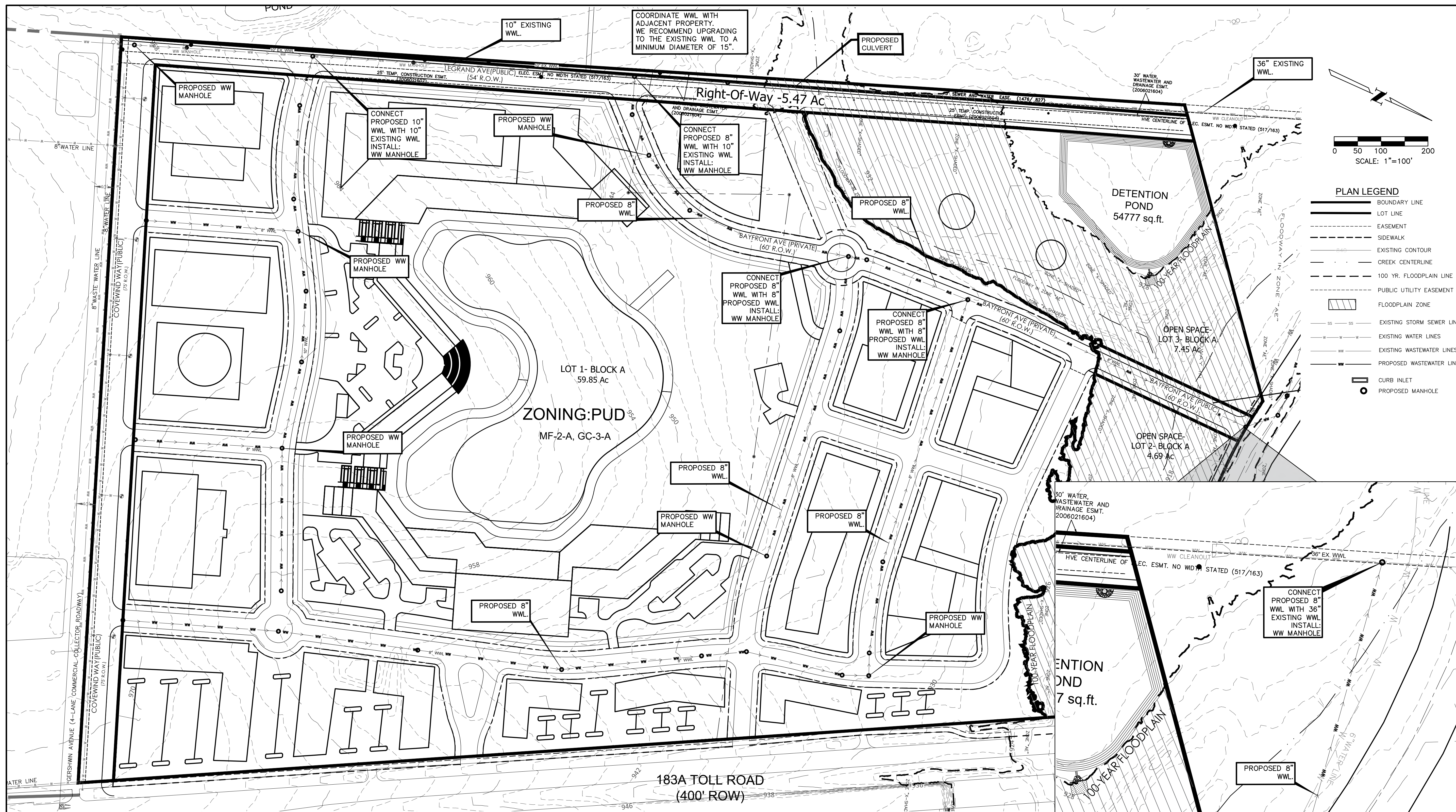
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Land Development and
Environmental Consulting Services
T.S.P.E. # F-20933



LEANDER SPRINGS
1871 183A TOLL ROAD, LEANDER, TX 78641
IMPROVEMENTS-WATER LINE

DATE: 12/24/21
DRAWN BY: IND
DESIGNER: IND
REVIEWER: JRP
PROJECT No.: 055,004

SHEET
12
OF 19



TOTAL ESTIMATED PROJECT LUE'S:

Use Mix	Total Area	Units	LUE Fac	LUE
Commercial	148,998	3000		49.7
Retail	323,224		1660	194.7
Multi-Family	1,520,933	1,601	0.5	800.5
Hotel	108,397	275	0.5	137.5
Parking Garage	2,011,987			
Total Area	2,101,552			1182.4 Total LUE's

Fire Area	0.5F
Total Site Area	77.94 AC
Peak Hour Demand	2586.5 GPM
Peak Day Demand	1523.2 GPM
Minimum Required Fire Flow	0 GPM
Peak WW Q*	708.39 GPM

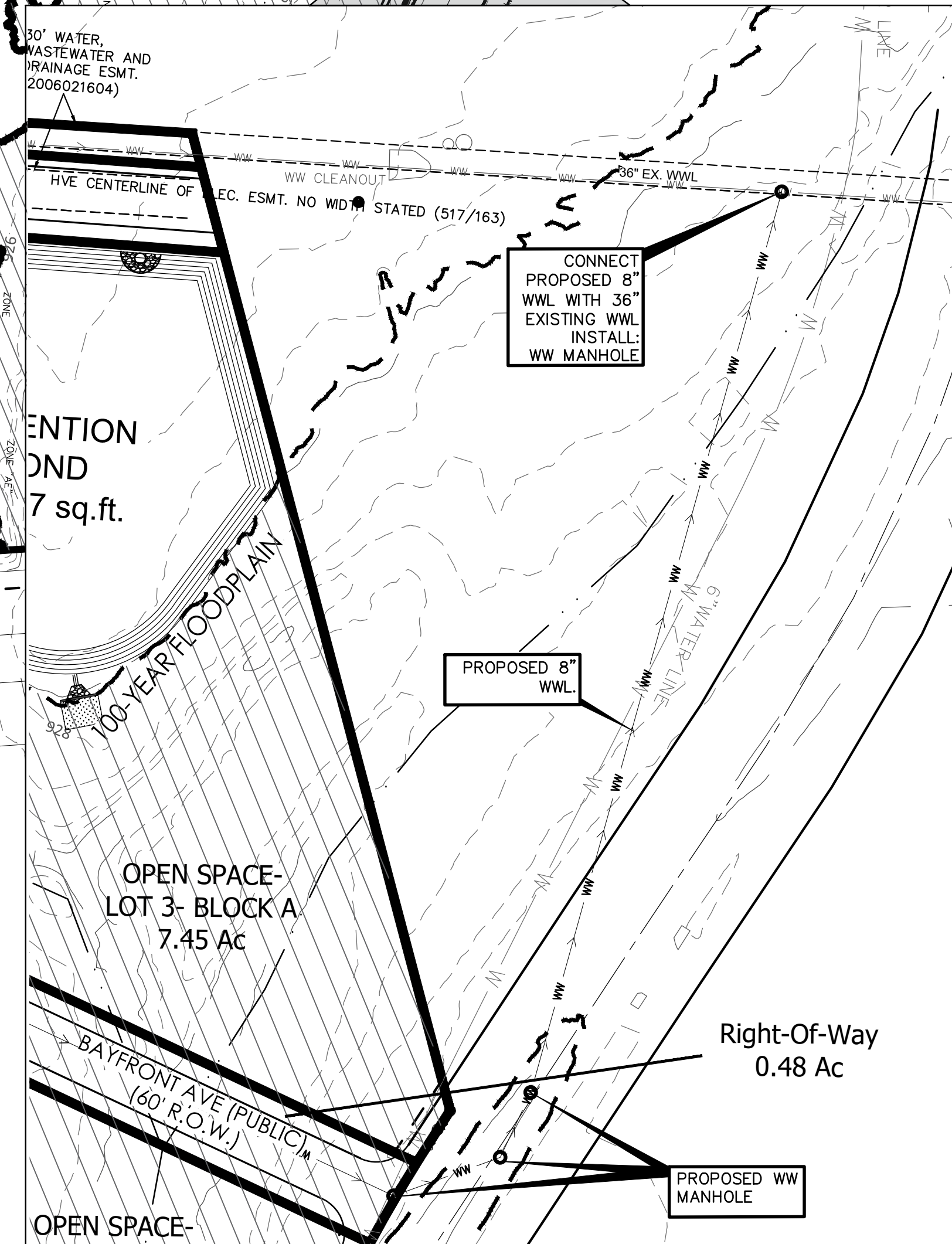
Peak Dry Weather Flow less than 50% of full capacity
Peak Wet Weather Flow less than 75% of full capacity

NOTE:

- The full build-out estimate of the wastewater demand including off-site wastewater flows has been included within the plan set. All up-sizing and all supporting calculations, assumptions, and explanations have been included in the report and plans submitted for this project.

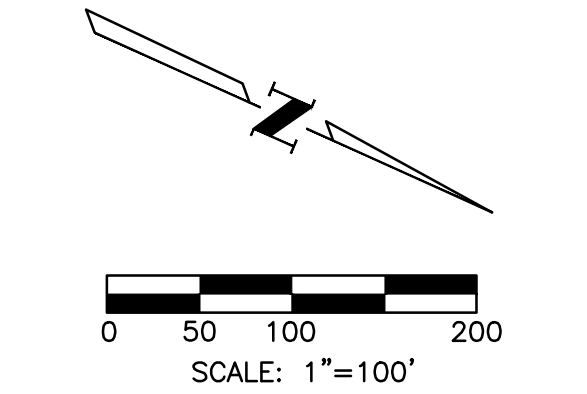
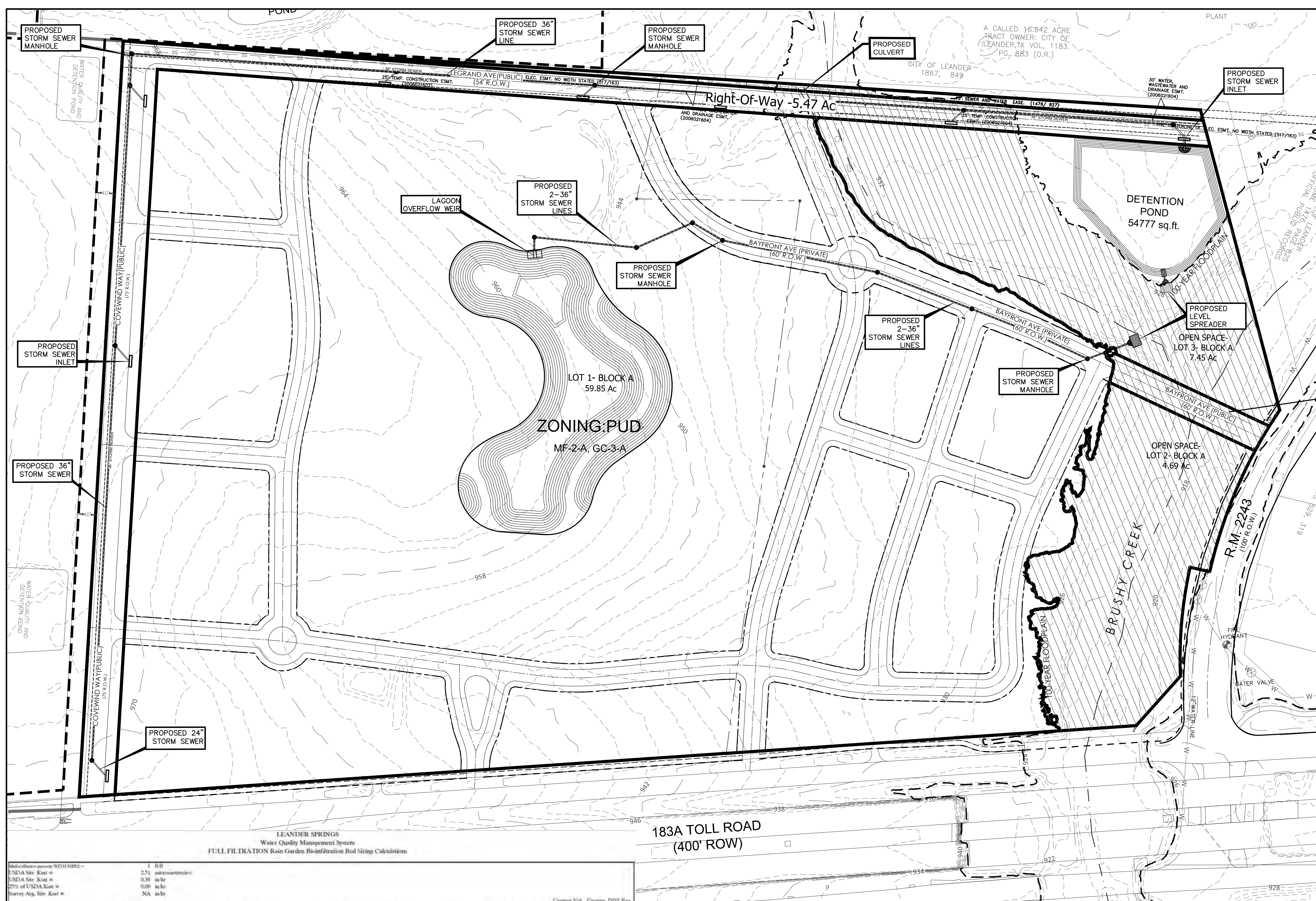
Wastewater Utility System Requirements:														
Proposed Flow														
Discs	Add'l Inlet LUE's	Total LUE's	Average GPD	F Average GPM	Peak Flow Factor	Peak D.W. GPM	Add'l Inlet Acres	Total Acres	1/1 GPD	1/1 GPM	Peak WW Q	Q	Slope	Dis. inch
											gpm	(lps)	ft/ft	ft/ft
PUD	286	1182.4	2,89,688	201.17	1.3	637.80	190	77.94	58,455	40.53	708.39	1,578	1.50	15
											cfm	ft/s		

Per Capita 70
245 per LUE
rel. to 1970 750 GPD/acre



OFF-SITE WASTEWATER LINE PLAN
SCALE: 1"=70'

PERALES LAND DEVELOPMENT, L.L.C. Land Development and Environmental Consulting Services T.S.P.E. # F-20933	LEANDER SPRINGS 1871 183A TOLL ROAD, LEANDER, TX 78641 IMPROVEMENTS-WASTEWATER LINE	DATE: 12/24/21 DRAWN BY: IND DESIGNER: IND REVIEWER: JRP PROJECT No.: 055,004	SHEET 13 OF 19
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- PLAN LEGEND
- BOUNDARY LINE
 - LOT LINE
 - EASEMENT
 - SIDEWALK
 - EXISTING CONTOUR
 - CREEK CENTERLINE
 - 100 YR. FLOODPLAIN LINE
 - PUBLIC UTILITY EASEMENT
 - FLOODPLAIN ZONE
 - EXISTING STORM SEWER LINE
 - EXISTING WATER LINES
 - EXISTING WASTEWATER LINES
 - PROPOSED STORM SEWER LINE
 - CURB INLET
 - STORM MANHOLE

LEANDER SPRINGS Water Quality Management System FULL FILTRATION Rain Garden Bioinfiltration Bed Sizing Calculations														
Media efficiency percent WITH PDES =														
USDA Site Ksat =			2.51			inches								
USDA Site Ksat =			0.36			in/hr								
22% of USDA Ksat =			0.08			in/hr								
Survey Avg. Site Ksat =			NA			in/hr								
Rain Garden No.	Overall Area (sq. ft.)	Overall Area (sq. ft.)	Building Impervious Area (sq. ft.)	Paving Impervious Area (sq. ft.)	Previous Area (sq. ft.)	Previous Impervious Area (sq. ft.)	Previous Depth (in.)	QGV Depth (in.)	Bed Depth (in.)	Min. Bed Area in field QGV (sq. ft.)	Min. Ksat for bed area (in/hr)	Actual Bed Area (sq. ft.)	Ksat Req. for Actual Bed (in/hr)	Req'd Volumed (cu. ft.)
RG-1	0.000210	250773	—	229752	30,021	88,076	1.05	25227	0.30	34091	0.53	54,777	0.12	13,144
RG-2	0.000350	90773	33,723	41,135	16,714	90,076	1.10	6,576	0.90	7033	0.53	11,655	0.10	7,079
RG-3	0.000388	94456	52,620	31,256	10,590	88,870	1.09	9,351	0.15	5982	0.53	25,897	0.09	3,108
RG-4	0.000598	164427	60,323	16,111	88,093	46,476	0.70	10,472	0.06	5258	0.53	12,191	0.21	9,355
RG-5	0.045275	1262197	1,26,394	18,341	1,17,561	11,576	0.41	43,606	0.35	87216	0.53	1,09,014	0.11	—
RG-6	0.000587	164114	54,073	6,003	49,068	70,176	1.00	13,095	0.30	12413	0.53	21,091	0.16	13,090
RG-7	0.000508	138097	40,950	22,689	75,965	45,610	0.70	8,793	1.15	6993	0.53	9,064	0.24	8,330
RG-8	0.000570	155279	24,176	29186	1,04,917	34,410	0.64	8,329	1.20	5705	0.53	6,284	0.34	5,956
RG-9	0.011182	311727	79,083	22,935	2,09,706	32,770	0.63	16,295	0.83	19999	0.53	17,126	0.24	11,568
RG-10	0.000451	134309	22,360	25029	66,460	35,476	0.60	7,344	1.00	5649	0.53	8,425	0.22	6,740
RG-11	0.000988	142135	22,800	30942	85,393	37,610	0.68	8,032	1.00	6178	0.53	7,287	0.28	5,830
RG-12	0.000274	63405	16,314	28598	18,495	74,076	1.04	5,494	2.35	2309	0.53	2,753	0.50	5,176
RG-13	0.004773	139951	82,147	25986	25,808	90,676	1.11	12,263	1.40	7570	0.53	9,992	0.32	10,743
RG-14	0.001705	47519	10,691	15523	13,556	72,076	1.03	4,039	0.60	2067	0.53	2,774	0.37	3,810
RG-15	0.009788	272824	78,429	30942	1,62,452	40,576	0.70	10,018	1.00	5950	0.53	7,091	0.56	15,543
RG-16	0.004911	138069	38,264	48596	50,049	85,476	0.83	10,661	0.60	6247	0.53	7,262	0.37	8,762
RG-17	0.002476	68022	14,304	32654	22,064	68,076	0.98	5,639	0.90	2074	0.53	3,063	0.46	4,927
TOTAL		33,95,023	sq. ft.									3,09,619	sq. ft.	
		77.94	ac.									7.04	ac.	
TOTAL RAIN GARDEN AREA ON PROJECT =														

Fire Area	0 SF
Total Site Area	77.94 AC
Peak Hour Demand	2586.5 GPM
Peak Day Demand	1523.2 GPM
Minimum Required Fire Flow	0 GPM
Peak WW Q	40.59 GPM

TOTAL ESTIMATED PROJECT LUE'S:

Use Mix	Total Area	Units	LUE Fac	LUE
Commercial	148,968		3000	49.7
Retail	323,224		1680	194.7
Multi-Family	1,520,933	1,601	0.5	800.5
Hotel	108,397	275	0.5	137.5
Parking Garage	2,011,987			
Total Area	2,101,552			1182.4 Total LUE's

