



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, August 6, 2026
Briefing Workshop at 6:00 PM
Regular Meeting at 7:00 PM



Mayor – Na'Cole Thompson
Place 1 – Stephen Chang
Place 2 – Michael Herrera
Place 3 – Natomi Blair

Place 4 – Annette Sponseller
Place 5 – Andrew Naudin
Place 6 – Becki Ross, Mayor Pro Tem
City Manager – Todd Parton

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 and provide direction to staff on the proposed Library Strategic Plan.

REGULAR MEETING – CONVENE AT 7:00 PM

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

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

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

8. Recognitions/Proclamations/Visitors.
 - Certificate of Recognition Leander 10U Reckoning All-Star Softball Team.

CONSENT AGENDA: ACTION

9. Approval of the minutes for the special meeting held on July 7, 2026, and the regular meeting held on July 16, 2026.
10. Approval of the Brushy Creek Regional Utility Authority (BCRUA) Annual Operating, Debt Service, and Capital Projects Budget for Fiscal Year 2027.

11. Acceptance of public infrastructure improvements for CR 175 Roadway Improvements, to include streets and drainage (PICP-23-0052).
12. Approval of an Interlocal Cooperation Contract agreement between The University of Texas at Austin – ITS - Office of Telecommunication Services and the City of Leander allowing the City to purchase Internet access and related services from the University of Texas System/UT Austin in the amount of \$19,566.24; and authorize the City Manager to execute any and all necessary documents.

PUBLIC HEARING: ACTION

13. Conduct a Public Hearing regarding Special Use Case Z-26-0210 for a Special Use Permit to allow for an in-home day care with up to 12 children on one (1) parcel of land 0.2 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R456282; and more commonly known as 1202 Drake Cove, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-26-0210 as described above.
14. Conduct a Public Hearing regarding Zoning Case Z-25-0195 to amend the Leander Springs PUD (Planned Unit Development) with base zoning districts of MF-2-A (Multi-Family) and GC-3-A (General Commercial) to update the language as it relates to phasing and timing of the development, reduce the total number of apartments, and modify the phasing requirements on two (2) parcels of land 77.90 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R403524 and R051592; and generally located southwest of the intersection of 183A Toll Road and RM 2243, Leander, Williamson County, Texas. *[This item has been postponed until August 20, 2026, regular meeting due to City staff error in missing newspaper notification deadline.]*

REGULAR AGENDA

15. Discuss and consider action on One Leander, a mayoral initiative that creates voluntary leadership opportunities for City Council members through designated areas of focus.
16. Discuss and consider action on appointing a City Council subcommittee to review the current City Council Social Media Policy adopted February 7, 2019, and provide findings and recommended updates at a future, regular City Council meeting.
17. Discuss and consider action to appoint two (2) members of the City Council to a subcommittee to review the existing Council Rules of Procedure and provide its findings and recommendations at a future, regular City Council meeting.
18. Discuss and consider action on the approval of the Alexander Tract Phasing Plan associated with Subdivision Case CP-26-0057 which includes the development of 191 single-family lots in two (2) phases on one (1) parcel of land 55.09 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032246; generally located approximately 300 feet south of the intersection of Equine Road and CR 267, Leander, Williamson County, Texas.
19. Discuss and consider action regarding Tree Removal Case TRP-25-0046 regarding the removal of two (2) Heritage Trees associated with the Burleson Phases 1, 5 through 8 Public Improvement Construction Plans Development (PICP-25-0220), generally located to the southeast of the intersection of Journey Parkway and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
20. Discuss and consider action regarding Tree Removal Case TRP-26-0056 for the removal of one (1) Heritage Tree associated with the Reagan Ridge (SD-25-0321), generally located southeast of the intersection of Ronald W. Reagan Boulevard and RM 2243, Leander, Williamson County, Texas.

21. Discuss and consider action regarding Ordinance Case OR-26-0037 to amend Chapter 3 – Building Regulations, Article 3.10 Flood Damage Prevention of the Code of Ordinances based on the Community Assistant Visit (CAV) by Texas Water Development Board (TWDB) for continuation of the City's participation in Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP), and to provide for related matters; Williamson and Travis Counties, Texas.
22. Discuss and consider action to award Solicitation CIPS26-002 to Austin Engineering Company, Inc. for the Ronald Reagan Pump Station and Ground Storage Tank project (CIP W.46) construction services in the amount of \$20,757,750.00; and authorize the City Manager to execute any all necessary documents; and authorize the City Manager to approve change orders not to exceed \$50,000.00 with a total amount of change orders not to exceed 25% of the original contract amount.
23. Council Member Closing Statements.
24. Convene into Executive Session pursuant to:
 1. Section 551.071 and Section 551.072 Texas Government Code, and Section 1.05 Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the acquisition of properties for public purposes and an option agreement for acquisition of real property; and
 2. Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct, and Section 551.072, to consult with legal counsel regarding a lease agreement for City operations; and
 3. Section 551.072 Texas Government Code, and Section 1.05 Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the acquisition of properties for public purposes; and
 4. Section 551.074 Texas Government Code, and Section 1.05 Texas Disciplinary Rules of Professional regarding personnel matters covering the appointment, employment, evaluation, discipline, or dismissal of a public officer or employment; City Manager.

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

1. Acquisition of properties for public purposes and an option agreement for acquisition of real property; and
2. Lease agreement for City operations; and
3. Acquisition of properties for public purposes; and
4. Personnel matters.

25. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 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 551.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [prospective gift to city], 551.074 [certain personnel deliberations], 551.076 [deployment/implementation of security personnel or devices], 551.0761 [critical infrastructure/cybersecurity systems, policies, and contracts] critical infrastructure 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 31 day of July 2026 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Dara Crabtree, City Secretary, TRMC



EXECUTIVE SUMMARY
8/6/2026

AGENDA SUBJECT:

Receive and provide direction to staff on the proposed Library Strategic Plan.

BACKGROUND:

A strategic plan approved by the Leander City Council is required for Leander Public Library to maintain accreditation with the Texas State Library and Archives Commission (TSLAC). To meet this requirement, the City contracted with Partners Library Action Network (PLAN) in 2024 to develop the Leander Public Library Strategic Plan for 2025-2030. PLAN conducted community surveys, completed a facility review, and evaluated current services, comparing the library's facility, staffing, programming, and budget to peer libraries in similar communities. The recommendations are founded on the standards created by the Texas Library Association (TLA), the American Library Association (ALA), and statewide library data from TSLAC.

The initial plan was presented to City Council in December 2024; however, Council took no action at that time and directed staff to bring it back as a workshop item.

In 2025 and 2026, Library staff refined the plan, retaining much of PLAN's original long-term vision while shifting focus toward initiatives that address more immediate operational needs and optimize existing resources, staff capacity, and facilities. The revised plan identifies six (6) primary areas of focus:

- optimizing the current facility
- improving staffing efficiencies
- strengthening the collection
- expanding community outreach
- positioning the library as a social services connection point
- planning for near-term facility expansion

Several initiatives are already in progress, including replacement of soft seating, expansion of shelving, policy updates, and conversion of the connected room in the children's area into an early literacy center.

The plan also outlines exploration of a detached multipurpose facility on the adjacent lot to provide additional programming, meeting space, storage, and work areas prior to the development of a larger future library.

HISTORY/TIMELINE:

2024 - PLAN worked with the previous library director to conduct community surveys, complete a facility review, and assess current services. Council took no action when it was presented in December 2024.

2025-2026 - While the revised plan retained much of the original vision of the 2024 plan, Library staff modified it to focus on initiatives that could meet more immediate needs while still making best use of resources, staff, and facilities.

12/09/2025 - Library Director Amy Miller provided an overview of the proposed plan to the Parks and Recreation Advisory Board.

02/23/2026 - Library Master Plan was presented again to the Parks and Recreation Advisory Board and was approved.

APPLICANT/AGENT:**RECOMMENDATION:**

City staff is seeking guidance and feedback from City Council.

PRESENTER:

Amy Miller, Library Director

Fiscal Impact

Attachments:

1. Leander Public Library Revised Plan



Leander Public Library Strategic Plan 2027 - 2031

Mission: Leander Public Library is committed to building a dynamic and welcoming space for the empowerment and enrichment of our diverse community.

The Leander Public Library's Strategic Plan serves as a flexible document for guiding the library's priorities through 2031. It is designed to support the Library Director and the City of Leander in making decisions that will strengthen services and ensure the library remains responsive to the needs of our community.

Leander Public Library is committed to maintaining and improving its role as a community gathering place. Along with the library's traditional emphasis on reading, information, and learning, it is also a welcoming space for residents of all ages and backgrounds for job searching, ESL classes, tax assistance, tutoring, remote work support, and more.

Focus areas of this plan include optimizing our current facility, improving staffing efficiencies, expanding the collection, strengthening community engagement, positioning the library as a connection point for vital social services, and investing in a near-term facility expansion to address immediate space needs.

I. Optimize Current Facility

While a modern, larger public library is an important consideration for the future, there are several improvements that can be made with the current library furniture and fixtures to support service needs now. These improvements include increasing shelving capacity, enhancing early literacy spaces, and replacing public furniture.

Objective	Timeline	Cost	Success Measure
Add shelving units in key sections to expand capacity	2026 – 2029	\$30,000/year; \$90,000 total	More space for collection, easier

and improve access.			browsing, improved accessibility
Reconfigure side room in children's area into an early literacy learning space.	2026-2027 in alignment with Family Place Libraries grant	Grant funded	Increased use of space by children and caregivers
Replace and update soft furnishings throughout the library.	2026-2027	\$30,000 – \$35,000	Improved flexible seating options, increased use, better visitor experience
Replace Internet computers in children's room with learning stations	2027	\$12,000	Track login and use statistics

II. Increase Staffing Efficiencies

Internal systems will be improved to ensure staff have a solid understanding of their roles, that new staff have consistent training, and that library policies and procedures are up to date and regularly reviewed. These objectives can be achieved with minimal additional cost but will have meaningful impact on library operations.

Objective	Timeline	Cost	Success Measure
Create library-specific onboarding procedures for new staff including training expectations and key procedures	2027		New staff receive consistent training and library specific documents are used for new hires
Review and update library policies and procedures to reflect customer service expectations and best practices	2026-2027		Updated policies readily accessible
Establish a succession plan for key positions to support continuity	2027-2028		Key responsibilities documented and cross training needs identified

during staff transitions or extended absences			
Schedule to ensure supervision coverage on evenings, weekends, and high use times.	2026		Improved coverage and fewer gaps in daily operational support

III. Develop and Improve Collection

As the City of Leander grows and becomes more diverse, the library must routinely evaluate the collection to ensure it reflects what our customers want and need. This evaluation includes removing obsolete or worn items, expanding access to digital formats, adding multi-lingual materials, and making it easier for customers to find what they need. These objectives will help guarantee that the library collection remains relevant and easy to access.

Objective	Timeline	Cost	Success Measure
Adopt quarterly weeding schedule to remove and/or replace outdated or worn items to make space for updated items.	2027-2028		Improved appearance, items easier to locate, increased circulation, more space for high demand titles
Expand eBook and audiobook collections, focusing on high-demand titles	2028-2029	\$5,000	Increased digital circulation, reduced wait times for popular titles
Add multilingual materials beyond the existing Spanish collection to better serve Leander's diverse and growing community	2028-2029	\$5,000	Increased circulation of multilingual materials, greater variety of languages represented in the collection, positive customer response
Improve accessibility through updated	By 2029-2030		Fewer directional questions, improved ability to

signs, shelf labels, displays, and finding aids			browse and locate materials independently
---	--	--	---

IV. Expand Community Engagement and Outreach

The library has an opportunity to reach people beyond the building by taking an active role in City programs and events, working with schools and community organizations, and strengthening partnerships with other City departments, businesses, and nonprofit organizations. These efforts will increase awareness of library services, build stronger community relationships, and reinforce the library's role in supporting literacy, education, and quality of life.

Objective	Timeline	Cost	Success Measure
Establish a regular library presence at City events, schools, and community programs	2027-2028		More library accounts, increased program attendance, greater awareness of library services
Promote library resources through partnerships with City departments, local businesses, and nonprofit organizations	2027-2028		Stronger ties across City departments and community organizations, increased referrals to library programs and services.
Highlight the library's contributions to literacy, education, workforce development, family engagement and quality of life	2028-2030		Better public understanding of the library's value, increased support and awareness among residents, partners, and City leaders
Re-establish Friends of Leander Public Library to support advocacy, fundraising, volunteer engagement, and	2028-2030		Friends group active and engaged, increased volunteer support, community advocacy, and fundraising

community connections			
-----------------------	--	--	--

V. Position the Library as a Social Services Connection Point

Public libraries are often one of the first places people turn when they need help. They may visit the library seeking help with housing, food, employment, transportation, legal information, health resources, or other issues. The library can play a significant role in connecting customers to vital resources.

Establishing Leander Public Library as a social services connection point strengthens the library's role as a safe and welcoming space. By developing partnerships with social service agencies in Williamson County, maintaining a referral list, training staff on available resources, and increasing the library's presence at community service events, the library connects customers with needed support. This goal also benefits staff by providing clear procedures for responding to complex customer needs professionally and with compassion.

Objective	Timeline	Cost	Success Measure
Coordinate with social service agencies to provide programs, information sessions, or direct services.	2027-2028		Increased community partnerships, increased referrals, and more customers connected with needed services
Maintain a list of social service contacts for internal reference including agencies that assist with food, housing, transportation, health, and other needs	2027-2031		Increased connections between customers and social services
Provide professional development to train staff in resources, responses, safety considerations, and referral procedures	2027-2028		Staff are equipped to respond to requests for assistance, more consistent customer interactions

Increase library presence at local events organized by social service agencies and community support organizations	2028-2030		Increased library visibility for the library, stronger relationships with service providers, increased public awareness of library resources
Evaluate patterns in requests for assistance to identify recurring needs and determine where additional programs or resources may be helpful	2029-2031		Reduced repeat visits from same customers for unmet needs, better understanding of local service organizations

VI. Near-Term Facility Expansion

The current library has exceeded capacity and will require additional space to adequately serve the community well before a long-term library or cultural facility is built. Construction of a flexible, multipurpose building on vacant land adjacent to the library would relieve some of the library's most urgent space and programming constraints and allow the existing building to be reconfigured and improved for expanded collections, quiet study, public computers, and other library services.

This building would be an investment beyond the library as it could also serve as a community center, training space, early voting site, cooling/warming center, or other municipal use. Potential components include:

- A large, flexible room for library programs, performances, workshops, and meetings
- Movable partitions to accommodate simultaneous activities and smaller events
- Dedicated storage for programming supplies and equipment
- After-hours access for rentals and evening events
- A site for classes, training, and community partnerships
- Expanded parking capacity for large library events and Bledsoe Park overflow

Anticipated Outcomes:

- Increased capacity for high-attendance library programs and community events
- Ability to accommodate up to 500
- Additional study, meeting, and collaborative space
- More space in current building to accommodate collections, quiet study, youth services, work areas, and public seating

Estimated Cost: To be determined through feasibility study and capital-project analysis

Conclusion

Leander Public Library's Strategic Plan provides a guide for strengthening library services, improving daily operations, and responding to the needs of a growing community. Goals in this plan focus on optimizing the facility, increasing staffing efficiencies, developing and improving the collection, expanding community outreach, establishing the library as a social services connection point, and investing in near-term facility expansion to alleviate immediate space concerns. It provides flexible guidance for the next five years on improving overall services and customer experiences while we continue to work towards a new and larger permanent facility.



EXECUTIVE SUMMARY
8/6/2026

AGENDA SUBJECT:

Approval of the minutes for the special meeting held on July 7, 2026, and the regular meeting held on July 16, 2026.

BACKGROUND:

Attached are the minutes for the special meeting held on July 7, 2026, and the regular meeting held on July 16, 2026.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

City staff recommends approval of the special meeting held on July 7, 2026, and the regular meeting held on July 16, 2026 as presented.

PRESENTER:

Dara Crabtree, City Secretary

Fiscal Impact

Attachments:

1. Draft Minutes 07.07.2026
2. Draft Minutes 07.16.2026



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Tuesday, July 7, 2026
Workshop at 6:00 PM



**Mayor – Na'Cole Thompson
Place 1 – Stephen Chang
Place 2 – Michael Herrera
Place 3 – Natomi Blair**

**Place 4 – Annette Sponseller
Place 5 – Andrew Naudin
Place 6 – Becki Ross, Mayor Pro Tem
City Manager – Todd Parton**

WORKSHOP - CONVENE AT 6:00 PM

1. Open Meeting.

Opened meeting at 6:00 p.m.

2. Roll Call.

Roll call reflected all present.

3. Brisa Byford with CivicBrand will conduct a Brand Audit Workshop to receive direction from the City Council regarding the alignment of the recommended focus areas for developing the brand strategy and identity design.

Discussion included understanding and consent of focus areas; proactive leadership meets "Service with Heart"; erasing destination deficit while maintaining character through intentional, human-scale development; stewardship of Hill Country; unifying a fragmented identity; council interviews; staff interviews; Comprehensive Plan Advisory Committee meetings; open house results; community survey; community interviews; and next steps.

4. Adjournment

Adjourned at 7:13 p.m.

APPROVED

MAYOR

ATTEST:

CITY SECRETARY



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, July 16, 2026
Briefing Workshop at 6:00 PM
Regular Meeting at 7:00 PM



Mayor – Na'Cole Thompson
Place 1 – Stephen Chang
Place 2 – Michael Herrera
Place 3 – Natomi Blair

Place 4 – Annette Sponseller
Place 5 – Andrew Naudin
Place 6 – Becki Ross, Mayor Pro Tem
City Manager – Todd Parton

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Open Meeting.

Opened meeting at 6:00 p.m.

2. Roll Call.

Roll call reflected all present.

3. Receive a presentation from Applied Research Associates, Inc., regarding City of Leander Pavement Management Services and 5-year Pavement Maintenance Plan.

Presentation included: inventory; pavement data collection; processing and analysis; pavement conditions: calculation, categories, and scores; conditions by distribution category; Pathweb viewing tool; budget analysis; assumptions; performance prediction model: scenario considered, comparison, and costs; and work plan recommendations.

Adjourned at 6:54 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.

Opened meeting at 7:01 p.m.; Minister Wendell Holmes provided the invocation; and Mayor Thompson led the Pledges of Allegiance.

5. Roll Call.

Roll call reflected all present.

6. Welcome Special Guests and Visitors.

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

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

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

Anita Chumnavech, 708 Palamos Drive - commented on Leander Springs.

Mark Bofferding, 2601 Saddle Blanket Place - commented on jury duty pay.

8. Recognitions/Proclamations/Visitors.

- Certificate of Recognition High Tech Gym for Small Team first place finish at the American Gymnastics Association State Meet.

CONSENT AGENDA: ACTION

Motion: Approve consent agenda items 9 through 14.

By: Councilmember Chang

Seconded: Councilmember Blair

Vote: 7 - 0

[Mayor Thompson announced would be taking the agenda out of order and moved to Item 23 next; following Item 23 moved back to agenda order,]

9. Approval of the minutes for the regular City Council meeting held on July 2, 2026.
10. Approval of the purchase of a 2026 Ford F-150 Super Crew truck from Sames Bastrop Ford, utilizing cooperative purchasing contract 240901 through The Interlocal Purchasing System (TIPS), in the amount of \$91,413.00 for the fire department as a scheduled fleet replacement; and authorize the City Manager to execute any and all necessary documents.
11. Approval of a Resolution authorizing the submission of an application for financial assistance from the Texas Water Development Board through House Bill 500, the Water Supply and Infrastructure Grant (WSIG) seeking \$12,000,000.00 to provide for eligible costs for water sytem improvements, including the acquisition, planning, design, and construction of water system improvements related to the Hero Way West Elevated Storage Tank; and authorize the City Manager to execute any and all necessary documents.
12. Acceptance of public infrastructure improvements for the Leander Platinum project (20-PICP-032) to include: streets, water, wastewater, and drainage.
13. Acceptance of public infrastructure improvements for Bar W Ranch East Mixed Use (PICP-24-0149) to include: streets, drainage, and water.
14. Approval of a Resolution adopting the State and Federal Legislative Program for the City; directing the City Manager or designee to act with regard to the City's State and Federal Legislative Program; and providing an effective date.

REGULAR AGENDA

15. Discuss and consider action on the appointment of a Charter Review Committee pursuant to Section 13.08. Charter Review of the Leander City Charter.

Motion: Approve the following appointees to the Charter Review Committee: Genail Marthol; Darald Berger; John Cosgrove; David Ron Militello; Kathryn Pantalione-Parker; Melissa Walsh; and Laura Blevins; following a discussion.

By: Mayor Thompson
Seconded: Mayor Pro Tem Ross

Vote: 5 - 2 (Herrera, Sponseller)

16. Discuss and consider action on the Second Reading of an Ordinance regarding Ordinance Case OR-26-0036 to amend the Composite Zoning Ordinance to update Article I, Section 6 to add definitions, modify Article III, Section 20 to update the use matrix, and update Article IV to add use standards for In-Home Day Care regulations, and to provide for related matters; Williamson and Travis Counties, Texas.

Motion: Approve Ordinance Case OR-26-0036 to amend the Composite Zoning Ordinance to update Article I, Section 6, to add definitions, modify Article III, Section 20, to update the matrix, and update Article IV to add use standards for in-home day care regulations, following a discussion.

By: Councilmember Blair
Seconded: Councilmember Chang

Vote: 6 - 1 (Ross)

17. Discuss and consider action on the approval of the Oakmont Ridge Phasing Plan associated with Subdivision Case CP-25-0044 on six (6) parcels of land 50.31 acres $\pm$ in size, which includes the development of 80 single-family residential lots and commercial uses in two (2) phases with the residential development minimum lot width of 70 feet which comports with the water resolution, more particularly described by Williamson Central Appraisal District Parcels R473796, R324593, R324592, R412990, R594957, and R594958; generally located the east of the intersection of CR 274 and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

Motion: Approve Oakmont Ridge Phasing Plan associated with Subdivision Case CP-25-0044 on six (6) parcels of land which includes the development of 80 single-family residential lots and commercial uses in two (2) phases.

By: Mayor Pro Tem Ross
Seconded: Councilmember Naudin

Vote: 7 - 0

18. Discuss and consider action regarding Tree Removal Case TRP-25-0046 regarding the removal of four (4) Heritage Trees associated with the Burleson Phases 1, 5 - 8 Public Improvement Construction Plans Development (PICP-25-0220), generally located to the southeast of the intersection of Journey Parkway and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

Motion: Postpone to August 6, 2026, following a discussion.

By: Mayor Thompson
Seconded: Councilmember Chang

Vote: 4 - 3 (Thompson, Ross, Herrera)

19. Discuss and consider action regarding Tree Removal Case TRP-25-0050 regarding the removal of one (1) Heritage Tree associated with the Suds Deluxe Car Wash, generally located at 675 Kauffman Loop, Leander, Williamson County, Texas.

Motion: Approve Tree Removal Case TRP-25-0050 regarding removal of one (1) Heritage Tree.

By: Mayor Thompson
Seconded: Councilmember Blair

Vote: 6-1 (Sponseller)

20. City Council discussion and possible direction regarding potential ordinance amendments and requirements associated with DarkSky International's designation of the City of Leander as an International DarkSky Community.

Motion: Approve a subcommittee of Councilmembers Chang and Blair to look into the DarkSky application, desire and impact to community and city, following a discussion.

By: Mayor Thompson
Seconded: Councilmember Chang

Vote: 6 - 1 (Herrera)

21. Discuss and consider action on the purchase of two (2) replacement fire engines for the Fire Department, utilizing HGACBuy Contract FS12-23 from Siddons Martin Emergency Group, LLC in the amount of \$2,198,452.00; and authorize the City Manager to execute any and all necessary documents.

Motion: Approve purchase of two (2) replacement fire engines utilizing HGACBuy Contract FS12-23 from Siddons Martin Emergency Group, LLC in the amount of \$2,198,452.00.

By: Mayor Pro Tem Ross
Seconded: Mayor Thompson

Vote: 7 - 0

22. Discuss and consider action to award Solicitation CIPS26-001 to EZ Bel Construction, LLC for the construction and installation of a traffic signal at the intersection of Ronald W. Reagan Boulevard and Palmera Ridge Boulevard/ Vista Heights Drive (CIP T.85), in the amount of \$586,644.50; authorize the City Manager to execute any and all necessary documents; and authorize the City Manager to approve change orders not to exceed \$146,661.13.

Motion: Approve award Solicitation CIPS26-001 to EZ Bel Construction, LLC for construction and installation of a traffic signal at the intersection of Ronald W. Reagan Boulevard and Palmera Ridge Boulevard/Vista Heights Drive (CIP T.85).

By: Mayor Thompson
Seconded: Councilmember Chang

Vote: 7 - 0

23. Discuss and consider action on a Resolution designating the City of Leander as a Purple Heart City and authorizing participation in the Military Order of the Purple Heart Purple Heart City Program in recognition of the service and sacrifice of Purple Heart recipients and all members of the United States Armed Forces.

Motion: Approve Resolution designating the City of Leander as a Purple Heart City, following a discussion.

By: Mayor Thompson

Seconded: Councilmember Chang

Vote: 7 - 0

24. Receive the Board and Commission Subcommittee findings and take action on the recommendations.

Motion: Approve combining the Parks and Recreation Advisory Board, Public Arts and Culture Commission, and Historic Preservation Commission into one (1) board under the heading of the Parks, Recreation and Arts Advisory Board with City staff and City Attorney preparing necessary ordinances.

By: Mayor Thompson

Seconded: Mayor Pro Tem Ross

Vote: 7 - 0

Motion: Approve the Economic Strategy Research Group (ESRG) to replace the Economic Development Advisory Committee.

By: Mayor Thompson

Seconded: Councilmember Naudin

Vote: 3 - 4 (Thompson, Ross, Blair, Sponseller)

Motion: Approve dissolving the Economic Development Advisory Committee.

By: Mayor Thompson

Seconded: Mayor Pro Tem Ross

Vote: 3 - 4 (Chang, Herrera, Sponseller, Naudin)

Motion: Approve directing staff to look at the feasibility of an annual community input window in October to December that would lead to a focus group steering process.

By: Councilmember Herrera

Seconded: Councilmember Chang

Vote: 4 - 3 (Thompson, Ross, Sponseller)

25. Council Member Closing Statements.

Michael Herrera - thanked the City for 4th of July and 250 Anniversary events.

Natomi Blair - thanked citizens for input; congratulated the Junior Police Academy graduates; and wished sister-in-law happy birthday.

Annette Sponseller - commented on VFW Steak Night and upcoming Blue Santa event at Leander Activity Center.

Andrew Naudin - thanked councilmembers for input on board and commission presentation;

commented on World Cup; upcoming events; this day in history in 1994 comet hit Jupiter; and this day in music history Police song *Every Breath You Take* was #1; and reminded everyone to take care of their mental health.

Becki Ross - commented on Blue Santa event need for volunteers.

Na'Cole Thompson - stated dinner came from Torchy's Tacos; reminded everyone to shop and eat locally; thanked everyone for willing to serve on Charter Review Committee.

26. 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 Upper Brushy Creek Water Control and Improvement District (WCID) lower water levels at Lakewood Park lake; and
2. Section 551.071 and Section 551.072 Texas Government Code, and Section 1.05 Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the acquisition of properties for public purposes and an option agreement for acquisition of real property; and
3. Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct, and Section 551.072, to consult with legal counsel regarding a lease agreement for City operations; and
4. Section 551.071, Section 551.072 and Section 551.087, Texas Government Code, and Section 1.05 Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding acquisition of properties for public purpose; and to deliberate proposed economic development incentives for one or more business prospects that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body with which the City is conducting economic development negotiations along with consideration of a Chapter 380 Agreement(s) for Project EDA-26-01-003 and Project EDA 26-01-004; and
5. Section 551.072 Texas Government Code, and Section 1.05 Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the acquisition of properties for public purposes.

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

1. Upper Brushy Creek Water Control and Improvement District (WCID) lower water levels at Lakewood Park lake; and
2. Acquisition of properties for public purposes and an option agreement for acquisition of real property; and
3. Lease agreement for City operations; and
4. Economic development negotiations along with consideration of a Chapter 380 Agreement(s) for Project EDA-26-01-003 and Project EDA 26-01-004; and
5. Acquisition of properties for public purposes.

Convened into Executive Session at 9:46; reconvened into open session at 10:58 p.m.

1. No action.
2. No action.
3. No action.
4. No action.
5. No action.

27. Adjournment

Adjourned at 10:59 p.m.

APPROVED

MAYOR

ATTEST:

CITY SECRETARY



EXECUTIVE SUMMARY
8/6/2026

AGENDA SUBJECT:

Approval of the Brushy Creek Regional Utility Authority (BCRUA) Annual Operating, Debt Service, and Capital Projects Budget for Fiscal Year 2027.

BACKGROUND:

On June 24, 2026, the Brushy Creek Regional Utility Authority (BCRUA) Board approved a resolution adopting the BCRUA Annual Operating, Debt Service, and Capital Projects Budget for Fiscal Year 2027, subject to the approval of the Partner Cities' City Councils.

The proposed Fiscal Year 2027 Annual Operating Budget for the BCRUA, including Capital Outlay and Reserve Adjustment, is in the amount of \$7,811,018.00. This is an 8.8% increase over Fiscal Year 2026. This year's increase is less than the 11.2% increase seen between FY 2025 and Fiscal Year 2026. The FY 2027 Debt Service Budget increased by \$2,573,599.00 to \$33,364,425.00. The proposed Annual Operating, Debt Service and Capital Projects Budgets are included in the attached.

The annual average water production is estimated to increase by 1.10 million gallons per day (MGD) or 5.98% over Fiscal Year 2026 from 18.4 MGD to 19.5 MGD. The proposed budget includes three (3) new full-time employees (FTEs) including, a senior operator, senior mechanic, and a supervisory control and data acquisition (SCADA) technician. These positions are needed to keep pace with the Phase 1D expansion that was recently completed, and to prepare for adequate staffing once the Phase 2 and 2A projects are completed. Also planned in the budget is funding for an electrical preventative maintenance project, a refurbishment of Booster Pump No.1, a vehicle for the senior mechanic, as well as uniforms and training for new personnel.

Budgets over the last several years have had double-digit percent increases due to prior years of underfunding and deferred maintenance and repair that needed attention. There has been a year-over-year downward trend in the increases, which shows a more stable base budget for the majority of the budget categories. The personnel, electricity, and chemical budgets have the highest increases due to the flow increase, the Phase 1D plant expansion, a 6.5% electricity rate increase by Pedernales Electric Company (PEC), and anticipated chemical cost increases.

BCRUA staff and Finance and Engineering Operations Committees have reviewed and recommended approval.

A comparison of the FY 2026 and FY 2027 Budgets broken down by City is shown below. Additional comparisons and details of previous years' budgets can be found in the attachment.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

City staff recommends that the City Council approve the proposed FY 2027 BCRUA Annual Operating, Debt Service, and Capital Outlay Budget.

PRESENTER:

Gina Ellison, PE, Executive Director of Public Works
Otis Williams, Chief Financial Officer

Fiscal Impact**Amount requested:**

\$4,338,828.00 Operations (Leander Portion)
\$17,748,531.00 Debt Service (Leander Portion)

Approved in current budget (Yes / No):

Proposed FY 2027

Expenditure (New / Amended):

New

Recurring or one-time:

Recurring

Fund source (Operating / Utility / etc.):

Utility Fund Operations and Debt Service

Attachments:

1. BCRUA Resolution 2026-010 Board Approved 06.24.2026
2. BCRUA Budget Summary

RESOLUTION NO. BCRUA-2026-010

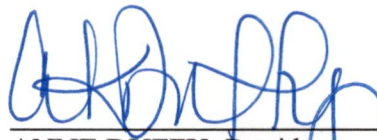
WHEREAS, the Board of Directors of the Brushy Creek Regional Utility Authority (“BCRUA”) wishes to adopt the BCRUA Annual Operating, Debt Service and Capital Project Budget for Fiscal Year 2026-2027, in accordance with the attached proposal, Now Therefore

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BRUSHY CREEK REGIONAL UTILITY AUTHORITY:

That the BCRUA Annual Operating, Debt Service and Capital Project Budget for Fiscal Year 2026-2027 be adopted, subject to the approval of the Participating Cities, as set forth in Exhibit "A" attached hereto and incorporated herein for all purposes.

The Board of Directors hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

RESOLVED this 24th day of June, 2026.



ANNE DUFFY, President
Brushy Creek Regional Utility Authority

ATTEST:



NA'COLE THOMPSON, Secretary

Exhibit "A" to FY27 Budget Resolution

BCRUA Budget	Proposed 2027	Cedar Park	Leander	Round Rock
FY27 Operating Budget	\$7,811,018	\$838,037	\$4,338,828	\$2,634,153
FY27 Debt Service Budget	\$33,364,425	\$6,319,994	\$17,748,531	\$9,295,901
Total Operating and Debt Service Budget	\$41,175,435	\$7,158,031	\$22,087,359	\$11,930,053

BCRUA FY 2027 Capital Projects Budget ¹				
Project	Description	Soft Cost	Construction Cost	Total Project Cost (Budget)
Phase 2 Raw Water Delivery System ²	Raw Water Intake, Tunnel, Pump Station and Transmission Line	\$65,428,000	\$258,487,000	\$323,915,000
Phase 1D WTP Expansion	WTP expansion from 32.5 MGD to 42 MGD	\$2,863,000	\$18,746,400	\$21,609,400
Delivery Points Ph 1 & 2	Upgrades at water delivery points to cities for improved flow control	\$762,000	\$2,053,000	\$2,815,000
Phase 2A WTP Expansion ³	WTP expansion from 42 MGD to 64 MGD	\$13,325,000	\$125,000,000	\$138,325,000
Barge decommission & recommission ⁴	Contingency plan if Lake Travis drops to El 623.	\$300,000	\$2,700,000	\$3,000,000

1 - Cost data from actual construction costs, engineer estimates and SWIFT loans/applications

2- Ph 2 includes prelim design, land rights, PEC power projects, CMT, constr phase svcs, construction

3 - Cost data from actual construction cost, engineer estimates and SWIFT loans/applications

4 - Funding source TBD if project becomes necessary

DATE: June 17, 2026

SUBJECT: BCRUA Board Meeting – June 24, 2026

ITEM: 6A. Consider a Resolution approving the BCRUA Annual Operating, Debt Service and Capital Projects Budget for Fiscal Year 2026-2027, subject to approval of the Participating Cities. (BCRUA-2026-010)

PRESENTER: Sam Roberts, General Manager

BACKGROUND:

The proposed FY26 Annual Operating Budget, including Capital Outlay and Reserve Adjustment is \$7,811,018. This is an 8.8% increase over FY26. This year's increase is less than the 11.2% increase last year. The FY27 Debt Service Budget is \$33,364,425, increasing by \$2,573,599 over last year, mostly for the 2A project. The proposed Annual Operating, Debt Service and Capital Projects Budget are included in Exhibit A of the attached resolution and also in this summary along with various charts showing budget stats.

The annual average water production is estimated to increase by 1.10 MGD or 5.98 % over FY 27, from 18.4 mgd to 19.5 mgd. The proposed budget includes 3 new FTE's, a senior operator, senior mechanic and a SCADA technician. These positions are needed to keep pace with the Phase D expansion that was just completed and to prepare for adequate staffing once the Phase 2 and 2A project are completed. Also planned in the budget is funding for an electrical preventative maintenance project, a refurbish of Booster pump No. 1, a work truck for the senior mechanic and supplies, uniforms and training costs for the new personnel. Contingency, capital outlay and miscellaneous line items in the budget will be used for some of these costs.

You may recall the budgets over the last several years had double digit increases due to prior years of underfunding and deferred maintenance and repair activities that needed attention. As you can see in the charts on the following pages, there is a year over year trend downward in the increases, which we believe shows a more stable base budget for most of the budget categories. The personnel and electricity, power and chemicals budgets had the highest increases due to the flow increase, the Phase D plant expansion coming on line this year, a 6.5% electricity increase by PEC and anticipated chemical cost increases due to supply chain issues.

A resolution and Exhibit for Board approval of this budget is attached. BCRUA staff and both the Operations Committee (OC) and the Finance Committee have reviewed this proposed budget and recommend Board approval.

Exhibit “A” to FY27 Budget Resolution

BCRUA Budget	Proposed 2027	Cedar Park	Leander	Round Rock
FY27 Operating Budget	\$7,811,018	\$838,037	\$4,338,828	\$2,634,153
FY27 Debt Service Budget	\$33,364,425	\$6,319,994	\$17,748,531	\$9,295,901
Total Operating and Debt Service Budget	\$41,175,435	\$7,158,031	\$22,087,359	\$11,930,053

BCRUA FY 2027 Capital Projects Budget ¹

Project	Description	Soft Cost	Construction Cost	Total Project Cost (Budget)
Phase 2 Raw Water Delivery System ²	Raw Water Intake, Tunnel, Pump Station and Transmission Line	\$65,428,000	\$258,487,000	\$323,915,000
Phase 1D WTP Expansion	WTP expansion from 32.5 MGD to 42 MGD	\$2,863,000	\$18,746,400	\$21,609,400
Delivery Points Ph 1 & 2	Upgrades at water delivery points to cities for improved flow control	\$762,000	\$2,053,000	\$2,815,000
Phase 2A WTP Expansion ³	WTP expansion from 42 MGD to 64 MGD	\$13,325,000	\$125,000,000	\$138,325,000
Barge decommission & recommission ⁴	Contingency plan if Lake Travis drops to El 623.	\$300,000	\$2,700,000	\$3,000,000

1 - Cost data from actual construction costs, engineer estimates and SWIFT loans/applications

2- Ph 2 includes prelim design, land rights, PEC power projects, CMT, constr phase svcs, construction

3 - Cost data from actual construction cost, engineer estimates and SWIFT loans/applications

4 - Funding source TBD if project becomes necessary

2 Yr Operating Budget Comparison By Category - FY26 - FY27				
Budget Category	FY 2026	FY 2027	Change (\$)	Change (%)
Plant Personnel (inc GM) ¹	\$1,992,255	\$2,209,800	\$217,545	10.92%
Repairs/Replacement/Maintenance ²	\$456,301	\$474,553	\$18,252	4.00%
Materials/Tools/Lab/Computers/Licenses ³	\$126,545	\$145,326	\$18,781	14.84%
Electricity/Chemicals/Sludge ⁴	\$3,505,160	\$3,847,009	\$341,849	9.75%
Contract Services ⁵	\$345,900	\$366,329	\$20,429	5.91%
Capital Outlay ⁶	\$91,350	\$95,004	\$3,654	4.00%
Other ⁷	\$260,416	\$284,368	\$23,952	9.20%
Contingency ⁸	\$203,338	\$222,672	\$19,334	9.51%
Additional Reserve ⁹	\$197,828	\$165,949	-\$31,878	-16.11%
Total Operating Budget	\$7,179,093	\$7,811,011	\$631,919	8.80%
Total Debt Service Budget	\$30,790,826	\$33,364,425	\$2,573,599	8.36%
Reserve Operating Account	\$1,745,315	\$1,911,265	\$165,950	9.51%
Total Budgeted MGD	18.40	19.50	1.10	5.98%
Budgeted O&M Cost Per 1,000 Gals	\$1.07	\$1.10		
Notes:				
1 - Includes RR contract services reported in GM personnel cost.				
2 - Raw/treated underground infrastructure, plant facilities, buildings, pumps, delivery points, HVAC, SCADA				
3- Office, safety, lab, computers, radios, small tools, fuel/oil and janitorial				
4 - Electricity, chemicals and sludge processing for treatment plant and raw water pumping.				
5- CP contract accounting, audit/investment/banking fees, grounds maintenance, legal services, uniforms.				
6 - TBD, capitalized repairs, possible plant truck.				
7 - Insurance, utilities, TCEQ fee, phones, internet, misc expenses, training, meetings, travel, licenses, memberships				
8 - Unplanned major repairs and planned non-capital project costs to assure proper operation & maintenance of system				
9 - Annual addition of reserve funds to maintain a balance equivalent to 3 months of total operating expenses				

Yr over Yr Budget Variation By Category - FY24 - FY27 (%)				
Budget Category	FY 23 - FY 24	FY 24 - FY 25	FY 25 - FY 26	FY 26 - FY 27
Plant Personnel (inc GM) ¹	29.27%	10.79%	9.95%	10.92%
Repairs/Replacement/Maintenance ²	63.64%	40.21%	13.00%	4.00%
Supplies/Materials/Small Tools ³	25.09%	18.22%	6.30%	14.84%
Electricity/Chemicals/Sludge ⁴	14.38%	27.20%	15.83%	9.75%
Contract Services ⁵	2.00%	23.15%	11.04%	5.91%
Capital Outlay ⁶	0.00%	4.82%	5.00%	4.00%
Other ⁷	55.28%	3.62%	4.00%	9.20%
Contingency ⁸	18.70%	20.66%	12.78%	9.51%
Additional Reserve ⁹	87.24%	31.14%	-25.33%	-16.11%
Total Operating Budget	23.37%	21.05%	11.22%	8.80%

Individual City Budget Stats				
BCRUA Budget	Cedar Park	Leander	Round Rock	Total
FY26 O&M Budget	\$781,518	\$3,871,727	\$2,525,846	\$7,179,092
FY27 O&M Budget	\$838,037	\$4,338,828	\$2,634,153	\$7,811,018
Difference (\$)	\$56,519	\$467,101	\$108,306	\$631,926
Difference (%)	7.23%	12.06%	4.29%	8.80%
FY 26 Debt Service	\$6,309,966	\$15,805,316	\$8,675,544	\$30,790,826
FY 27 Debt Service	\$6,319,994	\$17,748,531	\$9,295,901	\$33,364,425
Difference (\$)	\$10,028	\$1,943,216	\$620,357	\$2,573,600
FY26 Est. Take (MGD)	2.00	9.90	6.50	18.40
FY27 Est. Take (MGD)	2.00	11.00	6.50	19.50
Difference (MGD)	0.00	1.10	0.00	1.10
Difference (%)	0.00%	11.11%	0.00%	5.98%

5 Yr O&M Budget Summary By Category - FY23 V FY27					
Budget Category	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Plant Personnel (inc GM) ¹	\$1,265,150	\$1,635,500	\$1,811,900	\$1,992,255	\$2,209,800
Repairs/Replacement/Maintenance ²	\$176,000	\$288,000	\$403,810	\$456,301	\$474,553
Supplies/Safety/Computers, Small Tools ³	\$80,500	\$100,700	\$119,050	\$126,545	\$145,326
Electricity/Chemicals/Sludge ⁴	\$2,080,000	\$2,379,000	\$3,026,000	\$3,505,160	\$3,847,009
Contract Services ⁵	\$248,000	\$252,950	\$311,500	\$345,900	\$366,329
Capital Outlay ⁶	\$83,000	\$83,000	\$87,000	\$91,350	\$95,004
Other ⁷	\$155,625	\$241,650	\$250,400	\$260,416	\$284,368
Contingency ⁸	\$125,888	\$149,424	\$180,290	\$203,338	\$222,672
Additional Reserve ⁹	\$107,893	\$202,015	\$264,931	\$197,828	\$165,949
Total Operating Budget	\$4,322,056	\$5,332,239	\$6,454,881	\$7,179,093	\$7,811,011
Change From Prior Yr (\$)	NA	\$1,010,183	\$1,122,642	\$724,212	\$631,919
Change From Prior Yr (%)	NA	23.37%	21.05%	11.22%	8.80%
Estimated Treated Water Delivery (MGD)	12.30	13.30	16.65	18.40	19.50
Change From Prior Yr (MGD)	NA	1.00	3.35	1.75	1.10
Change From Prior Yr (%)	NA	8.13%	25.19%	10.51%	5.98%
Debt Service	\$20,707,108	\$23,922,887	\$28,330,550	\$30,790,826	\$33,364,425
Total Operating & Debt Service	\$25,029,164	\$29,255,126	\$34,785,431	\$37,969,918	\$41,175,436

Notes:

1 - Includes RR contract services reported in GM personnel cost.

2 - Raw/treated underground infrastructure, plant facilities, buildings, pumps, delivery points, HVAC, SCADA

3- Office, safety, lab, computers, radios, small tools, fuel/oil and janitorial

4 - Electricity, chemicals and sludge processing for treatment plant and raw water pumping.

5- CP contract accounting, audit/investment/banking fees, grounds maintenance, legal services, uniforms.

6 - TBD, capitalized repairs, possible plant truck.

7 - Insurance, utilities, TCEQ fee, phones, internet, misc expenses, training, meetings, travel, licenses, memberships

8 - Expenses for unplanned major repairs and planned non-capital project costs to assure proper operation & maintenance of system

9 - Annual addition of reserve funds to maintain a balance equivalent to 3 months of total operating expenses



EXECUTIVE SUMMARY
8/6/2026

AGENDA SUBJECT:

Acceptance of public infrastructure improvements for CR 175 Roadway Improvements, to include streets and drainage (PICP-23-0052).

BACKGROUND:

Approximately \$3,730,488.07 in required public infrastructure improvements, including streets and drainage for the CR 175 Roadway Improvements PICP-23-0052 have been installed, inspected, and are satisfactorily completed. All documentation required for acceptance of the public infrastructure as part of this project has been received, including record drawings, a 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 August 6, 2026, which will provide warranty and maintenance coverage for the infrastructure improvements through August 6, 2028.

The Engineering Division of the Development Services Department will perform a formal inspection of the improvements approximately 30 days prior to the expiration of the Maintenance Bond to assure that any defects in materials, quality construction, or maintenance are corrected prior to expiration of the bond.

The extension of public infrastructure is in accordance with City ordinance and master plans and will promote future and orderly development in the area.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

City staff recommends that City Council accept certain public infrastructure improvements for CR 175 Roadway Improvements, to include streets and drainage (PICP-23-0052).

PRESENTER:

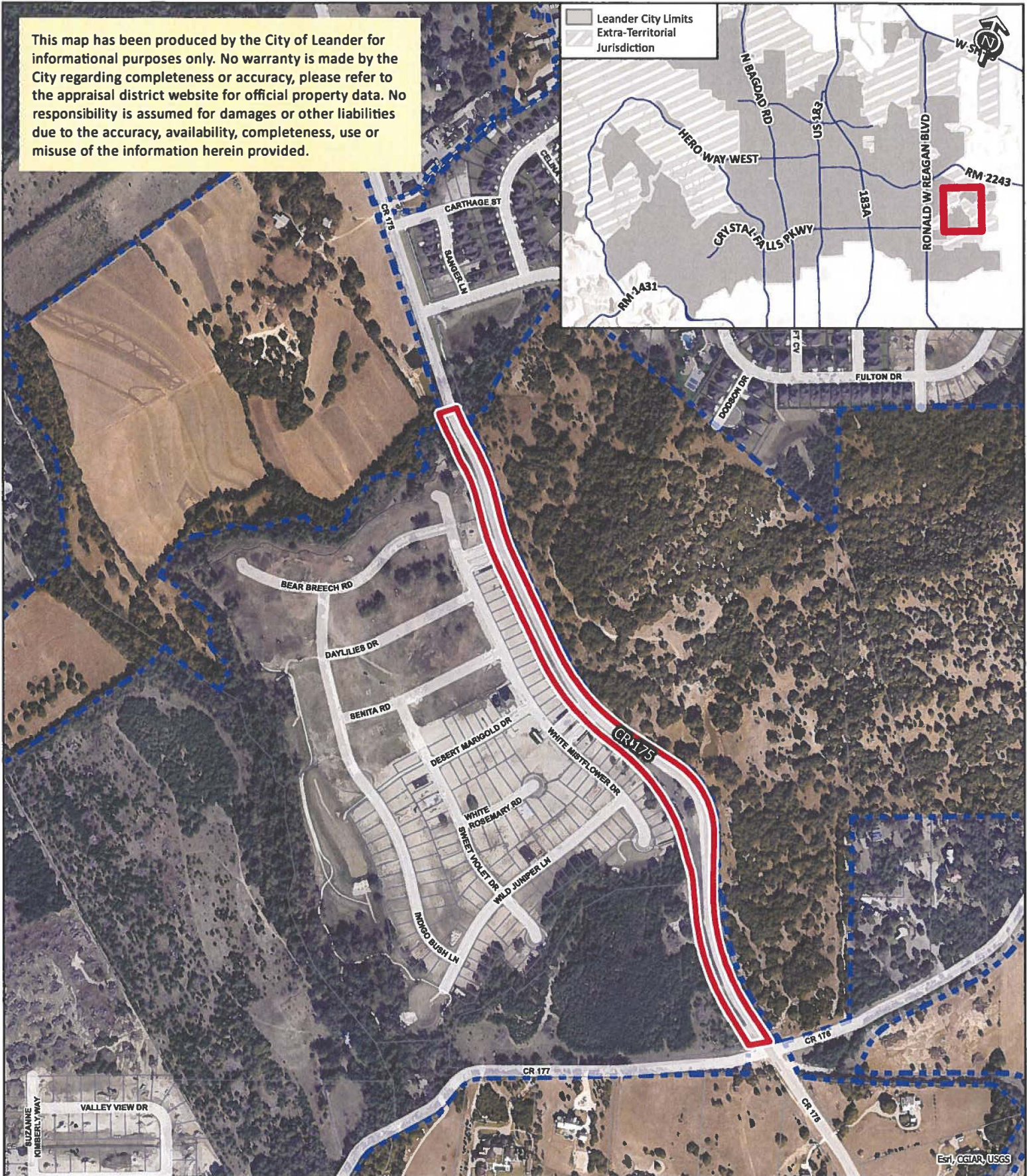
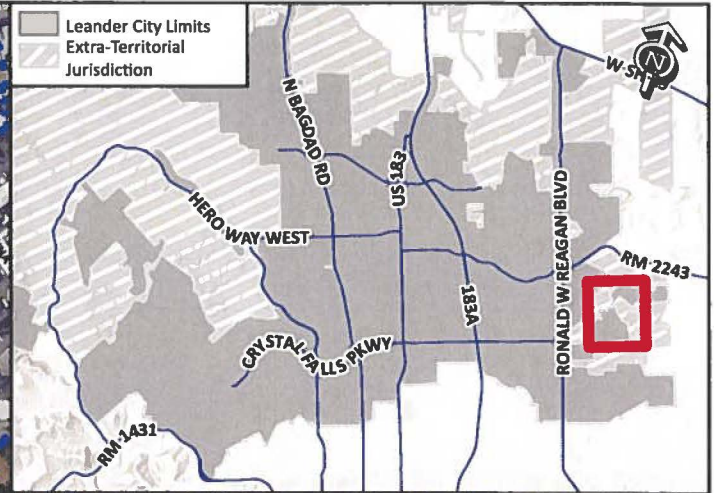
Emily Truman, P.E., CFM, PMP, City Engineer

Fiscal Impact

Attachments:

1. CR175 Roadway Improvement 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 appraisal district website for official property data. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

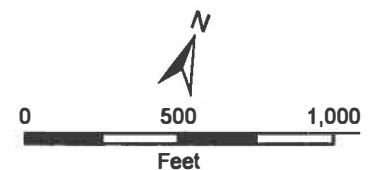


LOCATION MAP

CR 175 Roadway Improvements - PICP-23-0052



-  Accepted Subdivision
-  City Limits
-  Extra-Territorial Jurisdiction



Engineer's Concurrence for Project Acceptance

Project: CR 175 Roadway Improvements

Date: 5/8/2026

City of Leander Issued Permit Number: PICP-23-0052

Owner's Name & Address

Toll Southwest, LLC.

Kyle Ninness

1320 Arrow Point Dr. Suite 401, Cedar Park, TX 78613

Consultant Engineer's Name & Address

Pape-Dawson Consulting Engineers, LLC.

Aimee Chavez, P.E.

10801 N Mopac Expy., Bldg. 3, Suite 200, Austin, TX 78759

On this date, I, the undersigned Professional Engineer in the State of Texas, or my representative, have made a visual inspection of the above referenced project. No discrepancies from the approved construction plans or deficiencies in construction were visible or brought to my attention. I, therefore, certify that all improvements are in substantial compliance with the approved construction plans and all City, State, and Federal requirements, including the City of Leander Subdivision Ordinance and Composite Zoning Ordinance.

If applicable, for closeout of public improvement construction project (PICP) permits, I additionally certify that all project closeout procedures with other governmental entities have been completed and finalized with each entity prior to submittal of my concurrence letter to the City of Leander.



(SEAL)

Aimee Chavez

Signature

Aimee Chavez

Typed Name

Pape-Dawson Consulting Engineers, LLC.

Engineering Firm Name

#470

Registered Engineering Firm Number



04/08/2026

Kyle Ninness
Toll Southwest, LLC
1320 Arrow Point Drive, Suite 401
Cedar Park, Texas, 78613

TDLR Project No.: TABS2026014742

PROJECT:

CR 175 Roadway Improvements
Northwest Intersection of CR 175 and CR 177
Leander, TX 78641

CORRECTIVE MODIFICATIONS – NO VIOLATIONS

Dear Kyle Ninness,

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) 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 blue ink that reads "Olaf Brunjes".

Olaf Brunjes, RAS #1228

MAINTENANCE BOND
Subdivision Improvements

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

KNOW ALL BY THESE PRESENTS, that DNT Construction, LLC
as Principal, whose address is 2300 Picadilly Dr. Round Rock, TX 78664 and
Philadelphia Indemnity Insurance Company a Corporation organized under the laws of the State of
Pennsylvania, 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 Three
Hundred Seventy-Three Thousand Forty-Eight And 81/100 Dollars (\$373,048.81) 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 CR 175 Roadway Improvements Project
No. PICP-23-0052 (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 31st day of March, 2026.

DNT Construction, LLC

Principal

By: 

Dean Tomme

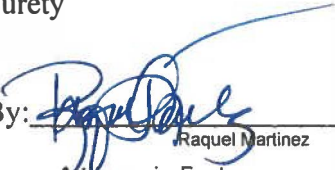
Title: President

Address: 2300 Picadilly Dr.

Round Rock, TX 78664

Philadelphia Indemnity Insurance Company

Surety

By: 

Raquel Martinez

Title: Attorney-in-Fact

Address: One Bala Plaza, Suite 100

Bala Cynwyd, PA 19004

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

Jim Whorton & Associates, Inc. dba Whorton Insurance Services

11200 Jollyville Rd, Austin, TX 78759

(Seal)

PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That PHILADELPHIA INDEMNITY INSURANCE COMPANY (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint Tom Mulanax, Michael Whorton, David Whorton, Raquel Martinez, Rosemarie Mojica, Logan Mulanax and/or Noe Moreno of Whorton Insurance Service its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances, consents of surety and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$50,000,000.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in t

he nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of
RESOLVED: Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 21ST DAY OF AUGUST 2025.

(Seal)



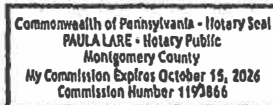
John Glomb
John Glomb, President & CEO

Philadelphia Indemnity Insurance Company

On this 21st day of August, 2025, before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the PHILADELPHIA INDEMNITY INSURANCE COMPANY; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:

Rosemarie Mojica



residing at: Bala Cynwyd
My commission expires: October 15, 2026

I, Angelique Cooper, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 21st day of August, 2025 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 31st day of March, 2026.



Angelique Cooper

Angelique Cooper, Corporate Secretary

PHILADELPHIA INDEMNITY INSURANCE COMPANY

IMPORTANT NOTICE

To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint at:

1-877-438-7459

You may also write Philadelphia Indemnity Insurance Company at:

**One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004
Attention: Senior Vice President and
Director of Surety**

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:

**P.O. Box 149104
Austin, TX 78714-9104
Fax# 512-490-1007
Web: www.tdi.texas.gov
Email: ConsumerProtection@tdi.texas.gov**

PREMIUM OR CLAIM 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.

ATTACH THIS NOTICE TO YOUR BOND: This notice is for information only and does not become a part or condition of the attached document.

ADVISOR IMPORTANTE

Para obtener informacion o para someter una queja: Usted puede llamar al numero de telefono gratis de para informacion o para someter una queja al:

1-877-438-7459

Usted tambien puede escribir a Philadelphia Indemnity Insurance Company:

**One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004
Attention: Senior Vice President and
Director of Surety**

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
Email: 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 Surety primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

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

June 25, 2026

Paul Brochi, P.E.
Engineer
201 N. Brushy Street
Leander, Texas 78646

RE: CR 175 Roadway Improvements
App. No.: PICP-23-0052
Final Cost Certification

Dear Mr. Brochi:

Following is the information as applicable for items that will be owned and maintained by the City within this project:

Name on Approved Construction Documents: CR 175 Roadway Improvements (PICP-23-0052).

Name on Bank Bond for Fiscal Posting: CR 175 Roadway Improvements.

COST SUMMARY

Street Improvements:	\$ 2,591,983.58
Drainage & Erosion and Sedimentation Control Improvements:	\$ 1,138,504.49
Water Improvements:	\$ 0.00
Wastewater Improvements:	\$ 0.00
TOTAL	\$ 3,730,488.07

MAINTENANCE BOND

Total Improvements:	\$ 3,730,488.07
Maintenance Bond (10%)	\$ 373,048.81

INSPECTION FEES

Total Cost of CR 175 Roadway Improvements	\$ 3,730,488.07
3.5% Inspection Fees Owed to City	\$ 130,567.08
Inspection Fees Paid at Initial Submittal & Revisions #1 - #4	\$ 127,638.74
Inspection Fees Owed to City with Closeout	\$ 2,928.34

ENGINEER'S CONTACT INFORMATION

Aimee Chavez, P.E.
Pape-Dawson Consulting Engineers, LLC.
10801 N. Mopac Expressway. Building 3, Suite 200
Austin, TX 78759
AChavez@pape-dawson.com
(512) 454-8711

Please call if you have any questions.

Sincerely,
Pape-Dawson Consulting Engineers, LLC.
Texas Board of Professional Engineers, Firm Registration # 470



Aimee Chavez, P.E.
Associate Vice President

H:\Projects\514\80\00\301 Construction Documents\Documents\Plan Processing\City\CR 175 Closeout\Maintenance Bond\260224 CR 175 Roadway - Development Cost Letter.docx

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

STATE OF TEXAS
COUNTY OF BELL

Date: 6/2/2026

Owner: Toll Bros, Inc.

Contractor/Material
Provider ("Affiant"): DNT Construction

Project : CR 175

This is to acknowledge and certify that Affiant has completed the construction of all improvements for the project noted above and that they have been paid in full for all labor and material provided to the above-noted construction project and acknowledge and certify 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 pursuant to the Contract.

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 2 June 2026.

AFFIANT:

Signature: Laurie Weisensel

Typed Name: Laurie Weisensel

Title: CFO

STATE OF TEXAS

COUNTY OF BELL

BEFORE ME the undersigned authority on this day personally appeared Laurie Weisensel, 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, 2 June 2026.

[S E A L]



Amanda B. Pineda

Notary in and for the State of Texas

Name: Amanda B Pineda

My commission expires: April 18, 2030



EXECUTIVE SUMMARY
8/6/2026

AGENDA SUBJECT:

Approval of an Interlocal Cooperation Contract agreement between The University of Texas at Austin – ITS - Office of Telecommunication Services and the City of Leander allowing the City to purchase Internet access and related services from the University of Texas System/UT Austin in the amount of \$19,566.24; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:

The City of Leander has purchased Internet access through the University of Texas at Austin's Office of Telecommunication Services for the last six (6) years. UT Austin provides high quality, reliable Internet access at a very reasonable price point, and includes many services at no additional cost which would otherwise be prohibitively expensive for the City to acquire.

The University of Texas at Austin has the unique ability to provide fast Internet access at a lower price point than commercial Internet providers for organizations who are eligible for access to THENet (Texas Higher Education Network). This includes municipalities with public libraries. The Internet access is provided at cost, and includes additional services the University of Texas at Austin pays for, such as direct connections to Microsoft's servers (ExpressRoute) which has lower latency and improves speed when City staff utilizes Microsoft 365 resources like Teams, Outlook, etc. The University of Texas at Austin also provides access to additional information security services at no cost which City information security staff can leverage as a force multiplier to detect, prevent, and stop cybersecurity attacks.

This Interlocal Cooperation Agreement has been reviewed and approved as to form by the City Attorney and is compliant with all applicable procurement statutes.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

City staff respectfully recommends City Council approve an Interlocal Cooperation Contract agreement between The University of Texas at Austin – ITS - Office of Telecommunication Services and the City of Leander allowing the City to purchase Internet access and related services from the University of Texas System/UT Austin in the amount of \$19,566.24; and authorize the City Manager to execute any and all necessary documents.

PRESENTER:

Stuart Smith, Deputy Director of IT/Information Security Officer

	<u>Fiscal Impact</u>
<u>Amount requested:</u>	\$19,566.24
<u>Approved in current budget (Yes / No):</u>	Yes
<u>Expenditure (New / Amended):</u>	New
<u>Recurring or one-time:</u>	Recurring
<u>Fund source (Operating / Utility / etc.):</u>	Operating

Attachments:



EXECUTIVE SUMMARY
8/6/2026

AGENDA SUBJECT:

Conduct a Public Hearing regarding Special Use Case Z-26-0210 for a Special Use Permit to allow for an in-home day care with up to 12 children on one (1) parcel of land 0.2 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R456282; and more commonly known as 1202 Drake Cove, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-26-0210 as described above.

BACKGROUND:

This request is the second step in the zoning process to approve a Special Use Permit (SUP). 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. The applicant has submitted a request for a Special Use Permit (SUP) in order to allow for an in-home day care with up to 12 children and a garage conversion. This request would result in a reduction of the parking requirements as it would only provide for two (2) driveway parking spaces for both the residence and the day care.

DEVELOPMENT REQUIREMENTS:

Composite Zoning Ordinance:

- The ordinance currently allows for an in-home day care with up to six (6) children. An additional six (6) children may be allowed if additional requirements are met including a traffic circulation plan, off-street parking, and setbacks for outdoor play areas.
- The ordinance requires that a residential home with three (3) or more bedrooms have two (2) garage-enclosed parking spaces and two (2) additional off-street parking spaces.

Texas Health and Human Services

- Texas Health and Human Services grants licenses for childcare homes with up to 12 children. The applicant has been operating Dew Drops Montessori Preschool with up to 12 children at this site with their State License. The City Council discussed updates to the day care requirements during their meeting on April 16, 2026. This case was previously presented to the Commission during the April 23, 2026 meeting with no action taken.

The Council heard this item during the June 4, 2026, meeting and remanded the case back to the Commission

following action on the day care ordinance updates.

The ordinance was updated by the City Council on July 16, 2026. The updates included allowing in-home day cares to have up to six (6) children, with an additional six (6) children with added improvements. If the day care does have over six (6) children, a permit will be required to show that there is appropriate traffic circulation, sufficient parking, and to verify the placement of outdoor play areas.

The applicant does have the option to operate under the new standards or to continue with the requested special use permit. This special use permit proposes having more than 6 children, but does not address the traffic circulation, parking sufficiency, or the location of the outdoor play areas.

CODE ENFORCEMENT CASE

A Code Enforcement case was opened due to the in-home day care having over five (5) children in August 2025. Staff held a pre-development meeting with the applicant on October 6, 2025, to go over the next steps for bringing the site into compliance. Following the meeting, Staff conducted a courtesy visit to verify the items that needed to be addressed regarding the garage conversion. In early January, Staff met with the applicant to help them submit their application for the SUP. During the review, Staff noted that the proper permits for the garage conversion were not issued. Staff conducted another site visit on March 23, 2026, to verify the necessary permits and have been coordinating with the applicant on obtaining the permits. All outstanding building permit items have been completed and closed as of April 14, 2026, with the exception of the garage conversion; it remains open.

GENERAL INFORMATION:

Current Zoning: SFU-2-B (Single-Family Urban)

Size and Location: The property is located at 1202 Drake Cove, including approximately 0.2 acres.

Surrounding Area: This property is located within the Woods at Mason Creek Subdivision, surrounding other single-family residential uses.

PUBLIC NOTIFICATION:

In addition to the notice mailed on behalf of the City to all property owners within 200', the agent is required to reach 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' are also required to be contacted.

The residents within 500' were notified by a hand-delivered letter on January 19, 2026. Those who were not available were mailed a letter on February 2, 2026. In addition, the Magnolia HOA was also notified. No comments/concerns were discussed during the outreach.

Please see the full report from the applicant attached as Exhibit 7.

HISTORY/TIMELINE:

08/26/2025 – Code Enforcement Case Opened
10/06/2025 – Pre-Development Meeting
02/12/2026 – SUP Application Filed
04/16/2026 – Day Care Workshop with City Council
04/23/2026 – Planning and Zoning, Public Hearing
05/28/2026 – Planning and Zoning, Day Care Ordinance – approved with modifications
06/04/2026 – City Council, Public Hearing

06/18/2026 – City Council, Day Care Ordinance – approved 1st Reading
07/09/2026 – Planning and Zoning, Public Hearing

APPLICANT/AGENT:

Ashanthi Perera

RECOMMENDATION:

As part of the evaluation of this request, the City Council has the following options:

1. Approve the proposed Special Use Permit with a six (6) month time limit;
2. Deny the proposed Special Use Permit; or
3. Approve an alternative request that may include modifications to the parking requirements or time limit.

Staff recommends Option 2 listed above – deny the proposed Special Use Permit. Staff made this recommendation based on the lack of parking spaces available for the residential home and day care use. This proposed use is more intense and changes the neighborhood character through converting the garage and not accommodating parking on site.

During the April 23, 2026, meeting, the Planning and Zoning Commission did not take action. The Council voted to remand the case to the Planning and Zoning Commission during the June 4, 2026, meeting.

The Planning and Zoning Commission heard this item during the July 9, 2026, meeting and recommended denial with a 3 to 2 vote (Commissioners Lewis and Oliver opposed).

PRESENTER:

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

Attachments:

1. Z-26-0210 Att 1 Letter of Intent - 1202 Drake Cove
2. Z-26-0210 Att 2 Current Zoning-1202 Drake Cove SUP
3. Z-26-0210 Att 3 FLU Map-1202 Drake Cove SUP
4. Z-26-0210 Att 4 Public Notification-1202 Drake Cove SUP
5. Z-26-0210 Att 5 Aerial Map-1202 Drake Cove SUP
6. Z-26-0210 Att 6 Utilities Map-1202 Drake Cove SUP
7. Z-26-0210 Att 7 Neighborhood Outreach - 1202 Drake Cove
8. Z-26-0210 Att 8 Ordinance - 1202 Drake Cove
9. 7-9-2026 P & Z Minutes

Ref# Z-26-210
Ashanthi Perera
1202 Drake Cove
Leander, TX 78641
512-966-5522
Date: 03/02/2026

To Whom It May Concern,

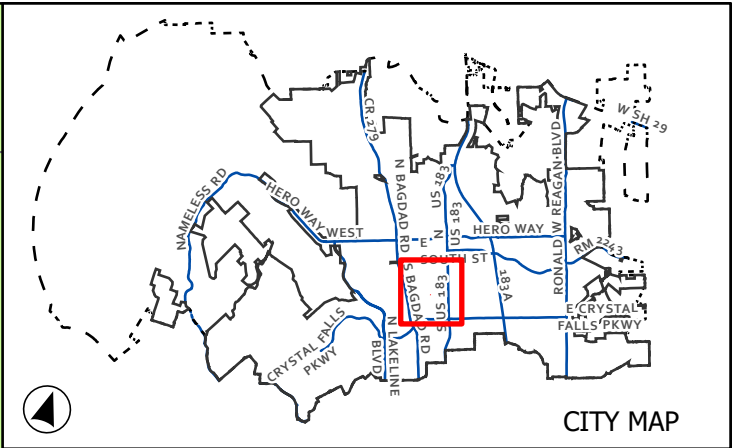
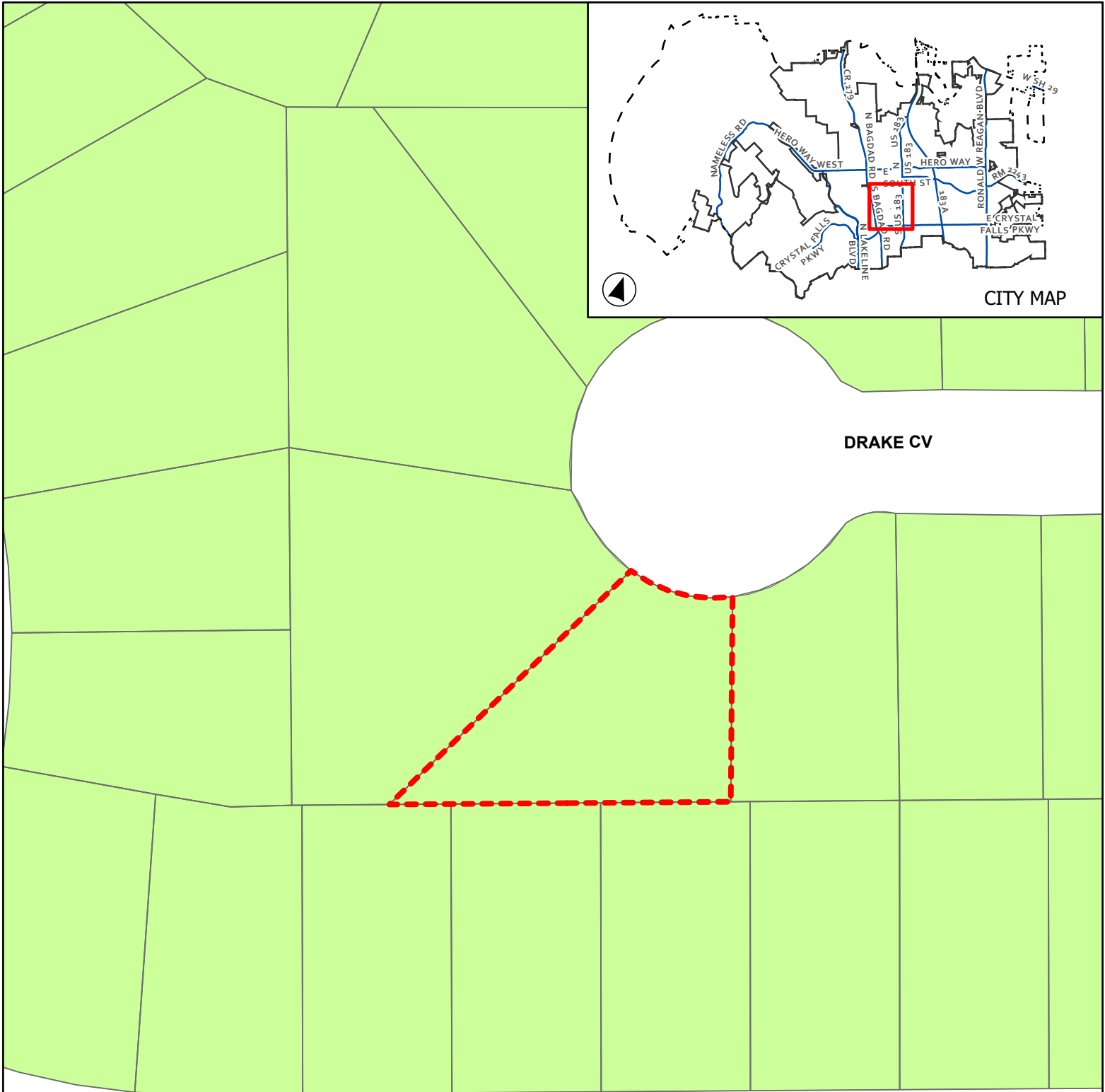
I am submitting this application to request a special use permit for the operation of a home-based daycare. The proposed daycare will serve up to 12 children, ages 3 to 5, on weekdays from 8:00 AM to 5:00 PM.