PERALES LAND DEVELOPMENT, L.L.C.
Land Development and
Environmental Consulting Services
T.S.P.E. # F-20933

12/24/21

LEANDER SPRINGS
1871 183A TOLL ROAD, LEANDER, TX 78641
IMPROVEMENTS-STORM
SEWER LINE

DATE: 12/24/21

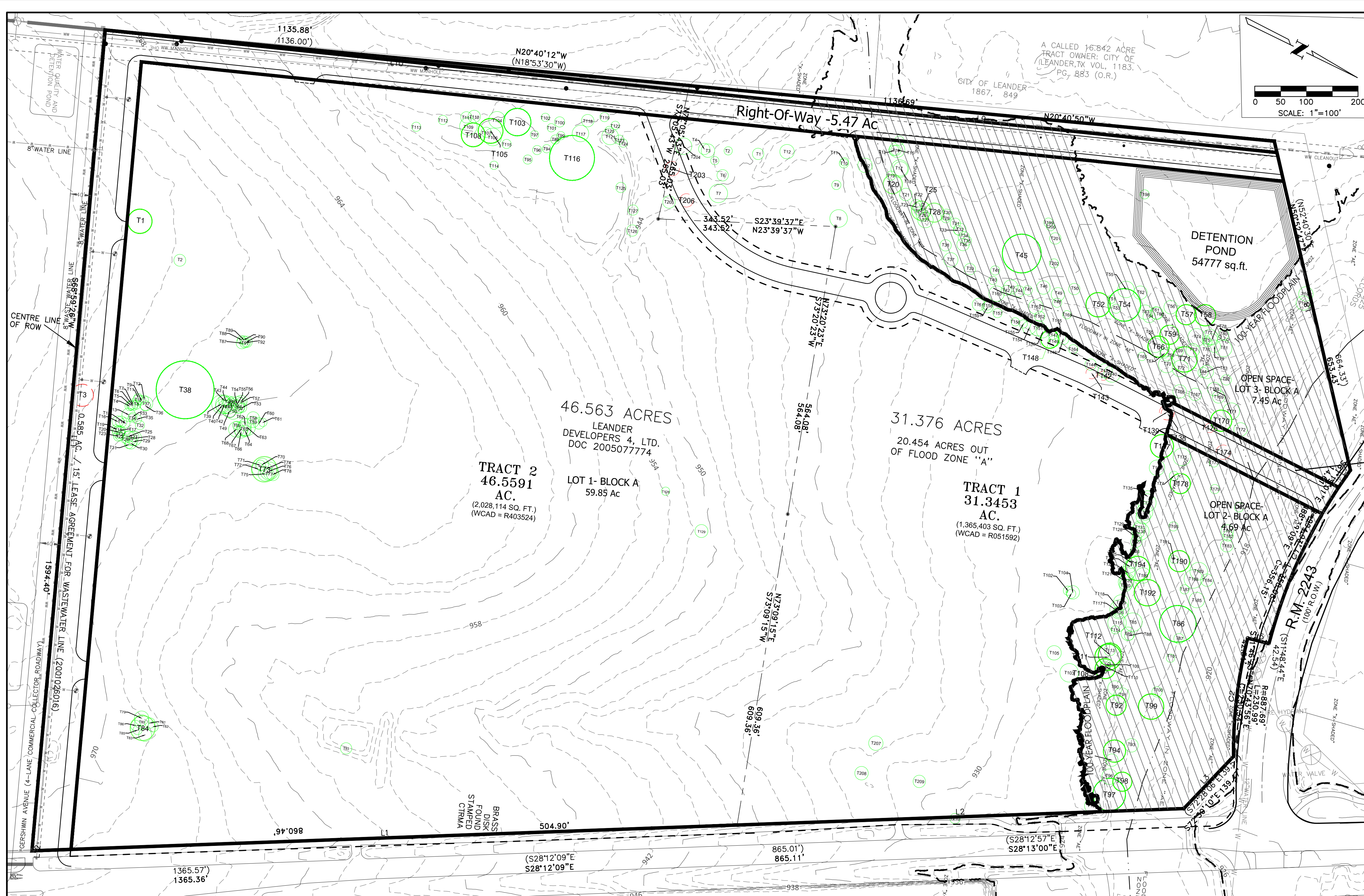
DRAWN BY: IND

DESIGNER: IND

REVIEWER: JRP

PROJECT No.: 055,004

SHEET
14
OF 19



PLAN LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT
- EXISTING CONTOUR
- CREEK CENTERLINE
- 100 YR. FLOODPLAIN LINE
- SIDEWALK
- PUBLIC UTILITY EASEMENT

EXISTING TREE TO BE REMAIN

EXISTING TREE TO BE REMOVE

FLOODPLAIN ZONE

TREE LIST-TRACT-1			
TAG #	DESCRIPTION	TAG #	DESCRIPTION
T1	11" Cedar Elm	T106	18" Cedar Elm
T2	8" Cedar Elm	T107	15"- 10" Live Oak
T4	11" Cedar Elm	T108	20" Cedar Elm
T5	8" Cedar Elm	T109	10" Cedar Elm
T6	11" Ash	T110	10" Cedar Elm
T7	13"- 9" Cedar Elm	T111	28" American Elm
T8	17" Cedar Elm	T112	23" American Elm
T9	9" Cedar Elm	T113	11" Cedar Elm
T10	9" Cedar Elm	T114	8" Cedar Elm
T11	8" Cedar Elm	T115	18" Cedar Elm
T12	10"- 8" American Elm	T116	10" Cedar Elm
T13	10" Cedar Elm	T117	8" Cedar Elm
T14	10" Ash	T118	13"- 11" Cedar Elm
T15	15" Ash	T119	15" Cedar Elm
T16	9" Ash	T120	12" Cedar Elm
T19	9" Ash	T121	15" Cedar Elm
T20	19" Cedar Elm	T122	14" Cedar Elm
T22	11" Ash	T123	14" Cedar Elm
T23	8" Ash	T124	12" Cedar Elm
T24	8" Ash	T125	11" Cedar Elm
T25	19" Pecan	T126	8" Cedar Elm
T26	12" Pecan	T127	11" Cedar Elm
T27	15" Cedar Elm	T128	9" Cedar Elm
T28	19" Pecan	T129	11" Cedar Elm
T29	9" Cedar Elm	T130	12"- 10" Cedar Elm
T30	11" Cedar Elm	T131	12" Cedar Elm
T31	10"- 8" Pecan	T132	14" Cedar Elm
T32	12" Pecan	T133	16" Cedar Elm
T33	9" Pecan	T134	13"- 9" Cedar Elm
T34	11" Pecan	T135	11" Cedar Elm
T35	9" Pecan	T136	15" Cedar Elm
T36	12" Pecan	T137	12"- 11"- 11" Cedar Elm
T37	14" Pecan	T138	9" Cedar Elm
T38	11" Cedar Elm	T139	10"- 9" Cedar Elm
T41	9" Pecan	T140	16" Cedar Elm
T42	10" Cedar Elm	T141	14" Cedar Elm
T43	38" Pecan	T142	9" Pecan
T49	13" Pecan	T143	11" Pecan
T50	11" Pecan	T144	11" Pecan
T51	8" Pecan	T145	11" Pecan
T52	24" Pecan	T146	11" Cedar Elm
T53	9" Pecan	T147	9" Cedar Elm
T54	32" Pecan	T148	18" Cedar Elm
T55	16" Pecan	T149	11" Cedar Elm
T56	13" Pecan	T150	12" Pecan
T57	15"- 10" Pecan	T151	15" Pecan
T58	21" Cedar Elm	T152	10" Pecan
T59	19" Pecan	T153	14" Pecan
T60	12" Pecan	T154	13" Cedar Elm
T61	12" Pecan	T155	8" Cedar Elm
T62	13" Pecan	T156	8" Cedar Elm
T63	14" Pecan	T157	9" Cedar Elm
T64	12" Pecan	T158	11" Cedar Elm
T65	14" American Elm	T159	9" Cedar Elm
T66	21" American Elm	T160	15" Cedar Elm
T67	9" Pecan	T161	12" Live Oak
T68	13" Pecan	T162	14" Cedar Elm
T69	9" Pecan	T163	9" Pecan
T71	25 Black Walnut	T164	9" Pecan
T73	10"- 6" Cedar Elm	T165	13" Cedar Elm
T74	17" Pecan	T166	10" Cedar Elm
T75	8" Pecan	T167	13" Cedar Elm
T76	9" Pecan	T168	13" Cedar Elm
T77	11" Pecan	T169	13" Cedar Elm
T78	15" Pecan	T170	13" Cedar Elm
T79	11" Pecan	T171	9" Pecan
T80	10" Cedar Elm	T172	14" Pecan
T81	16" Pecan	T173	9" Pecan
T82	10" Cedar Elm	T174	14" Pecan
T83	13" Pecan	T175	12"- 6" Pecan
T84	9" Pecan	T176	9" Pecan
T85	16" Pecan	T177	9" Pecan
T86	38" American Elm	T178	20" Cedar Elm
T87	10" Pecan	T179	9" Pecan
T88	9" Cedar Elm	T180	9" Pecan
T89	13"- 11" Cedar Elm	T181	12" Cedar Elm
T90	9" Pecan	T182	10" Cedar Elm
T91	15"- 11" Cedar Elm	T183	12" Pecan
T92	17" Pecan	T184	12" Pecan
T93	20" Cedar Elm	T185	15" American Elm
T94	22"- 17" American Elm	T186	9" Pecan
T95	12" Cedar Elm	T187	14" Cedar Elm
T96	15" Cedar Elm	T188	18" Cedar Elm
T97	32" American Elm	T189	17" Pecan
T98	19" Ash	T190	21" Cedar Elm
T99	8" Live Oak	T191	8" Cedar Elm
T100	25" Pecan	T192	28" Cedar Elm
T101	10"- 12" Pecan	T193	12"- 6" Cedar Elm
T102	8" Pecan	T194	24" Cedar Elm
T103	9" Cedar Elm	T195	9 Black Walnut
T104	13" Cedar Elm	T196	14" Live Oak
T105	16" Cedar Elm	T197	10"- 12" Pecan
		T198	9" Cedar Elm
		T199	9" Pecan
		T200	8" Pecan
		T201	11" Pecan
		T202	9" Pecan
		T203	14" Cedar Elm
		T204	16" Cedar Elm
		T205	12" Cedar Elm
		T206	9"- 8" Cedar Elm
		T207	14" Spanish Oak
		T208	13" Pecan
		T209	12" Spanish Oak
		T210	10" Cedar Elm

TREES TO BE REMOVED-TRACT-1

TREE NUMBER	TREE TYPE	CALIPER INCH	REMOVED
T138	CEDAR ELM	12.5	12.5
T139	CEDAR ELM	14.5	14.5
T142	PECAN	9	9
T143	PECAN	11	11
T174	PECAN	14	14
T176	PECAN	9	9
T203	CEDAR ELM	0	14
T206	CEDAR ELM	0	13

TREES TO BE REMOVED-TRACT-2

TREE NUMBER	TREE TYPE	CALIPER INCH	REMOVED
T3	LIVE OAK	21.5	21.5

TREE LIST-TRACT-2

TAG #	DESCRIPTION	TAG #	DESCRIPTION	TAG #	DESCRIPTION	TAG #	DESCRIPTION	TAG #	DESCRIPTION
T1	17" 14" Live Oak	T31	8" Live Oak	T61	8" Live Oak	T91	10" Live Oak	T121	9" Live Oak
T2	8" 7" Live Oak	T32	12" Live Oak	T62	12" Live Oak	T92	20" Cedar Elm	T122	11" Cedar Elm
T3	15" 13" Live Oak	T33	8" Live Oak	T63	17" Live Oak	T93	22" 17" American Elm	T123	9" Cedar Elm
T4	9" Live Oak	T34	8" Live Oak	T64	11" Live Oak	T94	12" Cedar Elm	T124	8" Cedar Elm
T5	9" Live Oak	T35	9" Live Oak	T65	14" Live Oak	T95	15" Cedar Elm	T125	10" Cedar Elm
T6	10" Live Oak	T36	10" Live Oak	T66	12" Live Oak	T96	12" Cedar Elm	T126	11" Cedar Elm
T7	10" Live Oak	T37	9" 9" Live Oak	T67	14" Live Oak	T97	32" American Elm	T127	10" Cedar Elm
T8	9" Live Oak	T38	39" 35" Live Oak	T68	15" Live Oak	T98	19" Ash	T128	8" Live Oak
T9	9" Live Oak	T39	18" Live Oak	T69	8" Live Oak	T99	8" Live Oak	T129	7" 11" Live Oak
T10	10" Live Oak	T40	12" Live Oak	T70	12" Live Oak	T100	25" Pecan		
T11	8" Live Oak	T41	13" Live Oak	T71	10" Live Oak	T101	8" Pecan		
T12	8" Live Oak	T42	17" Live Oak	T72	12" Live Oak	T102	9" Cedar Elm		
T13	13" Live Oak	T43	11" Live Oak	T73	17" 16" Live Oak	T103	9" Cedar Elm		
T14	11" Live Oak	T44	8" Live Oak	T74	11" Live Oak	T104	13" Cedar Elm		
T15	10" Live Oak	T45	11" Live Oak	T75	14" Live Oak	T105	14" Pecan		
T16	11" Live Oak	T46	9" Live Oak	T76	13" 9" Live Oak	T106	16" American Elm		
T17	9" Live Oak	T47	12" Live Oak	T77	10" Live Oak	T107	10" Cedar Elm		
T18	8" Live Oak	T48	12" Live Oak	T78	12" Live Oak	T108	19" 9" CEDAR ELM		
T19	9" Live Oak	T49	13" Live Oak	T79	14" Live Oak	T109	17" CEDAR ELM		
T20	12" Live Oak	T50	16" Live Oak	T80	14" Live Oak	T110	12" CEDAR ELM		
T21	9" Live Oak	T51	13" Live Oak	T81	10" Live Oak	T111	22"- 17" American Elm		
T22	8" Live Oak	T52	10" Live Oak	T82	10" Live Oak	T112	9" CEDAR ELM		
T23	10" Live Oak	T53	9" Live Oak	T83	9" 7" Live Oak	T113	9" CEDAR ELM		
T24	8" Live Oak	T54	8" Live Oak	T84	11" 10" 9" 8" Live Oak	T114	8" CEDAR ELM		
T25	13" Live Oak	T55	10" Live Oak	T85	9" Live Oak	T115	8" CEDAR ELM		
T26	14" Live Oak	T56	10" Live Oak	T86	10" Live Oak	T116	18" 12" 10" 15" 8" 7" Willow		
T27	10" Live Oak	T57	12" Live Oak	T87	8" Live Oak	T117	16" AMERICAN ELM		
T28	12" Live Oak	T58	12" Live Oak	T88	8" Live Oak	T118	11" CEDAR ELM		
T29	8" Live Oak	T59	11" Live Oak	T89	8" Live Oak	T119	9" CEDAR ELM		
T30	11" Live Oak	T60	11" Live Oak	T90	11" Live Oak	T120	8" CEDAR ELM		

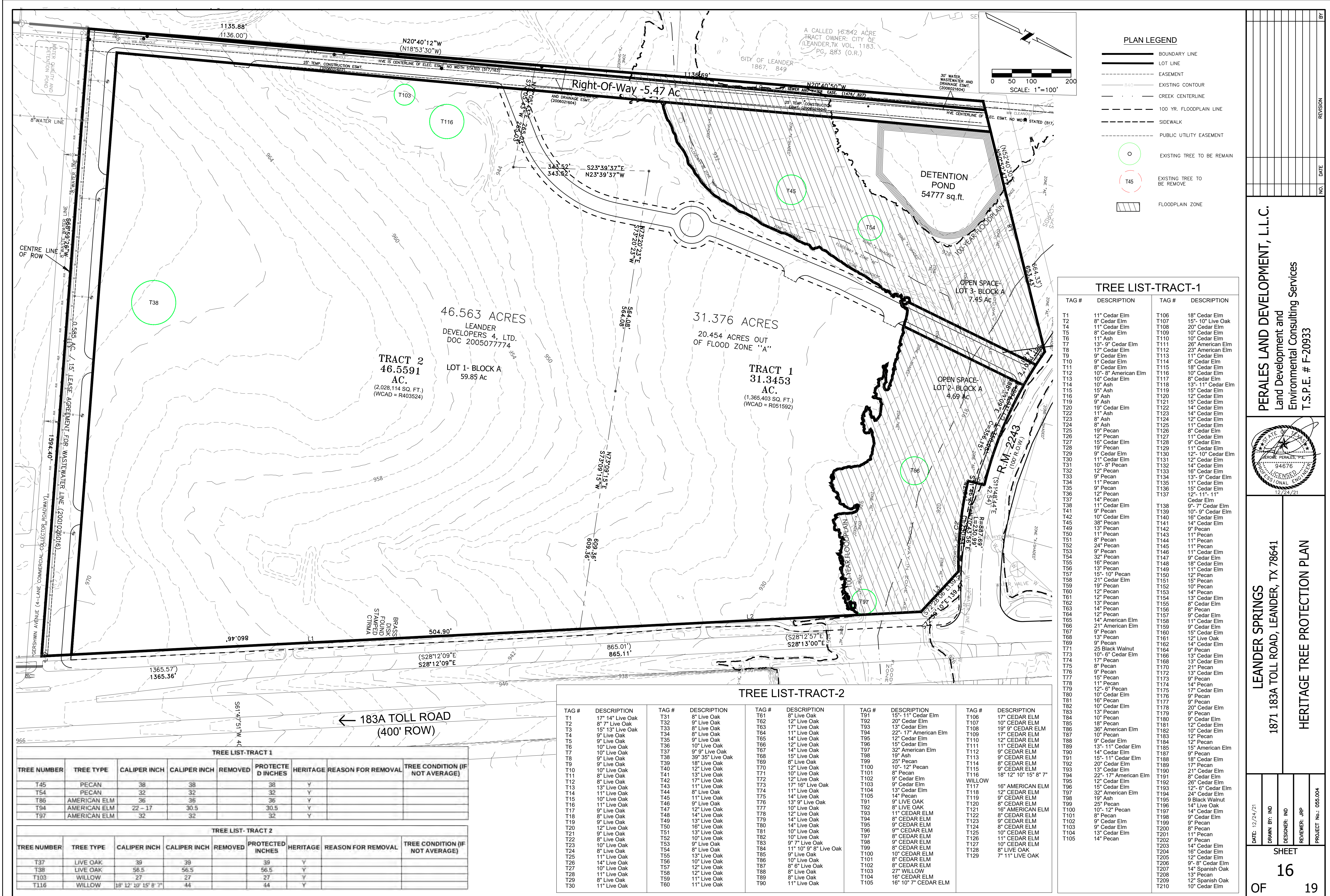
PERALES LAND DEVELOPMENT, L.L.C.
Land Development and Environmental Consulting Services
T.S.P.E. # F-20933

LEANDER SPRINGS
1871 183A TOLL ROAD, LEANDER, TX 78641

TREE PROTECTION PLAN

DATE: 12/24/21
DRAWN BY: IND
DESIGNED: IND
REVIEWER: JRP
PROJECT No.: 055.004

SHEET
15
OF 19



PLAN LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT
- EXISTING CONTOUR
- CREEK CENTERLINE
- 100 YR. FLOODPLAIN LINE
- SIDEWALK
- PUBLIC UTILITY EASEMENT
- EXISTING TREE TO BE REMAIN
- EXISTING TREE TO BE REMOVE
- FLOODPLAIN ZONE

TREE LIST-TRACT-1			
TAG #	DESCRIPTION	TAG #	DESCRIPTION
T1	11" Cedar Elm	T106	18" Cedar Elm
T2	8" Cedar Elm	T107	15"- 10" Live Oak
T3	11" Cedar Elm	T108	20" Cedar Elm
T4	8" Cedar Elm	T109	10" Cedar Elm
T5	11" Ash	T110	10" Cedar Elm
T6	13"- 9" Cedar Elm	T111	26" American Elm
T7	17" Cedar Elm	T112	23" American Elm
T8	9" Cedar Elm	T113	11" Cedar Elm
T9	9" Cedar Elm	T114	8" Cedar Elm
T10	8" Cedar Elm	T115	18" Cedar Elm
T11	10" Cedar Elm	T116	12" Cedar Elm
T12	10" Cedar Elm	T117	8" Cedar Elm
T13	10" Cedar Elm	T118	13"- 11" Cedar Elm
T14	10" Ash	T119	15" Cedar Elm
T15	15" Ash	T120	12" Cedar Elm
T16	9" Ash	T121	15" Cedar Elm
T17	19" Cedar Elm	T122	14" Cedar Elm
T18	11" Ash	T123	14" Cedar Elm
T19	8" Ash	T124	12" Cedar Elm
T20	8" Ash	T125	11" Cedar Elm
T21	19" Cedar Elm	T126	8" Cedar Elm
T22	11" Ash	T127	11" Cedar Elm
T23	8" Ash	T128	9" Cedar Elm
T24	8" Ash	T129	11" Cedar Elm
T25	19" Cedar Elm	T130	12"- 10" Cedar Elm
T26	11" Ash	T131	12" Cedar Elm
T27	8" Ash	T132	14" Cedar Elm
T28	11" Ash	T133	12" Cedar Elm
T29	9" Cedar Elm	T134	13"- 9" Cedar Elm
T30	11" Cedar Elm	T135	11" Cedar Elm
T31	14" Cedar Elm	T136	15" Cedar Elm
T32	12" Cedar Elm	T137	12"- 11"- 11" Cedar Elm
T33	9" Cedar Elm	T138	9"- 7" Cedar Elm
T34	11" Cedar Elm	T139	10" Cedar Elm
T35	15" Cedar Elm	T140	16" Cedar Elm
T36	12" Cedar Elm	T141	14" Cedar Elm
T37	14" Cedar Elm	T142	9" Cedar Elm
T38	11" Cedar Elm	T143	11" Cedar Elm
T39	10" Cedar Elm	T144	11" Cedar Elm
T40	10" Cedar Elm	T145	11" Cedar Elm
T41	10" Cedar Elm	T146	11" Cedar Elm
T42	10" Cedar Elm	T147	11" Cedar Elm
T43	10" Cedar Elm	T148	11" Cedar Elm
T44	10" Cedar Elm	T149	11" Cedar Elm
T45	10" Cedar Elm	T150	11" Cedar Elm
T46	10" Cedar Elm	T151	11" Cedar Elm
T47	10" Cedar Elm	T152	11" Cedar Elm
T48	10" Cedar Elm	T153	11" Cedar Elm
T49	10" Cedar Elm	T154	11" Cedar Elm
T50	10" Cedar Elm	T155	11" Cedar Elm
T51	10" Cedar Elm	T156	11" Cedar Elm
T52	10" Cedar Elm	T157	11" Cedar Elm
T53	10" Cedar Elm	T158	11" Cedar Elm
T54	10" Cedar Elm	T159	11" Cedar Elm
T55	10" Cedar Elm	T160	11" Cedar Elm
T56	10" Cedar Elm	T161	11" Cedar Elm
T57	10" Cedar Elm	T162	11" Cedar Elm
T58	10" Cedar Elm	T163	11" Cedar Elm
T59	10" Cedar Elm	T164	11" Cedar Elm
T60	10" Cedar Elm	T165	11" Cedar Elm
T61	10" Cedar Elm	T166	11" Cedar Elm
T62	10" Cedar Elm	T167	11" Cedar Elm
T63	10" Cedar Elm	T168	11" Cedar Elm
T64	10" Cedar Elm	T169	11" Cedar Elm
T65	10" Cedar Elm	T170	11" Cedar Elm
T66	10" Cedar Elm	T171	11" Cedar Elm
T67	10" Cedar Elm	T172	11" Cedar Elm
T68	10" Cedar Elm	T173	11" Cedar Elm
T69	10" Cedar Elm	T174	11" Cedar Elm
T70	10" Cedar Elm	T175	11" Cedar Elm
T71	10" Cedar Elm	T176	11" Cedar Elm
T72	10" Cedar Elm	T177	11" Cedar Elm
T73	10" Cedar Elm	T178	11" Cedar Elm
T74	10" Cedar Elm	T179	11" Cedar Elm
T75	10" Cedar Elm	T180	11" Cedar Elm
T76	10" Cedar Elm	T181	11" Cedar Elm
T77	10" Cedar Elm	T182	11" Cedar Elm
T78	10" Cedar Elm	T183	11" Cedar Elm
T79	10" Cedar Elm	T184	11" Cedar Elm
T80	10" Cedar Elm	T185	11" Cedar Elm
T81	10" Cedar Elm	T186	11" Cedar Elm
T82	10" Cedar Elm	T187	11" Cedar Elm
T83	10" Cedar Elm	T188	11" Cedar Elm
T84	10" Cedar Elm	T189	11" Cedar Elm
T85	10" Cedar Elm	T190	11" Cedar Elm
T86	10" Cedar Elm	T191	11" Cedar Elm
T87	10" Cedar Elm	T192	11" Cedar Elm
T88	10" Cedar Elm	T193	11" Cedar Elm
T89	10" Cedar Elm	T194	11" Cedar Elm
T90	10" Cedar Elm	T195	11" Cedar Elm
T91	10" Cedar Elm	T196	11" Cedar Elm
T92	10" Cedar Elm	T197	11" Cedar Elm
T93	10" Cedar Elm	T198	11" Cedar Elm
T94	10" Cedar Elm	T199	11" Cedar Elm
T95	10" Cedar Elm	T200	11" Cedar Elm
T96	10" Cedar Elm	T201	11" Cedar Elm
T97	10" Cedar Elm	T202	11" Cedar Elm
T98	10" Cedar Elm	T203	11" Cedar Elm
T99	10" Cedar Elm	T204	11" Cedar Elm
T100	10" Cedar Elm	T205	11" Cedar Elm
T101	10" Cedar Elm	T206	11" Cedar Elm
T102	10" Cedar Elm	T207	11" Cedar Elm
T103	10" Cedar Elm	T208	11" Cedar Elm
T104	10" Cedar Elm	T209	11" Cedar Elm
T105	10" Cedar Elm	T210	11" Cedar Elm

TREE LIST-TRACT-2			
TAG #	DESCRIPTION	TAG #	DESCRIPTION
T1	17" 14" Live Oak	T31	8" Live Oak
T2	8" 7" Live Oak	T32	12" Live Oak
T3	15" 13" Live Oak	T33	17" Live Oak
T4	9" Live Oak	T34	11" Live Oak
T5	9" Live Oak	T35	14" Live Oak
T6	10" Live Oak	T36	12" Live Oak
T7	10" Live Oak	T37	14" Live Oak
T8	38" 35" Live Oak	T38	15" Live Oak
T9	9" Live Oak	T39	8" Live Oak
T10	10" Live Oak	T40	12" Live Oak
T11	8" Live Oak	T41	10" Live Oak
T12	17" Live Oak	T42	12" Live Oak
T13	13" Live Oak	T43	17" 16" Live Oak
T14	11" Live Oak	T44	14" Live Oak
T15	10" Live Oak	T45	11" Live Oak
T16	9" Live Oak	T46	14" Live Oak
T17	9" Live Oak	T47	10" Live Oak
T18	8" Live Oak	T48	14" Live Oak
T19	9" Live Oak	T49	13" Live Oak
T20	12" Live Oak	T50	16" Live Oak
T21	8" Live Oak	T51	13" Live Oak
T22	10" Live Oak	T52	10" Live Oak
T23	10" Live Oak	T53	9" Live Oak
T24	8" Live Oak	T54	8" Live Oak
T25	11" Live Oak	T55	13" Live Oak
T26	14" Live Oak	T56	10" Live Oak
T27	10" Live Oak	T57	12" Live Oak
T28	11" Live Oak	T58	8" Live Oak
T29	8" Live Oak	T59	11" Live Oak
T30	11" Live Oak	T60	11" Live Oak

TREE LIST-TRACT 1							
TREE NUMBER	TREE TYPE	CALIPER INCH	CALIPER INCH	REMOVED	PROTECTE D INCHES	HERITAGE	REASON FOR REMOVAL
T45	PECAN	38	38		38	Y	
T54	PECAN	32	32		32	Y	
T86	AMERICAN ELM	36	36		36	Y	
T94	AMERICAN ELM	22 - 17	30.5		30.5	Y	
T97	AMERICAN ELM	32	32		32	Y	

TREE LIST-TRACT 2							
TREE NUMBER	TREE TYPE	CALIPER INCH	CALIPER INCH	REMOVED	PROTECTED INCHES	HERITAGE	REASON FOR REMOVAL
T37	LIVE OAK	39	39		39	Y	
T38	LIVE OAK	56.5	56.5		56.5	Y	
T103	WILLOW	27	27		27	Y	
T116	WILLOW	18" 12" 10" 15" 8" 7"	44		44	Y	

PERALES LAND DEVELOPMENT, L.L.C.
Land Development and
Environmental Consulting Services
T.S.P.E. # F-20933

LEANDER SPRINGS
1871 183A TOLL ROAD, LEANDER, TX 78641

HERITAGE TREE PROTECTION PLAN

DATE: 12/24/21

DRAWN BY: IND

DESIGNED BY: IND

REVIEWER: JRP

PROJECT No.: 055.004

SHEET
16
OF 19

TREE PRESERVATION PLAN

TREE CALIPER INCHES

TREE SIZE (in caliper inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" to 18"	3456.0	3359.0	97%	97	3%
>18" to 26"	603	581.5	96%	22	4%
SUBTOTAL 8" to 26"	4059	3941	97%	119	3%
>26"	335	335	100%	0	0%
TOTALS	4394	4276	97%	119	3%

TOTAL TREES

TREE SIZE (in caliper inches)	TOTAL TREES	SAVED TREES	SAVED TREES %	REMOVED TREES	REMOVED TREES %
8" to 18"	301	293	97%	8	3%
>18" to 26"	28	27	96%	1	4%
SUBTOTAL 8" to 26"	329	320	97%	9	3%
>26" HERITAGE	9	9	100%	0	0%
TOTALS	338	329	97%	9	3%

MITIGATION PLAN: 8" - 18"

TREE SIZE (in caliper inches)	>50% REMOVAL	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
8" to 18"	0	0	-	-	-

MITIGATION PLAN: Protected & Heritage Trees

TREE SIZE (in caliper inches)	Removed (total inches)	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
>18" to 26"	22	-	43	-	-
>26" HERITAGE	0	-	-	0	\$0

INSTRUCTIONS

Only include protected trees in the table

Provide the date of the survey - tree survey is required to be no older than 5 years

Mark all Heritage Trees to be removed with red circles and hash pat ern

Tree caliper inch is measured at 4 feet

TREE LIST-TRACT 1								
TREE NUMBER	TREE TYPE	CALIPER INCH	CALIPER INCH	REMOVED	PROTECTE D INCHES	HERITAGE	REASON FOR REMOVAL	TREE CONDITION (IF NOT AVERAGE)
T1	CEDAR ELM	11	11		11			
T2	CEDAR ELM	8	8		8			
T3	CEDAR ELM	10 – 6	13		13			
T4	CEDAR ELM	11	11		11			
T5	ASH	8	8		8			
T6	CEDAR ELM	11	11		11			
T7	CEDAR ELM	13 – 9	17.5		17.5			
T8	CEDAR ELM	17	17		17			
T9	CEDAR ELM	9	9		9			
T10	CEDAR ELM	9	9		9			
T11	CEDAR ELM	8	8		8			
T12	AMERICAN ELM	10 – 8	14		14			
T13	CEDAR ELM	10	10		10			
T14	ASH	10	10		10			
T15	ASH	15	15		15			
T16	ASH	8	8		8			
T17	ASH	13 – 8	0		17			
T18	ASH	14	0		14			
T19	ASH	9	9		9			
T20	CEDAR ELM	19	19		19			
T21	CEDAR ELM	12	0		12			
T22	ASH	11	11		11			
T23	ASH	8	8		8			
T24	ASH	8	8		8			
T25	PECAN	19	19		19			
T26	PECAN	12	12		12			
T27	CEDAR ELM	15	15		15			
T28	PECAN	19	19		19			
T29	CEDAR ELM	9	9		9			
T30	CEDAR ELM	11	11		11			
T31	PECAN	10 – 8	14		14			
T32	PECAN	12	12		12			
T33	PECAN	9	9		9			
T34	PECAN	11	11		11			
T35	PECAN	9	9		9			
T36	PECAN	12	12		12			
T37	PECAN	14	14		14			
T38	CEDAR ELM	11	11		11			
T39	PECAN	11	0		11			
T40	CEDAR ELM	8	0		8			
T41	PECAN	9	9		9			
T42	CEDAR ELM	10	10		10			
T43	CEDAR ELM	14	0		14			
T44	CEDAR ELM	11	0		11			
T45	PECAN	38	38		38	Y		
T46	PECAN	13	0		13			
T47	ASH	9	0		9			
T48	CEDAR ELM	9	0		9			
T49	PECAN	13	13		13			
T50	PECAN	11	11		11			
T51	PECAN	8	8		8			
T52	PECAN	24	24		24			
T53	PECAN	9	9		9			
T54	PECAN	32	32		32	Y		
T55	PECAN	16	16		16			
T56	PECAN	13	13		13			
T57	PECAN	15 – 10	20		20			
T58	CEDAR ELM	21	21		21			

TREE LIST-TRACT 1								
TREE NUMBER	TREE TYPE	CALIPER INCH	CALIPER INCH	REMOVED	PROTECTE D INCHES	HERITAGE	REASON FOR REMOVAL	TREE CONDITION (IF NOT AVERAGE)
T59	PECAN	19	19		19			
T60	PECAN	12	12		12			
T61	PECAN	12	12		12			
T62	PECAN	13	13		13			
T63	PECAN	14	14		14			
T64	AMERICAN ELM	12	12		12			
T65	AMERICAN ELM	14	14		14			
T66	PECAN	21	21		21			
T67	PECAN	9	9		9			
T68	PECAN	13	13		13			
T69	PECAN	9	9		9			
T70	PECAN	16	16		16			
T71	BLACK WALNUT	25	25		25			
T72	CEDAR ELM	16	16		16			
T73	CEDAR ELM	10 - 6	13		13			
T74	PECAN	17	17		17			
T75	PECAN	8	8		8			
T76	PECAN	9	9		9			
T77	PECAN	15	15		15			
T78	PECAN	11	11		11			
T79	PECAN	12 - 6	15		15			
T80	CEDAR ELM	10	10		10			
T81	PECAN	16	16		16			
T82	CEDAR ELM	10	10		10			
T83	PECAN	13	13		13			
T84	PECAN	10	10		10			
T85	PECAN	18	18		18			
T86	AMERICAN ELM	36	36		36	Y		
T87	PECAN	10	10		10			
T88	CEDAR ELM	9	9		9			
T89	CEDAR ELM	13 - 11	18.5		18.5			
T90	CEDAR ELM	14	14		14			
T91	CEDAR ELM	15 - 11	20.5		20.5			
T92	CEDAR ELM	20	20		20			
T93	CEDAR ELM	13	13		13			
T94	AMERICAN ELM	22 - 17	30.5		30.5	Y		
T95	CEDAR ELM	12	12		12			
T96	CEDAR ELM	15	15		15			
T97	AMERICAN ELM	32	32		32	Y		
T98	ASH	19	19		19			
T99	PECAN	25	25		25			
T100	PECAN	10 - 12	16		16			
T101	PECAN	8	8		8			
T102	CEDAR ELM	9	9		9			
T103	CEDAR ELM	9	9		9			
T104	CEDAR ELM	13	13		13			
T105	PECAN	14	14		14			
T106	CEDAR ELM	18	18		18			
T107	LIVE OAK	15 - 10	20		20			
T108	CEDAR ELM	20	20		20			
T109	CEDAR ELM	10	10		10			
T110	CEDAR ELM	10	10		10			
T111	AMERICAN ELM	26	26		26			
T112	AMERICAN ELM	23	23		23			
T113	CEDAR ELM	11	11		11			
T114	CEDAR ELM	8	8		8			
T115	CEDAR ELM	18	18		18			
T116	CEDAR ELM	10	10		10			
T117	CEDAR ELM	8	8		8			
T118	CEDAR ELM	13 - 11	18.5		18.5			
T119	CEDAR ELM	15	15		15			
T120	CEDAR ELM	12	12		12			
T121	CEDAR ELM	15	15		15			
T122	CEDAR ELM	14	14		14			
T123	CEDAR ELM	14	14		14			
T124	CEDAR ELM	12	12		12			
T125	CEDAR ELM	11	11		11			
T126	CEDAR ELM	8	8		8			
T127	CEDAR ELM	11	11		11			
T128	CEDAR ELM	9	9		9			
T129	CEDAR ELM	11	11		11			
T130	CEDAR ELM	12 - 10	17		17			
T131	CEDAR ELM	12	12		12			
T132	CEDAR ELM	14	14		14			
T133	CEDAR ELM	16	16		16			
T134	CEDAR ELM	13 - 9	17.5		17.5			
T135	CEDAR ELM	11	11		11			
T136	CEDAR ELM	15	15		15			
T137	CEDAR ELM	12 - 11	17.5		17.5			
T138	CEDAR ELM	9 - 7	0	12.5	0		PAVING AREA	
T139	CEDAR ELM	10 - 9	0	14.5	0		PAVING AREA	
T140	CEDAR ELM	16	16		16			
T141	CEDAR ELM	14	14		14			
T142	PECAN	8	0	9	0		PAVING AREA	
T143	PECAN	11	0	11	0		PAVING AREA	
T144	PECAN	11	11		11			
T145	CEDAR ELM	13	11		11			
T146	CEDAR ELM	11	11		11			
T147	CEDAR ELM	9	9		9			
T148	CEDAR ELM	18	18		18			
T149	CEDAR ELM	11	11		11			
T150	PECAN	12	12		12			
T151	PECAN	15	15		15			
T152	PECAN	10	10		10			
T153	PECAN	14	14		14			
T154	CEDAR ELM	13	13		13			
T155	CEDAR ELM	8	8		8			
T156	PECAN	8	8		8			
T157	CEDAR ELM	9	9		9			
T158	CEDAR ELM	11	11		11			
T159	CEDAR ELM	9	9		9			
T160	CEDAR ELM	15	15		15			
T161	LIVE OAK	12	12		12			
T162	CEDAR ELM	14	14		14			
T163	CEDAR ELM	8	0		8			
T164	PECAN	9	0		9			
T165	CEDAR ELM	8	0		8			
T166	CEDAR ELM	13	13		13			
T167	CEDAR ELM	12	0		12			
T168	CEDAR ELM	13	13		13			
T169	CEDAR ELM	12	0		12			
T170	PECAN	21	0		21			
T171	PECAN	16	0		16			
T172	CEDAR ELM	13	0		13			
T173	PECAN	9	9		9			
T174	PECAN	14	0	14	0		PAVING AREA	
T175	CEDAR ELM	17	17		17			
T176	PECAN	9	0	9	0		PAVING AREA	
T177	PECAN	9	9		9			
T178	CEDAR ELM	20	20		20			
T179	PECAN	9	9		9			
T180	CEDAR ELM	9	9		9			
T181	CEDAR ELM	12	12		12			
T182	CEDAR ELM	10	10		10			
T183	PECAN	12	12		12			
T184	PECAN	12	12		12			
T185	AMERICAN ELM	15	15		15			
T187	PECAN	9	9		9			
T189	CEDAR ELM	18	18		18			
T189	PECAN	17	17		17			
T190	CEDAR ELM	21	21		21			

mechanical • electrical • plumbing

**Bay &
Associates inc.**

Consulting Engineers

8217 Shoal Creek Blvd
Suite 100
Austin, Texas 78757
512-407-9011
www.BayMEP.com
TBPE Firm F-2005
Bay Project #3965-21-100

183A FRONTAGE RD,
LEANDER, TX 78641

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RAYMOND THAD HENRY JR., P.E.
X NO. 86938 DATE: 10.22.21
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Issue Date:

Revisions

[illegible]

Client Approval:

Approved By: _____

Approval Date:

Project Number: 3965-21-100 Drawn By: RTH

Designed By: RTH Checked By: RTH

Sheet Title:
ELECTRICAL SITE PLAN

Sheet Number:

E1.00



1. REFERENCE SHEET E1.01 FOR ADDITIONAL GENERAL NOTES AND KEYED NOTES.

— UG-PEC —	15'-0" PEC EASMENT
— UG-PEC —	10'-0" PEC EASMENT
— UG-PEC —	3-PHASE PRIMARY CONDUIT (AS SPECIFIED)
	3-PHASE VAULT-MOUNTED SWITCHGEAR
	3-PHASE SECTIONALIZING CABINET

01 ELECTRICAL SITE PLAN

Scale: 1" = 100' - 0"

GENERAL NOTES

1.