I am requesting approval for a period of 6 months with the intention that the permit be renewed. The garage was converted. The residential and daycare parking will be met through the parking spaces located on the driveway.

Qualifications and Ownership

I have been licensed with the state since 2008 and currently hold a Texas Rising Star certification from Workforce Solutions. In addition, I am the owner of the property at the address listed above.


Ashanthi Perera



ALSATIAN LN

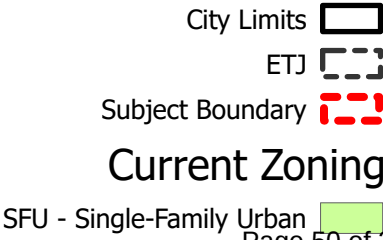
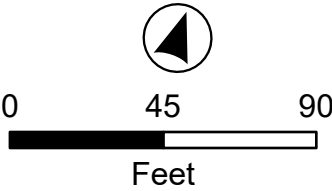
CASE: Z-26-0210

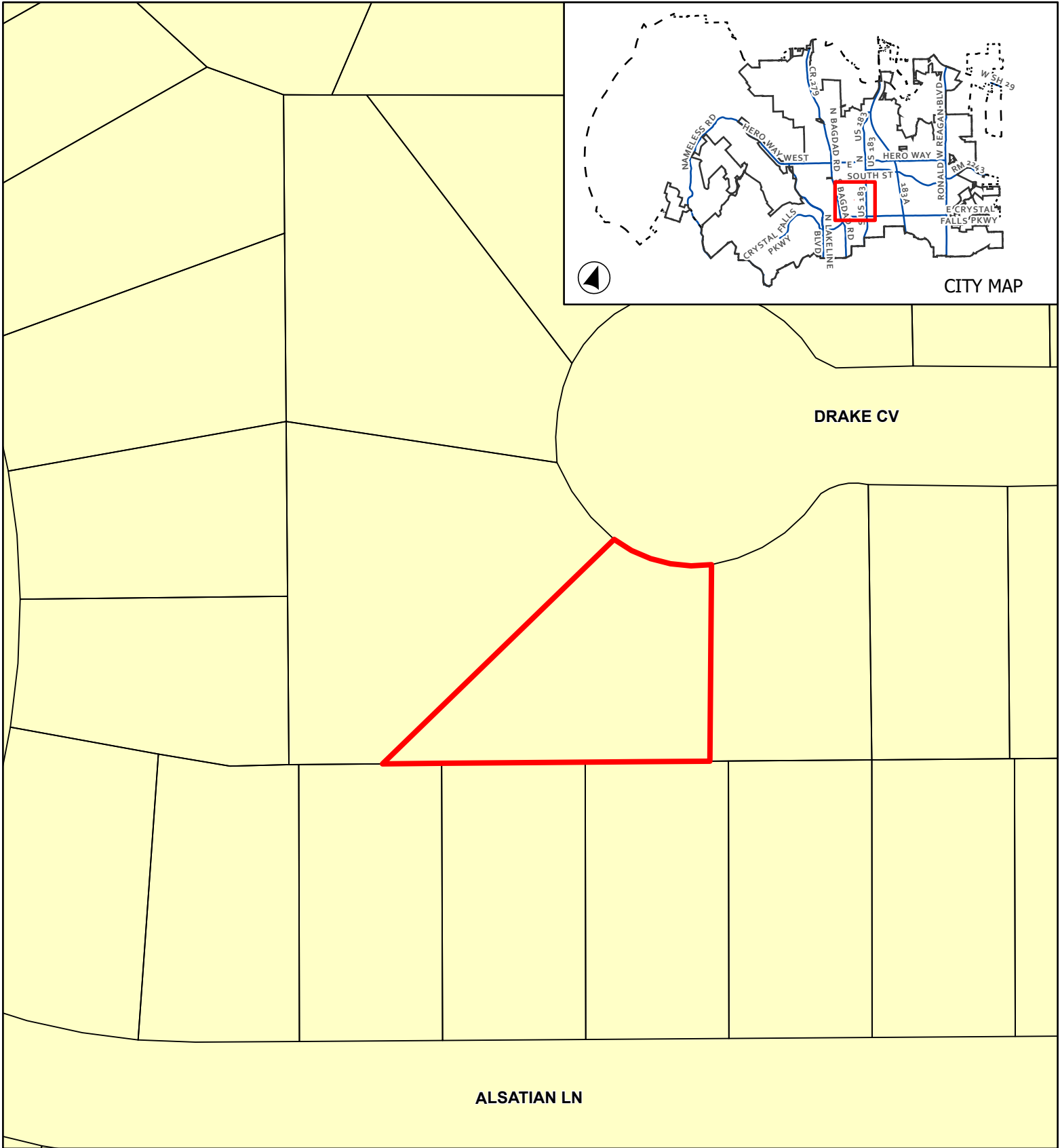
ATTACHMENT 2

1202 DRAKE CV
HOME DAY CARE

Current Zoning

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





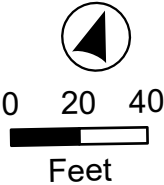
CASE: Z-26-0210

ATTACHMENT 3

1202 DRAKE CV
HOME DAY CARE

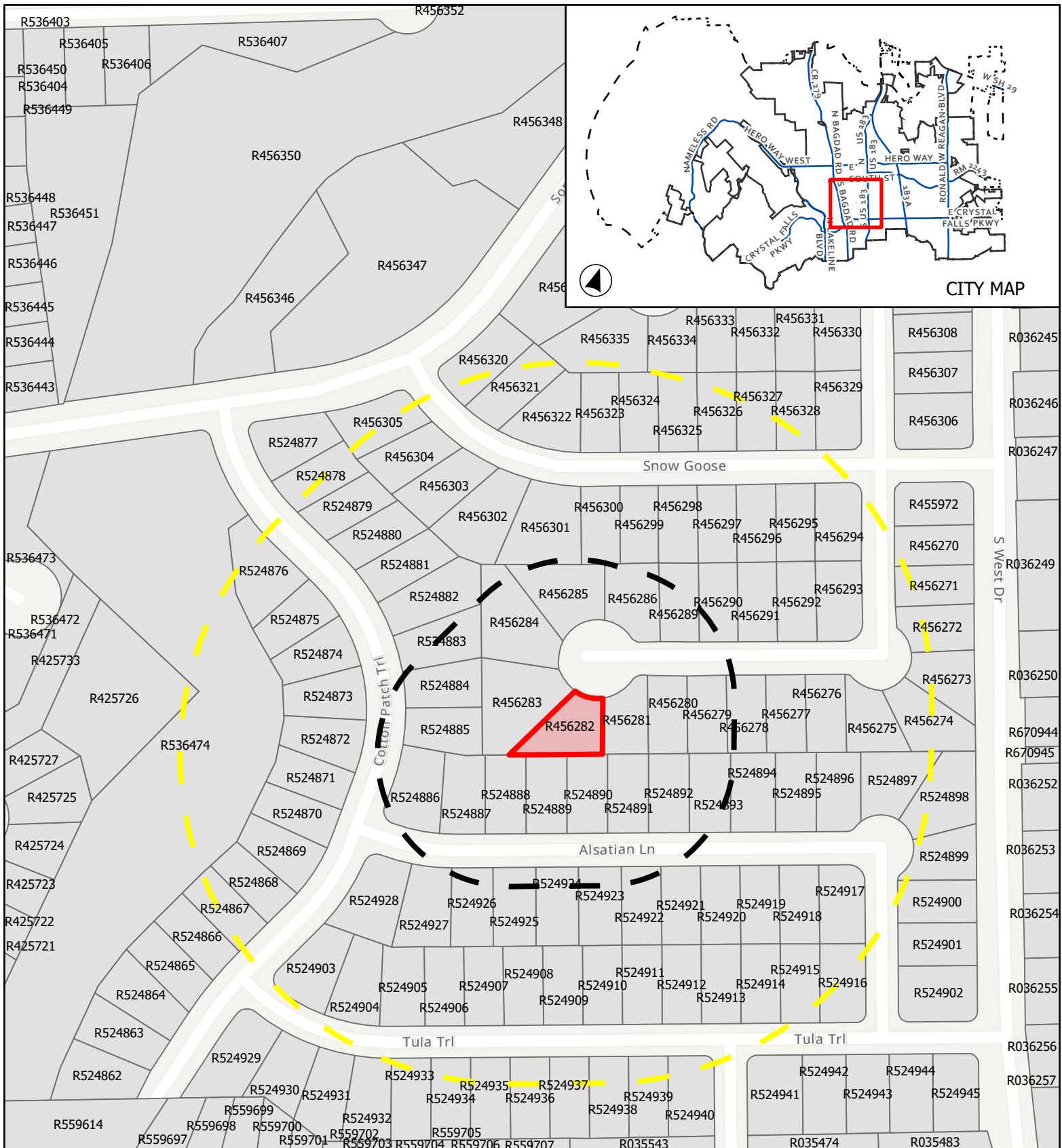
Future Land Use Map

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.



ETJ Boundary
 Leander City Limits

Subject Boundary
 Neighborhood Residential



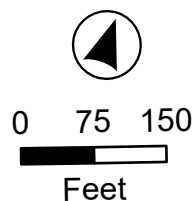
CASE: Z-26-0210

ATTACHMENT 4

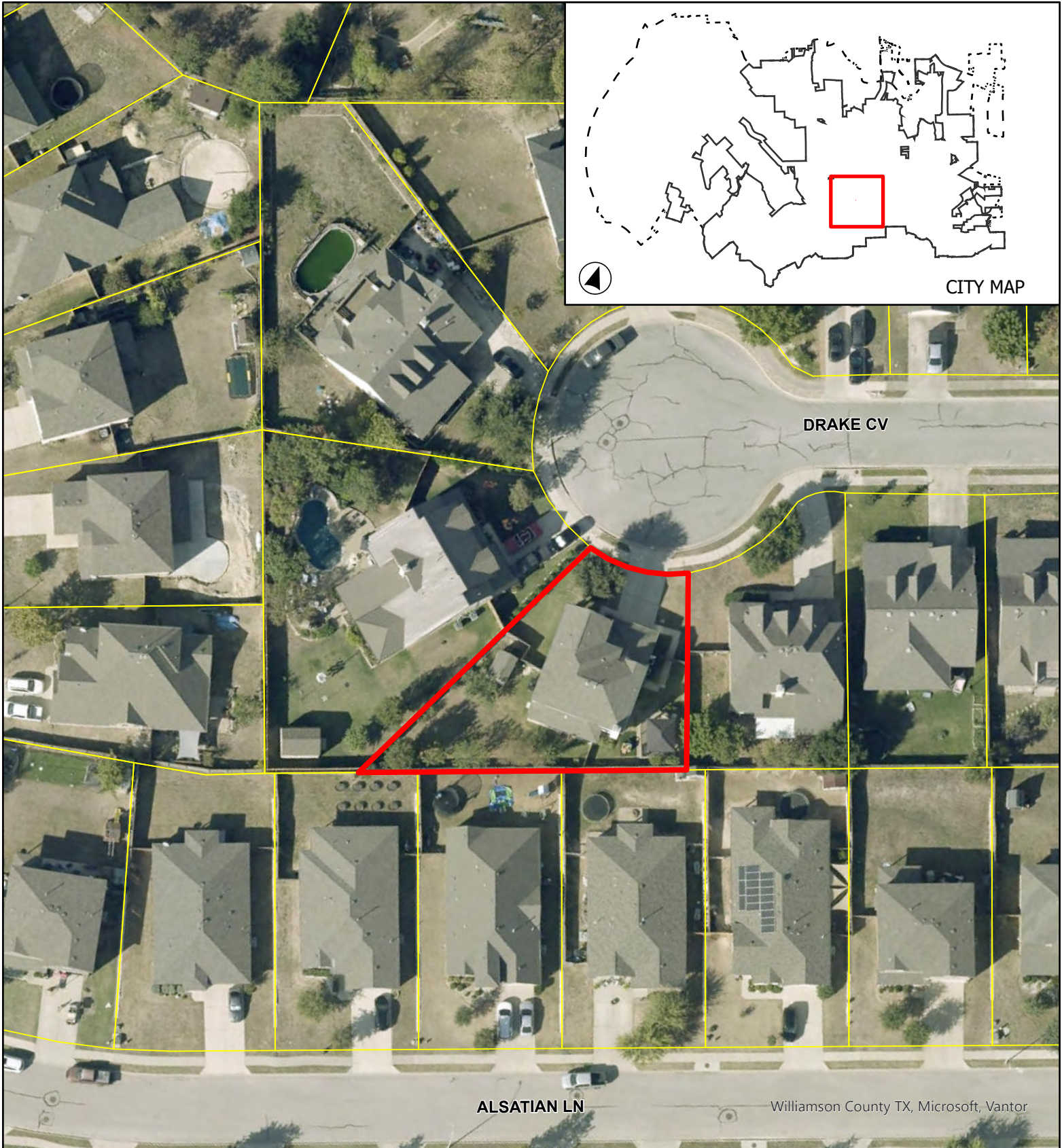
1202 DRAKE CV HOME DAY CARE

Public Notification

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



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



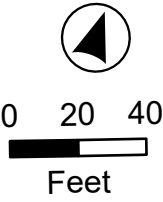
CASE: Z-26-0210

ATTACHMENT 5

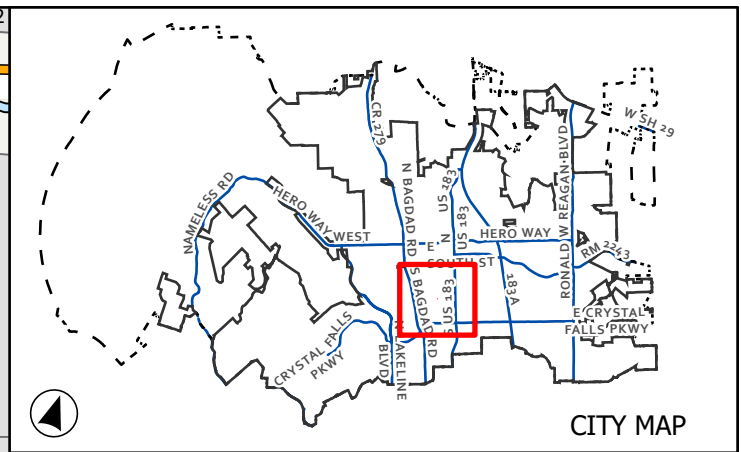
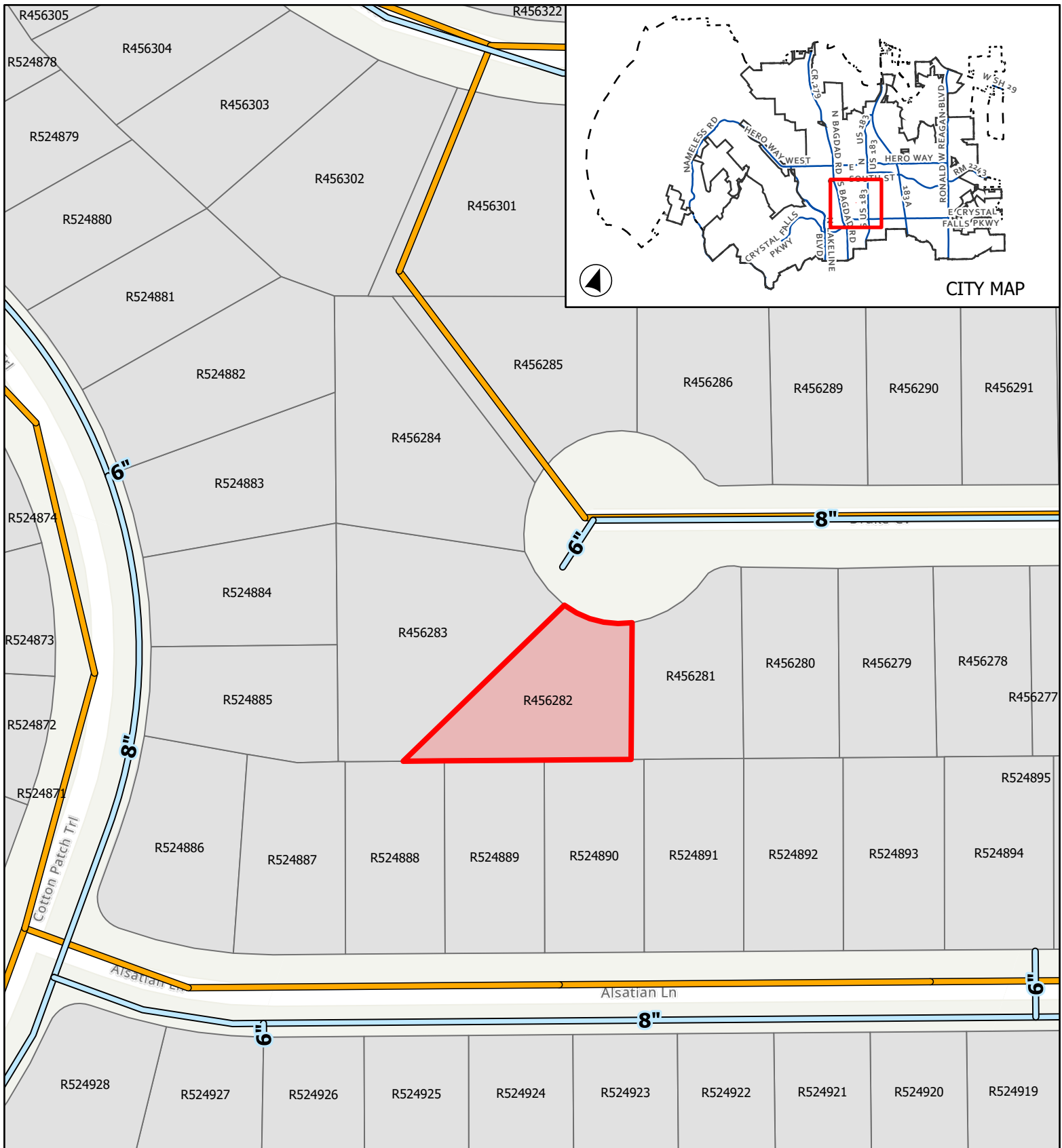
**1202 DRAKE CV HOME
DAY CARE**

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.



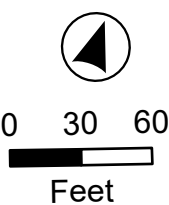
- Leander City Limits
- Williamson County Parcels
- Subject Boundary



CASE: Z-26-0210 ATTACHMENT 6 1202 DRAKE CV HOME DAY CARE

Utilities Map

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



- City Limits
- ETJ
- Subject Boundary
- Waste Water Line
- Water Main Line

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.

In person hand delivered on the 19th of January 2026. And by mail the rest of the

addresses on February 2nd 2026.

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.

Magnolia Homeowners Association, 1812 Creek drive, Suite 350 Austin TX78754

Please see attached list of all property owners within 500ft who were notified.

3. What concerns were raised during these communications?

None at this time.

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

None at this time.

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

Signature:



Date

02/02/2026

Ashanthi Perera

January 11, 2026

Hello Neighbors,

I like to introduce myself. My name is Ashanthi Perera, I live at 1202 Drake Cove.

I currently have a home-based daycare for children between the ages of 3-5 years of age on weekdays between the hours of 8AM – 5PM.

I'm licensed with the State of Texas since 2008 and hold a Texas Rising Star certification from Workforce Solutions.

Recently I was asked to get a special use permit from the city, and in order to so I need to write to inform the community.

Please email me for questions or concerns to Ashanthi.rperera@gmail.com

Thank you

Ashanthi Perera

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY APPROVING THE 1202 DRAKE COVE (DEW DROPS MONTESSORI PRESCHOOL) SPECIAL USE PERMIT TO ALLOW FOR AN IN HOME DAY CARE WITH UP TO 12 CHILDREN AND A GARAGE CONVERSION; MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

SECTION 3. Applicability. This ordinance applies to the following parcel of land, which is herein referred to as the "Property". That certain parcel of land being including 0.2 acres $\pm$; being more particularly described in Exhibit "A"; more commonly known as 1202 Drake Cove; identified by Williamson Central Appraisal District tax identification number R456282; more particularly described in Instrument Number 2018077276; recorded in the Official Public Records of Williamson County, Texas.

SECTION 4. Property Rezoned. The Special Use Permit is hereby approved to allow for an in home day care with up to 12 children and a garage conversion. The term of this permit shall be limited to a time frame of six (6) months. At the end of this term, the applicant has the ability to request an extension.

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 4th day of June, 2026.

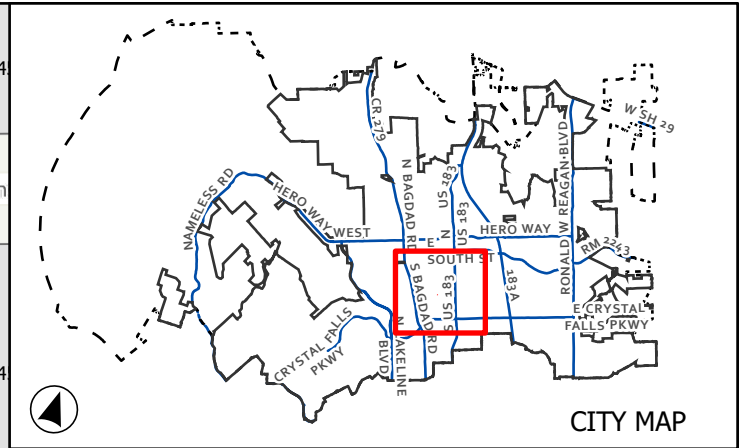
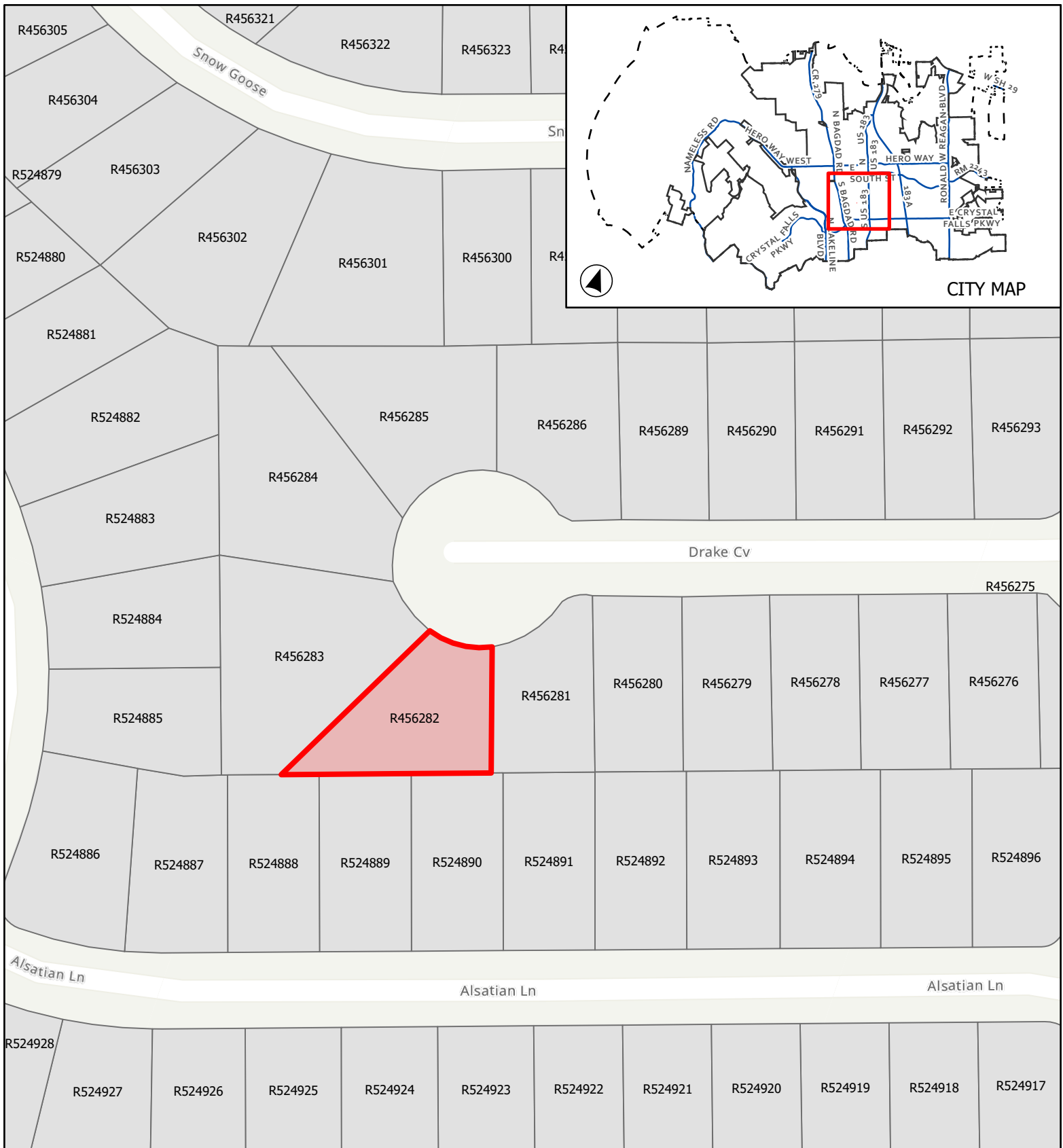
FINALLY PASSED AND APPROVED on this the 18th day of June, 2026.

ATTEST:

THE CITY OF LEANDER, TEXAS:

Dara Crabtree, City Secretary

Na'Cole Thompson, Mayor



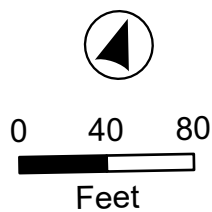
CASE: Z-26-0210

ATTACHMENT 2

1202 DRAKE CV HOME DAYCARE

Location Map

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



City Limits 
 ETJ 
 Subject Boundary 



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, July 9, 2026
Regular Meeting at 6:00 PM



Place 1 – Donnie Mahan, Chair
Place 2 – Joseph Morales
Place 3 – Karen Lewis
Place 4 – Jay Coats

Place 5 – James Oliver
Place 6 – Laura Lantrip, Vice-Chair
Place 7 – Tyler Bray
Staff Liaison – Robin Griffin

REGULAR MEETING

1. Call to Order.
Meeting was called to order at 6:00 p.m.
2. Roll Call.
All commissioners were present except Commissioner Tyler Bray and Commissioner Jay Coats.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the July 2, 2026 meeting.
4. Review of meeting protocol.
5. 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.

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

No one wished to speak.

CONSENT AGENDA: ACTION

Motion to approve consent agenda items 6-7.

By: Board Member Lantrip
Seconded: Board Member Oliver

Vote: 5 - 0

6. Approval of the minutes for meeting held on June 25, 2026.
7. Approval of the extension of the application expiration for Site Development Case SD-23-0115 Diaz Flex Space; on one (1) parcel of land 0.506 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R036247, commonly known as 908 S West Drive, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing regarding Special Use Case Z-26-0210 to consider action on a Special Use Permit to allow for an in-home day care with up to 12 children on one parcel of land 0.2 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R456282; and more commonly known as 1202 Drake Cove, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-26-0210 as described above.

Public Hearing opened at 6:07 p.m.; Public Hearing closed at 6:15 p.m.; following discussion.

THE FOLLOWING SPOKE IN OPPOSITION OF THE REQUEST:

Mary Monroe, 520 Tula Trail, Leander, Texas 78641

Wayne Nowell, 1204 Drake Cv., Leander, Texas 78641

SUBMITTED VIA WEBSITE IN OPPOSITION OF THE REQUEST:

Karen Clary, 2308 Lookout Range Dr, Leander, Texas 78641

Wayne Nowell, 1204 Drake Cv, Leander, Texas 78641

Angela Nowell, 1204 Drake Cv, Leander, Texas 78641

Gay Glick, 912 Mallard Lake Trl, Leander, Texas 78641

SUBMITTED VIA WEBSITE IN FAVOR OF THE REQUEST:

Barbara Mann, 701 Falcon Lane, Leander, Texas 78641

May Harris, 1905 Chimney Drive, Leander, Texas 78641

Tyler Harris, 1905 Chimney Drive, Leander, Texas 78641

Rosemarie Paraan, 1905 Chimney Drive, Leander, Texas 78641

Anusha Fonseka, 512 Trail Dust Dr, Cedar Park, Texas 78613

Liberte Dennis, 4517 Trinity Woods St., Leander, Texas 78641

Daylo Glushko, 624 Acuff Ln, Leander, Texas 78641

Makenzie Glushko, 624 Acuff Ln, Leander, Texas 78641

Nilusha Guneratne, 2119 Spring Hollow Path, Leander, Texas 78641

Gurudutt Bookankere, 1716 Bedlington Ln, Leander, Texas 78641

Naushir Maredia, 725 Estuary Drive, Leander, Texas 78641

Natasha Mathew, 1100 Plano Ln. Leander, Texas 78641

Marion Cichella, 600 Caballero Road, Leander, Texas 78641

Mikael Mayer, 600 Caballero Road, Leander, Texas 78641

Mary Monroe, 520 Tula Trl, Leander, Texas 78641

Angela Howell, 1204 Drake Cove, Leander, Texas 78641

Motion to deny Special Use Permit Z-26-0210.

By: Board Member Lantrip

Seconded: Board Member Morales

Vote: 3 - 2 Board Member Oliver, Board Member Lewis

9. Conduct a Public Hearing and consider action regarding Zoning Case Z-26-0214 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Bar W Ranch West Commercial Minor Planned Unit Development (PUD) with the base zoning of GC-3-A (General Commercial) on three (3) parcels of land 29.036 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R491371, R485001, and R451803; and generally located northwest of the intersection of Ronald W. Reagan Boulevard and Kauffman Loop, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-26-0214 as described above.

Public Hearing opened at 6:41 p.m.; Public Hearing closed at 6:41 p.m.

No one wished to speak in favor or against of the request.

Motion to approve Zoning Case Z-26-0214 with the modification of including a size limitation of 8,000 square feet on the vehicle repair uses along Ronald W. Reagan Boulevard and Kauffman Loop.

By: Board Member Oliver

Seconded: Board Member Lantrip

Vote: 5 - 0

REGULAR AGENDA

10. Discuss and consider action regarding Tree Removal Case TRP-25-0046 regarding the removal of 45 Significant Trees and four (4) Heritage Trees associated with the Burleson Phases 1, 5 - 8 Public Improvement Construction Plans Development (PICP-25-0220), generally located to the southeast of the intersection of Journey Parkway and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

Motion to approve Tree Removal Case TRP-25-0046.

By: Board Member Oliver

Seconded: Board Member Lewis

Vote: 5 - 0

11. Discuss and consider action regarding Tree Removal Case TRP-26-0056 regarding the removal of one (1) Heritage Tree associated with the Reagan Ridge (SD-25-0321), generally located southeast of the intersection of Ronald W. Reagan Boulevard and RM 2243, Leander, Williamson County, Texas.

Motion to approve Tree Removal Permit TRP-26-0056.

By: Board Member Lantrip

Seconded: Board Member Oliver

Vote: 5 - 0

12. Adjournment
Meeting adjourned at 7:09 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON

Written Comments

First Name	Last Name	Home Address	My agenda item or case number:	My position	I want to include comments at the meeting:	My written comments
Angela	Nowell	1204 Drake Cove Leander, Texas	Z-26-0210	Against	Yes. Only want my written comments added to the meeting record.	Separate Letter
Liberte	Dennis	4517 Trinity Woods St Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record.	Ashanthi's day care does not intrude on her neighbors. She provides a valuable service to the community. Her student drop/pick up does not impede the flow of neighborhood traffic anymore than Amazon or food delivery. Other council members have even witnessed the lack of impact that her daycare has on the neighborhood. You would never even know it is there. Please raise her limit to 1/ so she can continue to keep her doors open and afford living in her home.
						I strongly support Special Use Case Z-26-0210 for the daycare at 1202 Drake Cove. Ashanthi Perera has demonstrated an unwavering commitment to providing outstanding care and education to children in our community. The quality of education offered through her Montessori program is truly exceptional, and she has earned the trust and respect of countless families over the years. Expanding her ability to serve up to 12 children will help meet an important need for high-quality childcare in Leander. I respectfully urge the Planning & Zoning Commission and City Council to approve this application. Thank you for your consideration.
Danylo	Glushko	624 Acuff Ln Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record.	I fully support Ashanthi Perera and Special Use Case Z-26-0210. My family has seen firsthand the incredible care and education she provides. Her Montessori program is truly exceptional, and she's had such a positive impact on so many children in our community. Her daycare has been operating for years without causing traffic or parking issues in the neighborhood, and she's always been a thoughtful and respectful neighbor. High-quality childcare like this is hard to find, and I hope the Planning & Zoning Commission and City Council will approve her application. Thank you for your consideration.
Makenzie	Glushko	624 Acuff Ln Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record.	
Nilusha	Guneratne	2119 Spring Hollow Path Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record.	I support special case Z-26-0210
						I support Special Use Case Z-26-0210 for the in-home daycare at 1202 Drake Cove. My kid is currently enrolled in Dew Drops Montessori and is doing exceptionally well. We have observed a significant change in our kid ever since she got enrolled in Dew drops. This is not just like any other at home day care. Apart from play, Ms Ashanti trains kids 1:1 on writing, reading, counting and helps teach basic math even before entering kindergarten. This is the best possible start any kid could get. All thanks to Ms Ashanti for her exceptional service and ability to nurture kids in a very positive, disciplined environment where each kid gets individual attention. I would want many other kids in our community to get this kind of attention and support. So I request the city council and planning and zoning committee to provide a special use permit for a great in home day care in our community which is much needed.
Gurudutt	Bookankere	1716 Bedlington Ln Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record.	
						My kid is currently enrolled in Dew Drops Montessori and is doing exceptionally well. We have observed a significant change in our kid ever since she got enrolled in Dew drops. This is not just like any other at home day care. Apart from play, Ms Ashanti trains kids 1:1 on writing, reading, counting and helps teach basic math even before entering kindergarten. This is the best possible start any kid could get. All thanks to Ms Ashanti for her exceptional service and ability to nurture kids in a very positive, disciplined environment where each kid gets individual attention. I would want many other kids in our community to get this kind of attention and support. So I request the city council and planning and zoning committee to provide a special use permit for a great in home day care in our community which is much needed. This at home day care is just like any other home in the community and does not cause disruption to neighbors peace and privacy. There are dedicated pick up and drop off times to make sure there's no traffic in front of the house. Also, there's no noise when parents pick and drop off kids. It is very hard to notice that there's even a day care going on in this place.
Gurudutt	Bookankere	1716 Bedlington Ln Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record.	

					I am writing to express my strong support for Special Use Case Z-26-0210, which would allow Dew Drops Montessori to serve up to 12 children.
					Dew Drops Montessori, under the leadership of Ms. Ashanthi, has been a pillar of our community, providing exceptional early childhood education and reliable child care to local families. Quality, affordable child care options are in short supply in our growing city, and Ms. Ashanthi has consistently delivered a safe, nurturing, and enriching environment for children. She is a valuable asset to Leander, and this is exactly the kind of small, community-serving business the city should support.
					I would also like to address the question of neighborhood impact. Drop-off and pick-up times at Dew Drops Montessori are staggered throughout the morning and afternoon, so there is no concentrated surge of traffic. In practice, the activity generated by the school is no greater than â€” and in fact less than â€” the routine delivery services (Amazon, FedEx, UPS, food delivery) that visit every home in the neighborhood daily. The school does not alter the residential character of the area.
					Approving this Special Use Permit for a modest 12 children strikes the right balance: it supports a trusted local educator, expands much-needed child care capacity for Leander families, and does so with minimal to no impact on the surrounding neighborhood.
					I respectfully urge the Planning & Zoning Commission and City Council to approve Special Use Case Z-26-0210.
					Thank you for your time and your service to our community.
Naushir	Maredia	725 Estuary Drive Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record. Respectfully, Naushir Maredia
Natasha	Mathew	1100 Plano Ln Leander, Texas	Z-26-0210	For	I support Special Use Case Z-26-0210 for the in-home daycare at 1202 Drake Cove. We have been fortunate to send our child to Ashanthi’s daycare. Our child has thrived in all aspects of her development. The individualized attention and care each child receives is amazing. Dew Drops is providing a much needed service to families in this area. I respectfully ask the Planning & Zoning Commission to approve this Special Use Permit.
					Hi, that daycare is a value added to our city, more of this kind would be needed as it is specific and one of the only one we could find close enough, doing montessori on a small scale to provide enough attention to each kid.
					Miss Ashanti gave us very specific instructions for pickup and drop off, we had 5 min each time to park only on her driveway and we had to get different time slot with the other parents to avoid everyone arriving at the same time. She was very conscious about the neighborhood and to never block the driveway, that was very clear.
					My daughter has always been very well taken care of and speak highly of her time in that daycare. It was the perfect transition to enter public school because it was like seeing family but she was learning everything needed and developing her autonomy in a clean and safe environment. She arrived in public school already knowing how to read and write with basics of math, more confidence and so much more. This school is shaping lives today and for the future of our city. This daycare is respectful of its surroundings, needed and very precious.
Marion	Cichella	600 Caballero Road Leander, Texas	Z-26-0210	For	Please help our growing city of Leander to keep such a valuable resource.
					My daughter is excelling at school, and I believe it can be traced back to how Miss Ashanti taught her. It's not just the individualized teaching of Miss Ashanti, but the environment she created with her home, the garden, the patio with toys, the grass, the yard. It helped my daughter feel special and not part of a factory.
					Because of the organized drop offs, I observed that when I arrived to drop my daughter, there was usually no other car (approx 5 out of 8 times), sometimes one car (approx 2 out of 8) rarely two or more other cars (approx 1 out of 8)
Mikael	Mayer	600 Caballero Rd Leander, Texas	Z-26-0210	For	Miss Ashanti also told my wife and me to never temporarily park in the street between her house and 1204 Drake Cove.
					I support Special Use Z-26-0210. From the last meeting I know you are looking to establish precedence and want to follow that of surrounding cities. Austin allows licensed home daycares up to 12 along with Liberty Hill.
Mary	Monroe	520 Tula Trl Leander, Texas	Z-26-0210	For	I also found that Georgetown just approved special zoning for 2026-8-SUP for group day care in a residential zoning district. I confirmed this was approved at the June 2nd Planning and Zoning Commission meeting by calling 512-930-3575. Please feel free to follow up to confirm approval. Thank you.

To the Mayor, City Council, Planning and Zoning Committee,

Case number Z-26-0210

Zoning, CCRs, and HOA Restrictions

I respectfully request that you deny any variance, Special Use Permit, or other approval that would allow this daycare operation to continue in our residential cul-de-sac.

This request is based on land-use and zoning concerns, not a personal dispute. The property is located in a residential neighborhood subject to CCRs, HOA restrictions, and city zoning requirements that limit uses to those compatible with single-family residential living. The homeowner has long been aware that the neighborhood of CCRs, City regulations, and residential restrictions were in place. Those restrictions have been in place since 2005 and were never removed. The HOA has formally opposed this use, and the neighborhood has consistently maintained that a commercial daycare operation is not appropriate in this setting.

Traffic and Safety Impacts

For more than fifteen years, this use has created traffic congestion, blocked driveways, excessive vehicle activity, and ongoing safety concerns that are incompatible with a residential neighborhood. No homeowner should be forced to contend with repeated driveway blockages, access conflicts, or the constant movement of daycare traffic at their own property. The CCRs, residential zoning restrictions, and HOA opposition all support denying any request that would expand or continue this nonconforming use.

Emergency Preparedness

Safety has also been a serious concern. During the 2011 neighborhood evacuation for the Moonglow fire, I personally went to the daycare residence to confirm that the children were being evacuated. The homeowner was unaware of the emergency and had to contact numerous parents to retrieve the children, which raised serious concerns about preparedness and emergency response.

Final Request for Denial

These issues are not new. The city has already heard repeated concerns from residents and has been made aware of the traffic, safety, and compatibility problems this use creates in a residential area.

I have followed the rules and invested everything in this home. Please do the same by protecting our residential neighborhood and denying this request.

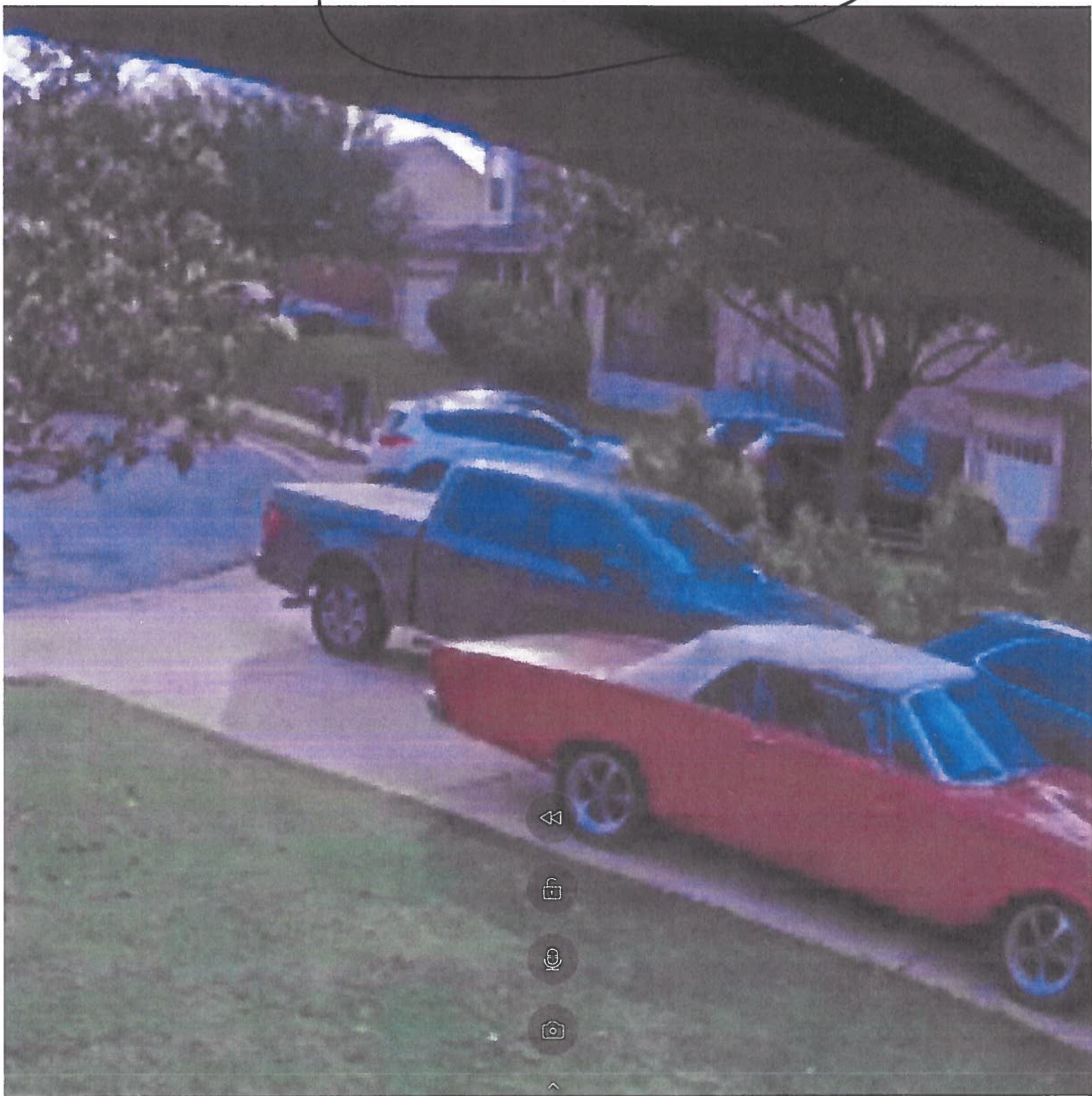
Thank you,

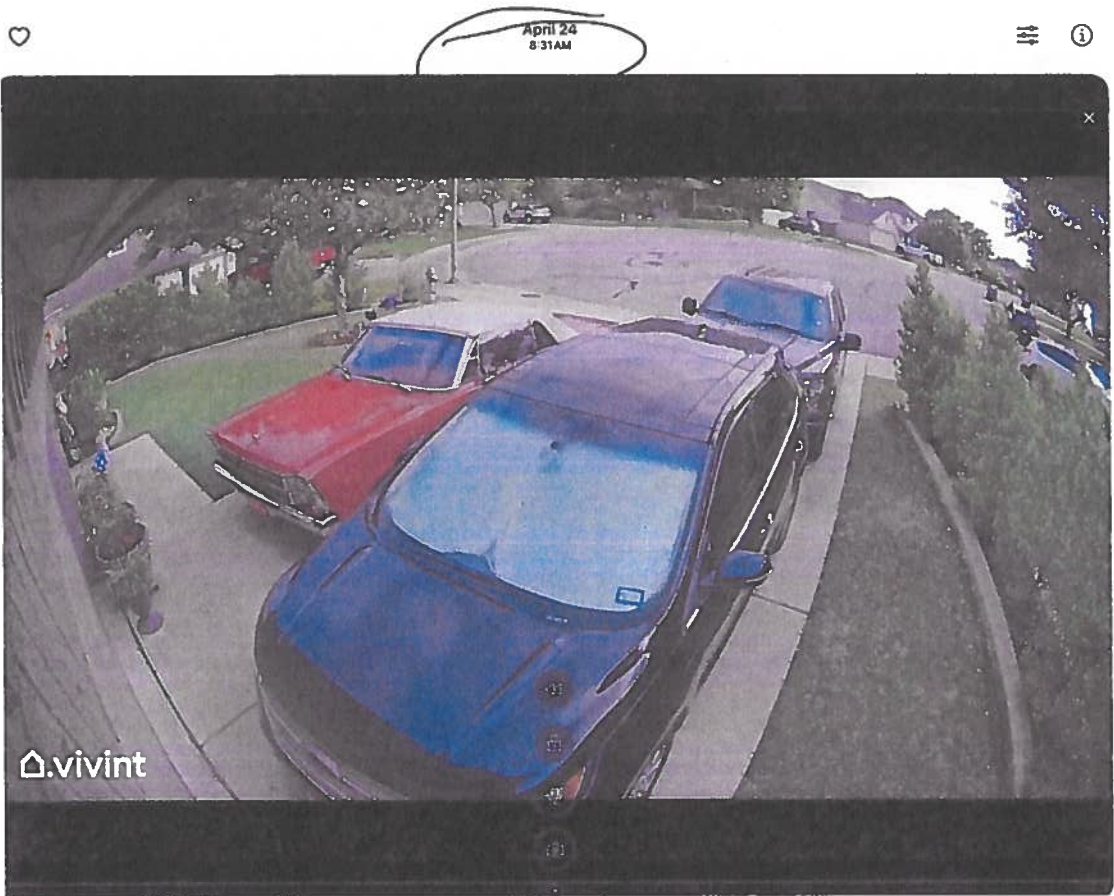
Angela Nowell

1204 Drake Cove, Leander

The only neighbor directly affected by this preschool.

April 24
8:31 AM





April 24
12:48 PM



7

May 14
12:34 PM

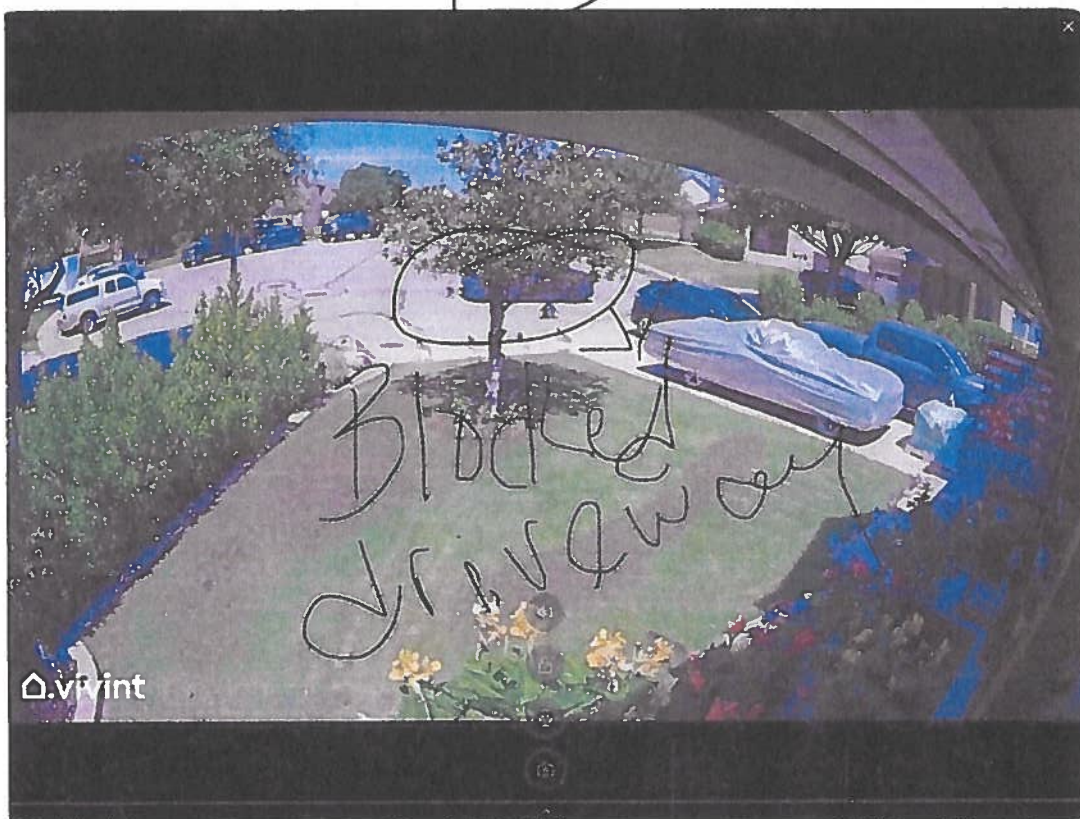




Full HD



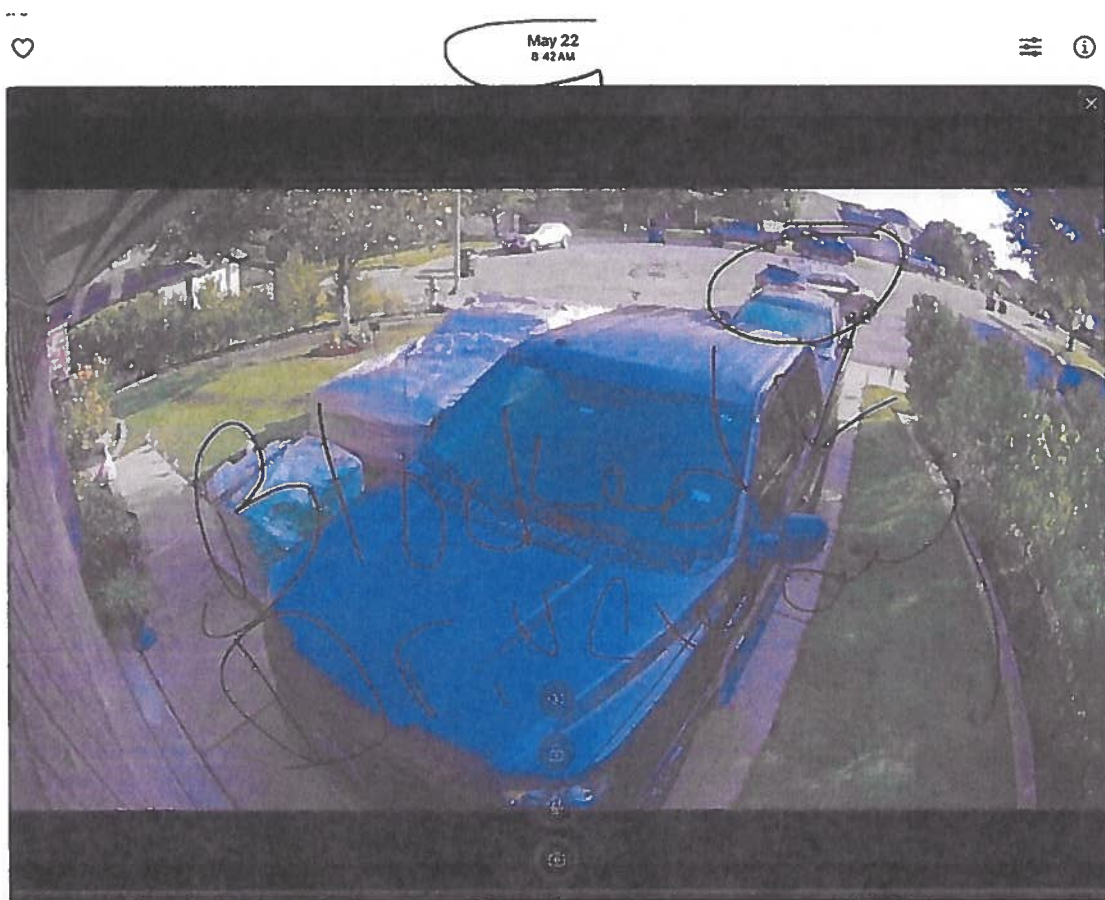
May 19
3:17 PM

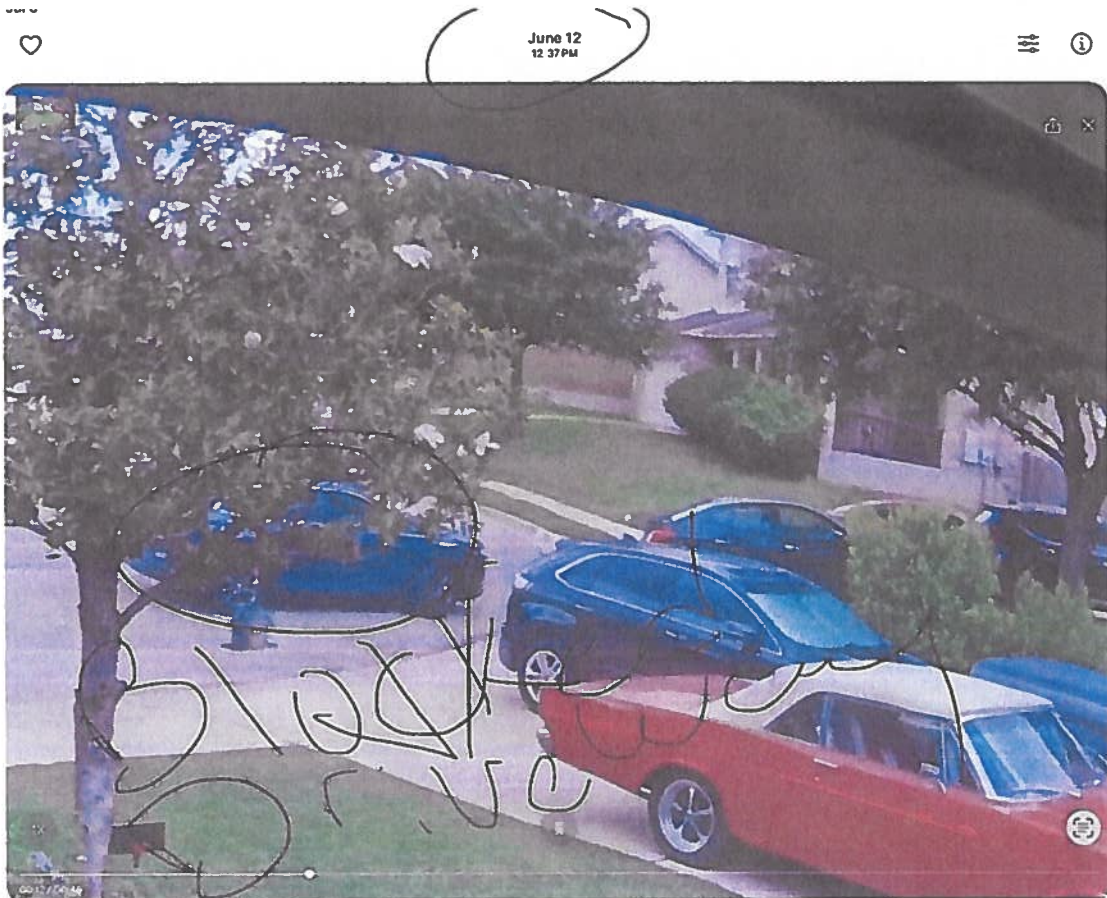


2

May 22
8:38 AM







3
2



PESHON ONLY

First Name	Last Name	Home Address	City	My agenda item or case number:	My position on the above agenda item or case number:	I want to include comments at the meeting:
Karen	Clary	2308 Lookout Range Dr	Leander, TX	Z-26-0210	I am AGAINST this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
Barbara	Mann	701 Falcon Lane	Leander, TX	Z-26-0210	I am FOR this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
May	Harris	1905 Chimney Drive	Leander, TX	Z-26-0210.	I am FOR this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
Tyler	Harris	1905 Chimney Drive	Leander, TX	Z-26-0210	I am FOR this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
Rosemarie	Paraan	1905 Chimney Drive	Leander, TX	Z-26-0210	I am FOR this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
Barbara	Mann	701 Falcon Lane	Leander, TX	Z-26-0210	I am FOR this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
Anusha	Fonseka	512 Trail Dust Dr	Cedar Park, TX	Z-26-0210	I am FOR this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.

speaking

First Name Last Name		Home Address	City	State	My agenda item or case number:	My position on the above agenda item or case number:	I want to include comments at the meeting:
WAYNE	NOWELL	1204 Drake Cv.	Leander	TX	Z-26-0210	☒ I am AGAINST this item.	Yes. I will attend in person to speak my comments.



EXECUTIVE SUMMARY
8/6/2026

AGENDA SUBJECT:

Conduct a Public Hearing regarding Zoning Case Z-25-0195 to amend the Leander Springs PUD (Planned Unit Development) with base zoning districts of MF-2-A (Multi-Family) and GC-3-A (General Commercial) to update the language as it relates to phasing and timing of the development, reduce the total number of apartments, and modify the phasing requirements on two (2) parcels of land 77.90 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R403524 and R051592; and generally located southwest of the intersection of 183A Toll Road and RM 2243, Leander, Williamson County, Texas. *[This item has been postponed until August 20, 2026, regular meeting due to City staff error in missing newspaper notification deadline.]*

BACKGROUND:

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

PRESENTER:

Fiscal Impact

Amount requested:

Approved in current budget (Yes / No):

Expenditure (New / Amended):

Recurring or one-time:

Fund source (Operating / Utility / etc.):

Attachments:



EXECUTIVE SUMMARY

8/6/2026

AGENDA SUBJECT:

Discuss and consider action on One Leander, a mayoral initiative that creates voluntary leadership opportunities for City Council members through designated areas of focus.

BACKGROUND:

The initiative is designed to strengthen community partnerships, increase awareness of community issues and support informed Council discussions and decision-making.

Implementation

Participation in One Leander is voluntary. Participating City Council members may select an area of focus based on their interests and will receive a One Leander Leadership Guide outlining suggested community organizations, engagement opportunities and general expectations. City Council members are encouraged to engage with organizations and residents, identify emerging issues and share relevant information with the full Council for consideration. Any future policy direction or official action remains subject to the Council's established governance and decision-making process.

Guiding Principles

- Participation is voluntary.
- City Council members serve as relationship builders and information gatherers within their designated areas of focus.
- City Council members do not direct staff or make commitments on behalf of the City through this initiative.
- Information, observations and recommendations are shared with the full City Council for consideration.
- All official action remains subject to the City Council's established governance and decision-making process.

Council Leadership Focus Areas

- Business Growth and Economic Opportunity
- Transportation and Infrastructure
- Public Safety and Community Resilience
- Education and Workforce Development
- Community Engagement and Communications
- Environmental Stewardship and Community Beautification
- Regional Partnerships and Mayoral Initiatives

Existing City Council Member Responsibilities

Participation in the One Leander initiative does not replace or modify existing Board and Commission appointments, liaison assignments, committee memberships or other responsibilities for which a City Council member has been designated. The initiative is intended to complement existing responsibilities by providing additional opportunities for community engagement and leadership.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

It is recommended that the City Council support the One Leander mayoral initiative.

PRESENTER:

Council Directive

Fiscal Impact

Attachments:



EXECUTIVE SUMMARY
8/6/2026

AGENDA SUBJECT:

Discuss and consider action on appointing a City Council subcommittee to review the current City Council Social Media Policy adopted February 7, 2019, and provide findings and recommended updates at a future, regular City Council meeting.

BACKGROUND:

City Council is subject to the Council Social Media Policy adopted on February 7, 2019. In 2019, when the policy was adopted, the intent was to help Council members address unique challenges such as (1) expression of personal vs. Council member views; (2) compliance with state and federal law; (3) fostering constructive public dialogue; and (4) keeping the Leander community informed.

Since the adoption of the current policy, there have been many advancements in social media in not only how they are used, but the various platforms and technology surrounding the platforms. This item will provide the subcommittee with an opportunity to review the existing policy and bring back recommendations to the City Council as they deem necessary to align the policy with how social media is used today.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

It is recommended that the City Council appoint a Social Media Subcommittee comprised of two (2) City Council members to review the existing Council Social Media Policy and provide findings and recommended updates at a future, regular City Council meeting.

PRESENTER:

Council Directive

Fiscal Impact

Attachments:

1. Social Media Policy Council 02.07.2019

Social Media Participation Policy City Council

The term “social media” refers to forms of electronic communication through which users create online communities to share information, ideas, personal messages and other content. Some examples include, but are not limited to, Internet-based platforms such as Facebook, Twitter, Instagram and YouTube.

Many local governments use social media as a tool to communicate with citizens. Rather than waiting until a regularly scheduled council meeting to receive citizen input, city officials are able to instantly interact with them via social media. Although this technology greatly increases communication outreach and efficiency, some restrictions are required in order to comport with federal and state law.

Commenting on City Accounts

The City of Leander uses social media to send and receive messages about city information, services and related programs with community stakeholders, including employees, vendors, citizens, media and other members of the public.

1. Similar others who engage with the City on social media, as an elected official you should understand the City’s current guidelines for public participation, which are subject to change as new technology and tools emerge.
2. Public comments may be removed from City-administered social media accounts if they contain any one or more of the following:
 - a. Vulgar, physically threatening or harassing language.
 - b. Content that promotes, fosters, or perpetuates discrimination on the basis of race, religion, gender, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity, source of income or other protected status under applicable law.
 - c. Inappropriate sexual content or similar links.
 - d. Private or otherwise confidential information.
 - e. Content that promotes illegal activity or encouragement of actions that may compromise public safety.
 - f. Content that violates a legal ownership interest of any other party.
 - g. Comments not topically related to the original article or post.
 - h. Comments in support of or opposition to political candidates, campaigns or ballot measures during an election season.

- i. Promoting or advertising a commercial transaction, organization or event that is not sponsored or in direct relationship with the City.
- j. Organized political activity.
- k. Information that may compromise the safety or security of the public or public systems.

Use of Personal Accounts

As a policy-making body, Council members are given more latitude than City employees to publicly express thoughts and opinions on local issues. However, as an elected official, you should be aware of additional risks related to your general participation on social media.

1. Open Meetings Act – Communications between a quorum of Council members about public business, no matter the forum or time, can constitute a “meeting” to which the Texas Open Meetings Act applies. If the Act applies to a discussion, an agenda must be posted 72 hours in advance, and the public must be allowed to attend.

Therefore, you should consider the following when using personal social media accounts:

- a. Remove elected titles from profiles used to identify a personal social media account, and clearly state how constituents should communicate regarding public matters.
- b. Include an introductory statement in the profile or about section of your account that defines the purpose and topical scope of your page:

“This account is intended for personal use only. The views, postings, positions or opinions expressed on this site are my own and do not represent those of the City of Leander. If you are a citizen of Leander and would like to discuss city business, please go to [official page] or contact me at [official email].”

- c. Redirect information to official government sources and avoid making posts related to your official duties or governmental bodies.
- d. Redirect political dialogue requests to an alternative means of communication (i.e. email, phone or other preferred social media account).
- e. Avoid commenting on local issues where other Council members are also participating in discussion.
- f. Avoid making posts and/or comments on behalf of the City and/or the City Council.
- g. Avoid making posts and/or comments in your official capacity as an elected official.
- h. Avoid making posts and/or comments regarding City business.

2. Public Information Act – State law clarifies the definition of “public information” as information that is written, produced, collected, assembled, or maintained in connection with the transaction of official business, which includes email, Internet posting, text message, instant message, and other electronic communication.

Therefore, you should consider the following:

- a. Hide, rather than delete, clearly inappropriate public comments on your personal or official social media account, if possible. In some cases, these comments may still be subject to verification or public disclosure in the future. When in doubt, don’t delete it.
 - b. Avoid responding to inappropriate comments or personal attacks on social media. If the commenter persists, redirect them to an alternate method of communication (i.e. email).
 - c. Be aware that a personal social media account, depending on its content, may still be subject to the Public Information Act.
3. First Amendment – More constituents are posting comments on elected officials’ personal pages to voice concerns on public issues. Once an elected official’s social media page is opened for political discussion, it is transformed into a public forum for speech and debate, instantly granting every user a First Amendment right to comment.

Therefore, you should consider the following:

- a. Limit open-ended political and city business discussions from your personal social media accounts and redirect dialogue requests to an alternate channel.
- b. When in doubt, don’t block users. Especially those with whom you have previously engaged. If you must, consult with legal counsel first, and then document your actions and reasons for blocking.

Use of Official Accounts

If you choose to create a social media account to engage with constituents, a best practice is to keep this account distinct and separate from other personal accounts that you maintain.

Elected officials increasingly use social media for reelection purposes as well. However, mixing campaign and constituent communications from the same account could put you at risk for violating laws that prohibit using government resources for political purposes.

Therefore, you should consider the following:

1. Make it official – Your account profile, description and photo should clearly indicate your position as a member of the Leander City Council and your intent to use the account as a way of communicating with constituents.
2. Your account is a public forum – Your engagement with the public on social media as an elected official establishes your platform as a limited public forum, which affords users the right to comment on content you publish. It also means that any speech restrictions or

censorship is subject to strict scrutiny, and First Amendment activities generally may not be prohibited. So, when in doubt, don't delete it.

3. Prohibited content is defined by City policy – For consistency, consider managing prohibited content on your accounts in the same way City-administered accounts are managed.
4. Campaign separately – Council members in office should not use City administered or funded social media accounts for electioneering. It's equivalent to campaigning from the dais during a public meeting, which may violate state law.
5. Involve legal counsel – If you are unsure about publishing certain content, or feel you are justified in the removal of content, involve legal counsel before making a decision.

General Guidelines

1. Be transparent – Your honesty will be quickly noticed in the social media environment. If your private sector work could present a conflict of interest, be the first to point it out. And be clear about why you support, or don't support, certain policies or programs.
2. Be judicious – Make sure your efforts to be transparent do not violate any applicable legal guidelines for external communication. Consult with legal counsel before sharing conversations that are meant to be private or internal to the City or any other public entities. What is published is widely accessible, not easily retractable, and will be around for a long time, so consider the content carefully. Also, be aware that the social media account and anything published on that social media account may be subject to the Public Information Act.
3. Be knowledgeable – Write in first-person and consider linking to your information sources. If you publish to a website outside of the City, consider using a clarifier such as: "These comments and opinions reflect my position as one member of Leander City Council." If you have any questions about complying with brand, trademark, copyright, fair use, confidentiality, or financial disclosure laws, seek an opinion from legal counsel.
4. Be perceptive – In online social networks, the lines between public and private, personal and professional are often blurred. By identifying yourself as an elected official, you are creating perceptions about your expertise and the City. Be sure that all content associated with you is consistent with the City's values and professional standards.
5. Be conversational – Talk to your readers like you would talk to people in professional situations. Avoid overly "composed" language. Bring in your own personality and say what is on your mind. Consider content that is open-ended and invites response. Encourage comments. Broaden the conversation by citing others who are commenting about the same topic and allow your content to be shared.
6. Be excited – The City is making important contributions to the community, state and nation, as well as to public dialogue on a broad range of issues. Our activities are focused on providing services and innovation that benefits citizens and stakeholders. Share what Leander is learning and doing, and open up social media channels to learn from others.