PRIOR TO INSTALLATION OF ANY CONDUIT FOR ELECTRICAL, TELEPHONE AND CABLE SERVICES, OBTAIN WRITTEN APPROVAL OF LOCATION AND INSTALLATION DETAILS FROM PEC AND THE COMMUNICATIONS PROVIDERS FOR THE SITE.
2.

REFERENCE THE PEC UNDERGROUND DEVELOPERS SPECIFICATIONS FOR SPECIFIC INSTALLATION REQUIREMENTS FOR PAD-MOUNTED SWITCHGEAR PADS/VAULTS, SECTIONALIZING CABINETS, TRANSFORMERS, SECONDARY ENCLOSURES, AND CONDUIT.
3.

THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND VERIFY ROUGH AND FINAL GRADES WITH THE CIVIL ENGINEER PRIOR TO CONDUIT INSTALLATION. COORDINATE THE ROUTING OF ALL CONDUIT WITH ALL TRADES PRIOR TO INSTALLATION.

DRAWING NOTES:

- 1

EXISTING PEC OVERHEAD CABLING.
- 2

NEW/EXISTING PEC POLE. POLE TO BE UTILIZED FOR PEC SERVICE RISER. COORDINATE SPECIFIC POLE AND CONDUIT STUB UP REQUIREMENTS WITH PEC.
- 3

VAULT-MOUNTED SWITCHGEAR WITH 8' X 8' VAULT PER PEC REQUIREMENTS. RE: PEC UNDERGROUND SPECIFICATIONS DRAWING #530-090 WITH #530-091 COVER AND PROVIDE 6" DEEP VAULT, 6" GRAVEL BASE, AND GROUND ROD/GROUND CONDUCTOR AS REQUIRED. COORDINATE THE EXACT LOCATION WITH THE DEVELOPER, CIVIL ENGINEER, PEC, AND ALL TRADES PRIOR TO INSTALLATION AND MAINTAIN ALL REQUIRED ACCESS AND CLEARANCE REQUIREMENTS.
- 4

PAD-MOUNTED LARGE SECTIONALIZING CABINET PER PEC REQUIREMENTS. RE: PEC UNDERGROUND SPECIFICATIONS DRAWING #530-022-091). COORDINATE THE EXACT LOCATION WITH THE DEVELOPER, CIVIL ENGINEER, PEC, AND ALL TRADES PRIOR TO INSTALLATION AND MAINTAIN ALL REQUIRED ACCESS AND CLEARANCE REQUIREMENTS.
- 5

8' X 8' VAULT PER PEC REQUIREMENTS. RE: PEC UNDERGROUND SPECIFICATIONS DRAWING #530-090 WITH #530-092 COVER AND PROVIDE 6" DEEP VAULT, 6" GRAVEL BASE, AND GROUND ROD/GROUND CONDUCTOR AS REQUIRED. COORDINATE THE EXACT LOCATION WITH THE DEVELOPER, CIVIL ENGINEER, PEC, AND ALL TRADES PRIOR TO INSTALLATION
- 6

CONTRACTOR TO LOCATE EXISTING PEC CONDUITS ROUTED BELOW GRADE ACROSS HWY. 183A TOLL RD. AND EXTEND SIX(6) 4"C. TO THE NEW VAULTS INDICATED.
- 7

SIX(6) 4"C. TO BE INSTALLED PER PEC REQUIREMENTS. ROUTE THREE(3) 4"C. TO EACH VAULT AS INDICATED.
- 8

SIX(6) 4"C. FOR PEC SHALL BE CAPPED BELOW GRADE FOR EXTENSION AT FUTURE DEVELOPMENT. PROVIDE PERMANENT MARKER TO INDICATED THE CAPPED END OF THE CONDUITS.
- 9

FOUR(4) 4"C. (INCLUDING ONE SPARE) TO BE INSTALLED PER PEC REQUIREMENTS.
- 10

THREE(3) 3"C. TO BE INSTALLED PER PEC REQUIREMENTS BETWEEN SECTIONALIZING CABINETS.
- 11

THREE(3) 3"C. TO BE INSTALLED PER PEC REQUIREMENTS FROM SECTIONALIZING CABINET AND CAPPED BELOW GRADE FOR FUTURE EXTENSION AT. PROVIDE PERMANENT MARKER TO INDICATED THE CAPPED END OF THE CONDUITS.
- 12

FOUR(4) 4"C. (INCLUDING ONE SPARE) AND THREE(3) 3"C. TO BE INSTALLED PER PEC REQUIREMENTS.
- 13

EIGHT(8) 4"C. FOR SITE COMMUNICATIONS CABLING.
- 14

8' X 4' SITE COMMUNICATIONS PRE-CAST MANHOLE. COVER SHALL BE H-20 TRAFFIC BEARING TYPE COVER AND SHALL READ "COMMUNICATIONS". COORDINATE THE EXACT LOCATION WITH THE DEVELOPER, CIVIL ENGINEER, AND ALL TRADES PRIOR TO INSTALLATION. RE: SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- 15

FOUR(4) 4" COMMUNICATIONS CONDUITS ROUTED FROM COMMUNICATIONS MANHOLE AND CAPPED BELOW GRADE FOR FUTURE EXTENSION. PROVIDE PERMANENT MARKER TO INDICATED THE CAPPED END OF THE CONDUITS.
- 16

ROUTE EIGHT(8) 4" COMMUNICATIONS CONDUITS FROM COMMUNICATIONS MANHOLE TO PEC POLE (ROUTE TO POLE WITH NO ELECTRICAL RISERS). FOUR(4) 4"C. SHALL BE STUBBED UP AT THE BASE OF THE POLE AND FOUR(4) 4"C. SHALL BE CAPPED BELOW GRADE FOR FUTURE EXTENSION. COORDINATE SPECIFIC POLE TO BE UTILIZED WITH PEC.

Engineer

mechanical - electrical - plumbing



Consulting Engineers

8217 Shoal Creek Blvd
Suite 100
Austin, Texas 78757
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LEANDER SPRINGS

183A FRONTAGE RD,
LEANDER, TX 78641

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Revisions		
No.	Date	Description

Client Approval:

Approved By: _____

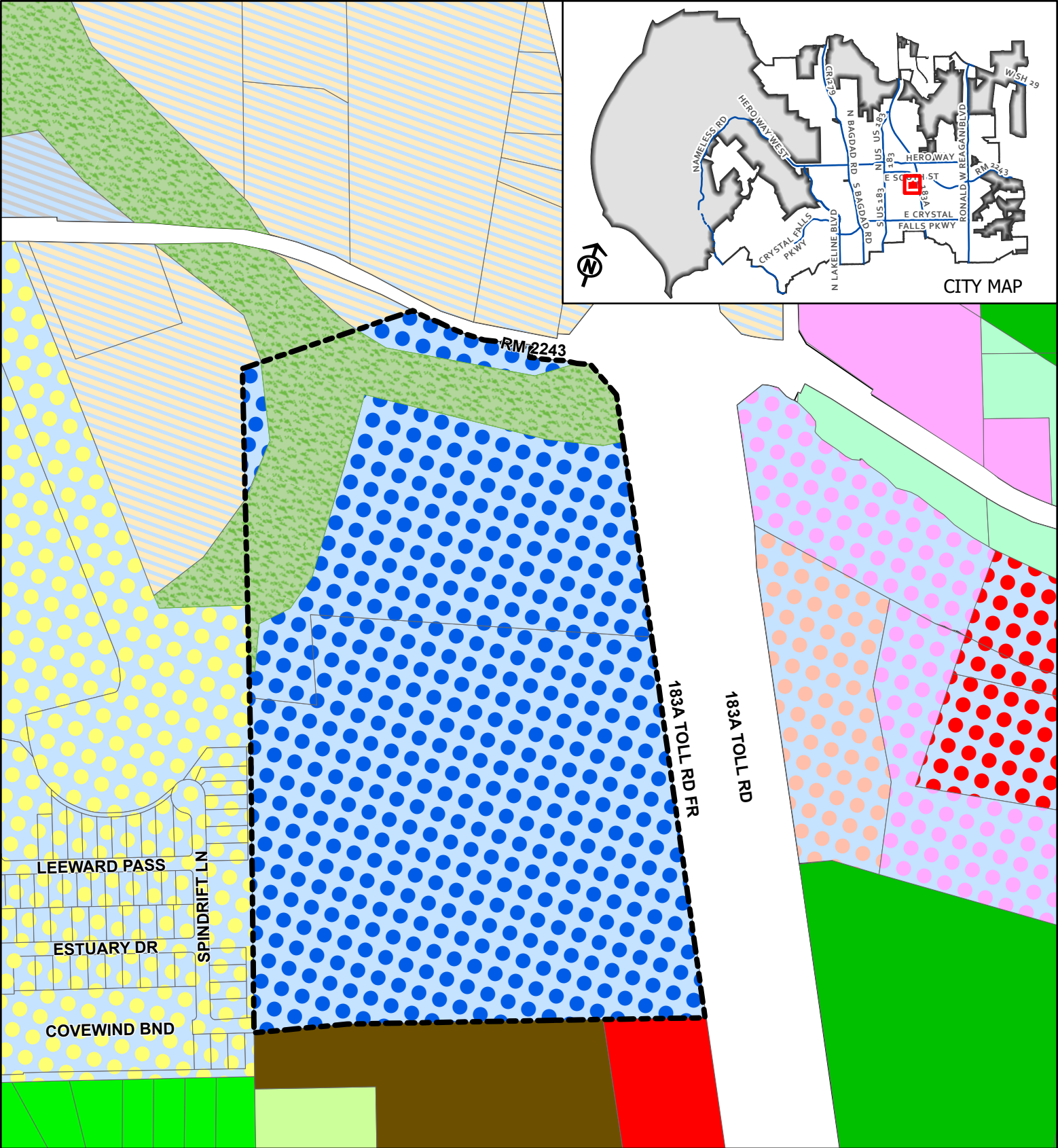
Approval Date: _____

Project Number: 3965-21-100 Drawn By: RTH

Designed By: RTH Checked By: RTH

Sheet Title:
ELECTRICAL SITE PLAN
NOTES AND DETAILS

Sheet Number:
E1.01



CASE: 21-TOD-PP-006 & 21-TOD-CP-004

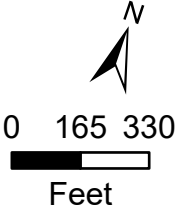
ATTACHMENT #2

LEANDER
SPRINGS

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.

- | | | |
|------------------------------|-------------------------|--------------------------|
| Leander City Limits | MF - Multi-Family | PUD - General Commercial |
| Leander ETJ | GC - General Commercial | PUD - Heavy Commercial |
| Subject Area | HC - Heavy Commercial | OS - Open Space |
| SFR - Single-Family Rural | HI - Heavy Industrial | CD - Conventional Sector |
| SFE - Single-Family Estate | PUD - Single-Family | S1 - General Sector |
| SFS - Single-Family Suburban | PUD - Mixed Use | |
| SFU - Single-Family Urban | PUD - Local Office | |





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

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

March 10, 2022 at 7:00 PM



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

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

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

1. Call to Order at 7:00 p.m.

2. Roll Call.

All Commissioners were present.

3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the March 3, 2022, meeting.

4. Review of meeting protocol.

5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case 21-PP-017 regarding Leander Collective Phase 2 Preliminary Plat on four parcels of land approximately 13.50 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R036215-R036221 and R619681-R619682; and generally located west of US 183 and north of Sonny Dr., Leander, Williamson County, Texas.

7. Approval of Subdivision Case 21-FP-008 regarding Bar W. Ranch W. Phase 5 Final Plat on four parcels of land approximately 37.992 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R619952, R619953, R022220, and R485224; generally located west of Ronald W. Reagan Blvd. and north of Bar W Ranch Blvd, Leander, Williamson County, Texas.

8. Approval of Subdivision Case 21-FP-011 regarding Bar W Ranch W Phase 6 Final Plat on four parcels of land approximately 30.374 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R619969, R523943, R590400, and R542848; generally located south east of Bobtail Pass and Jay Bird Ln., Leander, Williamson County, Texas.
9. Approval of Subdivision Case 21-FP-020 regarding Valley Vista East Phase 2 Final Plat on one parcel of land approximately 35.54 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R021710; generally located to the east of the intersection of Gabriels Horn Road and Ronald W Reagan Blvd, to the east of the Valley Vista East Phase 1 subdivision, Leander, Williamson County, Texas.
10. Approval of Subdivision Case 21-SFP-004 regarding Blockhouse Farm Short Form Final Plat on one parcel of land approximately 33.088 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031210; generally located and addressed as 14951 Ronald W Reagan Blvd, Leander, Williamson County, Texas.
11. Approval of Minutes.

Motion made by Commissioner May seconded by Commissioners Carpenter to approve the Consent Agenda items 6 through 11.

PUBLIC HEARING: ACTION

12. Conduct a Public Hearing regarding Subdivision Case 21-TOD-CP-004 to adopt the Leander Springs Concept Plan and Subdivision Case 21-TOD-PP-006 to approve the Leander Springs Preliminary Plat on two parcels of land approximately 77.939 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R403524 and R05159; generally located to the southwest of the intersection of RM 2243 and 183A Toll Road, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Subdivision Case 21-TOD-CP-004 and 21-TOD-PP-006 as described above.

Motion made by Commissioner Laura Lantrip, seconded by Commissioner Deirdre Moss to approve the concept plan.

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

7 - 0 Passed

13. Conduct a Public Hearing regarding Subdivision Case 21-CP-015 to adopt the Gateway 29 Concept Plan on nine parcels of land approximately 31.92 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R319215, R403523, R418530, R464196, R534763 - R534766, and R620027; generally located at the south west corner of Hwy 29 and Ronald W. Reagan Blvd., Leander, Williamson County, Texas.
 - Discuss and consider action regarding Subdivision Case 21-CP-015 as described above.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Rick Carpenter to approve the concept plan.

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

7 - 0 Passed

14. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-003 to amend the current zoning of PUD/TOD-CD (Planned Unit Development/Transit Oriented Development – Conventional Development Sector) to adopt the San Gabriel Industrial Minor PUD (Planned Unit Development) with the base zoning district GC-5-A (General Commercial) on two parcels of land approximately 86.9312 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031599 and R449731; and more commonly known as 9880 183A Toll Rd, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-003 as described above.

Deborah Ebner spoke against this item.
No one spoke in favor.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Rick Carpenter to postpone this request to the March 24. 2022 meeting.

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

7 - 0 Passed

REGULAR AGENDA

15. Discuss and consider action on recommendations from the Planning & Zoning Commission for the FY 2022/2023 City Budget and CIP Plan.
16. Adjournment at 7:50 p.m.

APPROVED:

CHAIRMAN COSGROVE

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
03/17/2022

AGENDA SUBJECT:

Conduct a Public Hearing regarding Subdivision Case 21-CP-015 to adopt the Gateway 29 Concept Plan on nine parcels of land approximately 31.92 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R319215, R403523, R418530, R464196, R534763 - R534766, and R620027; generally located at the southwest corner of SH 29 and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case 21-CP-015 as described above.

BACKGROUND:

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

HISTORY/TIMELINE:

07/01/2021 – SH 29 & Ronald Reagan PUD Zoning Approved.

03/10/2022 Planning & Zoning Commission, 1st Public Hearing for Concept Plan

APPLICANT/AGENT:

Gateway 29 Real Estate LLC (Samir Maredia)

RECOMMENDATION:

The proposal includes 17.69 acres of commercial and 14.23 acres of multi-family. Staff recommends approval of this request. The Planning & Zoning Commission unanimously recommended approval of the request during the March 10, 2022 meeting

PRESENTER:

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

Attachments

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

OWNER/
DEVELOPER:
GATEWAY 29 REAL ESTATE
SAMIR MAREDIA
11940 JOLLYVILLE RD.
AUSTIN, TX 78759
SAMIRSMAREDIA@GMAIL.COM
832-713-495

ENGINEER:
ROBERT L KOSTER P.E.
2013 SIMBRAH DRIVE
CEDAR PARK, TEXAS 78613
512 331-7477

SURVEYORS:
SHANE SHAFER, R.P.L.S.
116 SKYLINE ROAD
GEORGETOWN, TX 78628
512-931-3100

GATEWAY 29 CONCEPT PLAN

W STATE HWY 29 & RONALD W REAGAN BLVD,
LEANDER, TEXAS, 78628

ZONING:

SH 29 AND RONALD REAGAN BLVD PUD WITH BASE ZONING DISTRICTS OF GC-2-A, GC-3-A AND MF-2-A.

FUTURE LAND USE CATEGORY:

ACTIVITY CENTER

LAND USE SUMMARY:

USE	AREA	PERCENTAGE	LUE	
COMMERCIAL	17.69 AC	55.4%	(197 LUE)	
MULTI-FAMILY	14.23 AC.	44.6%	(210 LUE)	321 UNITS
GROSS ACREAGE	31.92 AC.	100%	(407 LUE)	

Projected Traffic Volume				
Land Use	Units/ GLA	Daily Trips (VPD)	AM Peak Hour Trips (VPH)	PM Peak Hour Trips (VPH)
Commercial		16,669 Vehicles Per Day	1,516 Vehicles Per Hour	1,695 Vehicles Per Hour
Multi-Family		2,350 Vehicles Per Day	148 Vehicles Per Hour	180 Vehicles Per Hour

RIGHT OF WAY IMPROVEMENTS:

HWY 29 1-DECELERATION LANE
RONALD REAGAN 2-DECELERATION LANES

FLOODPLAIN INFORMATION:

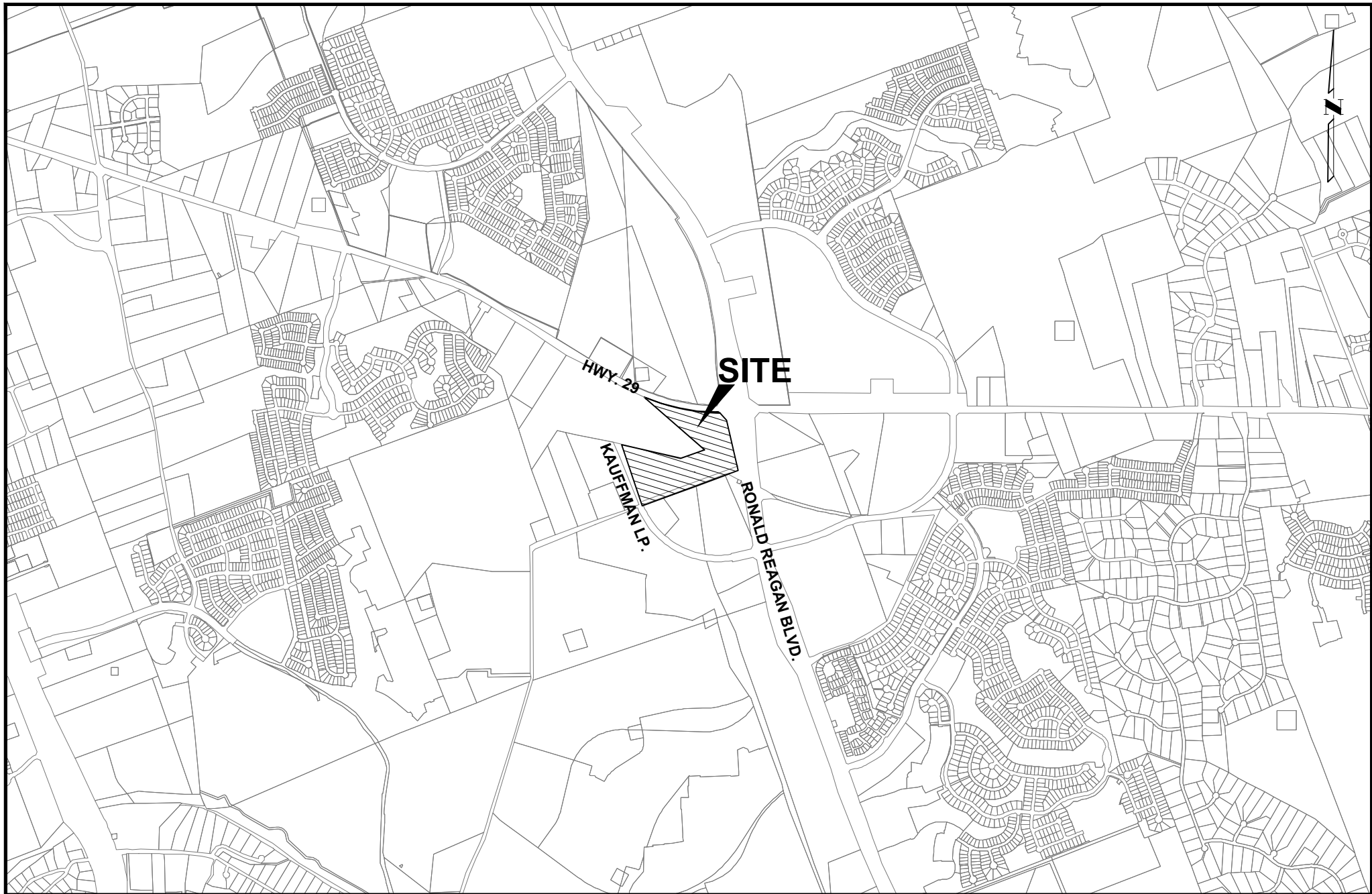
ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NO. 48491C0275E , EFFECTIVE DATED 9/26/2008. NO PORTION OF THE PROJECT SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN.

EDWARDS AQUIFER INFORMATION:

THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

NOTES:

1. AT THE TIME OF SITE DEVELOPMENT PERMIT, THE APPLICANT WILL PROVIDE A TRAFFIC IMPACT ANALYSIS (TIA) THAT PORTRAYS ALL PROPERTY SHOWN WITHIN THIS CONCEPT PLAN AS THE OVERALL EXTENT STUDY PROPERTY IN ADDITION TO THE SPECIFIC SITE BEING DEVELOPED.



VICINITY MAP

1" = 2,000'

SUBMITTAL DATE:

09/21/2021

LEGAL DESCRIPTION:

AW0005 AW0005 – Fisk, G. Sur., ACRES 6.001,
AW0453 AW0453 – Monroe, W.h. Sur., ACRES 5.6,
AW0453 AW0453 – Monroe, W.h. Sur., ACRES 1.353, FKA PT CR 268,
AW0005 AW0005 – Fisk, G. Sur., ACRES 0.296, FKA PT CR 267 & PT CR 268,
AW0453 AW0453 – Monroe, W.h. Sur., ACRES 10.636,
AW0453 AW0453 – Monroe, W.h. Sur., ACRES 7.776,
AW0453 AW0453 – Monroe, W.h. Sur., ACRES 0.394, FKA PT CR 267, AW0453
AW0453 – Monroe, W.h. Sur., ACRES 0.21, FKA PT CR 267

SHEET INDEX

- 1 COVER SHEET
2 CONCEPT PLAN
3 PARKS PLAN (SHEET 1)



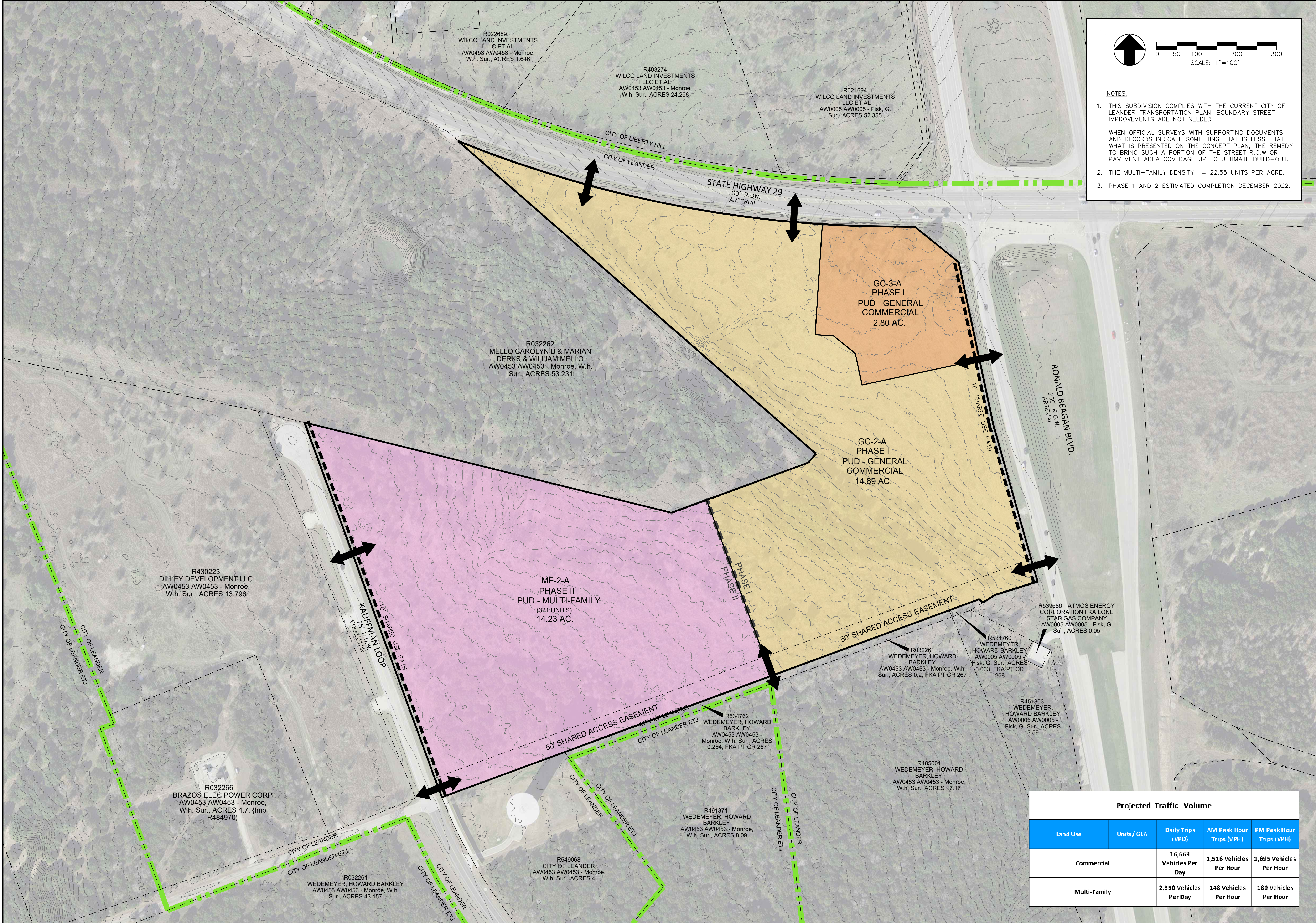
GATEWAY 29
LEANDER, TEXAS
COVER SHEET

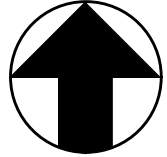
DATE: 1-17-22

Sheet Number

1

SHT 1 OF 3

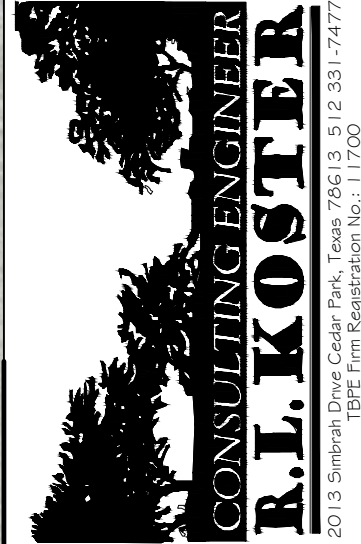




SCALE: 1"=100'

NOTES:

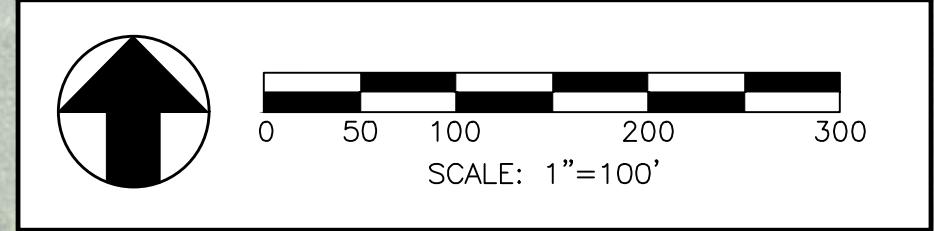
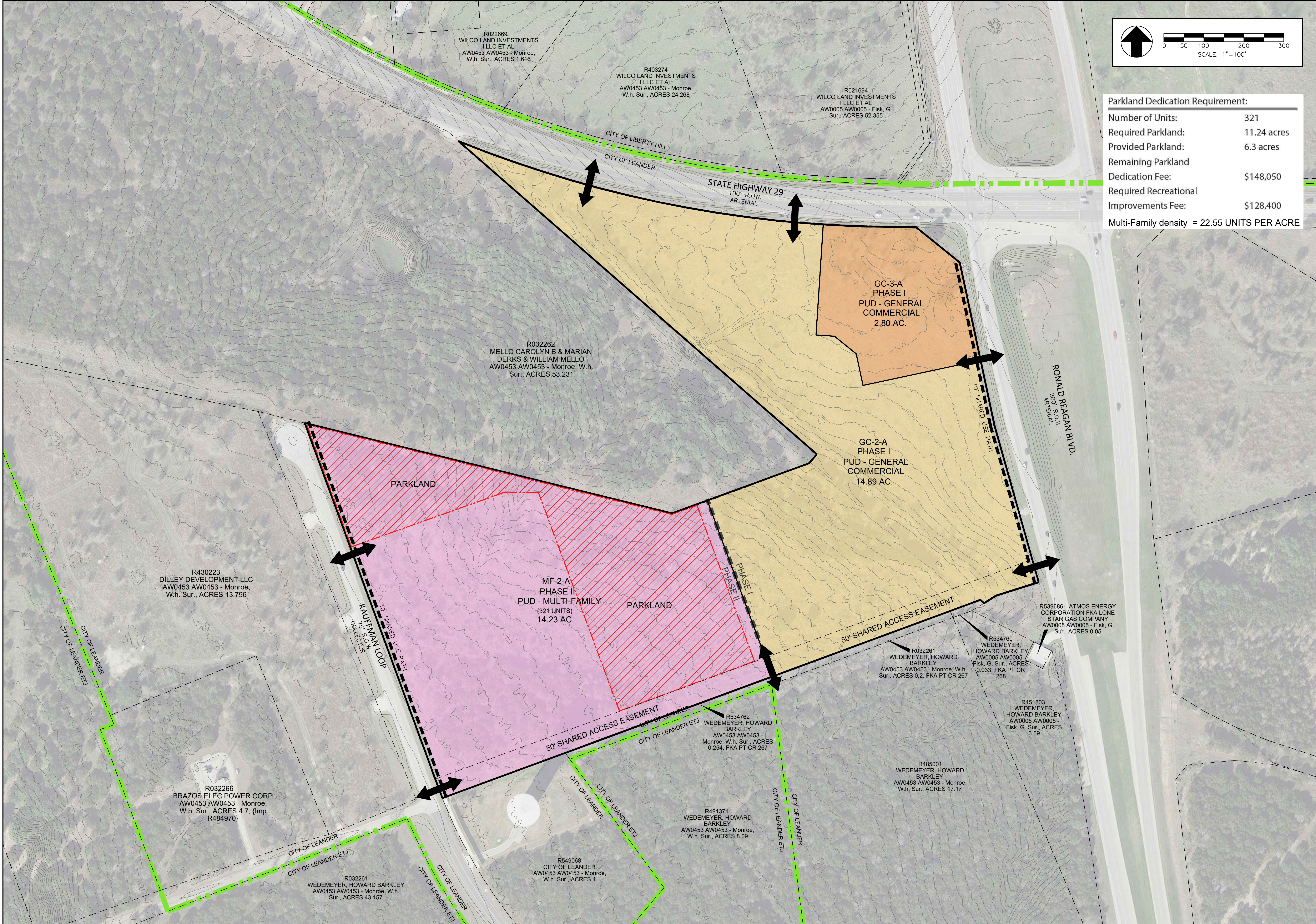
- THIS SUBDIVISION COMPLIES WITH THE CURRENT CITY OF LEANDER TRANSPORTATION PLAN, BOUNDARY STREET IMPROVEMENTS ARE NOT NEEDED.
- WHEN OFFICIAL SURVEYS WITH SUPPORTING DOCUMENTS AND RECORDS INDICATE SOMETHING THAT IS LESS THAN WHAT IS PRESENTED ON THE CONCEPT PLAN, THE REMEDY TO BRING SUCH A PORTION OF THE STREET R.O.W OR PAVEMENT AREA COVERAGE UP TO ULTIMATE BUILD-OUT.
- THE MULTI-FAMILY DENSITY = 22.55 UNITS PER ACRE.
- PHASE 1 AND 2 ESTIMATED COMPLETION DECEMBER 2022.



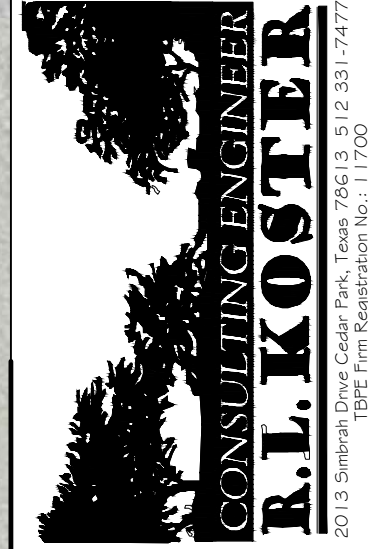
GATEWAY 29
LEANDER, TEXAS

CONCEPT PLAN

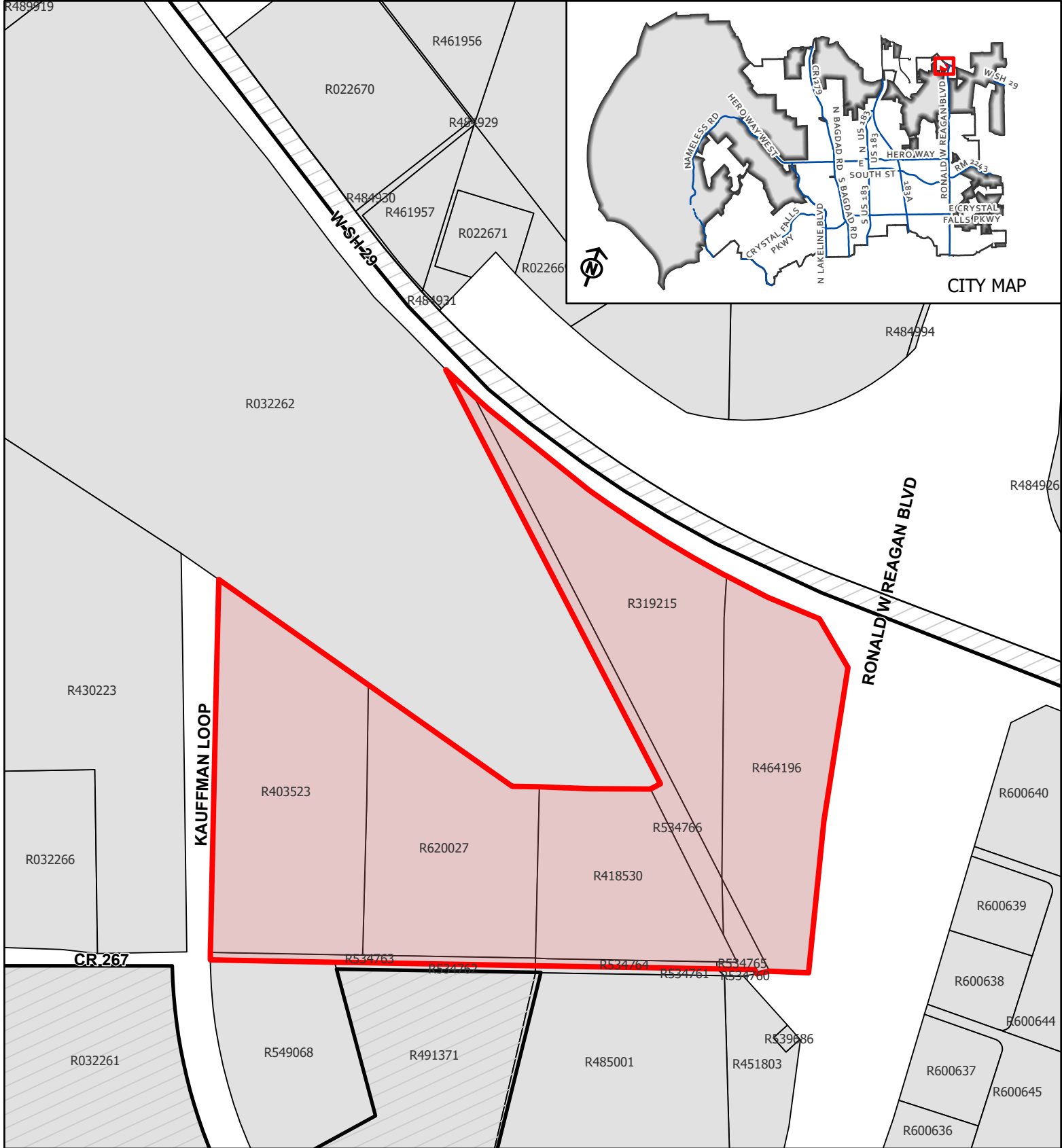
Projected Traffic Volume				
Land Use	Units/ GLA	Daily Trips (VPD)	AM Peak Hour Trips (VPH)	PM Peak Hour Trips (VPH)
Commercial		16,669 Vehicles Per Day	1,516 Vehicles Per Hour	1,695 Vehicles Per Hour
Multi-Family		2,350 Vehicles Per Day	148 Vehicles Per Hour	180 Vehicles Per Hour



Parkland Dedication Requirement:	
Number of Units:	321
Required Parkland:	11.24 acres
Provided Parkland:	6.3 acres
Remaining Parkland	
Dedication Fee:	\$148,050
Required Recreational	
Improvements Fee:	\$128,400
Multi-Family density = 22.55 UNITS PER ACRE	



GATEWAY 29 LEANDER, TEXAS PARKS PLAN



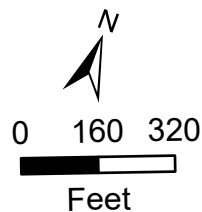
CASE: 21-CP-015

ATTACHMENT #2

GATEWAY
CONCEPT PLAN

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.