7. Be valuable – There is a lot of written content in the social media environment. The best way to reach an audience is to write about things that they value. Social communication from City leaders should help citizens, partners and families. It should be thought-provoking and build a sense of community. If it helps people improve knowledge or skills, build their businesses, do their jobs, solve problems, or understand the City better, then it adds value.
8. Be responsible – What you write is ultimately your responsibility. Pause. If you are about to publish something that makes you even the slightest bit uncomfortable, don't publish. If you are still unsure, you might want to check with the Public Information Officer or legal counsel. Ultimately, what you publish is yours, but so is the responsibility and potential consequence.
9. Mistakes happen – If you make a mistake, admit it. Be upfront and quick with your correction. If you are posting to a blog, you could choose to modify an earlier post. Make it clear that you have done so.

Records Retention

1. Because of your position as an elected official, activity on your social media accounts may create public records. Any content (messages, posts, photographs, videos, etc.) created or received using a social media account may be considered a record.

Therefore, you should consider the following:

- a. The City does not archive or manage Council member social media accounts. You are solely responsible for the retention and archival of content published to your individual accounts.
 - b. When in doubt, don't delete content without consulting with legal counsel first.
2. Social media content administered by City employees, and intended for public access and comments, will follow a minimum retention period of two years, as established by the Texas State Library and Archives Commission. This includes Council member comments posted on City accounts.
 3. When applicable, the City will use a software-assisted social media capture tool to obtain and archive an authentic copy of monitored content. This includes Council member comments posted on City accounts.

Definitions

For the purposes of this policy, unless otherwise stated, the following definitions apply:

1. Comment – a message posted by site visitors, either in response to an existing topic or introducing a new topic. In general, the content of comments is controlled solely by the user, but often can be deleted, accepted or rejected prior to publishing by the site or page administrator.

2. Connections – Any deliberate links between a user and a social media channel or page, whether it is initiated by the individual or by the site moderator. Terms used by various sites to describe a connection include friend, fan, follower or subscriber.
3. Limited forum – a public forum created by the government voluntarily for expressive activity that may be restricted as to subject matter or class of speaker. Forum restrictions must be able to withstand strict judicial scrutiny of its effect on First Amendment rights.
4. Post – In relation to social media accounts or online activity, anything published in an online forum or social media account.
5. Social media – Internet based third-party platforms that facilitate interaction and engagement among individuals in a network or virtual community. Social media offers a participatory environment and includes user-generated content such as videos, photos, videos, blogs, and wikis.

Violation of Policy

This policy is not meant to circumvent or bypass any of the other processes, policies or laws that are applicable to the City Council. Social media activity and conduct by Council members should not only comply with these policy terms, but all other processes, policies and laws that may apply as well.

Policy Updates

The City Council reserves the right to update these terms of use at any time.



EXECUTIVE SUMMARY
8/6/2026

AGENDA SUBJECT:

Discuss and consider action to appoint two (2) members of the City Council to a subcommittee to review the existing Council Rules of Procedure and provide its findings and recommendations at a future, regular City Council meeting.

BACKGROUND:

City Council is authorized by the Leander City Charter and state law to establish procedures for the orderly conduct of City Council meetings and to enforce the provisions of the City Charter. The Council Rules of Procedure was originally adopted on September 5, 2019. Since its adoption, the Rules of Procedure has been amended four (4) times, with the most recent on October 16, 2025, to establish guidelines for OneDrive usage.

The City Council has complete discretion to establish and/or amend rules of procedure as it sees fit. Rules of procedure may be as limited or detailed as the City Council shall determine. Section F. Miscellaneous, Subsection 4 Amendment to Rules, specifies that there shall be an annual review by City Council. The rules may be amended or new rules adopted by a majority vote of all the members of the City Council.

HISTORY/TIMELINE:

09/05/2019 - Council Rules of Procedure adopted.

06/04/2020 - Amended to establish guidelines for participation by videoconference and teleconference.

12/15/2022 - Amended to establish guidelines for Council Liaisons on City Council appointed boards, commissions, and committees.

04/18/2024 - Amended to establish guidelines for Council issued proclamations.

10/16/2025 - Amended to establish guidelines for OneDrive usage.

APPLICANT/AGENT:

RECOMMENDATION:

It is recommended that the City Council appoint a Council Rules of Procedure Subcommittee comprised of two (2) City Council members to review the existing Council Rules of Procedure and provide findings and recommended updates at a future, regular City Council meeting.

PRESENTER:

Council Directive

Fiscal Impact

Attachments:

1. Council Rules of Procedure 10.16.2025

CITY OF LEANDER, TEXAS CITY COUNCIL RULES OF PROCEDURE

Pursuant to Section 3.05 of the City Charter, which states that the Council may determine the rules of its proceedings, the City Council hereby adopts the following Rules of Procedure.

A. GENERAL GUIDELINES

- 1) Focus on governing (policy making), not administration.
- 2) Treat everyone with respect. No personal attacks on City Staff or each other.
- 3) Address the present issue and let each item stand on its own.
- 4) Be brief and concise. Focus comments for item under consideration.
- 5) Support the validity and integrity of the process even when you disagree with the outcome.
- 6) Listen before judging or taking action. Do not pre-judge the motives of your fellow Councilmembers.
- 7) Wait for recognition from the Mayor before speaking.
- 8) Agree to disagree. No need to over-talk an issue.
- 9) Council directs as a body. Be clear on directions, follow plans, and support City policies.
- 10) No surprises. Share all information equally with each other and the City Manager.

B. AGENDAS

- 1) Preparation of the Agenda. The City Manager shall cause the City Secretary to prepare the agenda for the Mayor's review and approval.
- 2) Consent Agenda. The following matters may be placed on the Consent Agenda: minutes; contracts or expenditures requiring Council approval that are within the budget; contracts city staff was authorized to negotiate and bring back for approval; second reading of ordinances; plat approvals where variances are not accepted; acceptance of subdivision infrastructure; and other similar routine, administrative matters that do not require deliberation. Items on the Consent Agenda may be approved with a single motion and vote; provided that any Councilmember may request that an item be pulled from the Consent Agenda for discussion and action during the regular agenda.
- 3) Councilmember Requested Agenda Items. Section 3.07 of the City Charter provides that any Councilmember may require any item be placed on an agenda for which timely notice may be given.
 - a. A Councilmember that wishes to place an item on an agenda must submit the agenda item and the background material described in subsection (b) below to the City

Manager's Office by 5:00 p.m. on the Wednesday before the regular meeting. A Councilmember may submit no more than two (2) agenda items per meeting. The Mayor may consult with a Councilmember about placement of an agenda item on a later meeting. All items submitted by the deadline will appear on the agenda for the meeting unless the Councilmember agrees to delay the agenda item to a later meeting. Items that are submitted after the deadline or that do not include the required background material will not appear on the agenda. The Mayor may waive the deadline for agenda items that are time sensitive.

- b. The Councilmember shall provide the City Manager with materials providing background information on the agenda item that consists of, at a minimum, a written explanation about the purpose of the agenda item and any additional relevant information or documents. The City Secretary will assist with preparing the Executive Summary based on the Councilmember's written explanation for the Councilmember's review and approval.
 - c. The Councilmember requested agenda items will be identified as "Council Directive" in the Executive Summary.
 - d. Except for Proclamations, Councilmember requested items will be placed at the end of the agenda.
- 4) Councilmember Closing Statements. When this item appears on the agenda, Councilmembers may make statements about the following items only:
- a. Expressions of thanks, congratulations, or condolence;
 - b. Information regarding holiday schedules;
 - c. An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision;
 - d. A reminder about an upcoming event organized or sponsored by the governing body;
 - e. Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and
 - f. Announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.
- 5) Proclamations. As one of the two Councilmember agenda items allotted per meeting, a Councilmember may request a proclamation be placed on the agenda in accordance with Section (B)(3). To appear on the agenda, a proclamation must have a nexus to City business, a City event, a City program, or one of the City's community partnerships. The Mayor is authorized to issue ceremonial proclamations.

C. CONDUCTING THE MEETING

- 1) Presiding Officer. The Mayor or, in their absence, the Mayor Pro Tem shall preside over and conduct all City Council meetings. In the absence of both the Mayor and the Mayor Pro Tem, the City Council shall, by majority vote of those present, determine which member shall preside over and conduct the meeting.
- 2) General Conduct. Councilmembers shall show respect and courtesy to, and refrain from making disparaging comments about, fellow Councilmembers, the public, and City staff in the conduct of a City Council meeting, outside of Council meetings, in social settings, and on social media.
- 3) Consideration of Agenda Items.
 - a. Councilmembers shall confine their discussions concerning a motion or a question to the merits of a motion made and seconded or to a question already presented to them.
 - b. When an item is raised for discussion, the Presiding Officer will ask for input from each member of the Council. Each Councilmember will be given an opportunity to speak before a Councilmember who has spoken may speak again. Councilmembers shall raise their hands to indicate a desire to speak. The presiding officer will recognize a member whose hand is raised. The same procedure will be followed for discussion on an item after a motion has been made and seconded.
 - c. Debate shall normally be closed after every Councilmember wishing to speak has been given every opportunity to speak and no Councilmember has any additional comments to make. When the debate appears to have closed, the Mayor or Presiding Officer shall call for a vote.
 - d. Any Councilmember may call for the question on any issue, and upon seconding by another Councilmember, the issue shall immediately be put to vote. Passage of the motion to address the previous question shall terminate debate on the motion, amendment, or amended motion, and the matter shall move on immediately.
- 4) Executive Session. Matters discussed in executive session will be kept confidential and City Councilmembers shall not discuss matters discussed in executive session outside of the executive session.
- 5) Adjournment. After 11:00 p.m., if more than two items remain on the agenda (excluding Councilmember closing remarks), the Council may vote on the question of adjourning the meeting and postponing the remaining items. If three-fourths of Councilmembers present and voting at the meeting (but no less than four) vote to postpone the items and adjourn the meeting, then the remaining items will be posted on the next regular City Council agenda, or an earlier agenda if approved by the City Council or Mayor. Such agenda items shall be the first items listed under the Regular Agenda.
- 6) Participation by Videoconference. One (1) or more Councilmember(s) may participate in City Council meetings remotely by means of videoconference, and shall be counted as present, if all of the following conditions apply:

- a. Attendance by the Councilmember at the physical meeting location is unreasonably difficult or impossible.
 - b. The Councilmember has notified the City Secretary of his/her request to participate remotely by means of videoconference no later than one week prior to the scheduled meeting date.
 - c. The meeting notice specifies a physical meeting location and the intent to have a quorum of City Council present at the physical meeting location.
 - i. If the Mayor plans to participate remotely by means of videoconference, the Mayor Pro Tem (or other Councilmember designated pursuant to Section C.1) shall serve as the Presiding Officer.
 - d. The technology used to facilitate two-way audio and video communication among participating City Council members, which is audible and visible to the public during the meeting, operates in accordance with Texas Open Meetings Act requirements.
 - i. If a quorum of City Council is present at the physical meeting location, and the Councilmember participating remotely by means of videoconference is no longer visible and audible to those in attendance at the physical meeting location, the meeting may continue in accordance with the Texas Open Meetings Act.
 - e. During any executive session or closed meeting, to protect confidentiality and preserve attorney-client privilege, the Councilmember participating remotely by means of videoconference must safely prohibit all audio and video communication from being seen, heard or recorded by unauthorized persons.
- 7) Meetings by Teleconference. A quorum of City Council may conduct meetings remotely by means of teleconference if all of the following conditions apply:
- a. An emergency or public necessity exists, as defined by Texas Open Meetings Act provisions for telephone meetings.
 - b. Physical attendance at one location by a quorum of City Council is unreasonably difficult or impossible.
 - c. The technology used to facilitate two-way audio communication among participating City Council members, which is audible to the public during the meeting, operates in accordance with Texas Open Meetings Act requirements.

D. INTERACTION WITH CITY STAFF

- 1) City Charter Requirement. Section 4.05 of the City Charter provides that: “No member of the council shall give orders directly to any city employee, except when empowered to do so by an emergency proclamation, and all members of the council shall deal with the nonelective officers, employees and administrative offices of the city solely through the city manager.”

- 2) Council Requests for Staff Reports. City Council Members may request staff reports and other staff work through the City Manager. If the request involves a significant use of staff resources (generally defined as approximately four hours or more of staff time), the City Manager shall have the discretion to ask the Council member to bring the request forward as an agenda item and the request must receive a consensus from the City Council.
- 3) Council Request for Information. The City Council may ask for information from City Staff by making the request to the City Manager or getting authorization from the City Manager to request the information from City Staff. Written materials or written responses to questions or requests for information shall be provided to the entire City Council.
- 4) OneDrive Usage. OneDrive is the official platform for the secure and convenient exchange of City documents between staff and councilmembers. Authorized staff will establish common folders for general information and individual folders for member-specific documents. All files will be in PDF format. Documents marked "Not For Public" within the "Confidential" folder are restricted and must not be shared with unauthorized individuals.

E. RECONSIDERATION OF MATTERS

- 1) In order for an action to be reconsidered, a Councilmember may request that an item considered be submitted to the City Manager's Office no later than 5:00 p.m. on the first Wednesday after the City Council Meeting in which a vote was taken on the item. A request to reconsider an item can only be sponsored by a Council Member who voted with the prevailing side. A motion to reconsider any action of the Council can be made not later than the next succeeding official City Council Meeting following its submission to the City Manager's Office. Such motion can only be made by a member who voted with the prevailing side. It can be seconded by any member. No question shall be twice reconsidered, except by unanimous consent of the Council.
- 2) For matters that have not received four votes of Council either for or against a motion on the matter, any member of Council can request that the matter be placed on the agenda for reconsideration. The request may be made at the meeting at which the motion failed to pass, or the request may be made in writing and submitted to the City Manager and the City Secretary by 5:00 p.m. on the first Wednesday after the City Council Meeting in which the matter failed to receive four votes.
- 3) Reconsideration of matter under this Section will not be limited to the motion or motions made at the prior meeting.

F. MISCELLANEOUS

- 1) Email and Cell Phone Usage. Councilmembers to the greatest extent possible will use city-issued cell phones and email accounts to conduct City business.
- 2) Robert's Rules. Where needed for structure and order, the City Council may use Roberts Rules of Order as a guide for its proceedings, unless they conflict with these rules.
- 3) Suspension of Rules. Any provision of these rules not governed by the City Charter or

Code may be temporarily suspended by a two-thirds vote of all members of the Council.

- 4) Amendment to Rules. These rules may be amended, or new rules adopted, by a majority vote of all members of the Council. Council shall review these rules annually.

G. COUNCIL LIAISON ROLES AND RESPONSIBILITIES

The City Council adopted on December 1, 2022, the following guidelines for Council Liaison members on City appointed Boards, Commissions, and Committees (Boards).

- **Definition.** The Council Liaison acts as spokesperson on behalf of the Council when so directed by the Council as a body.
- **Purpose.** The role of the Council Liaison is to facilitate communication from the Council to the Board by providing information about Council actions and related discussions.
- **Appointments.** No Council member is required to serve as Council Liaison to a Board. Council Liaison appointments will be conducted annually in October at the same meeting during which annual Board appointments are made. Councilmembers desiring to serve as Council Liaison to multiple Boards will be considered for appointment to one Board and then may be considered for additional appointments once other Council members have an opportunity to serve.
- **Attendance.** Attendance by Council Liaisons at Board meetings is not required and is not counted for the purposes of establishing and maintaining Board quorum. However, attendance at all or most Board meetings is encouraged. Frequency of attendance may be determined by each Council Liaison.
- **Participation.** Council Liaisons do not have voting or agenda setting privileges on the Board. Although Council Liaisons may participate in Board discussion, they should not advocate positions before the Board, nor should they attempt to influence Board decisions.

These guidelines apply when a Council member is acting as liaison to a City appointed Board. It does not apply when the Council member is appointed to a Board of non-city bodies where the Council member serves as a representative of the City.



EXECUTIVE SUMMARY
8/6/2026

AGENDA SUBJECT:

Discuss and consider action on the approval of the Alexander Tract Phasing Plan associated with Subdivision Case CP-26-0057 which includes the development of 191 single-family lots in two (2) phases on one (1) parcel of land 55.09 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032246; generally located approximately 300 feet south of the intersection of Equine Road and CR 267, Leander, Williamson County, Texas.

BACKGROUND:

In January 2022, the City Council approved an update to the Subdivision Ordinance and Chapter 13 Utilities (see below ordinance citation for more details) which added provisions for development phasing for any subdivision within the City limits or within the extraterritorial jurisdiction that includes 30 or more lots in response to the City's water management strategies. The City Council conducted their annual review of development phasing plan requirements in January 2026 and determined that the development phasing requirement for residential development should remain in effect.

This proposal is for the approval of the Alexander Tract Phasing Plan, which would allow for the orderly development of 191 residential lots in two (2) phases as noted in the table below.

PHASE	ACREAGE	LAND USE
1	36.02	117 Residential Lots
2	19.07	74 Residential Lots

Phase 1 as designated by the developer, provides for a full roadway connection from the existing roadway located at the western perimeter of the property (Royal Palm Lane) to the eastern perimeter, which is County Road 267. This is a discontinuous internal roadway system that provides for adequate circulation and traffic capacity needed for the project. The initial 117 lots coincide with the lots and blocks that are adjacent to these initial streets and inclusive of the amenity center lot.

Phase 2 provides for the finish-out of the remainder of the project.

ORDINANCE CITATION:

Sec. 13.12.002. - Development phasing plan required.

A development phasing plan is required for any subdivision within the city limits and extraterritorial jurisdiction that includes more than 30 lots or units. The development phasing plan for the subdivision must be approved by the city council before a subdivision concept plan will be approved.

HISTORY/TIMELINE:

04/01/2026 – Annexation Approved
04/01/2026 – Zoning Approved

APPLICANT/AGENT:

Carlson, Brigance & Doering, Inc. (Geoff Guerrero) on behalf of mark Alexander, Bridget Gibson, and Cheryl Cervenka.

RECOMMENDATION:

As part of the evaluation of this request, the City Council has the following options:

1. Approve the proposed phasing plan; or
2. Deny the proposed phasing plan. This action would require the applicant to revise their plan to include an alternative proposal such as phases with less residential lots.

Staff recommends Option 1 listed above – Approve the phasing plan. Staff made this recommendation based on the number of residential lots proposed for each phase align with what a residential development typical includes.

PRESENTER:

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

Fiscal Impact

Attachments:

1. CP-26-0057 Att 1 Alexander Tract - Phasing Plan
2. CP-26-0057 Att 2 Alexander Tract - Location Map
3. CP-26-0057 Att 3 Alexander Tract - Aerial Map
4. CP-26-0057 Att 4 Alexander Tract Lotting Plan G

NUMBER OF LOTS PER PHASE
PHASE 1: 117 RESIDENTIAL
1 AMENITY CENTER
4 DRAINAGE/WQ/PUE/LANDSCAPE
122 TOTAL
PHASE 2: 74 RESIDENTIAL
1 DRAINAGE/WQ/PUE/LANDSCAPE
75 TOTAL
OVERALL: 197 LOTS

NUMBER OF LUEs PER PHASE
PHASE 1: 120 LUEs (117 RESIDENTIAL)
PHASE 2: 74 LUEs (74 RESIDENTIAL)
TOTAL: 194 LUEs (191 RESIDENTIAL)

ANTICIPATED TIMELINES
PHASE 1: CONSTRUCTION BEGINS MARCH 2027, HOME
CONSTRUCTION BEGINS JANUARY 2028.

PHASE 2: CONSTRUCTION START DEPENDENT ON PHASE 1 SALES
PACE.

PROJECT COMPLETION DATE ANTICIPATED END OF 2031.

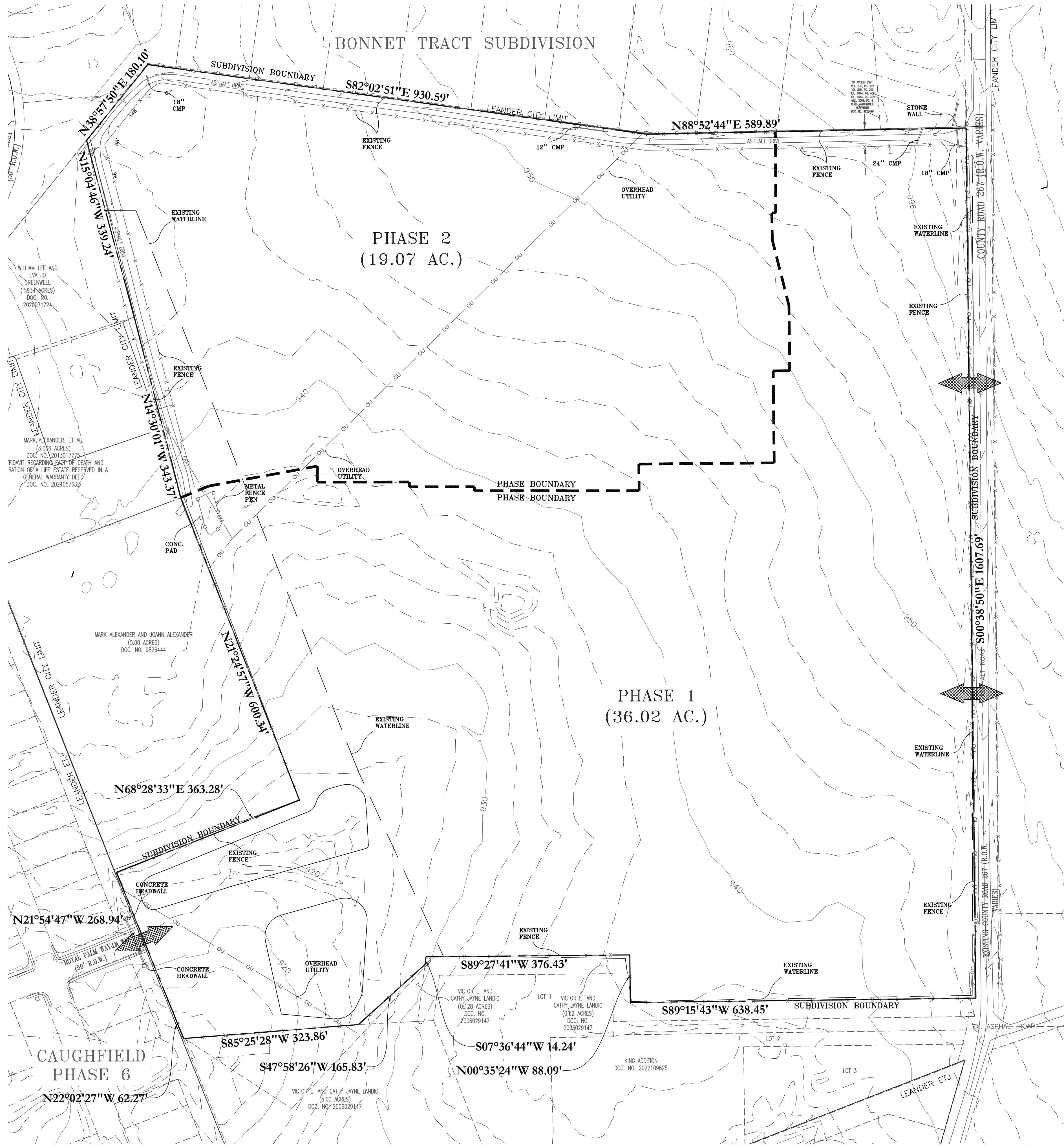
THIS SUBDIVISION SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SEQUENCING SET FORTH IN THIS DEVELOPMENT PHASING PLAN. IF AN APPLICANT APPLIES FOR A PRELIMINARY PLAT FOR LESS THAN THE ENTIRE PROPERTY SHOWN IN THE CONCEPT PLAN, THE PRELIMINARY PLAT FOR EACH PHASE MAY NOT BE REVIEWED CONCURRENTLY, MUST BE SUBMITTED IN THE ORDER SHOWN ON THE APPROVED PHASING PLAN, AND REVIEW OF THE PRELIMINARY PLAT FOR A PARTICULAR PHASE MUST BE COMPLETED AND SCHEDULED FOR COMMISSION APPROVAL BEFORE A SUBSEQUENT PHASE MAY BE SUBMITTED FOR REVIEW. IN ADDITION, THE PRELIMINARY PLAT APPLICATIONS MUST CONTAIN THE PROPERTY SHOWN IN EACH PHASE OF THE APPROVED DEVELOPMENT PHASING PLAN. CONSTRUCTION PLANS FOR EACH PHASE SHALL BE SUBMITTED IN ACCORDANCE WITH THE PHASING PLAN SHOWN ON THE APPROVED PHASING PLAN, MAY NOT BE REVIEWED CONCURRENTLY, AND MUST BE SUBMITTED IN THE ORDER SHOWN ON THE APPROVED DEVELOPMENT PHASING PLAN. THE INFRASTRUCTURE IN AN APPROVED CONSTRUCTION PLAN FOR A PARTICULAR PHASE SET MUST BE COMPLETED AND ACCEPTED BY THE CITY BEFORE THE APPLICANT MAY COMMENCE CONSTRUCTION ON A SUBSEQUENT PHASE OF THE SUBDIVISION.

SITE DRAINAGE AND UTILITIES

DRAINAGE WILL FOLLOW TCEQ REQUIREMENTS FOR WATER QUALITY UNDER RG-348 AND WILL BE COLLECTED AND PIPED TO THE WATER QUALITY POND TO BE BUILT IN THE SOUTHWEST CORNER OF THE SITE.

WATER TO THIS SITE WILL BE SERVED VIA THE EXISTING 12" WATER LINE AND TIE-IN AT THE INTERSECTION OF CR 267 AND EQUINE ROAD.

WASTEWATER WILL CONNECT TO THE EXISTING 8" MAIN WITHIN THE BAR W RANCH WEST DEVELOPMENT AT THE INTERSECTION OF PETERSBURG STREET AND MUSIC ROOT WAY.



LEGEND

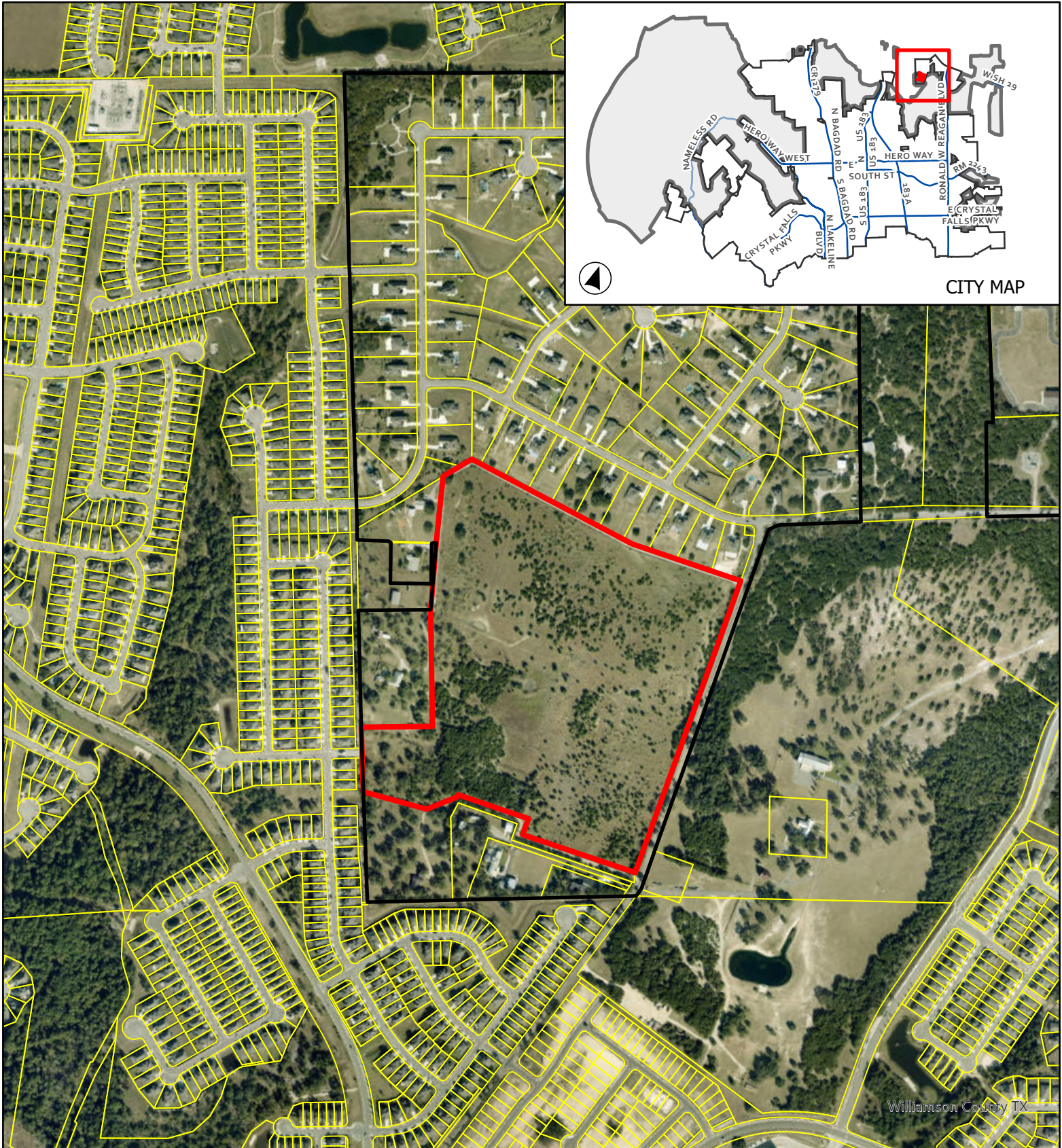
APPROXIMATE LOCATION OF FUTURE POINTS OF ACCESS TO ADJACENT PROPERTIES

0 100' 200'

SCALE: 1" = 100'

DESIGNED BY NAME	DRAFTED BY NAME
DATE	
REVISION	
SHEET NAME: COVENANT PLAN	
JOB NAME: ALEXANDER TRACT CONCEPT PLAN	
PROJECT: STREET, DRAINAGE, WATER & WASTEWATER	
6/30/26	
DATE	
JOB NUMBER 5752	
SHEET 3 OF 4	

Carlson, Brigrance & Doering, Inc.
Civil Engineering ♦ Surveying ♦ Environmental
FIRM ID #F5791 REG. #1002490
Corporate Office ♦ 5501 West William Canyon Drive
Austin, Texas 78749 ♦ (512) 280-5160
www.cbdleng.com ♦ Austin ♦ Round Rock ♦ San Antonio



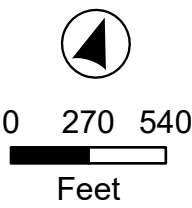
CASE: CP-26-0057

ATTACHMENT 3

ALEXANDER TRACT

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.

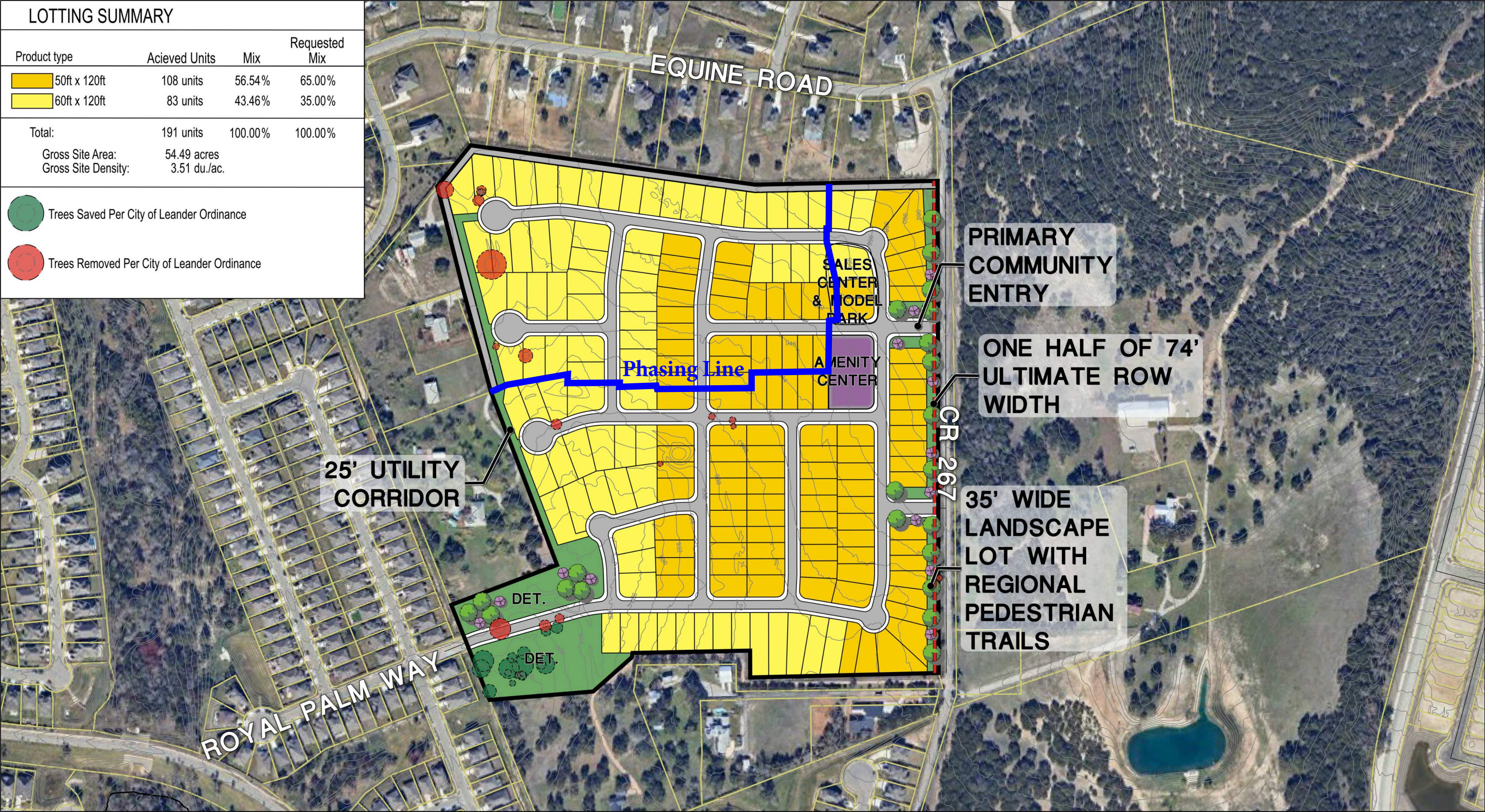


- Leander City Limits
- Williamson County Parcels
- Subject Boundary

LOTING SUMMARY			
Product type	Acieved Units	Mix	Requested Mix
50ft x 120ft	108 units	56.54%	65.00%
60ft x 120ft	83 units	43.46%	35.00%
Total:	191 units	100.00%	100.00%
Gross Site Area:	54.49 acres		
Gross Site Density:	3.51 du./ac.		