- Subject Area
- Leander City Limits
- ETJ



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

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

March 10, 2022 at 7:00 PM



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

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

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

1. Call to Order at 7:00 p.m.

2. Roll Call.

All Commissioners were present.

3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the March 3, 2022, meeting.

4. Review of meeting protocol.

5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case 21-PP-017 regarding Leander Collective Phase 2 Preliminary Plat on four parcels of land approximately 13.50 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R036215-R036221 and R619681-R619682; and generally located west of US 183 and north of Sonny Dr., Leander, Williamson County, Texas.

7. Approval of Subdivision Case 21-FP-008 regarding Bar W. Ranch W. Phase 5 Final Plat on four parcels of land approximately 37.992 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R619952, R619953, R022220, and R485224; generally located west of Ronald W. Reagan Blvd. and north of Bar W Ranch Blvd, Leander, Williamson County, Texas.

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10. Approval of Subdivision Case 21-SFP-004 regarding Blockhouse Farm Short Form Final Plat on one parcel of land approximately 33.088 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031210; generally located and addressed as 14951 Ronald W Reagan Blvd, Leander, Williamson County, Texas.
11. Approval of Minutes.

Motion made by Commissioner May seconded by Commissioners Carpenter to approve the Consent Agenda items 6 through 11.

PUBLIC HEARING: ACTION

12. Conduct a Public Hearing regarding Subdivision Case 21-TOD-CP-004 to adopt the Leander Springs Concept Plan and Subdivision Case 21-TOD-PP-006 to approve the Leander Springs Preliminary Plat on two parcels of land approximately 77.939 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R403524 and R05159; generally located to the southwest of the intersection of RM 2243 and 183A Toll Road, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Subdivision Case 21-TOD-CP-004 and 21-TOD-PP-006 as described above.

Motion made by Commissioner Laura Lantrip, seconded by Commissioner Deirdre Moss to approve the concept plan.

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

7 - 0 Passed

13. Conduct a Public Hearing regarding Subdivision Case 21-CP-015 to adopt the Gateway 29 Concept Plan on nine parcels of land approximately 31.92 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R319215, R403523, R418530, R464196, R534763 - R534766, and R620027; generally located at the south west corner of Hwy 29 and Ronald W. Reagan Blvd., Leander, Williamson County, Texas.
 - Discuss and consider action regarding Subdivision Case 21-CP-015 as described above.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Rick Carpenter to approve the concept plan.

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

7 - 0 Passed

14. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-003 to amend the current zoning of PUD/TOD-CD (Planned Unit Development/Transit Oriented Development – Conventional Development Sector) to adopt the San Gabriel Industrial Minor PUD (Planned Unit Development) with the base zoning district GC-5-A (General Commercial) on two parcels of land approximately 86.9312 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031599 and R449731; and more commonly known as 9880 183A Toll Rd, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-003 as described above.

Deborah Ebner spoke against this item.

No one spoke in favor.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Rick Carpenter to postpone this request to the March 24, 2022 meeting.

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

7 - 0 Passed

REGULAR AGENDA

15. Discuss and consider action on recommendations from the Planning & Zoning Commission for the FY 2022/2023 City Budget and CIP Plan.
16. Adjournment at 7:50 p.m.

APPROVED:

CHAIRMAN COSGROVE

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
03/17/2022

AGENDA SUBJECT:

Conduct a Public Hearing regarding Comprehensive Plan Case 22-CPA-001 to amend the Comprehensive Plan land use category from Employment Center to Activity Center; and consider action regarding Zoning Case 21-Z-044 to amend the current zoning of Interim SFS-2-B (Single-Family Suburban) and Interim SFR-1-B (Single-Family Rural) to SFT-2-B (Single-Family Townhouse) and GC-2-B (General Commercial) on five parcels of land approximately 56.785 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031298, R031398, R473651, R473652, and R031397; and generally located west of Ronald W. Reagan Boulevard and north of RM 2243, Leander, Williamson County, Texas.

- Discuss and consider action regarding Comprehensive Plan Case 21-CPA-006 as described above.
- Discuss and consider action regarding Zoning Case 21-Z-044 as described above.

BACKGROUND:

This request is the second step in the zoning process.

HISTORY/TIMELINE:

09/03/2020 Denied Zoning Case 19-Z-023 District 2243 PUD

10/21/2021 These parcels were previously included in Zoning Case 21-Z-027 and removed for the 2nd City Council meeting.

02/24/2022 Planning & Zoning Commission, 1st Public Hearing

APPLICANT/AGENT:

Bleyl Engineering (Steve Ihnen) on behalf of Vivek Mahendru

RECOMMENDATION:

The Planning & Zoning Commission recommended approval of the request with a 6 to 1 vote (Commissioner Hampton opposing) during the February 24, 2022 meeting.

PRESENTER:

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

Attachments

1. Planning Analysis
2. Current Zoning
3. Future Land Use Map
4. Public Notice Map
5. Proposed Zoning Map
6. Aerial Map
7. Letter of Intent
8. Neighborhood Outreach
9. Comprehensive Plan Ordinance
10. Zoning Ordinance

11. P&Z Draft Minutes



PLANNING ANALYSIS

COMPREHENSIVE PLAN CASE 22-CPA-001 ZONING CASE 21-Z-044 M RANCH #3

GENERAL INFORMATION

Owner/Agent:	Bleyl Engineering (Steve Ihnen) on behalf of Vivek Mahendru, MD and Lisa K Mahendru.
Current Zoning:	Interim SFS-2-B (Single-Family Suburban) Interim SFR-2-B (Single-Family Rural)
Proposed Zoning:	SFT-2-B (Single-Family Townhouse) GC-2-B (General Commercial)
Current Future Land Use Category:	Employment Center
Proposed Future Land Use Category:	Activity Center
Size and Location:	The property is located north on RM 2243 and west of Ronald W. Reagan Blvd., including approximately 56.785 acres.
Staff Contact:	Robin M. Griffin, AICP, Executive Director of Development Services

APPLICANT REQUEST

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

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

In the city's Future Land Use Plan, this subject property is within an Activity Center and adjacent to an Employment Center. Activity Centers are intended to be major commercial centers within the community. If mixed uses are proposed in a development, the intent is for them to be unified as part of a PUD (Planned Unit Development). In addition, SFT (Single-Family Townhouse) uses are intended for planned communities of greater than 100 acres and comprise less than ten percent (10%) of the lots, or they serve as infills to transition different development uses.

Staff concerns regarding this proposal include:

1. The average SFT district in the city is about 12 acres and ranging from 30 to 90 units. This proposed SFT is 34.25 acres, which could yield approximately 350 units.

2. The Comprehensive Plan and Composite Zoning Ordinance limit the amount of residential uses along collector roadways. This proposed SFT would result in a collector road that is lined with townhouses.
3. This proposed SFT is segregated from the remainder of the project and will be located between commercial uses to the east and west. The district is not serving as a transition.
4. Future commercial or industrial projects in the Employment Center adjacent to this proposed SFT could be subject to additional setbacks and standards, which could increase development costs and reduce the developable acreage for commercial and industrial uses.

SITE INFORMATION:
ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	SFR-2-B	Large lot residential
EAST	GC-2-B, SFR-1-B, SFS-2-B	Undeveloped
SOUTH	SFS-2-B, SFR-1-B	Ridgmar Landing large lot residential
WEST	GC-2-B, SFR-1-B	Undeveloped

SURROUNDING AREA:

This property is located south of the recent zoning case 21-Z-043 which is requesting to change the zoning from SFR-1-B (Single-Family Rural) to GC-2-B (General Commercial). The properties at the north east and west of the subject area are both zoned commercial, while the remaining surrounding properties are made up of interim residential districts. The subdivision south of RM 2243 is Ridgmar Landing which is majority zoned SFR-1-B and includes large lot residential development.

PHYSICAL AND NATURAL FEATURES:

The subject area contains un-platted parcels which will need to be platted as the area develops.

A portion of the floodplain extends into the subject area boundary along RM 2243. Development around the floodplain will be evaluated in detail with subsequent construction applications.

The northern most parcel contains significant tree cover and will be subject to the City's tree preservation and mitigation requirements.

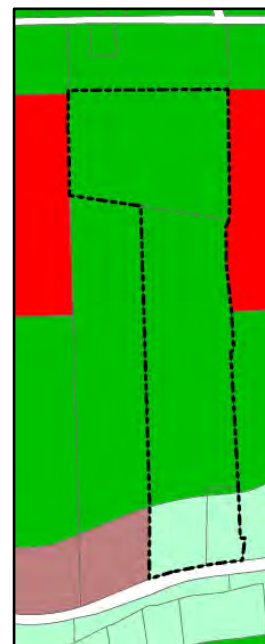
PROPERTY HISTORY:

This parcels to the south adjacent to RM 2243 were annexed 3/23/2005 with the remaining parcels being annexed into the City of Leander on 5/2/2018.

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- 19-Z-023 requested a zone change from Interim SFR-1-B (Single-Family Rural) to PUD (Planned Unit Development) with the following base zoning districts: SFE-2-A (Single-Family Estate), TF-2-A (Two-



Family), CH-2-A (Cottage Housing), NR-2-A (Neighborhood Residential), MF-2-A (Multi-Family), and GC-3-B (General Commercial) and was denied on 09/03/2020.

- 21-Z-027 requested a zone change from Interim SFR-1-B (Single-Family Rural) to GC-2-B (General Commercial) and SFT-2-B (Single-Family Townhouse). The zoning request was later altered to remove the residential component.

MAJOR CORRIDORS:

This property has access onto RM 2243

TRANSPORTATION PLAN REQUIREMENTS:

This property includes the future extension of a north south and east west collector. The property also has direct access to RM 2243.

The table below includes the proposed streets within the development. These streets have not been reviewed and are subject to change during the review process.

STREET	CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
RM 2243	Arterial	Commercial Corridor	100' ROW 4 lanes, 10' sidewalk
Future East-West (644)	Collector	Non-Residential Collector	74' ROW 6' sidewalk

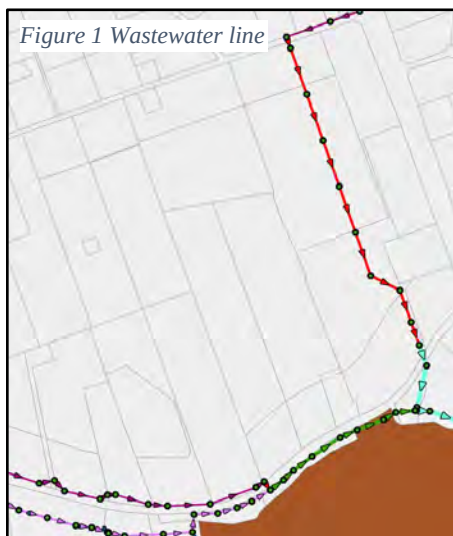
SUBDIVISIONS:

The following subdivision cases were previously submitted for this property:

- No prior subdivision cases.

EXISTING UTILITIES:

This property has access to utilities (figure 1 & 2). The water and wastewater lines will need to be extended to the perimeter of the subject area as each parcel develops.



CURRENT LAND USES:

This property is currently being used as large lot residential and undeveloped land.

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.

GC – GENERAL COMMERCIAL:

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

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

SITE COMPONENT**TYPE 2:**

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

Intent:

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

ARCHITECTURAL COMPONENT**TYPE B:**

Features: 4 or more architectural features.

Intent:

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

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

- Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.
 - Consider the impacts of economic development in all aspects of City decision-making and operations.

Applicable Future Land Use categories**ACTIVITY CENTER**

- Activity Center areas are the major strategic commercial centers within the community. They are intended to provide opportunity for diverse retail, employment and mixed-use destinations at critical intersections to create dense, value-intense development. These centers are regional in nature and serve a population beyond Leander, and are found on major highways and arterials. Managing access and traffic in these high-volume areas will require planning and coordination.

In a changing retail environment, Activity Centers are designed to become community destinations with activities, amenities, shopping, restaurants and places to gather, live and work. These mixed-use centers complement neighborhood centers and the urban development around Leander Station. Individually, these centers are expected to have a differing balance of land use, design, and atmosphere based on their location and context. High-density apartments and lofts are appropriate if designed and connected to the larger mixed-use center.

The Activity Center land use is intended to be implemented using a strategically planned framework, typically a PUD. When multiple landowners exist without a unified development scheme, proposed projects should plan for future integration to balance the activity center area as much as possible.

Desired Mix: 70-100% Non-Residential, 0-30% Residential

EMPLOYMENT CENTER

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

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

is encouraged along with limited, integrated high-density residential-only buildings. Such scenarios should be tightly regulated to ensure the proper mix.

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

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

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

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was held with Staff on 11/08/2021. The following changes were made to the project since the development meeting was held:

- The development meeting included 14 separate parcels, this request includes 5 parcels.

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

- No ordinance changes have occurred.

NOTIFICATION

02/03/2022 - Public Notice on Hill Country News
02/09/2022 - Mail Notification to Property Owners within 200'
02/24/2022 - Public Hearing Signage Posted on Property
03/17/2022 - Planning and Zoning Commission Public Hearing
03/17/2022 - City Council Public Hearing & First Reading of the Ordinance
03/24/2022 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

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

See Attachment 8: Mailing labels and a list of neighbors within 200' has been provided to the City. Remaining neighbors within the 500' were sent notification of zoning application via certified mail. Certified mail was sent for parcel #'s R031271, R037177, R037151, R037152/R037153 and R037154. In addition, Dr. Vivek Mahendru reached out to neighbors via phone and email.

See attached notification that was mailed out along with the certified receipts.

- No concerns noted.

The following changes were made to address issues discussed.

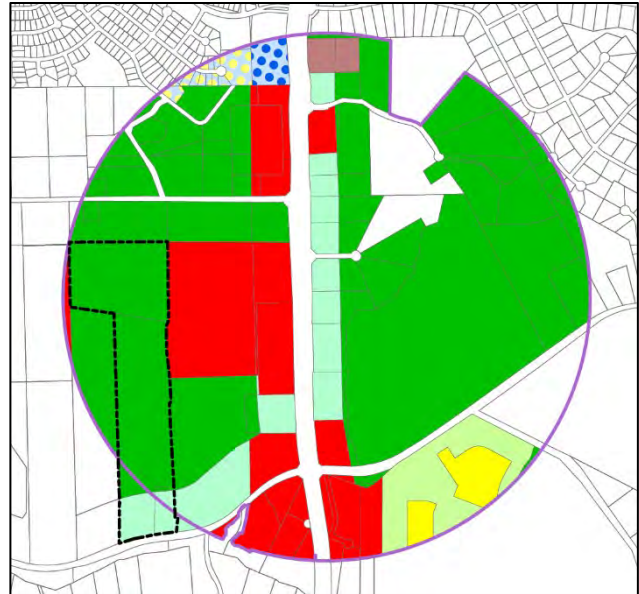
- No changes noted.

Please see the full report from the applicant attached.

APPROVAL CRITERIA:

The Future Land Use map designates this area as Employment Center and Activity Center. The Activity Center includes a desired land distribution percentage for commercial (70-100%) and residential (0-30%). The subject area is currently made up of interim zoning districts which were applied at the time of annexation. The Activity Center also includes majority interim residential zoning districts, accounting for roughly 62%. This zoning request would increase the current commercial land distribution from 24.11% to 27.74%. And increase the developed residential from 15.69% to 21.32%.

The subject area site has not been reviewed by applicant's engineer nor City staff with regard to platting, access or drainage at this time. During the platting process, the engineer will need to demonstrate how the residential properties will be platted, the road network, and the extension of utilities.

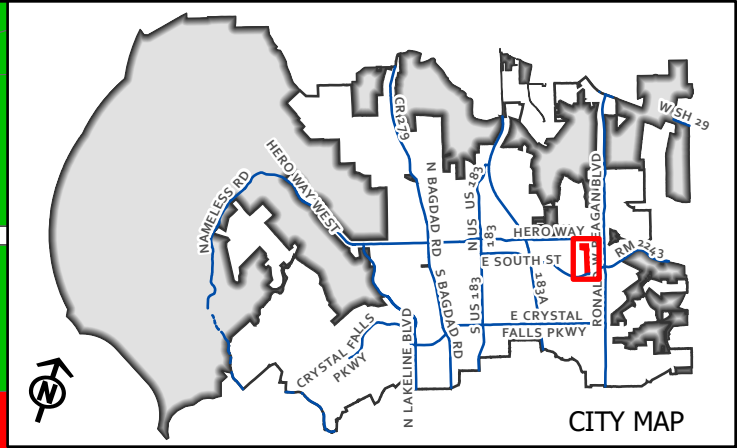
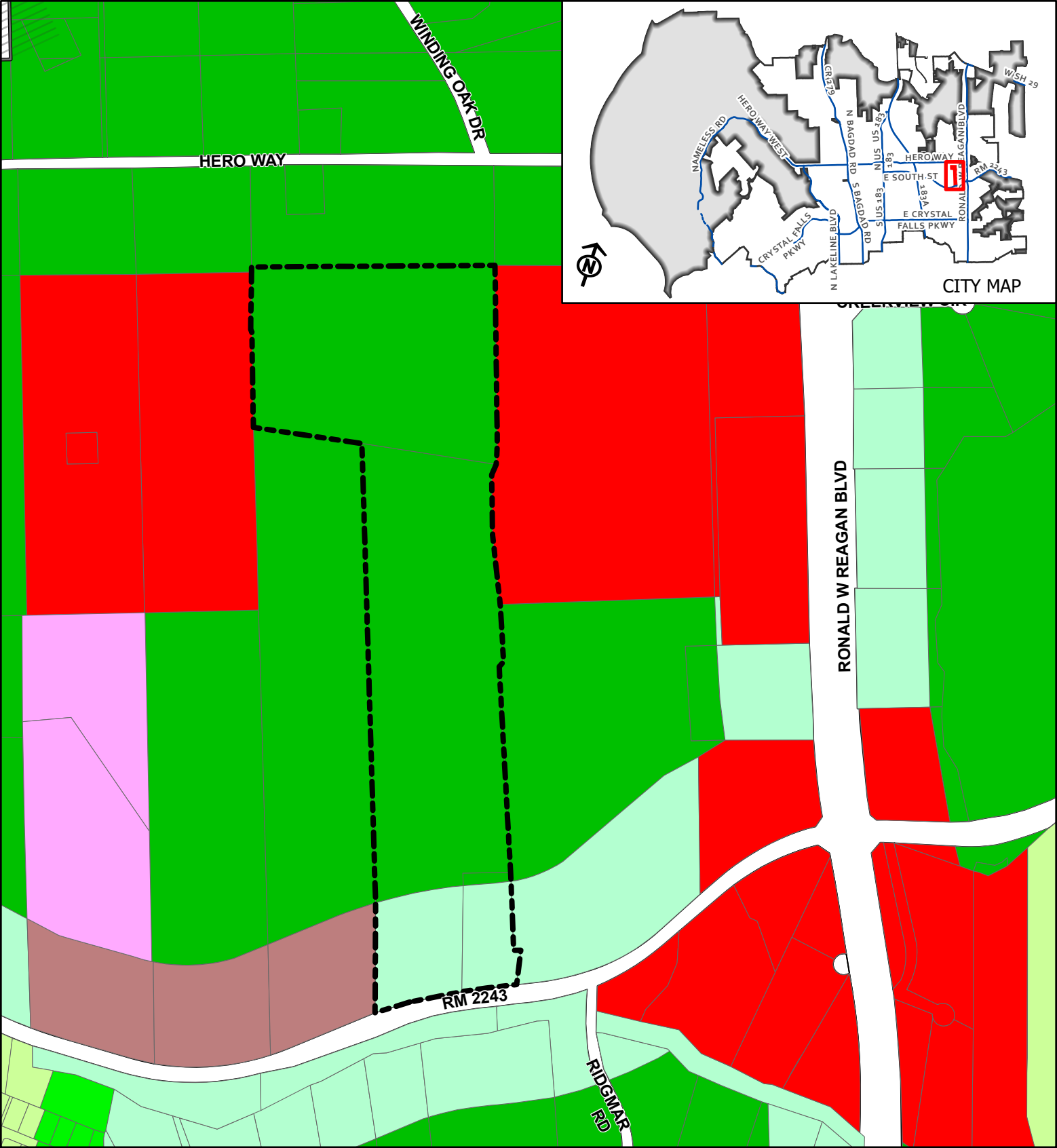


The applicant has submitted a request to change the zoning of the property in order to allow SFT-2-B (Single-Family Townhouse) and GC-2-B (General Commercial). The surrounding properties are made up of both commercially zoned and interim residentially zoned properties.

The proposal includes approximately 22.234 acres of commercial and 34.55 acres of residential. The Comprehensive Plan designates a portion of this area as Employment Center under the Future Land Use map, which does not support the SFT (Single-Family Townhouse) use component.

The Composite Zoning Ordinance summarizes the intent of the SFT use component is to serve as a transition between moderate size lots and higher density areas as part of a larger planned community typically greater than 100 acres and comprising less than 10% of the proposed area.

If the Comprehensive Plan Amendment is not approved, then the zoning will not comply with the Future Land Use Map.



CASE: 21-Z-044

ATTACHMENT #2

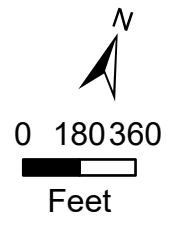
M RANCH
ZONING #3

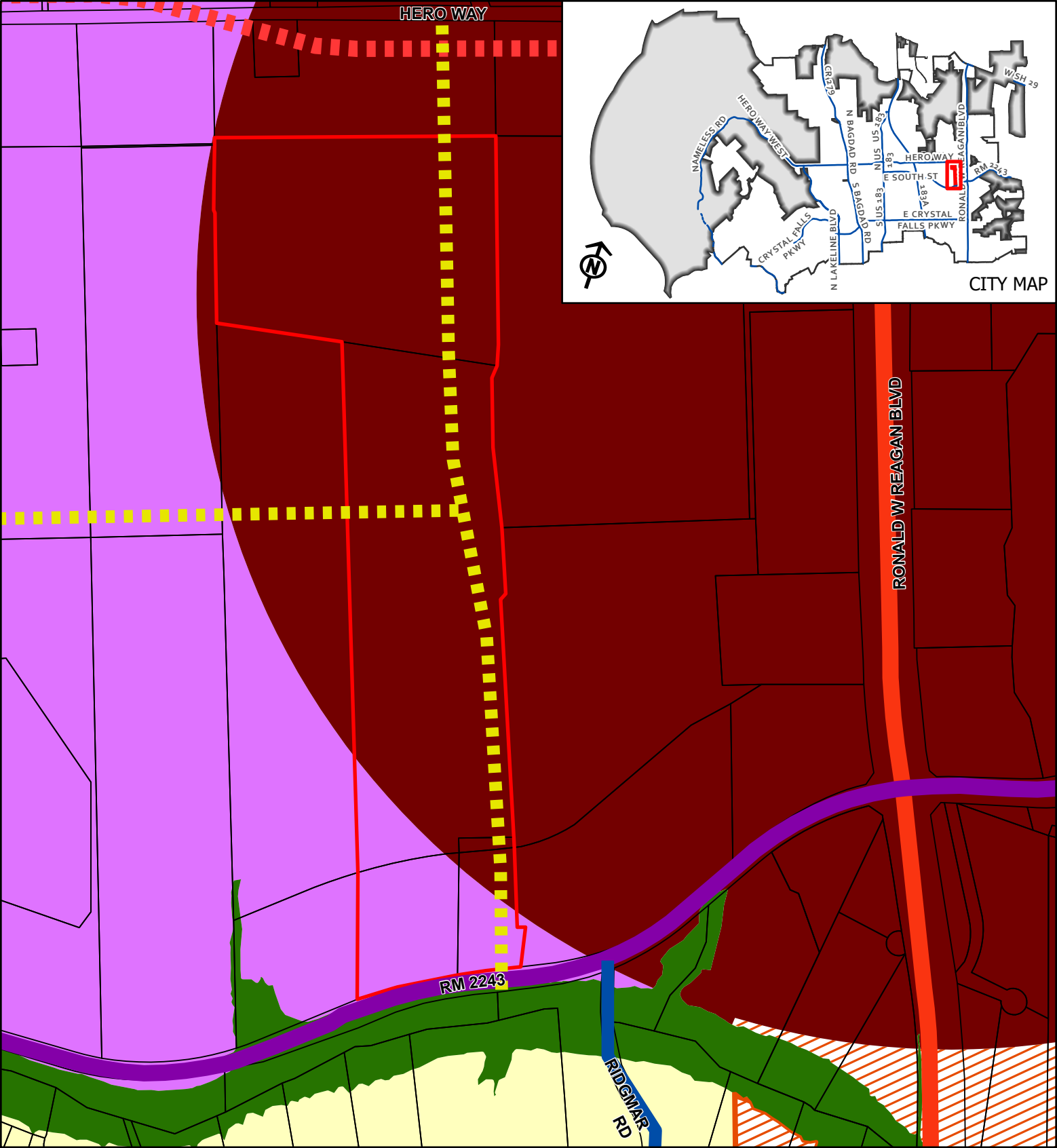
Current Zoning Map

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

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

- SFS - Single-Family Suburban
- SFU - Single-Family Urban
- LC - Local Commercial
- GC - General Commercial
- HC - Heavy Commercial





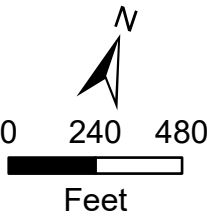
CASE: 21-Z-044

ATTACHMENT #3

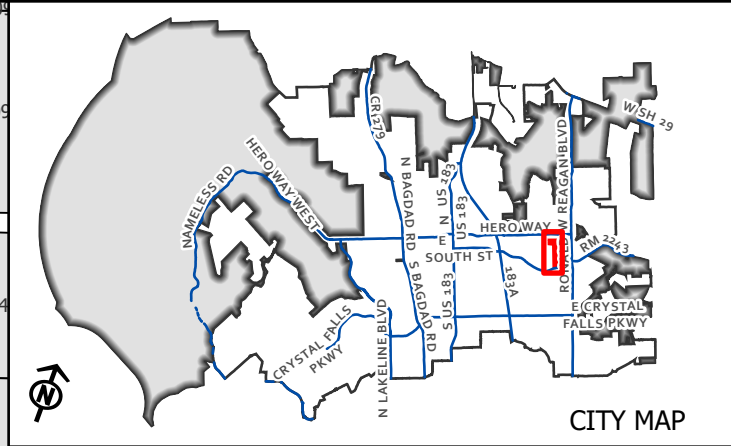
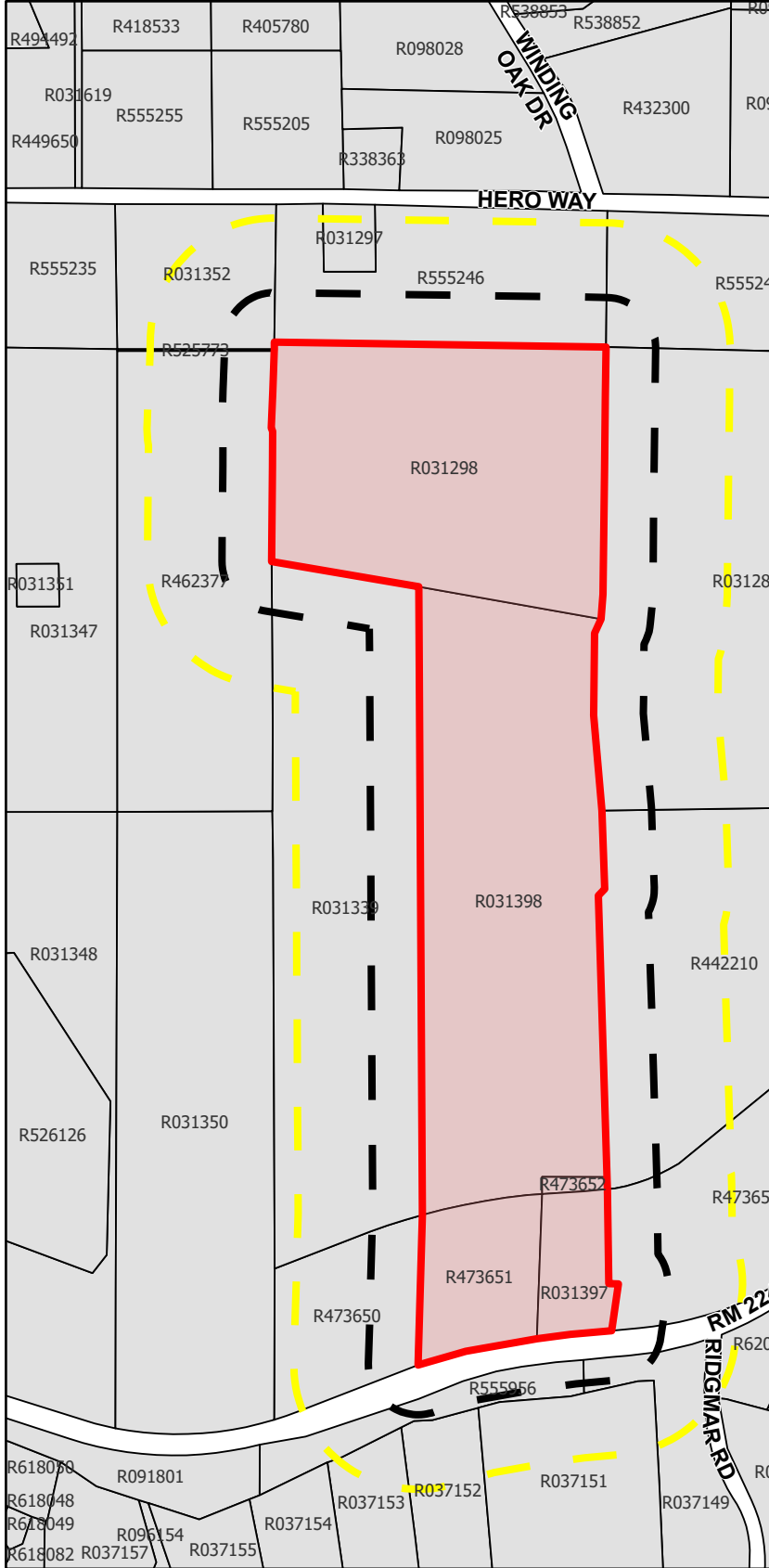
M RANCH
ZONING #3

Future Land Use Map

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



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



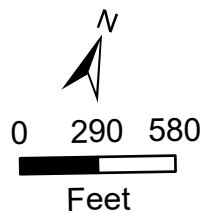
CASE: 21-Z-044

ATTACHMENT #4

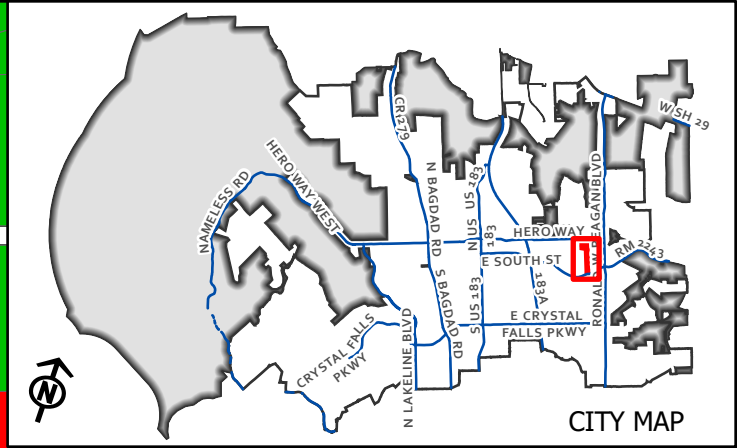
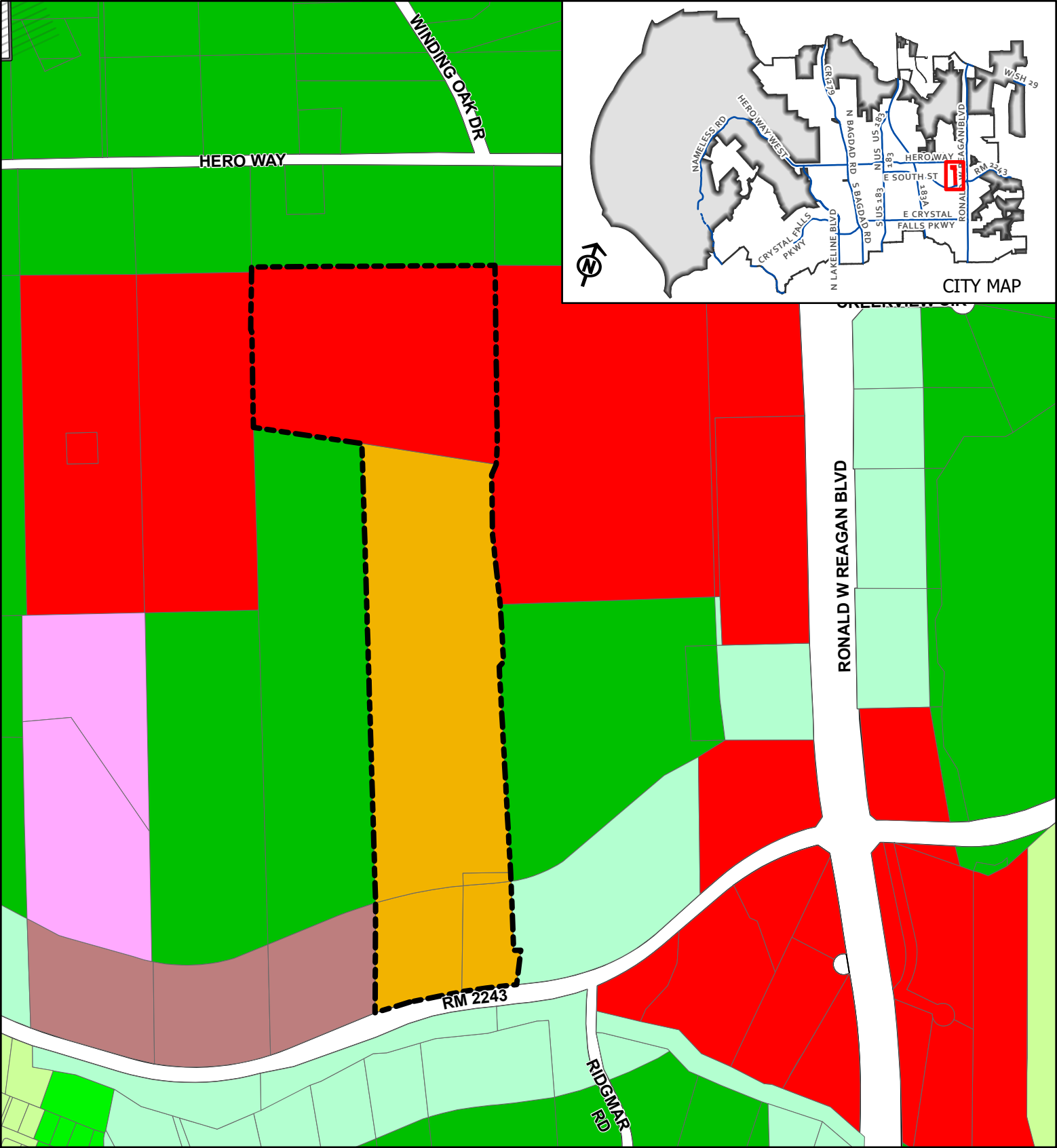
M RANCH
ZONING #3