Trees Saved Per City of Leander Ordinance

Trees Removed Per City of Leander Ordinance



Topographical Data Source: CBD
Parcel Data Source: CBD
Contour Interval: 2'



EXECUTIVE SUMMARY

8/6/2026

AGENDA SUBJECT:

Discuss and consider action regarding Tree Removal Case TRP-25-0046 regarding the removal of two (2) Heritage Trees associated with the Burleson Phases 1, 5 through 8 Public Improvement Construction Plans Development (PICP-25-0220), generally located to the southeast of the intersection of Journey Parkway and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

BACKGROUND:

This request is the final step in the tree removal permit process. The applicant has submitted a request to remove 45 Significant Trees (>18 caliper inches) and two (2) Heritage Trees associated with the public improvement construction plans. The original request included the removal of four (4) Heritage Trees. These trees were not approved for removal as part of the Preliminary Plat. During the design of the public improvements construction plans, the applicant identified additional trees that were impacted by the proposed grading, utilities, and roadway improvements. Additionally, trees less than 18 caliper inches are not being reviewed as part of this request. Phase 1 is predominantly the residential subdivision while Phases 5 through 8 are to be developed commercially.

As future phases are designed, additional trees may be proposed for removal at that time. Once the trees proposed for removal exceed 50% of those between eight (8) to 18 caliper inches, mitigation will be required.

During the June 16, 2026 meeting, the City Council voted to postpone the item to allow the applicant to further analyze the preservation of trees 522 and 4272 which are located within the residential lots. The applicant was able to confirm that these two (2) trees can be preserved and has updated the request to include trees 1006 and 1250 only. An error was noted in a contour label on this block which allowed a grading change to save the trees without special treatment for the expected low spot in a tree well discussed at the City Council meeting.

TREE PRESERVATION ORDINANCE:

Per Subdivision Ordinance, Article II, Section 22 (3)(iii)(d)(2), removal of Significant Trees greater than eighteen (18) caliper inches requires the approval of the Planning and Zoning Commission.

Heritage Trees may be removed only with the approval of a Tree Removal Permit and after the required mitigation has been approved. The Planning and Zoning Commission shall review all applications for Heritage Tree removal permits and make a recommendation for approval or denial to the City Council, which shall have final authority to issue the permit.

The Subdivision Ordinance includes the following tree mitigation requirements:

- Up to 50% of the caliper inches of Significant Trees between eight (8) and 26 caliper inches may be removed without mitigation for single-family and two-family subdivisions.
- Up to 50% of the caliper inches of Significant Trees between eight (8) and 18 caliper inches may be removed without mitigation for subdivisions other than single-family and two-family.

- Mitigation shall be required at a 1:1 caliper inch basis for Significant Trees between eight (8) and 18 caliper inches.
- Mitigation shall be required at a 2:1 caliper inch basis for Significant Trees greater than 18 caliper inches and less than 26 caliper inches.
- Mitigation shall be required at a 3:1 caliper inch basis for Heritage Trees and a mitigation fee in the amount of \$300.00 per caliper inch removed.
- Mitigation may be achieved through credit of existing trees on site, replacement trees planted on-site, or payment in-lieu of replacement trees. If payment in-lieu of replacement trees is approved by the Planning Director, the fee shall be equal to \$150.00 per caliper inch of replacement tree.

Mitigation is not required for trees that are dead, dying, or diseased. The applicant has identified trees on their mitigation tables that are not being considered for mitigation due to their condition. The tables reflect the trees being removed that are needing to be mitigated and may not add to the total trees on site (100%).

SIGNIFICANT TREE REMOVAL – PLANNING AND ZONING COMMISSION CONSIDERATION:

Action was taken by the Planning and Zoning Commission on July 9, 2026 regarding Significant Trees. No additional action is required by the City Council for Significant Tree removal. City Council will take final action on the proposed Heritage Tree removal.

HERITAGE TREE REMOVAL – COUNCIL CONSIDERATION

The Preliminary Plat previously approved the removal of Significant Trees and Heritage Trees. This request is for the removal of additional trees.

Within Phase 1, which consists of residential development, there are 135 Heritage Trees over 26 caliper inches, and the applicant is preserving 90% of the caliper inches.

Within Phases 5-8, which consists of commercial development, there are 20 Heritage Trees over 26 caliper inches, and the applicant is preserving 100% of the caliper inches.

Please see below for updates to tree removal percentages for Single Family Phase 1 and commercial phases.

PHASE 1 - SINGLE FAMILY								
TREE SIZE (in caliper inches)	TOTAL INCHES	TOTAL TREES	SAVED INCHES	SAVED TREES	SAVED INCHES %	REMOVED INCHES	REMOVED TREES	REMOVED INCHES %
8" to 18"	50233.2	4428	33472.7	2940	67%	16760.5	1488	33%
>18" to 26"	10100.0	479	7508.0	354	74%	2592.0	125	26%
SUBTOTAL 8" to 26"	60333.2	4907	40980.7	3294	68%	19352.5	1613	32%
>26"	4211.0	135	3772	120	90%	439.0	15	10%
TOTALS	64544.2	5042	44752.7	3414	69%	19791.5	1628	31%

PHASES 5-8 - COMMERCIAL								
TREE SIZE (in caliper inches)	TOTAL INCHES	TOTAL TREES	SAVED INCHES	SAVED TREES	SAVED INCHES %	REMOVED INCHES	REMOVED TREES	REMOVED INCHES %
8" to 18"	10758.5	995	9876.5	914	92%	882.0	81	8%
>18" to 26"	2176.5	102	2087.0	98	96%	89.5	4	4%
SUBTOTAL 8" to 26"	12935.0	1097	11963.5	1012	92%	971.5	85	8%
>26"	637.5	20	637.5	20	100%	0.0	0	0%
TOTALS	13572.5	1117	12601.0	1032	93%	971.5	85	7%

Following the July 16, 2026 city council meeting, the applicant has updated their request to include the removal of two (2) Heritage Trees only. As part of this request, the following mitigation will be required for the tree removal.

- Heritage Tree removal in the amount of \$17,100.00 based off of the removal of 57 caliper inches at a rate of \$300.00 per caliper inch removed.
- Replacement Heritage Trees are required at a 3:1 ratio for a total of 171 inches. The applicant is opting to pay a fee in lieu of replacement trees (171 X \$150.00 = \$25,650.00)

The total fee for this tree removal request is \$42,750.00 and will be applied to the public improvement construction plan permit (PICP-25-0220). The applicant is also responsible for the mitigation fees for the trees that were previously approved with the Preliminary Plat. Fee payment is required prior to issuance of the public improvement construction plan permit.

GENERAL INFORMATION:

Current Zoning: GC-2-A (General Commercial), LC-2-B (Local Commercial), SFS-2-B (Single Family Suburban)

Size and Location: This property is generally located to the southeast of the intersection Journey Parkway and Ronald W. Reagan Boulevard including approximately 83.4 acres.

Surrounding Area: This property is located north of a Cedar Park residential subdivision. Akin Elementary School and Stiles Middle school are located to the west of the property. There are commercial and multi-family developments located to the east of the property across Ronald W. Reagan Boulevard.

Physical and Natural Features: This property contains heavy tree coverage with at least 50% of the site covered in Ashe Juniper.

HISTORY/TIMELINE:

02/21/2025 - Preliminary Plat Approved
07/09/2026 – Planning & Zoning, Approved
07/16/2026 – City Council, Postponed

APPLICANT/AGENT:

LJA Engineering, Inc (Jessica Davis) on behalf of Burleson Ranch 2024, LP (Jeremy Smitheal)

RECOMMENDATION:

As part of the evaluation of this request, the City Council has the following options:

1. Approve the tree removal request;

2. Deny the tree removal request; or
3. Propose an alternative plan that includes saving additional trees.

Staff recommends Option 1 listed above – Approve the tree removal request. This would allow the applicant to remove trees as part of the PICP permit. This recommendation is based on the grading improvements required for appropriate drainage of the subdivision.

During the meeting of July 9, 2026, the Planning and Zoning Commission took action on the significant trees and recommended approval of the removal of the Heritage Trees.

During the meeting of July 16, 2026, the City Council voted to postpone the item to allow the applicant to further analyze the preservation of trees 522 and 4272 which are located within the residential lots.

PRESENTER:

Robin M. Griffin, Executive Director of Development Services

Fiscal Impact

Attachments:

1. TRP-25-0046 Att 1 Letter of Intent - Burleson Ranch
2. TRP-25-0046 Att 2 Location Map - Burleson Ranch
3. TRP-25-0046 Att 3 Aerial Map - Burleson Ranch
4. TRP-25-0046 Att 4 Tree Removal Exhibit - Burleson Ranch
5. TRP-25-0046 Att 4 Tree Removal Exhibit B - Burleson Ranch
6. TRP-25-0046 Att 4 Tree Removal Exhibit C - Burleson Ranch
7. TRP-25-0046 Att 5 Tree Field Data - Burleson Ranch
8. TRP-25-0046 Att 6 Arborist Report - Burleson Ranch
9. TRP-25-0046 Att 7 Grading Plan - Burleson Ranch
10. 7-9-2026 P & Z Minutes

July 21, 2026

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

Subject: Burleson Tract Phase 1 Letter of Intent / TRP-25-0046
LJA Project# A140-0422

This letter serves as our formal request to remove trees located within the Burleson Tract Phase 1, 5-8 development, situated in Leander, Texas (PICP-25-0220). The tree removals are necessary to accommodate the construction of a single-family residential neighborhood, including associated infrastructure such as grading, utilities, and roadway improvements. This tree removal permit (TRP) proposes removal of 2 additional Heritage Trees which were not approved for removal with the preliminary plat. The TRP proposes to remove 46 additional Significant Trees which were not approved with the preliminary plat. Of these, one is in Very Poor Condition. The TRP proposes preservation of 2 Significant Trees which were previously approved for removal. This results in a total of 48 trees removed.

Approximately 32% of the overall Significant trees will be removed with Phase 1. With current projections, Significant trees are expected to require mitigation in future phases of the single-family development.

“Lot grading” is limited to raising entire block(s) near the southwest corner to get storm drainage into Pond 2. There is some other block level grading in select places where we’d have drainage problems if the lots weren’t at least partially graded. Lot grading has been limited to the bare minimum to tie to lots into the ROW edge, to maximize preservation of trees on the site with the development construction. All lot grading outside the PUE, adjacent to the ROW, is proposed to allow proper drainage into the streets and is forced by street design constraints or providing minimum cover over the storm sewer system.

Heritage Trees 522 and 4272 were discussed at the City Council meeting on July 16. The block grading has been revised to save these two particular Heritage Trees during the construction of the PICP plans. An error was noted in a contour label on this block which allowed a grading change to save the trees without special treatment for the expected low spot in a tree well discussed at the City Council meeting. PICP plans have been updated to reflect this change to the TRP application. The updated block grading will work for development, but further grading will be required at home construction to provide positive drainage from the home foundations to the curb. This grading will need to be proposed with the building permitting and should be coordinated between all lots in each block to ensure proper drainage of the finished homes.

Heritage Trees 1006 and 1250 were reexamined based on discussion with City Council. Unfortunately, these trees are too far into the pond grading area to be preserved and still meet the State’s water quality treatment requirements and the City’s detention criteria for this site. Heritage Trees 1006 and 1250 are requested for removal with this application.

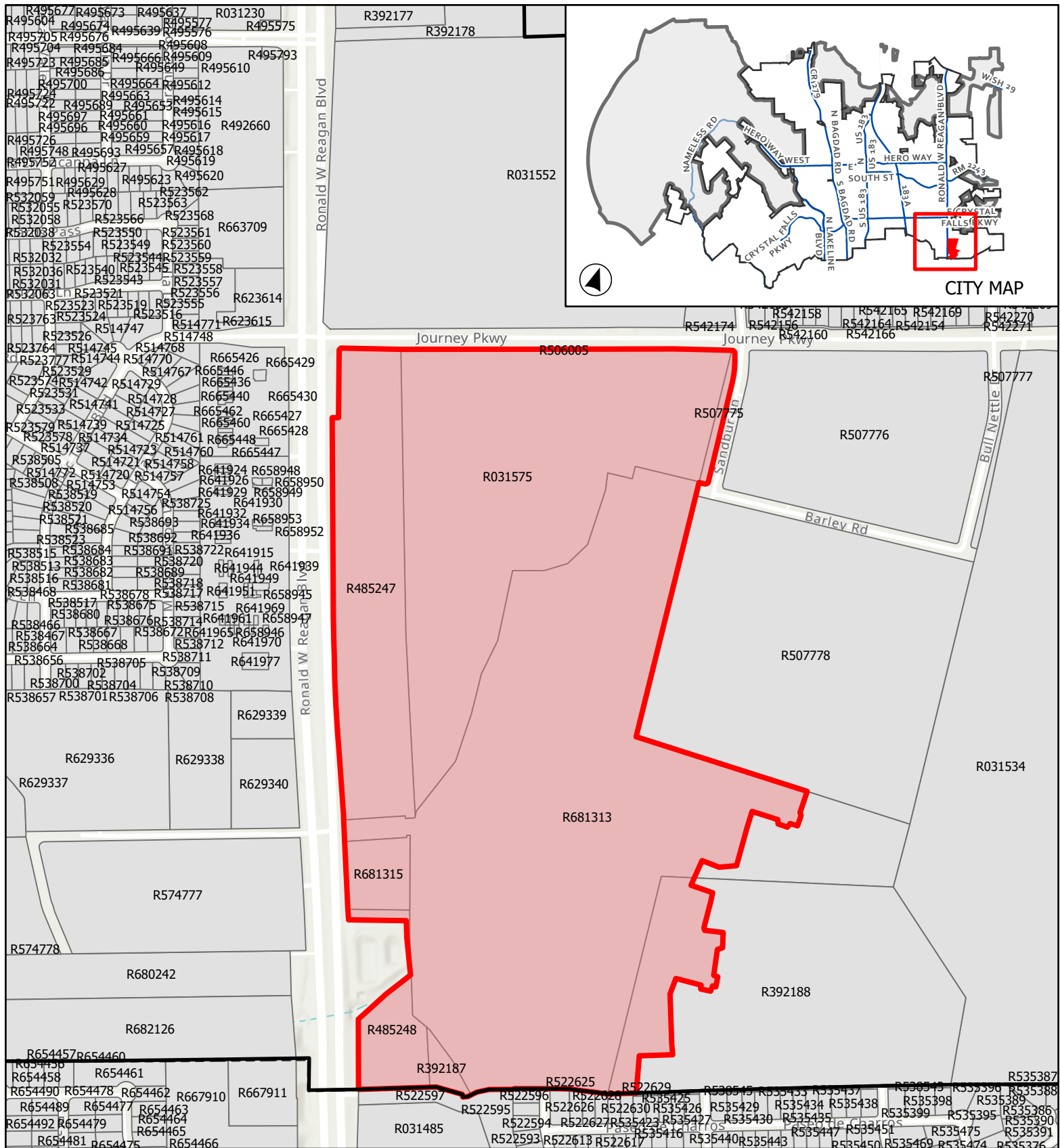
The proposed removals are shown in the Tree Removal Plan set submitted with the application. The site has been designed to avoid and reduce impacts to Heritage trees while maintaining compliance with City design and safety standards.

Very Truly Yours,
LJA Engineering, Inc.



T.W. Hoysa, PE
Vice President





CASE: TRP-25-0046

ATTACHMENT 2

BURLESON RANCH PH 1

Location Map



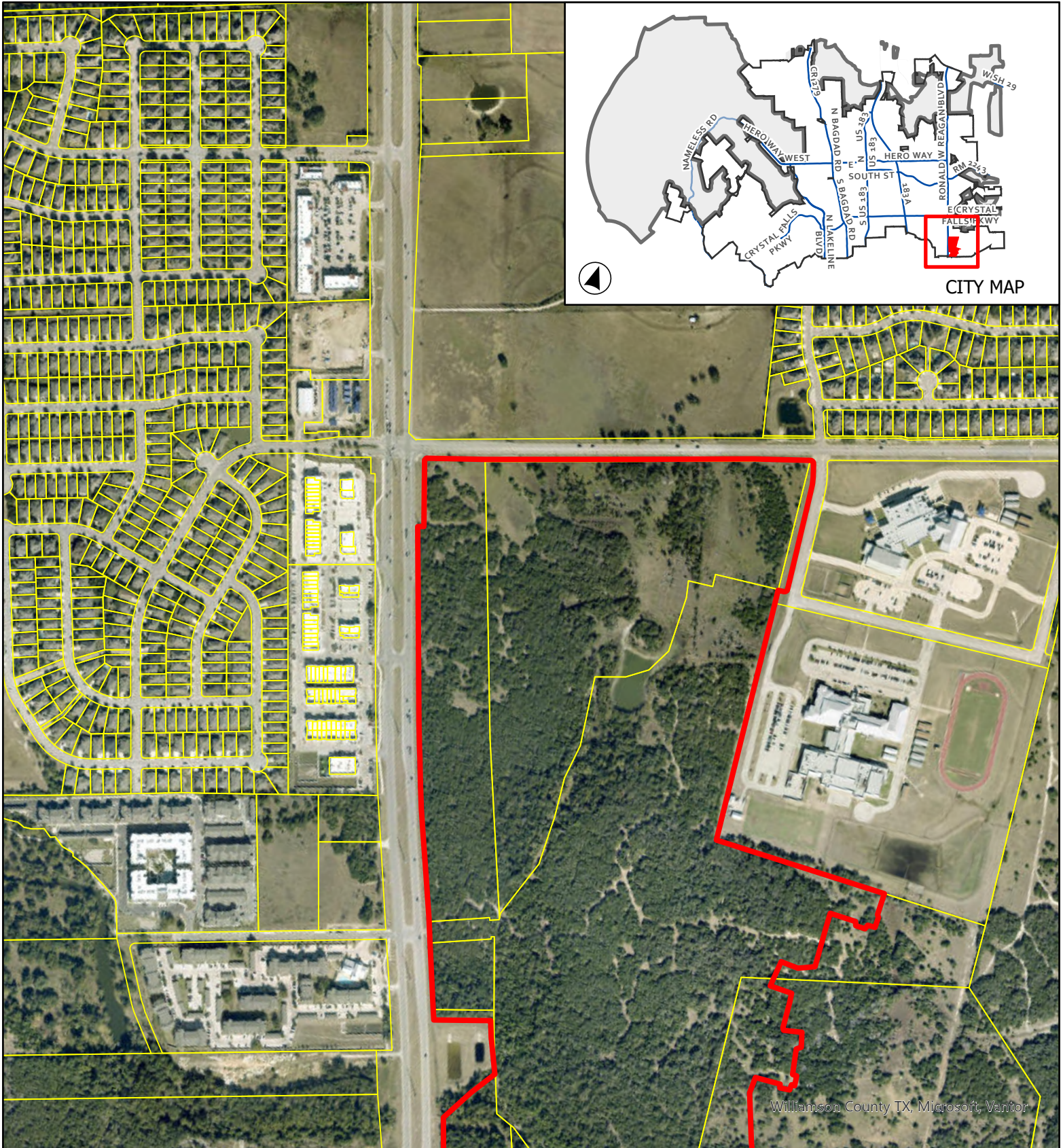
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the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

0 287.5 575



Feet

City Limits ☐ETJ Subject Boundary 



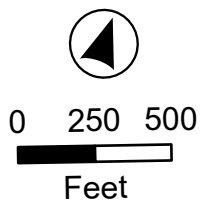
CASE: TRP-25-0046

ATTACHMENT 3

BURLESON RANCH PH 1

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
- Williamson County Parcels
- Subject Boundary

BURLESON TRACT PH1, 5-8
TREE REMOVAL REQUEST


LJA ENGINEERING, INC.
T.W. HOYSA, P.E. #100072

ROBIN M. GRIFFIN, AICP
EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES

DATE

EMILY TRUMAN, PE, CFM CITY ENGINEER	DATE
--	------

MARK TUMMONS, CPRE
DIRECTOR OF PARKS AND RECREATION

CHIEF JOSHUA DAVIS FIRE MARSHAL	DATE
------------------------------------	------

TREE REMOVAL PERMIT TO ACCOMPANY PICP-25-0220

TREE REMOVAL PERMIT TO ACCOMPANY PICP-25-0220

THIS SITE IS LOCATED WITHIN THE BRUSHY CREEK AND BLOCK HOUSE CREEK WATERSHEDS

THE TRACT SHOWN IS ENCUMBERED BY ZONE AE ACCORDING TO FIRM PANELS 48491C0470F AND 48491C0460F, DATED 12/20/2019.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR, OR ENGINEER.

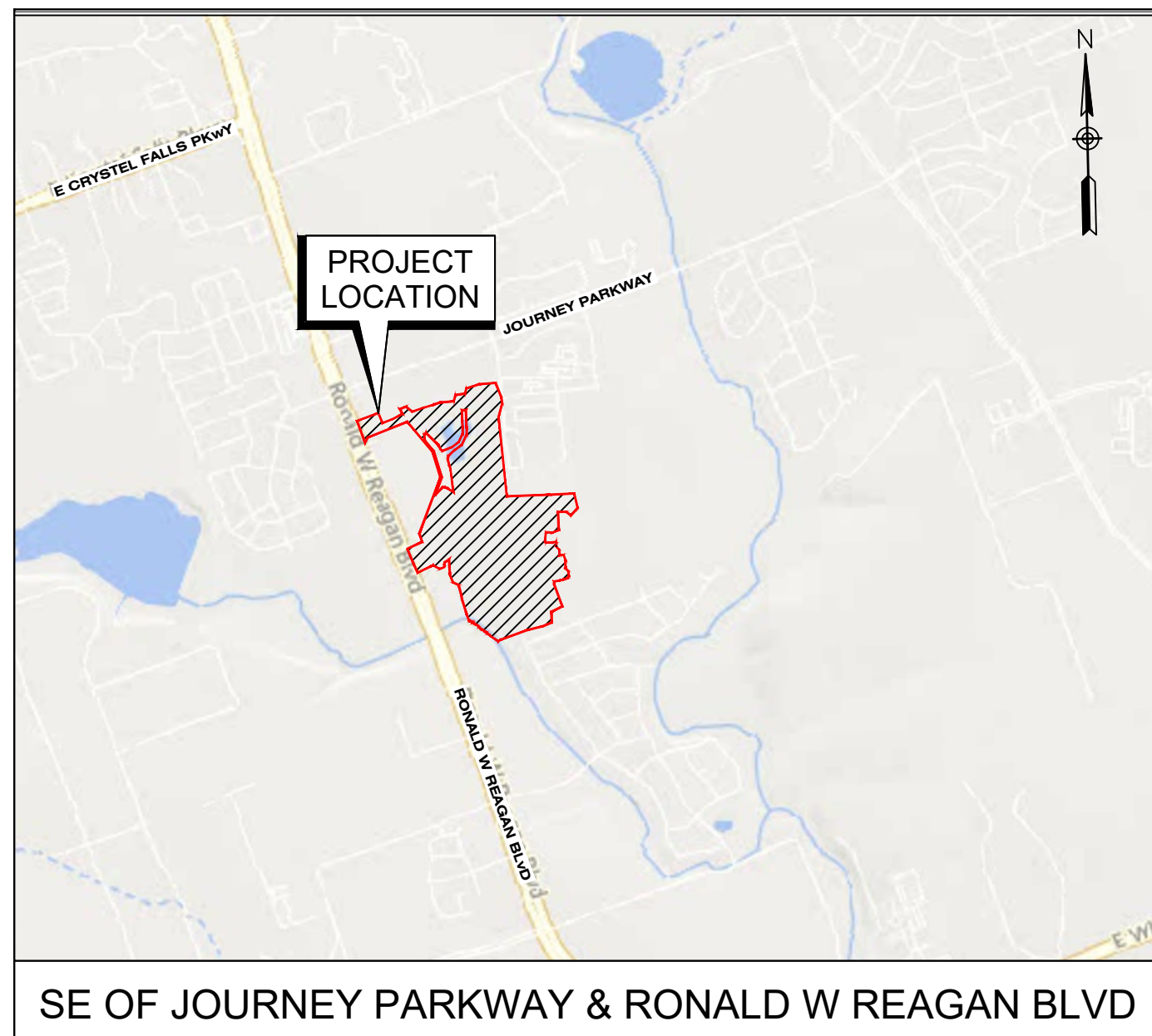
PORTIONS OF:
AW0122 CARR, A. SUR., ACRES 22.491
AW0122 CARR, A. SUR., ACRES 4.34
AW0122 CARR, A. SUR., ACRES 85.338
AW0122 CARR, A. SUR., ACRES 18.896
AW0122 CARR, A. SUR., ACRES 32.54
AW0122 CARR AND A. SUR., ACRES 123.635
RECORD IN DOC#2012107179, 2013049911,
2013065089 OF THE OFFICIAL PUBLIC RECORDS
OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.X.)

TOTALING 83.4 ACRES

ORDINANCE #24-036-00 ESTABLISHES THE ZONING OF THE OVERALL PROPERTY AS GC-3-A, GC-2-A, LC-2-B, AND SFS-2-B.

RELATED CASE No: PICP-25-0220

SUBMITTAL DATE: FILING DATE: 09/30/2025



LOCATION MAP
SCALE: 1" = 2000'

TMTB BURLESON RANCH, LLC
MARK BERMAN, VICE PRESIDENT
9601 AMBERGLEN BLVD, SUITE 200
AUSTIN, TEXAS 78729
PHONE: (512) 532-2170

BURLESON RANCH 2024, LP
BY: BURLESON RANCH 2024, GP, LLC
JEREMY SMITHEAL
1221 S MOPAC EXPRESSWAY, SUITE 200
AUSTIN, TEXAS 78746

LJA ENGINEERING INC.
FRN # F-1386
2700 LA FRONTERA BLVD, SUITE 200
ROUND ROCK, TEXAS 78681
CONTACT PERSON: T.W. HOYSA, P.E.
PHONE: (512) 439-4700

LJA SURVEYING INC.
 TBPES # 10194382
 7500 RIALTO BOULEVARD BUILDING 2,
 SUITE 100
 AUSTIN, TX 78735
 CONTACT PERSON: MATT OVERALL, RPLS
 PHONE: (512) 534-4700

MARK BERMAN, VICE PRESIDENT
9601 AMBERGLEN BLVD, SUITE 200
AUSTIN TX, 78729
PHONE: 312-532-2170

1. THIS PLAN ALLOWS FOR CLEARING OF BRUSH AND NON-PROTECTED CLASS TREES ONLY.
2. TEMPORARY EROSION CONTROLS WILL BE MAINTAINED ALONG W/ A SWPPP IN CONFORMANCE WITH THE STATE OF TEXAS GENERAL PERMIT.
3. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF LEANDER MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
4. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, REGULATORY COMPLIANCE, AND ADEQUACY OF THESE PLANS OR SPECIFICATIONS, WHETHER OR NOT THE PLANS AND/OR SPECIFICATIONS WERE REVIEWED BY CITY ENGINEER(S).
5. EXISTING UTILITIES ARE SHOWN PER RECORD. CONTRACTOR SHALL VERIFY LOCATIONS & ELEVATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CLEANING ACTIVITIES OF ANY CONFLICTS.
6. THIS SITE IS LOCATED OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE. THIS PLAN PROPOSED NO PERMANENT IMPERVIOUS COVER AND IS EXEMPT FROM A CONTRIBUTING ZONE PLAN
7. SURVEY DATA PROVIDED BY: LJA SURVEYING INC. DATED JUNE TO AUGUST 2024.
8. ANY STRUCTURAL STABILIZATION WITH SLOPES STEEPER THAN 3:1 SHALL BE LIMITED TO USE OF NATIVE STONE (EXCEPT FOR OUTLET STRUCTURES WHICH CAN BE CONCRETE) AND SHALL BE LIMITED TO NO MORE THAN THIRTY (30%) PERCENT OF THE PERIMETER OF THE POND. SUCH PONDS SHALL BE SEAMLESSLY INTEGRATED WITH THE LANDSCAPING. ALL EXPOSED CONCRETE THAT IS VISIBLE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE INCLUDING BUT NOT LIMITED TO LEDGESTONE, FIELDSTONE, CAST STONE, OR OTHER DECORATIVE MATERIALS SUCH AS STAMPED AND TINTED CONCRETE THAT RESEMBLES STONE OR BRICK AS APPROVED BY THE DIRECTOR OF PLANNING. ALL OTHER EXPOSED CONCRETE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE AS LISTED ABOVE OR TEXTURED AND TINTED IN EARTHEN COLORS.
10. ALL EXCESS EARTH MATERIAL AND REMOVED BRUSH/TREES WILL BE HAULED OFF TO A SUITABLE DISPOSAL SITE PRIOR TO ACCEPTANCE OF THE IMPROVEMENT.

[illegible]

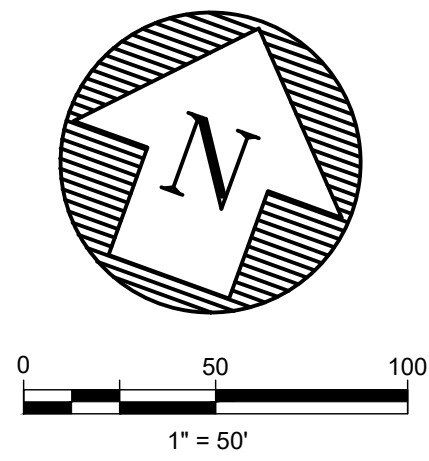
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681

LJA
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

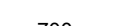
LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



**Know what's below.
Call before you dig.**



LEGEND:

-  TREE SAVED PER PRELIM
-  TREE REMOVED PER PRELIM
-  TREE TO BE SAVED
-  TREE TO BE REMOVED
-  PROPOSED CONTOURS
-  EXISTING CONTOURS

- NOTES:
- IF DISTURBED AREA IS NOT WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION MATTING. (ECM 1.4.4.B.3, SECTION 5, I).
 - ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF LEANDER RULES AND REGULATIONS.
 - CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
 - THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY. (ECM 1.4.4.D.4)
 - LIMITS OF CONSTRUCTION & SILT FENCE SHOWN OFF BOUNDARY LINES FOR CLARITY ONLY. SILT FENCE SHALL BE PLACED WITHIN TRACT BOUNDARIES.
 - ALL SILT FENCE ALONG EXISTING PAVED R.O.W.S SHALL BE SET AT A MINIMUM OF 3' AWAY FROM BACK OF CURB OR EDGE OF PAVING TO AVOID STANDING WATER ON SUBGRADE SURFACES.
 - SILT FENCE ALONG BACK OF CURB MAY BE TEMPORARILY REMOVED FOR GRADING TO CURB EDGES BUT SHALL BE REINSTALLED DAILY.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY SEDIMENT TRANSPORTED FROM THE SITE TO THE WATER QUALITY/DETENTION PONDS.
 - TEMPORARY EROSION CONTROL TO BE REMOVED BY THE CONTRACTOR AFTER THE PERMANENT VEGETATION IS ESTABLISHED.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

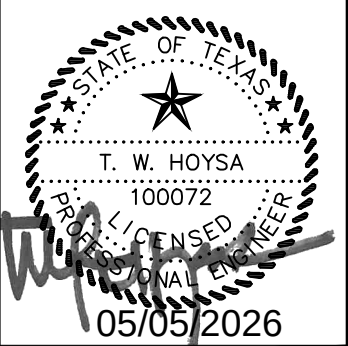


BURLESON TRACT - PHASES 1, 5-8
TREE REMOVAL REQUEST

TREE PROTECTION PLAN

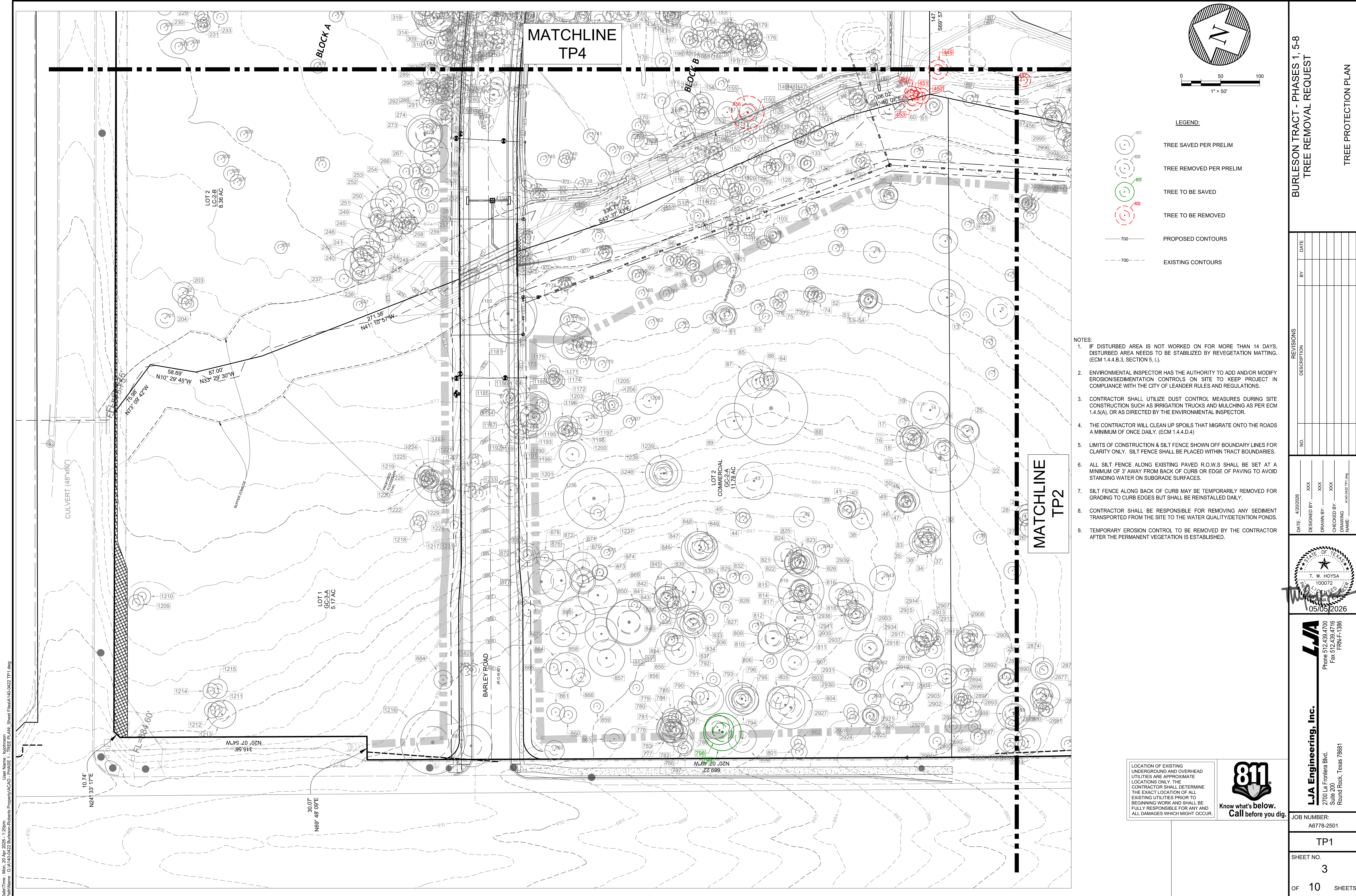
REVISIONS		DATE
NO.	DESCRIPTION	BY

DATE: 4/20/2025	DESIGNED BY: XXX	DRAWN BY: XXX	CHECKED BY: XXX	DRAWING NAME: A:\04\22 TPO.dwg
-----------------	------------------	---------------	-----------------	--------------------------------

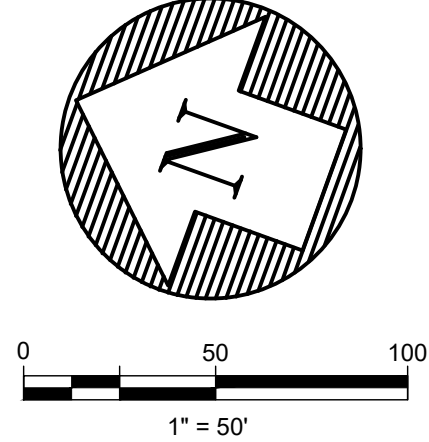
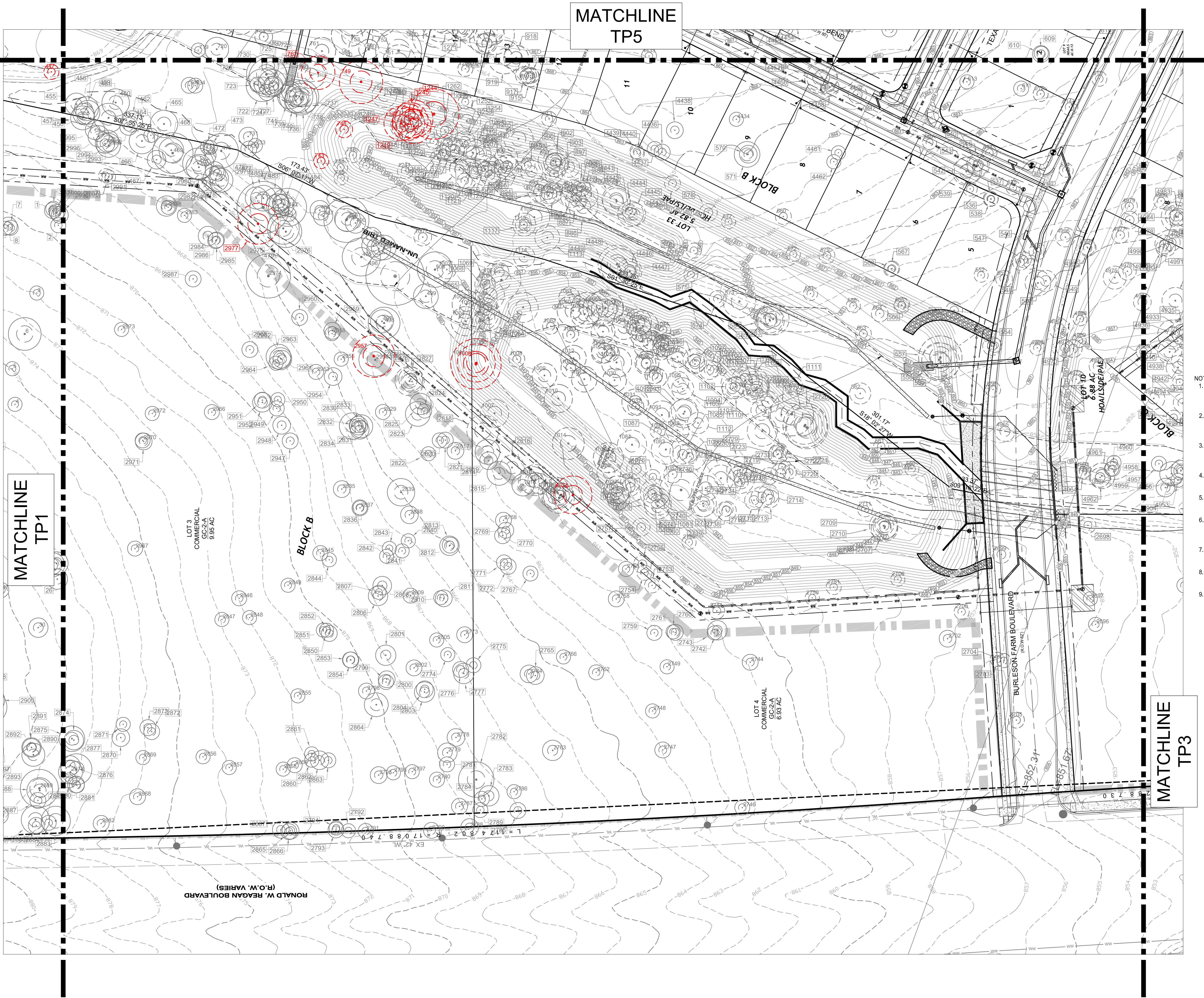


LJA Engineering, Inc.
Phone 512.439.4700
Fax 512.439.4716
Suite 200
Round Rock, Texas 78681

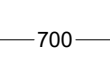
JOB NUMBER: A6778-2501
TP0
SHEET NO. 2
OF 10 SHEETS



PlotTime: Mon, 20 Apr 2026, 4:57:17pm
User Name: kishoren
PrintName: G:\A140-0422-Burleson-Roberts-Property\ACAD-Phase 1-Tree Plan\Sheet Files\A140-0422 TP2.dwg



LEGEND:

-  TREE SAVED PER PRELIM
-  TREE REMOVED PER PRELIM
-  TREE TO BE SAVED
-  TREE TO BE REMOVED
-  PROPOSED CONTOURS
-  EXISTING CONTOURS

- NOTES:
- IF DISTURBED AREA IS NOT WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION MATTING. (ECM 1.4.4.B.3, SECTION 5, I).
 - ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF LEANDER RULES AND REGULATIONS.
 - CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
 - THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY. (ECM 1.4.4.D.4)
 - LIMITS OF CONSTRUCTION & SILT FENCE SHOWN OFF BOUNDARY LINES FOR CLARITY ONLY. SILT FENCE SHALL BE PLACED WITHIN TRACT BOUNDARIES.
 - ALL SILT FENCE ALONG EXISTING PAVED R.O.W.S SHALL BE SET AT A MINIMUM OF 3' AWAY FROM BACK OF CURB OR EDGE OF PAVING TO AVOID STANDING WATER ON SUBGRADE SURFACES.
 - SILT FENCE ALONG BACK OF CURB MAY BE TEMPORARILY REMOVED FOR GRADING TO CURB EDGES BUT SHALL BE REINSTALLED DAILY.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY SEDIMENT TRANSPORTED FROM THE SITE TO THE WATER QUALITY/DETENTION PONDS.
 - TEMPORARY EROSION CONTROL TO BE REMOVED BY THE CONTRACTOR AFTER THE PERMANENT VEGETATION IS ESTABLISHED.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



BURLESON TRACT - PHASES 1, 5-8
TREE REMOVAL REQUEST

TREE PROTECTION PLAN

NO.	REVISIONS	DESCRIPTION	BY	DATE

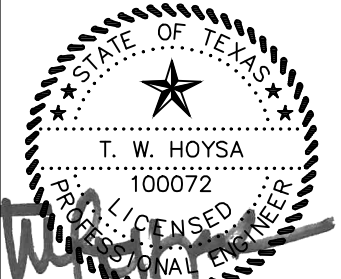
DATE: 4/20/2026

DESIGNED BY: XXX

DRAWN BY: XXX

CHECKED BY: XXX

DRAWING NAME: A140-0422 TP2.dwg



05/05/2026



Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

LJA Engineering, Inc.

2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681

JOB NUMBER:
A6778-2501

TP2

SHEET NO.
4

OF 10 SHEETS

Page 115 of 258

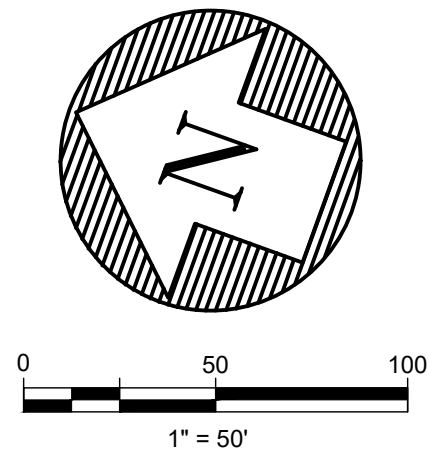
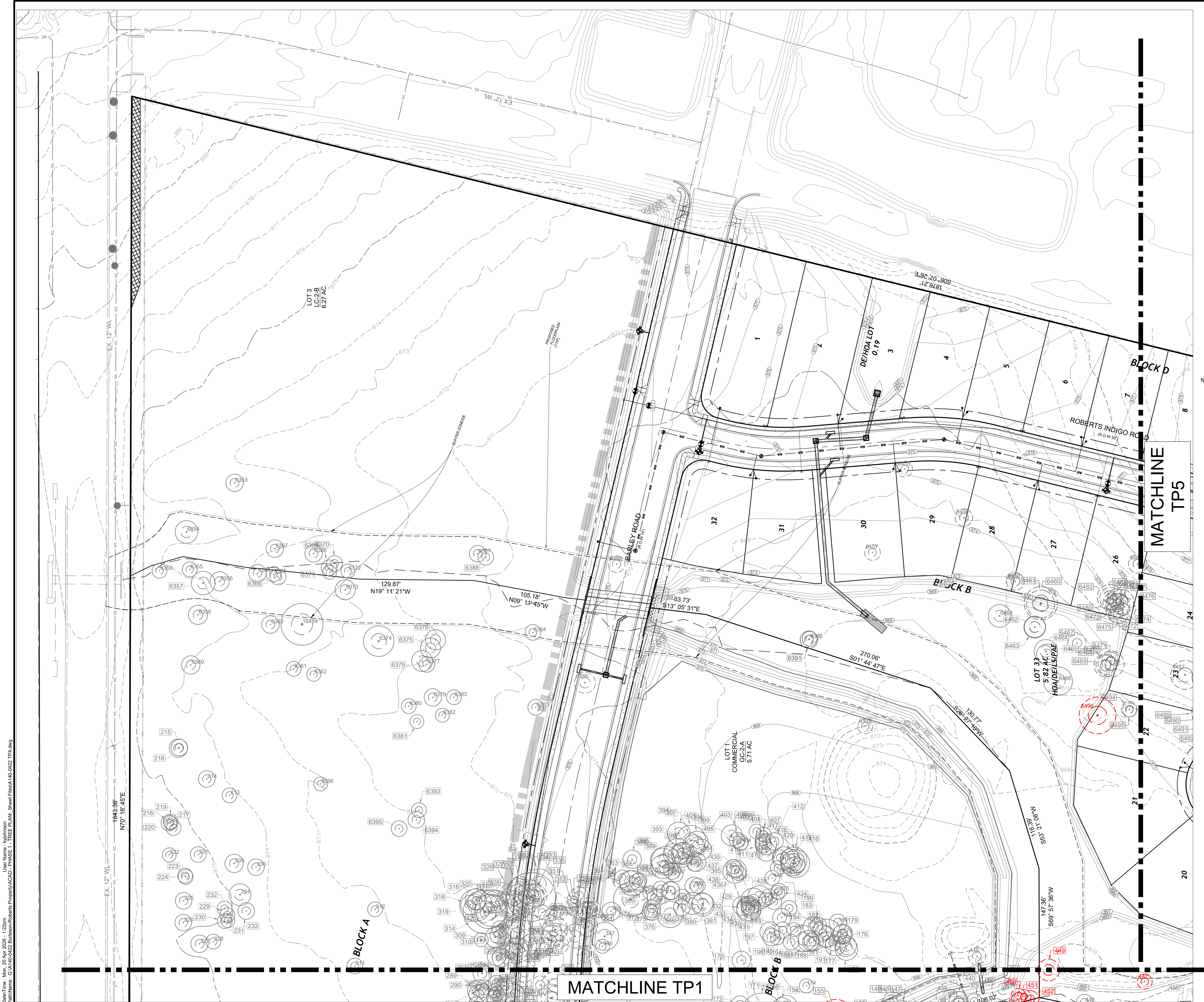


JOB NUMBER:
A6778-2501

TP3

SHEET NO.
5

OF 10 SHEETS



LEGEND:

- TREE SAVED PER PRELIM
- TREE REMOVED PER PRELIM
- TREE TO BE SAVED
- TREE TO BE REMOVED
- PROPOSED CONTOURS
- EXISTING CONTOURS

- NOTES:
- IF DISTURBED AREA IS NOT WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION MATTING. (ECM 1.4.4.B.3, SECTION 5, I).
 - ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF LEANDER RULES AND REGULATIONS.
 - CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
 - THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY. (ECM 1.4.4.D.4)
 - LIMITS OF CONSTRUCTION & SILT FENCE SHOWN OFF BOUNDARY LINES FOR CLARITY ONLY. SILT FENCE SHALL BE PLACED WITHIN TRACT BOUNDARIES.
 - ALL SILT FENCE ALONG EXISTING PAVED R.O.W.S SHALL BE SET AT A MINIMUM OF 3' AWAY FROM BACK OF CURB OR EDGE OF PAVING TO AVOID STANDING WATER ON SUBGRADE SURFACES.
 - SILT FENCE ALONG BACK OF CURB MAY BE TEMPORARILY REMOVED FOR GRADING TO CURB EDGES BUT SHALL BE REINSTALLED DAILY.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY SEDIMENT TRANSPORTED FROM THE SITE TO THE WATER QUALITY/DETENTION PONDS.
 - TEMPORARY EROSION CONTROL TO BE REMOVED BY THE CONTRACTOR AFTER THE PERMANENT VEGETATION IS ESTABLISHED.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



BURLESON TRACT - PHASES 1, 5-8
TREE REMOVAL REQUEST

TREE PROTECTION PLAN

NO.	REVISIONS	DESCRIPTION	BY	DATE

DATE: 4/20/2025

DESIGNED BY: XXX

DRAWN BY: XXX

CHECKED BY: XXX

DRAWING NAME: A:\04\0422 TP4.dwg

STATE OF TEXAS
T. W. HOYSA
100072
SEAL
05/05/2026

LJA
LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRNCF-1386

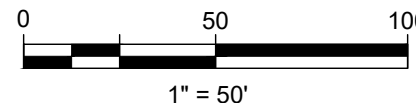
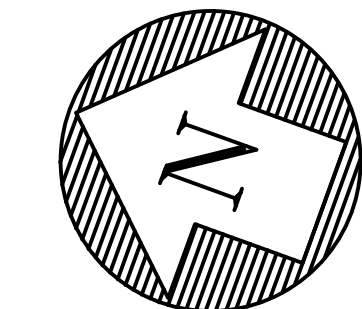
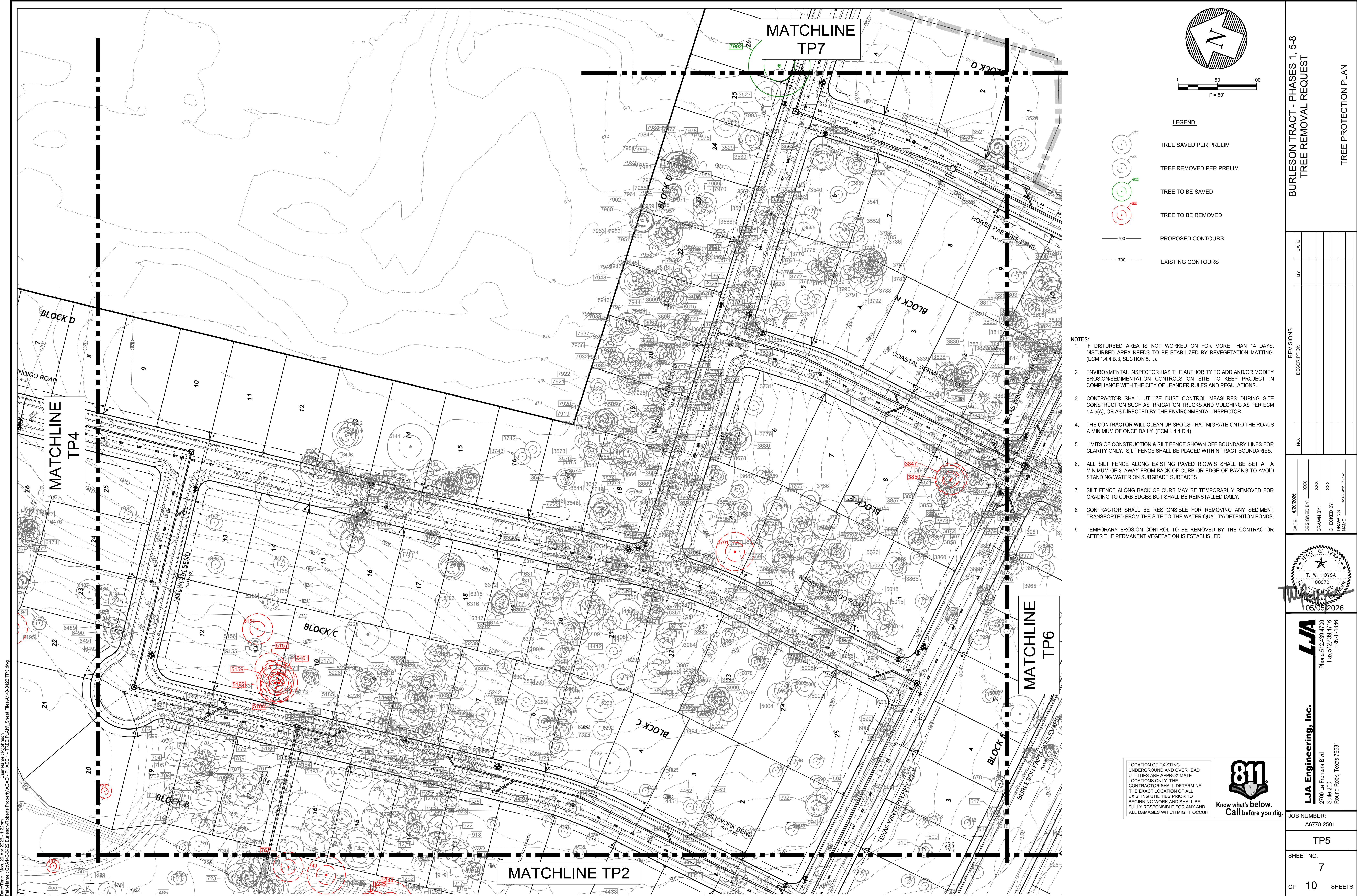
811
Know what's below.
Call before you dig.

JOB NUMBER:
A6778-2501

TP4

SHEET NO.
6

OF 10 SHEETS



LEGEND:

- TREE SAVED PER PRELIM
- TREE REMOVED PER PRELIM
- TREE TO BE SAVED
- TREE TO BE REMOVED
- PROPOSED CONTOURS
- EXISTING CONTOURS

- NOTES:
- IF DISTURBED AREA IS NOT WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION MATTING. (ECM 1.4.4.B.3, SECTION 5, I).
 - ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF LEANDER RULES AND REGULATIONS.
 - CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
 - THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY. (ECM 1.4.4.D.4)
 - LIMITS OF CONSTRUCTION & SILT FENCE SHOWN OFF BOUNDARY LINES FOR CLARITY ONLY. SILT FENCE SHALL BE PLACED WITHIN TRACT BOUNDARIES.
 - ALL SILT FENCE ALONG EXISTING PAVED R.O.W.S SHALL BE SET AT A MINIMUM OF 3' AWAY FROM BACK OF CURB OR EDGE OF PAVING TO AVOID STANDING WATER ON SUBGRADE SURFACES.
 - SILT FENCE ALONG BACK OF CURB MAY BE TEMPORARILY REMOVED FOR GRADING TO CURB EDGES BUT SHALL BE REINSTALLED DAILY.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY SEDIMENT TRANSPORTED FROM THE SITE TO THE WATER QUALITY/DETENTION PONDS.
 - TEMPORARY EROSION CONTROL TO BE REMOVED BY THE CONTRACTOR AFTER THE PERMANENT VEGETATION IS ESTABLISHED.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



BURLESON TRACT - PHASES 1, 5-8
TREE REMOVAL REQUEST

NO.	REVISIONS	DESCRIPTION	BY	DATE

DATE:	4/20/2025
DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	XXX
DRAWING NAME:	As Shown TFS.dwg

LJA Engineering, Inc.
Phone 512.439.4700
Fax 512.439.4716
Suite 200
Round Rock, Texas 78681

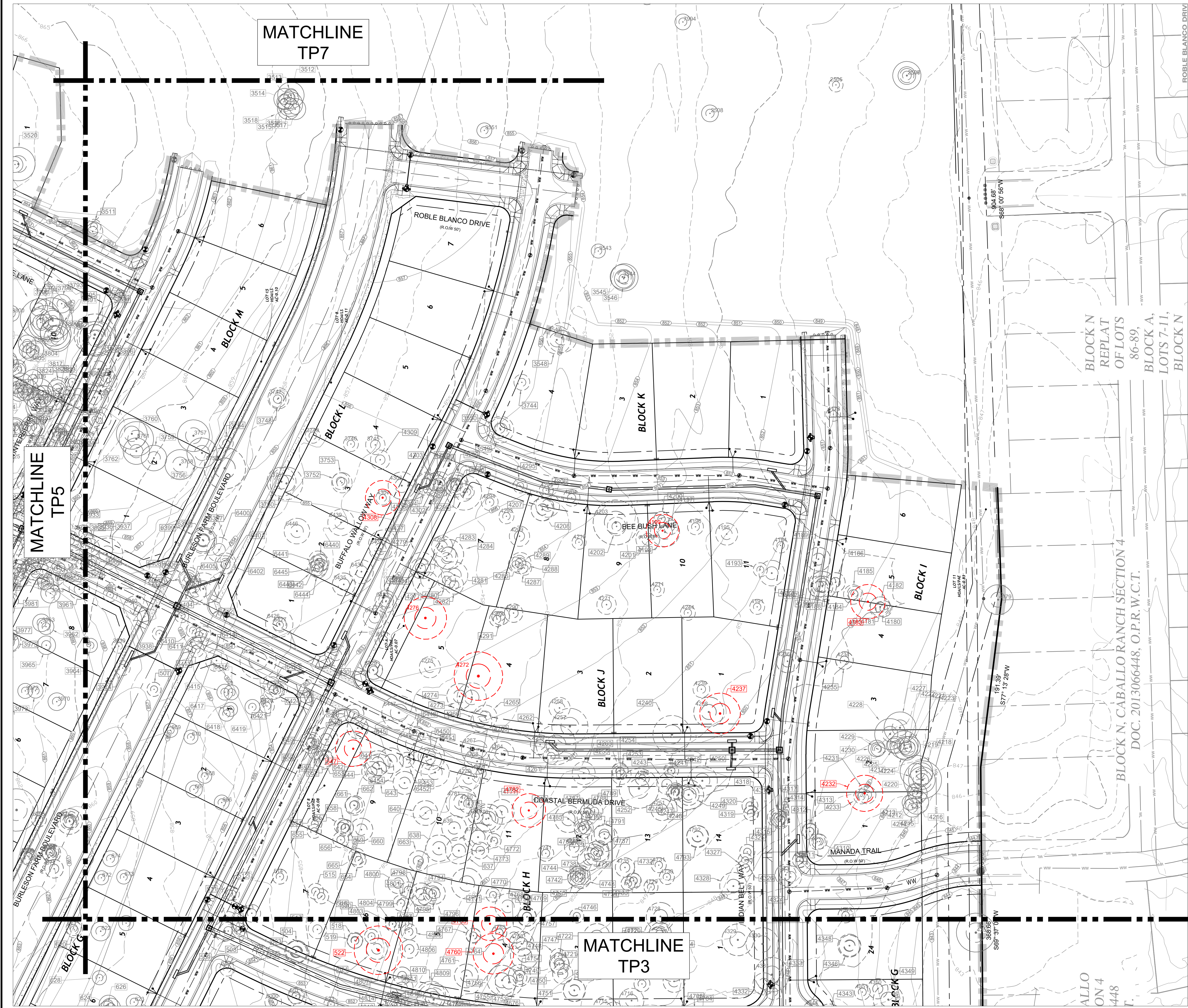
05/05/2026

JOB NUMBER:
A6778-2501

TP5

SHEET NO.
7

OF 10 SHEETS

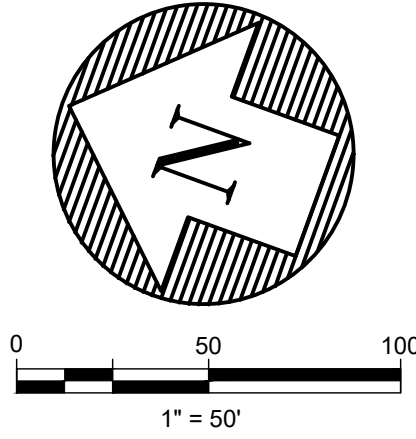


LOCATION OF EXISTING
 UNDERGROUND AND OVERHEAD
 UTILITIES ARE APPROXIMATE
 LOCATIONS ONLY. THE
 CONTRACTOR SHALL DETERMINE
 THE EXACT LOCATION OF ALL
 EXISTING UTILITIES PRIOR TO
 BEGINNING WORK AND SHALL BE
 FULLY RESPONSIBLE FOR ANY AND
 ALL DAMAGES WHICH MIGHT OCCUR.



- NOTES:
- IF DISTURBED AREA IS NOT WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION MATTING. (ECM 1.4.4.B.3, SECTION 5, I).
 - ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF LEANDER RULES AND REGULATIONS.
 - CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
 - THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY. (ECM 1.4.4.D.4)
 - LIMITS OF CONSTRUCTION & SILT FENCE SHOWN OFF BOUNDARY LINES FOR CLARITY ONLY. SILT FENCE SHALL BE PLACED WITHIN TRACT BOUNDARIES.
 - ALL SILT FENCE ALONG EXISTING PAVED R.O.W.S SHALL BE SET AT A MINIMUM OF 3' AWAY FROM BACK OF CURB OR EDGE OF PAVING TO AVOID STANDING WATER ON SUBGRADE SURFACES.
 - SILT FENCE ALONG BACK OF CURB MAY BE TEMPORARILY REMOVED FOR GRADING TO CURB EDGES BUT SHALL BE REINSTALLED DAILY.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY SEDIMENT TRANSPORTED FROM THE SITE TO THE WATER QUALITY/DETENTION PONDS.
 - TEMPORARY EROSION CONTROL TO BE REMOVED BY THE CONTRACTOR AFTER THE PERMANENT VEGETATION IS ESTABLISHED.

- LEGEND:
- TREE SAVED PER PRELIM
 - TREE REMOVED PER PRELIM
 - TREE TO BE SAVED
 - TREE TO BE REMOVED
 - PROPOSED CONTOURS
 - EXISTING CONTOURS



BURLESON TRACT - PHASES 1, 5-8
 TREE REMOVAL REQUEST

TREE PROTECTION PLAN

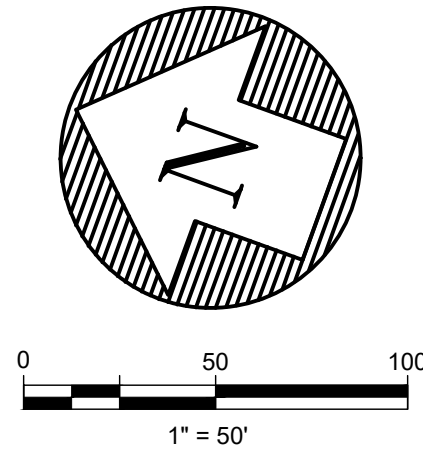
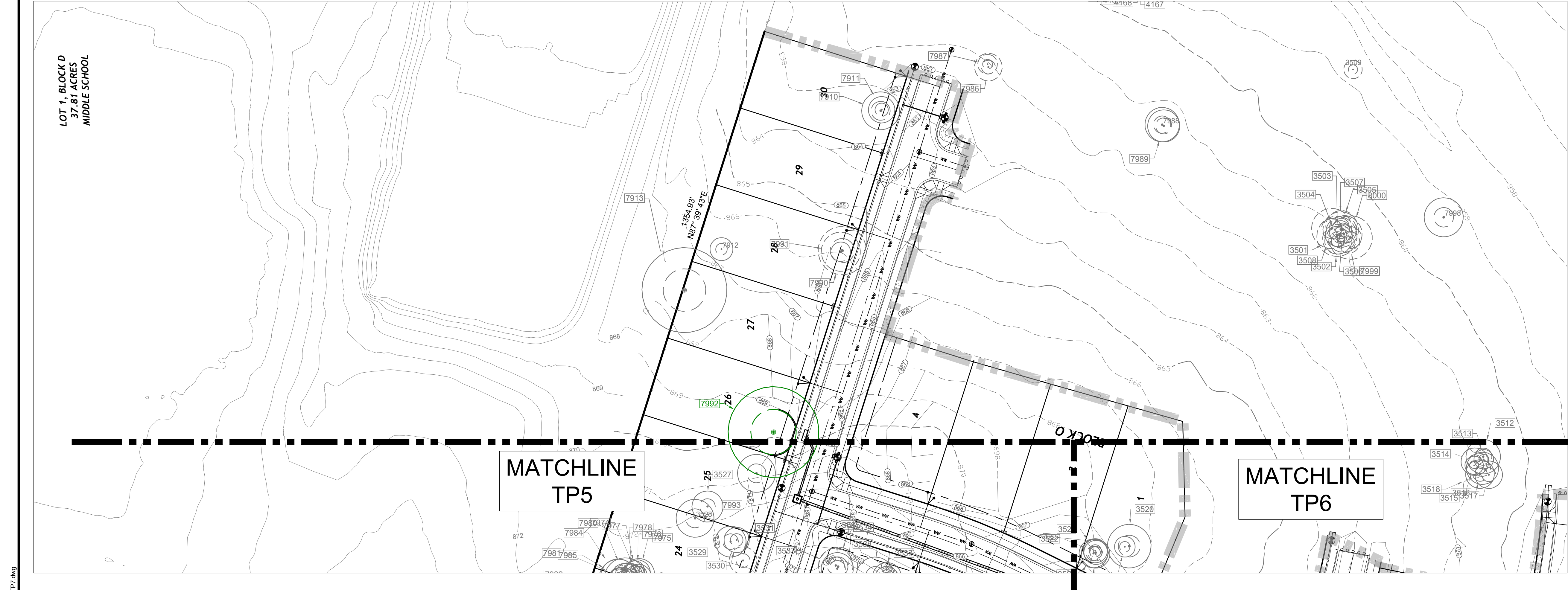
NO.	REVISIONS DESCRIPTION	BY	DATE

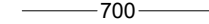
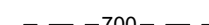
DATE: 4/20/2023
 DESIGNED BY: XXX
 DRAWN BY: XXX
 CHECKED BY: XXX
 DRAWING NAME: A140-0422 TP6.dwg

LJA Engineering, Inc.
 Phone 512.439.4700
 Fax 512.439.4716
 2700 La Frontera Blvd.
 Suite 200
 Round Rock, Texas 78681

Know what's below.
 Call before you dig.