Public Notification

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



CASE: 21-Z-044

ATTACHMENT #5

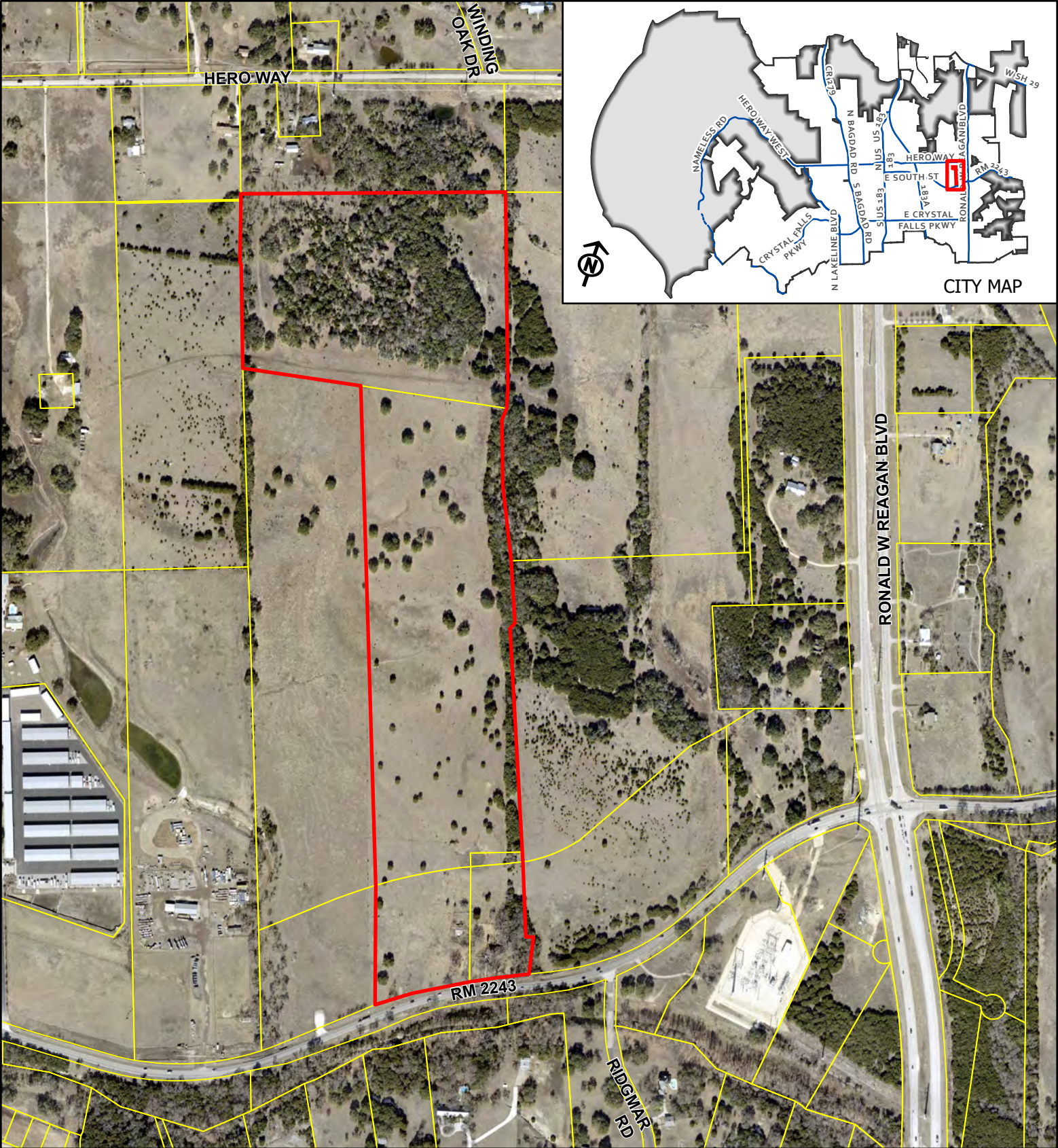
M RANCH
ZONING #3

Proposed Zoning Map

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- Leander City Limits
- Leander ETJ
- Subject Area
- SFR - Single-Family Rural
- SFE - Single-Family Estate
- SFS - Single-Family Suburban
- SFU - Single-Family Urban
- LC - Local Commercial
- GC - General Commercial
- HC - Heavy Commercial
- SFT - Single-Family Townhouse
- GC - General Commercial





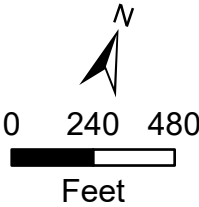
CASE: 21-Z-044

ATTACHMENT #6

M RANCH
ZONING #3

Aerial Map

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



- Leander City Limits
- Leander ETJ
- Subject Area



December 3, 2021

City of Leander
P.O. Box 319
Leander, TX 78646

RE: M Ranch Zoning #3 Application GC-2-B & SFT-2-B
Letter of Intent

Please find the attached application for the proposed M Ranch Zoning of 56.785 acres of land at the southwest corner of Ronald Regan Blvd and Hero Way. The site is surrounded by single family to the North, single family and general commercial to the West, single family to the South and single family and general commercial to the East. The site fronts RR2243 and is mostly flat with scattered trees. Included with this submittal is a survey exhibit with metes and bounds information for these parcels.

We are proposing GC-2-B for parcel R031298, SFT-2-B for parcel R031398, R473651, R473652 and R031397. At this time we are requesting a straight zoning request.

Please feel free to reach out if any additional information is needed. Your consideration is appreciated.

Thank you!

Steve Ihnen, P.E.
Project Engineer



APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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

Mailing labels and a list of neighbors within 200' has been provided to the City. Remaining neighbors within the 500' were sent notification of zoning application via certified mail. Certified mail was sent for parcel #'s R031271, R037177, R037151 R037152/R037153 and R037154. In addition, Dr. Vivek Mahendru reached out to neighbors via phone and email. See attached notification that was mailed out along with the certified receipts.

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

Mailing labels and a list of neighbors within 200' has been provided to the City. Remaining neighbors within the 500' were sent notification of zoning application via certified mail. Certified mail was sent for parcel #'s R031271, R037177, R037151 R037152/R037153 and R037154. In addition, Dr. Vivek Mahendru reached out to neighbors via phone and email. See attached notification that was mailed out along with the certified receipts.

3. What concerns were raised during these communications?

Neighbors are supporting the proposed zoning.

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

No conditions or concerns were added to the zoning request.

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

Signature: _____ Date 12-15-2021

Notice of Zoning Application

PROJECT NAME: M Ranch #3

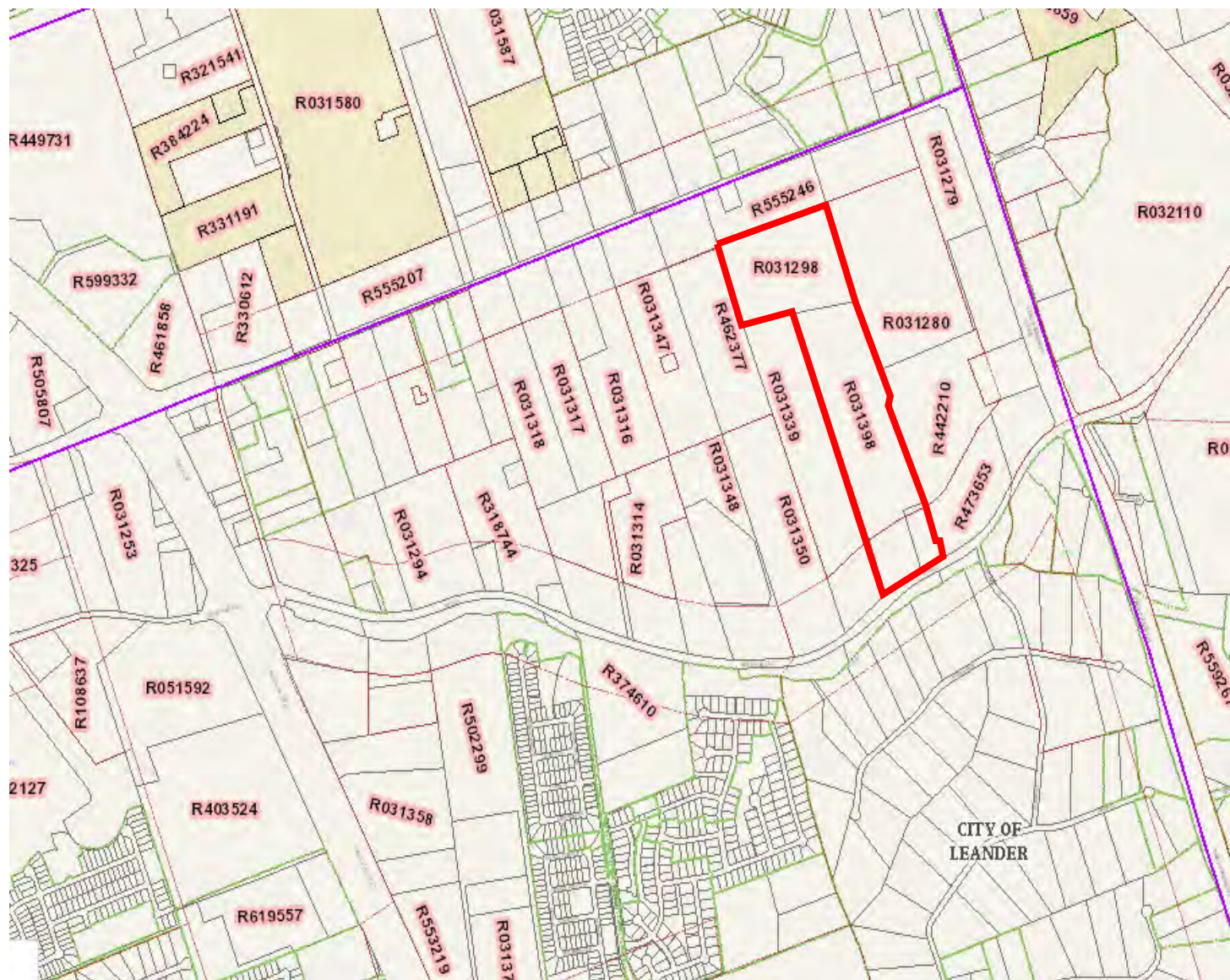
APPLICANT: Vivek Mahendru, MD and Lisa K Mahendru and Devidass Mahendru

APPLICANT AGENT: Bleyl Engineering – Steve Ihnen, P.E.
12007 Technology Blvd, Ste. 150, Austin, TX 78727
512-454-2400

SITE ADDRESS: 3549 Hero Way and 8330 RR 2243 Leander, Williamson County, Texas

DESCRIPTION: To amend the current zoning of Interim SFR-1-B (Single-Family Rural) and SFS-2-B (Single Family Suburban) to GC-2-B (General Commercial) and SFT-2-B (Single-Family Townhouse) on approximately 56.785 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031298, R031398, R473652, R473651, R031397; and more commonly known as 3549 Hero Way and 8330 RR 2243, Leander, Williamson County, Texas. Applicant/Agent: Bleyl Engineering (Steve Ihnen) on behalf of Vivek Mahendru, MD and Lisa K Mahendru and Devidass Mahendru." SEE ATTACHED MAP.

If you have any questions or would like to schedule a meeting to discuss this project please feel free to reach out to Steve Ihnen with Bleyl Engineering at 512-454-2400.



7020 1810 0000 8186 9717

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Mercedes, TX 78570

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$4.33

Sent To

Harbison, Jack W. & Betty A.
P.O. Box 747
Mercedes, TX 78570

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 1810 0000 8186 9694

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Austin, TX 78701

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$4.33

Sent To

Sarita Valley 2019 LP
100 Congress Ave Ste. #1450
Austin, TX 78701

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 1810 0000 8186 9731

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Leander, TX 78641

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$4.33

Sent To

Cochran, Stephan D & Wendy L.
133 W. Windemere
Leander, TX 78641

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 1810 0000 8186 9700

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Leander, TX 78641

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$4.33

Sent To

Tungate, Ernest Loyd & Lori
83 Righemar Road
Leander, TX 78641

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 1810 0000 8186 9724

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Elgin, TX 78621

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$4.33

Sent To

Lamphier, Karen D & Timothy J
118 Red Hump Rd.
Elgin, TX 78621

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN TO AMEND THE FUTURE LAND USE MAP FROM EMPLOYMENT CENTER TO ACTIVITY CENTER FOR THE PROPERTY GENERALLY LOCATED TO THE WEST OF RONALD W REAGAN BLVD AND NORTH OF RM 2243; MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, it is necessary and reasonable for the public health, safety, morals, and welfare of the City of Leander, Texas, a Texas home rule municipality, (herein the “City”) to provide for and maintain a comprehensive plan for the City in accordance with the City Charter and Chapters 211 and 213 of the Texas Local Government Code;

WHEREAS, the City Council adopted the Future Land Use Plan set forth in the Comprehensive Plan by Ordinance No. 22-025-00;

WHEREAS, the City Council finds that the adoption of the amendments to the Future Land Use Plan herein promote the public health, safety, morals, and welfare and provide for the orderly development of the City; and

WHEREAS, after review, inquiry and the opportunity for citizen participation at one or more public hearings and review and recommendation by the Planning and Zoning Commission, the City Council approves the amendments to the Comprehensive Plan hereinafter set forth;

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

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

SECTION 2. Amendment of the Comprehensive Plan. The City Council hereby adopts the amendment to the Future Land Use Plan that is attached hereto as Exhibit A. The Future Land Plan, as amended, shall be kept in the office of the Planning Department and shall be available for public inspection during normal office hours. Zoning uses, as amended from time to time at the request of the landowner or on motion of the City, shall be amended to be made consistent with the Comprehensive Plan, as amended. The City may amend the Comprehensive Plan in the discretion of the City Council in accordance with the City Charter and state law to plan for the changing plans of the City.

SECTION 3. Amendment of Conflicting Ordinances. The City of Leander Future Land Use Plan previously adopted by Ordinance No. 22-025-00 is hereby amended to the extent of any

conflict with Exhibit A. The City of Leander Comprehensive Plan, all ordinances and parts of ordinances, and all resolutions and parts of resolutions in conflict with this Ordinance are amended to the extent of such conflict. In the event of a conflict or inconsistency between this Ordinance and any other code, ordinance, or plan of the City, the terms and provisions of this Ordinance shall govern.

SECTION 4. Effective Date. This Ordinance shall be in force and effect from and after its passage on the date shown below.

SECTION 5. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551, Tex. Gov't. Code*.

PASSED AND APPROVED on this 17th day of March, 2022.

ATTEST:

THE CITY OF LEANDER, TEXAS

Dara Crabtree, City Secretary

Christine Sederquist, Mayor

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

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

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

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

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

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

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

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

SECTION 3. Applicability. This ordinance applies to the following parcel of land, which is herein referred to as the "Property". That certain parcels of land being including 56.785 acres $\pm$; being more particularly described in Exhibit "A"; generally located west of Ronald W. Reagan Blvd. and north of RM 2243; identified by Williamson Central Appraisal District tax identification number R031298, R031398, R473651, R473652, and R031397; more particularly described in Instrument Number 2021182868 recorded in the Official Public Records of Williamson County, Texas.

SECTION 4. Property Rezoned. The Zoning Ordinance is hereby amended by changing the zoning district for the Property from Interim SFS-2-B (Single-Family Suburban) and Interim SFR-1-B (Single-Family Rural) to SFT-2-B (Single-Family Townhouse) and GC-2-B (General Commercial) as shown in Exhibit "A".

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

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

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

PASSED AND APPROVED on First Reading this the 17th day of March, 2022.

FINALLY PASSED AND APPROVED on this the 7th day of April, 2022.

ATTEST:

THE CITY OF LEANDER, TEXAS:

Dara Crabtree, City Secretary

Christine DeLisle, Mayor



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

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

February 24, 2022 at 7:00 PM



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

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

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

1. Call to Order at 7:00 p.m.

2. Roll Call

All Commissioners were present.

3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the February 17, 2022, meeting

4. Review of meeting protocol.

5. Citizen Comments: Three (3) minutes allowed per speaker.
No one wished to speak.

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case 21-PP-008 regarding Travisso Phase 4, Sections 7-10, Phase 5 Preliminary Plat on one parcel of land approximately 95.50 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcel 353024; generally located to the west of the western terminus of Travisso Parkway and to the east of Nameless Road, Leander, Travis County, Texas.

7. Approval of Minutes.

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

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case 22-CPA-001 to amend the Comprehensive Plan land use category from Employment Center to Activity Center; and consider action regarding Zoning Case 21-Z-044 to amend the current zoning of Interim SFS-2-B (Single-Family Suburban) and Interim SFR-2-B (Single-Family Rural) to SFT-2-B (Single-Family Townhouse) and GC-2-B (General Commercial) on five parcels of land approximately 56.785 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031298, R031398, R473651, R473652, and R031397; and generally located west of Ronald W. Reagan Blvd. And north of RM 2243, Leander, Williamson County, Texas.
- Discuss and consider action regarding Comprehensive Plan Case 21-CPA-006 as described above.
 - Discuss and consider action regarding Zoning Case 21-Z-044 as described above.
- Tyal Sommerfeld didn't speak but was against this item.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Deirdre Moss to approve the Comprehensive Plan Amendment.

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

NAY: Commissioner Gary Hampton, Jr.

6 - 1 Passed

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Laura Lantrip to approve the zoning request.

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

NAY: Commissioner Gary Hampton, Jr.

6 - 1 Passed

REGULAR AGENDA

9. Discuss policy related to a potential roadway impact fee ordinance for the 2022 Roadway Impact Fee Study.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Laura Lantrip to approve the five service area approach.

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

7 - 0 Passed

10. Discuss and consider action on the draft land use assumptions and capital improvements plan for the 2022 Roadway Impact Fee Study.

No action was taken.

11. Adjournment at 7:50 p.m.

APPROVED:

CHAIRMAN COSGROVE

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
03/17/2022

AGENDA SUBJECT:

Discuss and consider action on naming a Parks and Recreation Department leased facility as the Leander Activity Center.

BACKGROUND:

Staff is looking at a name for the temporary leased property located at 11880 Hero Way West, Suite #600.

City Council approved the execution of the temporary lease at their special called meeting on Monday, February 7, 2022.

Staff believes the name should be general in nature and cover the variety of programs and events that will occur within the facility – from camps to special events and Active Adult, youth and teen programs. The name should also be easily identifiable as a City operated facility.

The Parks and Recreation Advisory Board was presented with naming options at their meeting on Tuesday, March 8, 2022. The Board selected Leander Activity Center (LAC).

The approved name will be temporary, and it should not be insinuated that it will transfer with the addition of any future facility such as the Senior Activity Center or Recreation Center. If/when a new facility is built, a name for the facility will be considered at that time.

RECOMMENDATION:

Staff recommends approval of the name Leander Activity Center (LAC), as recommended by the Parks and Recreation Advisory Board for temporary leased property located at 11880 Hero Way West, Suite #600.

PRESENTER:

Kelsey Heiden, Asst. Parks and Recreation Director



EXECUTIVE SUMMARY
03/17/2022

AGENDA SUBJECT:

Receive an update on possible alternative transit service options.

BACKGROUND:

City and Capital Metro staff met in February to discuss the possibility of arranging contracted services with Capital Metro immediately following the canvass of the Special Election to be held on May 7 if the result were a majority "NO" vote on Proposition A. Until an official election result is determined, Capital Metro will not consider separate contract terms with the City or consider third-party use of the Leander Station park-and-ride property by other transit service providers.

The City also is communicating with other providers to determine the feasibility of establishing alternative short- and long-term transit service options immediately following the Special Election canvass. Certain short-term options may include a local wheelchair-accessible pickup service, similar to the existing Capital Metro Pickup in Leander, as well as limited commuter bus service trips to other transit stations outside the city limits.

City staff is working to finalize proposal requests for long-term services by the end of April 2022. At this time, the estimated cost for short-term services are not yet known.