JOB NUMBER:	A6778-2501
SHEET NO.	TP6
OF 10 SHEETS	8



- LEGEND:
-  TREE SAVED PER PRELIM
 -  TREE REMOVED PER PRELIM
 -  TREE TO BE SAVED
 -  TREE TO BE REMOVED
 -  PROPOSED CONTOURS
 -  EXISTING CONTOURS

- NOTES:
- IF DISTURBED AREA IS NOT WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION MATTING. (ECM 1.4.4.B.3, SECTION 5, I).
 - ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF LEANDER RULES AND REGULATIONS.
 - CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
 - THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY. (ECM 1.4.4.D.4)
 - LIMITS OF CONSTRUCTION & SILT FENCE SHOWN OFF BOUNDARY LINES FOR CLARITY ONLY. SILT FENCE SHALL BE PLACED WITHIN TRACT BOUNDARIES.
 - ALL SILT FENCE ALONG EXISTING PAVED R.O.W.S SHALL BE SET AT A MINIMUM OF 3' AWAY FROM BACK OF CURB OR EDGE OF PAVING TO AVOID STANDING WATER ON SUBGRADE SURFACES.
 - SILT FENCE ALONG BACK OF CURB MAY BE TEMPORARILY REMOVED FOR GRADING TO CURB EDGES BUT SHALL BE REINSTALLED DAILY.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY SEDIMENT TRANSPORTED FROM THE SITE TO THE WATER QUALITY/DETENTION PONDS.
 - TEMPORARY EROSION CONTROL TO BE REMOVED BY THE CONTRACTOR AFTER THE PERMANENT VEGETATION IS ESTABLISHED.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



BURLESON TRACT - PHASES 1, 5-8
TREE REMOVAL REQUEST

TREE PROTECTION PLAN

NO.	REVISIONS DESCRIPTION	BY	DATE

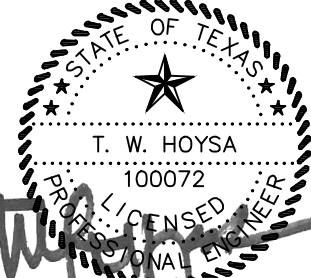
DATE: 4/20/2026

DESIGNED BY: XXX

DRAWN BY: XXX

CHECKED BY: XXX

DRAWING NAME: A6778-2501.TP7.dwg



05/05/2026



LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER:
A6778-2501

TP7

SHEET NO.
9

OF 10 SHEETS

PlotTime: Mon, 20 Apr 2026, 1:06pm
User Name: kchris
PlotName: G:\A140-0422 Burleson-Roberts Property\ACAD - PHASE 1 - TREE PLAN\Sheet Files\A140-0422 TP7.dwg

Page 120 of 258

REMOVED (X)	TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
X	156	Live Oak	Fair	21	21			Grading
X	522	Live Oak	Fair	27.5	27.5		Y	Grading
X	647	Post Oak	Fair	20	20			Grading
X	749	Live Oak	Fair	24.5	24.5			Grading
X	762	Cedar Elm	Fair	19	19			Grading
	798	Live Oak	Fair	18.5		18.5		
	799	Live Oak	Fair	24		24		
X	1005	Live Oak	Fair	21.5	21.5			Grading
X	1006	Live Oak	Fair	28.5	28.5		Y	Grading
X	1024	Cedar Elm	Fair	21.5	21.5			Utilities
X	1244	Live Oak	Poor	18.5	18.5			Grading
X	1245	Live Oak	Poor	20	20			Grading
X	1246	Live Oak	Very Poor	21.5	21.5			Utilities
X	1247	Live Oak	Poor	19.5	19.5			Grading
X	1250	Cedar Elm	Good	28.5	28.5		Y	Grading
X	1267	Live Oak	Poor	19.5	19.5			Grading
X	2957	Live Oak	Fair	24	24			Utilities
X	2977	Live Oak	Fair	23	23			Utilities
X	3701	Live Oak	Fair	24.5	24.5			Grading
X	3847	Live Oak	Fair	20	20			Grading
X	3850	Live Oak	Fair	19	19			Grading
X	4183	Live Oak	Good	19.5	19.5			Lot Grading
X	4199	Post Oak	Fair	18.5	18.5			Lot Grading
X	4232	Live Oak	Fair	20.5	20.5			Lot Grading
X	4237	Post Oak	Good	23	23			Lot Grading
X	4272	Live Oak	Fair	27.5	27.5		Y	Lot Grading
X	4276	Post Oak	Fair	24	24			Lot Grading
X	4308	Post Oak	Fair	19.5	19.5			Lot Grading
X	4468	Post Oak	Fair	19	19			Lot Grading
X	4476	Post Oak	Fair	22	22			Grading
X	4486	Post Oak	Fair	19	19			Grading
X	4599	Post Oak	Fair	23	23			Grading
X	4610	Cedar Elm	Fair	18.5	18.5			Grading
X	4640	Cedar Elm	Fair	20	20			Lot Grading
X	4641	Post Oak	Fair	20	20			Lot Grading
X	4643	Post Oak	Fair	18.5	18.5			Lot Grading
X	4667	Post Oak	Fair	19	19			Lot Grading
X	4760	Post Oak	Fair	23	23			Lot Grading
X	4765	Post Oak	Fair	19	19			Lot Grading
X	4782	Post Oak	Fair	19	19			Lot Grading
X	4833	Cedar Elm	Fair	20	20			Lot Grading
X	4834	Post Oak	Fair	19	19			Lot Grading
X	4904	Post Oak	Fair	22	22			Lot Grading
X	4908	Post Oak	Fair	21	21			Lot Grading
X	4921	Post Oak	Fair	18.5	18.5			Lot Grading
X	5154	Live Oak	Fair	19.5	19.5			Lot Grading
X	5157	Live Oak	Fair	20	20			Lot Grading
X	5159	Live Oak	Good	22	22			Lot Grading
X	5161	Live Oak	Good	24	24			Lot Grading
X	5162	Live Oak	Good	23.5	23.5			Lot Grading
X	5164	Live Oak	Fair	20	20			Lot Grading
X	6496	Live Oak	Poor	21	21			Lot Grading
	7992	Live Oak	Good	39.5		39.5	Y	Grading

Color Legend:	
	Protected
	Removed Significant
	Removed Heritage
	Removed Very Poor

Summary Table																				
		Single Family Phases						Commercial						Total Trees						
Trees Surveyed		Inches	Tree Count	Protected (in.)	Protected (%)	Removed (in.)	Removed (%)	Inches	Tree Count	Protected (in.)	Protected (%)	Removed (in.)	Removed (%)	Inches	Tree Count	Protected (in.)	Protected (%)	Removed (in.)	Removed (%)	
All Trees		64544.2	5042	32558.7	50.4%	31985.5	49.6%	13572.5	1117	12601	92.8%	971.5	7.2%	78116.7	6159	45159.7	57.8%	32957	42.2%	
Non-Exempt (All Trees)		61404.7	4814	30908.7	50.3%	30496	49.7%	12989	1070	12062	92.9%	927	7.1%	74393.7	5884	42970.7	57.8%	31423	42.2%	
Very Poor (All Trees)		3139.5	228	1650	52.6%	1489.5	47.4%	583.5	47	539	92.4%	44.5	7.6%	3723	275	2189	58.8%	1534	41.2%	
8-18 (Significant)		50233.2	4428	24099.2	48.0%	26134	52.0%	10758.5	995	9876.5	91.8%	882	8.2%	60991.7	5423	33975.7	55.7%	27016	44.3%	
Very Poor 8-18 (Significant)		2156.5	187	1113	51.6%	1043.5	48.4%	450	41	405.5	90.1%	44.5	9.9%	2606.5	228	1518.5	58.3%	1088	41.7%	
18.1 - 25.9 (Significant)		10100	479	5565.5	55.1%	4534.5	44.9%	2176.5	102	2087.0	95.9%	89.5	4.1%	12276.5	581	7652.5	62.3%	4624	37.7%	
Very Poor 18.1-25.9 (Significant)		607.5	29	318.5	52.4%	289	47.6%	106	5	106	100.0%	0	0.0%	713.5	34	424.5	59.5%	289	40.5%	
26+ (Heritage)		4211	135	2894	68.7%	1317	31.3%	637.5	20	637.5	100.0%	0	0.0%	4848.5	155	3531.5	72.8%	1317	27.2%	
Very Poor (Heritage)		375.5	12	218.5	58.2%	157	41.8%	27.5	1	27.5	100.0%	0	0.0%	403	13	246	61.0%	157	39.0%	

Significant Tree 50% Mitigation Discount (Single Family Only):

There are 60333.2 total significant tree inches, of which 30186.6 inches can be removed without mitigation. Of this 30186.6 inches, 29336 inches are proposed to be removed * excluding trees designated as very poor. Therefore, no mitigation is required for the single family significant trees at this time.

Single Family Phase 1 Summary Table						
Trees Surveyed	Inches	Tree Count	Protected (in.)	Protected (%)	Removed (in.)	Removed (%)
All Trees	29485.5	2437	9694	32.9%	19791.5	67.1%
8-25.9 (Significant) *	28740.5	2412	9388.0	32.7%	19352.5	67.3%
Significant (Very Poor)	1318	109	545	41.4%	773	58.6%
26+ (Heritage) **	745	25	306	41.1%	439	58.9%
Heritage (Very Poor)	0	0	0	0.0%	0	0.0%

Heritage Tree Removal Fee	439 inches @\$300/inch=	\$ 131,700.00	
Heritage Tree Mitigation	439 inches @\$450/inches =	\$ 197,550.00	or 1317 inches of mitigation
Total Heritage Tree Removal Fee Estimate		\$ 329,250.00	

Heritage Tree Removal Fee - Prelim Approved	366.5 inches @\$300/inch=	\$ 109,950.00	or 1099.5 inches of mitigation
Heritage Tree Mitigation - Prelim Approved	366.5 inches @\$450/inches =	\$ 164,925.00	
Total Heritage Tree Removal Fee Estimate - Prelim Approved		\$ 274,875.00	

Remainder Heritage Tree Removal Fee	72.5 inches @\$300/inch=	\$ 21,750.00	or 217.5 inches of mitigation
Remainder Tree Mitigation	72.5 inches @\$450/inches =	\$ 32,625.00	
Remainder Total Heritage Tree Removal Fee Estimate		\$ 54,375.00	

* There is a total count of 109 (1318 inches) very poor significant trees. Of which, 58.6% are being removed without mitigation required.

** There is a total count of 0 (0 inches) very poor heritage trees. Of which, 0% are being removed without mitigation required.

Commercial Summary Table						
Trees Surveyed	Inches	Tree Count	Protected (in.)	Protected (%)	Removed (in.)	Removed (%)
All Trees	13572.5	1117	12601	92.8%	971.5	7.2%
8-18 (Significant)	10758.5	995	9876.5	91.8%	882	8.2%
Very Poor 8-18 (Significant)	450	41	405.5	90.1%	44.5	9.9%
18.1 - 25.9 (Significant)	2176.5	102	2087.0	95.9%	89.5	4.1%
Very Poor 18.1-25.9 (Significant)	106	5	106.0	100.0%	0	0.0%
26+ (Heritage)	637.5	20	637.5	100.0%	0	0.0%
Very Poor (Heritage)	27.5	1	27.5	100.0%	0	0.0%

Proposed Total	Significant (8-18) mitigation	837.5 inches @\$150/inch=	\$ 125,625.00	or 837.5 inches of mitigation
	Significant (18.1-25.9) mitigation	60.5 inches @\$300/inch=	\$ 26,850.00	or 179 inches of mitigation
	Heritage Tree Removal Fee	0 inches @\$300/inch=	\$ 0	
	Heritage Tree Mitigation	0 inches @\$450/inches =	\$ -	or 0 inches of mitigation
	Total Tree Removal Fee & Mitigation Estimate		\$ 152,475.00	

Prelim Approved	Significant (8-18) mitigation	282 inches @\$150/inch=	\$ 42,300.00	or 282 inches of mitigation
	Significant (18.1-25.9) mitigation	60.5 inches @\$300/inch=	\$ 18,150.00	or 121 inches of mitigation
	Heritage Tree Removal Fee	0 inches @\$300/inch=	\$ 0	
	Heritage Tree Mitigation	0 inches @\$450/inches =	\$ -	or 0 inches of mitigation
	Total Tree Removal Fee & Mitigation Estimate		\$ 60,450.00	

Remainder	Significant (8-18) mitigation	555.5 inches @\$150/inch=	\$ 83,325.00	or 555.5 inches of mitigation
	Significant (18.1-25.9) mitigation	29 inches @\$300/inch=	\$ 8,700.00	or 58 inches of mitigation
	Heritage Tree Removal Fee	0 inches @\$300/inch=	\$ 0	
	Heritage Tree Mitigation	0 inches @\$450/inches =	\$ -	or 0 inches of mitigation
	Total Tree Removal Fee & Mitigation Estimate		\$ 92,025.00	

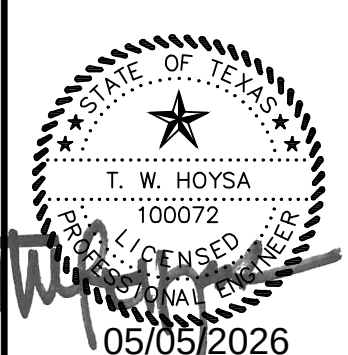
- Notes:
- Tree Survey Performed May through June of 2024.
 - Highlighted rows indicate trees proposed for removal
 - Total fees for tree mitigation and removal will be paid at construction plan approval
 - In the event of a conflict between the tree preservation/removal callouts on plan sheets versus tree removal /preservation matrix, the tree preservation/removal matrix shall apply. It is the contractor's responsibility to verify with City Staff should any inconsistency exist within an approved plan set. No in-field changes are made to approved tree plans, no exceptions.
 - "Very Poor" indicates "dead or dying" per Arborist evaluation by Tree Mann Solutions dated June, 2024.
 - "Very Poor" Trees are included in the total per tree size category.
 - "Very Poor" Trees have been deducted from mitigation calculations for both Significant and Heritage Trees.

BURLERSON TRACT - PHASES 1, 5-8
 TREE REMOVAL REQUEST

TREE PROTECTION PLAN

REVISED		DESCRIPTION		DATE	
NO.				BY	

DATE: 4/20/2025	DESIGNED BY: XXX	DRAWN BY: XXX	CHECKED BY: XXX	DRAWING NAME: A140-0422-TP8.dwg
-----------------	------------------	---------------	-----------------	---------------------------------



LJA Engineering, Inc.
 2700 La Frontera Blvd.
 Suite 200
 Round Rock, Texas 78681
 Phone 512.439.4700
 Fax 512.439.4716
 FRN-F-1386

JOB NUMBER:	A6778-2501
TP8	
SHEET NO.	10
OF 10 SHEETS	

TREE PRESERVATION PLAN
OVERALL - SINGLE FAMILY (PHASES 1-4)
TREE CALIPER INCHES

TREE SIZE (in caliper inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" to 26"	60333.2	29664.7	49%	29336.0	49%
>26"	4211	2894	69%	1317	31%
TOTALS	64544.2	32559	50%	30653.0	47%

Very Poor
Removed

1332.5

157

TOTAL TREES

TREE SIZE (in caliper inches)	TOTAL TREES	SAVED TREES	SAVED TREES %	REMOVED TREES	REMOVED TREES %
8" to 26"	4907	2392	49%	2413	49%
>26" HERITAGE	135	92	68%	43	32%
TOTALS	5042	2484	49%	2456	49%

102

5

MITIGATION PLAN: Protected & Heritage Trees

TREE SIZE (in caliper inches)	Removed (total inches)	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
>8" to 26"	28004	-	-	-	-
>26" HERITAGE	1160	-	-	3480	\$348,000

NOTES

Tree survey performed May through June of 2024.

** Very poor trees proposed for removal have been discounted in this value for mitigation calculations.

** A total of 102 very poor 8 to 26-inch trees, totaling 1332.5 inches, are proposed to be removed.

** A total of 5 very poor heritage trees, totaling 157 inches, are proposed to be removed.

There are 60333.2 total significant tree inches; of which 30166.6 inches can be removed without mitigation. Of this 30166.6inches, 29336 inches are proposed to be removed *excluding trees designated as very poor. Therefore, no mitigation is required for the single family significant trees at this time.

TREE PRESERVATION PLAN
PHASES 5-8 - COMMERCIAL
TREE CALIPER INCHES

TREE SIZE (in caliper inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" to 18"	10758.5	9876.5	92%	838	8%
>18" to 26"	2176.5	2087	96%	89.5	4%
>26"	637.5	637.5	100%	0	0%
TOTALS	13573	12601	93%	927.0	7%

Very Poor
Removed

44.5

0

0

TOTAL TREES

TREE SIZE (in caliper inches)	TOTAL TREES	SAVED TREES	SAVED TREES %	REMOVED TREES	REMOVED TREES %
8" to 18"	995	914	92%	78	8%
>18" to 26"	102	98	96%	4	4%
>26" HERITAGE	20	20	100%	0	0%
TOTALS	1117	1032	92%	82	7%

3

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
>8" to 18"	793.0	793.0	-	-	-
>18" to 26"	89.5	-	179	-	-
>26" HERITAGE	0	-	-	0	\$0

NOTES

Tree survey performed May through June of 2024.

** Very poor trees proposed for removal have been discounted in this value for mitigation calculations.

** A total of 3 very poor 8 to 18-inch trees, totaling 44.5 inches, are proposed to be removed.

** A total of 0 very poor 18 to 26-inch trees, totaling 0 inches, are proposed to be removed.

** A total of 0 very poor heritage trees, totaling 0 inches, are proposed to be removed.

PHASE 1 - SINGLE FAMILY

TREE SIZE (in caliper inches)	TOTAL INCHES	TOTAL TREES	SAVED INCHES	SAVED TREES	SAVED INCHES %	REMOVED INCHES	REMOVED TREES	REMOVED INCHES %
8" to 18"	50233.2	4428	33472.7	2940	67%	16760.5	1488	33%
>18" to 26"	10100.0	479	7508.0	354	74%	2592.0	125	26%
SUBTOTAL 8" to 26"	60333.2	4907	40980.7	3294	68%	19352.5	1613	32%
>26"	4211.0	135	2894	92	69%	439.0	15	10%
TOTALS	64544.2	5042	43874.7	3386	68%	19791.5	1628	31%

PHASES 5-8 - COMMERCIAL

TREE SIZE (in caliper inches)	TOTAL INCHES	TOTAL TREES	SAVED INCHES	SAVED TREES	SAVED INCHES %	REMOVED INCHES	REMOVED TREES	REMOVED INCHES %
8" to 18"	10758.5	995	9876.5	914	92%	882.0	81	8%
>18" to 26"	2176.5	102	2087.0	98	96%	89.5	4	4%
SUBTOTAL 8" to 26"	12935.0	1097	11963.5	1012	92%	971.5	85	8%
>26"	637.5	20	637.5	20	100%	0.0	0	0%
TOTALS	13572.5	1117	12601.0	1032	93%	971.5	85	7%

Tree Number	1246
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	21.5
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	
Condition	Very Poor
Notes	
Summary	Excessive lean SW to the point of leaning to grade and roots have uprooted and broken. Recommended for removal.

Photos



Tree Number	485
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	29.5
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	
Condition	Poor
Notes	
Summary	High-poor. Single stem live oak with two main leaders, one which extends mostly upright, and another, which leans moderately SSE. There is a cavity at the junction of leaders that extends down to at least 4 feet above grade. Larger leader shows one significant storm break and the smaller leader shows one branch which has died and decayed. Rest of smaller leader retains living green foliage. Recommend continued monitoring if preserved.



Photos





Tree Number	522
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	27.5
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	
Condition	Fair
Notes	fair structure & vigor
Summary	Tree has a small low limb W and a largely dead lower limb that should be removed. Otherwise it's in decent shape with a fairly tall/broad canopy and would make a decent preservation candidate.

Photos





Tree Number	1006
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	28.5
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	
Condition	Fair
Notes	fair structure & vigor, 75% potential canopy
Summary	Piths of T1005 and T1006 meet, actually making it one tree and sharing a root system, but considered separate in City of Leander code. Moderate to significant lean WSW and moderate storm but otherwise minimal defects observed. Full and healthy canopy. Fair to high-fair candidate for preservation.



Photos



Tree Number	1250
Survey Number	
Tree Species	Cedar Elm
Diameter (DBH) Single Stem	28.5
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	
Condition	Good
Notes	good structure & vigor, 75% potential canopy
Summary	Massive single stem cedar elm tree ish two major leaders that extend into a full and shade providing canopy. Minimal defects observed. Good candidate for preservation.

Photos



Tree Number	4272
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	27.5
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	
Condition	Fair
Notes	fair structure & vigor
Summary	Tree has lost multiple smaller limbs on the NW side of its canopy (likely ice accumulation from 2 years ago) creating a hole in an otherwise full/nice canopy; would be good overall if not for that. It is still a decent preservation candidate after mitigation work to clean it up. Low limbs/branches E through N.

Photos





Burleson Tract

Riverside Resources
Journey Parkway, Leander, TX

Thank you for the opportunity to serve you on this task. Tree identification, measurement, inspection, and arboriculture consultation were performed by a board-certified master arborist team who through related training and experience are familiar with the techniques and equipment used in such operations.

Summary:

Tree Mann Solutions inspected 6159 trees across the approximate 290-acre site. The majority of the trees inspected are smaller live oaks of fair or better condition. While heritage and larger significant trees are in highest concentration on the eastern side of the property, they are also sprinkled throughout. Several larger and more impressive Ashe junipers were inventoried as a suggestion, but not included in the mitigation calculations.

Assignment:

Tree Mann Solutions to locate, tag, flag, and assess hardwood trees 8" in diameter and larger within the provided boundary. TMS to tag w/ medallion, ribbon, and geo-locate to within ~60cm accuracy. Tree diameter breast height (DBH @ 48" per City of Leander code), species, GPS location within ~60cm accuracy*, and condition rating with supportive notes to be provided. Deliverable to be summary report, excel tree list with data and links to individual tree reports with photos of each tree, and .csv point file in PNEZD format for import into design software by others (no exhibit provided).

Analysis:

Significant trees 8-17.9" are shown in light green. Larger significant trees >18"-<26" are shown in light yellow. Heritage trees 26" and larger are shown in light red. Trees in *good* condition have *italicized* text. Fair condition trees have no special markings. **Poor** condition trees have **bolded text**. Trees found to be in **very poor** condition have **red text**. An excerpt from the inventory can be seen below:

					High-poor. Single stem live oak with two main leaders, one which extends mostly upright, and another, which leans moderately SSE. There is a cavity at the junction of leaders that extends down to at least 4 feet above grade. Larger leader shows one significant storm break and the smaller leader shows one branch which has died and decayed. Rest of smaller leader retains living green foliage. Recommend continued monitoring if preserved.	https://tulumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f718&record_id=25a1447a-2045-4000-9ef4-50bd63a7c710
485	Live Oak	29.5	Poor			
486	Cedar Elm	11	Fair	fair structure & vigor, 50% potential canopy		https://tulumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f718&record_id=25032e82-cdd6-4abc-aa1-e0aad0bc9dc9
487	Cedar Elm	11	Fair	fair structure & vigor, 50% potential canopy		https://tulumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f718&record_id=99a84468-144b-4d7a-bd5a-7bd1fb86e5b5
488	Live Oak	25.5	Fair	fair structure & vigor, 50% potential canopy	Large live oak with three main leaders all leaning in different directions. Minimal dead wood in lower canopy but otherwise minimal defects observed. Fair candidate for preservation.	https://tulumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f718&record_id=e6acac9d-86eb-4536-b2ba-c734895a9295
489	Live Oak	14.5	Fair	fair structure & vigor, 50% potential canopy	Significant lean E.	https://tulumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f718&record_id=350339dd-9506-4271-9409-27fc320409bc
490	Cedar Elm	11.5	Fair	fair structure & vigor, 50% potential canopy		https://tulumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f718&record_id=1ea5370e-0ae3-431c-822d-516cd0695535
491	Live Oak	11	Fair	fair structure & vigor, 50% potential canopy	Significant lean E.	https://tulumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f718&record_id=57d1241-0f63-464b-be1f-c82e3d7a7d46
492	Live Oak	13	Fair	fair structure & vigor, 50% potential canopy	Significant lean N.	https://tulumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f718&record_id=e48cf664-6idd-40a4-9f83-6dca2afac6b5
493	Live Oak	14	Fair	fair structure & vigor, 50% potential canopy		https://tulumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f718&record_id=cdbd6a061-03f3-4fe8-9816-4a6a33e9caa2
494	Live Oak	13.5	Fair	fair structure & vigor, 50% potential canopy	Significant lean WNW.	https://tulumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f718&record_id=617ce9cd-8c6a-4060-abf6-edc67be31dc
495	Live Oak	21.5	Fair	fair structure & vigor, 50% potential canopy	Single stem live oak with two main leaders and a decent canopy. Fair candidate for preservation.	https://tulumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f718&record_id=8dad5d03-e1fa-4ebc-a589-55d3f3be68fb
496	Live Oak	33	Fair	fair structure & vigor, 50% potential canopy	Massive live oak growing upright with two leaders that extend into a mostly healthy canopy. There is some dead wood in the canopy that is recommended to be pruned. Fair candidate for preservation.	https://tulumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f718&record_id=47ac6b3e-42ea-4dba-8362-dc02672ac33
497	Live Oak	13	Fair	fair structure & vigor, 50% potential canopy		https://tulumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f718&record_id=4b4e7b54-850b-46af-ad7a-23c713f62e09
498	Cedar Elm	18	Very Poor		Cavity that extends from base up to as far as is reachable (at least 8 feet). There are included unions as well, and almost no living green canopy observed. Decay also observed in the canopy. Tree is in spiral of mortality and recommended for removal.	https://tulumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f718&record_id=6926e671-9e70-4e44-aa89-ebd8cbe1b7c0

Observations: (All percentages are rounded to the nearest 5%):

- Tree Mann Solutions inspected 6159 trees across the site:
 - *Species composition*: 65% live oaks, 20% cedar elms, 5% post oaks, a little less than 5% pecan, and a little less than 5% red oak. Otherwise the site boasts an impressive biodiversity with American elm, Ashe juniper, black walnut, black willow, green ash, gum Bumelia, honey locust, shin oak, Western soapberry, and more.
 - *Size classes*: over 85% of the specimens are from 8-17.9", 10% are from 18-25.9", and less than 5% are 26"+.
 - *Condition*: over 90% are in fair condition, about 5% in poor condition, and less than 5% are in very poor condition.
- At least 50% of the site is covered in Ashe juniper (unregulated).
- The highest concentration of heritage trees is found in the NE quadrant, however there are heritage specimens throughout the property. Some of the most notable are mentioned below:
 - **T3408** (35" Pecan): Excellent. Massive pecan with numerous main leaders that extend up and out into a healthy, green and shade providing canopy. There are very little instances of limb drop, which is exceptional compared to other trees of this species. Excellent candidate for preservation.
 - **T5873** (54.5" Live Oak): Excellent. Single stem Live Oak with 3 main leaders; Great canopy coverage extending in all directions with one large low hanging codominant leader. It has minor damage & large deadwood. With pruning and ground clearance it is an excellent tree for preservation.
 - **T1180** (37" Live Oak): Good. Massive single stem live oak with 2-3 main leaders that extend into a healthy and extensive canopy that provides shade. Good candidate for preservation.
 - **T2090** (30.5" American elm): Good. Single stem American elm with two main leaders. Union at junction of leaders, however, this union appears to be strong for the time being. Moderate storm damage and an extremely full canopy. This tree provides ample shade and is a good to excellent candidate for preservation.
 - **T3432** (32" Pecan): Good. Massive pecan with two main leaders that extended into a full canopy. Moderate limb dropping and significant vine cover that is recommended to be removed if preserved, but otherwise minimal defects observed. Good candidate for preservation.
- TMS recommends a comprehensive care plan for any preserved trees within the limits of construction that are close to impacts to help promote health and longevity well beyond the scope of the project.



Approximate location of assessed trees

GREEN are significant trees 8-17.9"; ORANGE are larger significant trees 18-25.9"; RED are heritage

Conclusion:

Out of the 6159 trees inspected, most are fair or better condition live oaks of smaller size (8-17.9"). Additionally, TMS identified 667 larger significant trees (18-25.9") and 148 heritage sized trees (<26"+). There are more than adequate specimens to choose that will produce beautiful preservation results. It should be mentioned that riparian species like black willow and green ash are unlikely to do well should drainage patterns be diverted away from their root system. Lastly, at least 50% of the overall canopy cover of this property is made up of Ashe juniper. While not a regulated species in Leander, it is a tough species that can survive with little water and provide much needed shade. Biodiversity strengthens the broader tree community of an area. There are many preservation candidates across the site if convenient with site design and project goals.

- TMS recommends preservation of the larger, better-condition trees, investment of tree mitigation fees into thorough care plans for existing trees preserved on site, and thoughtful design for tree replacement with good-quality mitigation trees that will thrive for decades to come.
- Links are included on the spreadsheet to individual tree reports with photos.

TMS always endorses designing with good data, maintaining compliance with municipal tree regulations, and promoting healthy urban canopy through quality preservation and/or mitigation with new, well-planned plantings. If you have any questions and/or concerns regarding tree inventory on this site, please contact me at (512)809-3174 and sydney@treemannsolutions.com or Joe Zaniwski at (512)470-9073 and joe@treemannsolutions.com. We are here to help promote smart planning, aid efficient permitting, and ensure quality urban tree canopy preservation!

Respectfully,



Sydney Dwoskin | Project Arborist

Tree Mann Solutions, LLC

ISA Certified Arborist TX-50834

Drawn: J. L. J. Date: 03/03/2026 Time: 11:33am
User: J. L. J. Path: \\LJA\Projects\Burlington\Burlington\140-0417 - TREE PLAN\EXHIBIT.dwg
Print Name: G:\140-0417 Burlington\Burlington\140-0417 - TREE PLAN\EXHIBIT.dwg

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386



**BURLISON PHASE 1
GRADING EXHIBIT**

3/3/2026



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, July 9, 2026
Regular Meeting at 6:00 PM



Place 1 – Donnie Mahan, Chair
Place 2 – Joseph Morales
Place 3 – Karen Lewis
Place 4 – Jay Coats

Place 5 – James Oliver
Place 6 – Laura Lantrip, Vice-Chair
Place 7 – Tyler Bray
Staff Liaison – Robin Griffin

REGULAR MEETING

1. Call to Order.
Meeting was called to order at 6:00 p.m.
2. Roll Call.
All commissioners were present except Commissioner Tyler Bray and Commissioner Jay Coats.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the July 2, 2026 meeting.
4. Review of meeting protocol.
5. 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.

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

No one wished to speak.

CONSENT AGENDA: ACTION

Motion to approve consent agenda items 6-7.

By: Board Member Lantrip
Seconded: Board Member Oliver

Vote: 5 - 0

6. Approval of the minutes for meeting held on June 25, 2026.
7. Approval of the extension of the application expiration for Site Development Case SD-23-0115 Diaz Flex Space; on one (1) parcel of land 0.506 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R036247, commonly known as 908 S West Drive, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing regarding Special Use Case Z-26-0210 to consider action on a Special Use Permit to allow for an in-home day care with up to 12 children on one parcel of land 0.2 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R456282; and more commonly known as 1202 Drake Cove, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-26-0210 as described above.

Public Hearing opened at 6:07 p.m.; Public Hearing closed at 6:15 p.m.; following discussion.

THE FOLLOWING SPOKE IN OPPOSITION OF THE REQUEST:

Mary Monroe, 520 Tula Trail, Leander, Texas 78641

Wayne Nowell, 1204 Drake Cv., Leander, Texas 78641

SUBMITTED VIA WEBSITE IN OPPOSITION OF THE REQUEST:

Karen Clary, 2308 Lookout Range Dr, Leander, Texas 78641

Wayne Nowell, 1204 Drake Cv, Leander, Texas 78641

Angela Nowell, 1204 Drake Cv, Leander, Texas 78641

Gay Glick, 912 Mallard Lake Trl, Leander, Texas 78641

SUBMITTED VIA WEBSITE IN FAVOR OF THE REQUEST:

Barbara Mann, 701 Falcon Lane, Leander, Texas 78641

May Harris, 1905 Chimney Drive, Leander, Texas 78641

Tyler Harris, 1905 Chimney Drive, Leander, Texas 78641

Rosemarie Paraan, 1905 Chimney Drive, Leander, Texas 78641

Anusha Fonseka, 512 Trail Dust Dr, Cedar Park, Texas 78613

Liberte Dennis, 4517 Trinity Woods St., Leander, Texas 78641

Daylo Glushko, 624 Acuff Ln, Leander, Texas 78641

Makenzie Glushko, 624 Acuff Ln, Leander, Texas 78641

Nilusha Guneratne, 2119 Spring Hollow Path, Leander, Texas 78641

Gurudutt Bookankere, 1716 Bedlington Ln, Leander, Texas 78641

Naushir Maredia, 725 Estuary Drive, Leander, Texas 78641

Natasha Mathew, 1100 Plano Ln. Leander, Texas 78641

Marion Cichella, 600 Caballero Road, Leander, Texas 78641

Mikael Mayer, 600 Caballero Road, Leander, Texas 78641

Mary Monroe, 520 Tula Trl, Leander, Texas 78641

Angela Howell, 1204 Drake Cove, Leander, Texas 78641

Motion to deny Special Use Permit Z-26-0210.

By: Board Member Lantrip

Seconded: Board Member Morales

Vote: 3 - 2 Board Member Oliver, Board Member Lewis

9. Conduct a Public Hearing and consider action regarding Zoning Case Z-26-0214 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Bar W Ranch West Commercial Minor Planned Unit Development (PUD) with the base zoning of GC-3-A (General Commercial) on three (3) parcels of land 29.036 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R491371, R485001, and R451803; and generally located northwest of the intersection of Ronald W. Reagan Boulevard and Kauffman Loop, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-26-0214 as described above.

Public Hearing opened at 6:41 p.m.; Public Hearing closed at 6:41 p.m.

No one wished to speak in favor or against of the request.

Motion to approve Zoning Case Z-26-0214 with the modification of including a size limitation of 8,000 square feet on the vehicle repair uses along Ronald W. Reagan Boulevard and Kauffman Loop.

By: Board Member Oliver

Seconded: Board Member Lantrip

Vote: 5 - 0

REGULAR AGENDA

10. Discuss and consider action regarding Tree Removal Case TRP-25-0046 regarding the removal of 45 Significant Trees and four (4) Heritage Trees associated with the Burleson Phases 1, 5 - 8 Public Improvement Construction Plans Development (PICP-25-0220), generally located to the southeast of the intersection of Journey Parkway and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

Motion to approve Tree Removal Case TRP-25-0046.

By: Board Member Oliver

Seconded: Board Member Lewis

Vote: 5 - 0

11. Discuss and consider action regarding Tree Removal Case TRP-26-0056 regarding the removal of one (1) Heritage Tree associated with the Reagan Ridge (SD-25-0321), generally located southeast of the intersection of Ronald W. Reagan Boulevard and RM 2243, Leander, Williamson County, Texas.

Motion to approve Tree Removal Permit TRP-26-0056.

By: Board Member Lantrip

Seconded: Board Member Oliver

Vote: 5 - 0

12. Adjournment
Meeting adjourned at 7:09 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON

First Name	Last Name	Home Address	My agenda item or case number:	My position	I want to include comments at the meeting:	My written comments
Angela	Nowell	1204 Drake Cove Leander, Texas	Z-26-0210	Against	Yes. Only want my written comments added to the meeting record.	Separate Letter
Liberte	Dennis	4517 Trinity Woods St Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record.	Ashanthi's day care does not intrude on her neighbors. She provides a valuable service to the community. Her student drop/pick up does not impede the flow of neighborhood traffic anymore than Amazon or food delivery. Other council members have even witnessed the lack of impact that her daycare has on the neighborhood. You would never even know it is there. Please raise her limit to 1/ so she can continue to keep her doors open and afford living in her home.
						I strongly support Special Use Case Z-26-0210 for the daycare at 1202 Drake Cove. Ashanthi Perera has demonstrated an unwavering commitment to providing outstanding care and education to children in our community. The quality of education offered through her Montessori program is truly exceptional, and she has earned the trust and respect of countless families over the years. Expanding her ability to serve up to 12 children will help meet an important need for high-quality childcare in Leander. I respectfully urge the Planning & Zoning Commission and City Council to approve this application. Thank you for your consideration.
Danylo	Glushko	624 Acuff Ln Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record.	I fully support Ashanthi Perera and Special Use Case Z-26-0210. My family has seen firsthand the incredible care and education she provides. Her Montessori program is truly exceptional, and she's had such a positive impact on so many children in our community. Her daycare has been operating for years without causing traffic or parking issues in the neighborhood, and she's always been a thoughtful and respectful neighbor. High-quality childcare like this is hard to find, and I hope the Planning & Zoning Commission and City Council will approve her application. Thank you for your consideration.
Makenzie	Glushko	624 Acuff Ln Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record.	
Nilusha	Guneratne	2119 Spring Hollow Path Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record.	I support special case Z-26-0210
						I support Special Use Case Z-26-0210 for the in-home daycare at 1202 Drake Cove. My kid is currently enrolled in Dew Drops Montessori and is doing exceptionally well. We have observed a significant change in our kid ever since she got enrolled in Dew drops. This is not just like any other at home day care. Apart from play, Ms Ashanti trains kids 1:1 on writing, reading, counting and helps teach basic math even before entering kindergarten. This is the best possible start any kid could get. All thanks to Ms Ashanti for her exceptional service and ability to nurture kids in a very positive, disciplined environment where each kid gets individual attention. I would want many other kids in our community to get this kind of attention and support. So I request the city council and planning and zoning committee to provide a special use permit for a great in home day care in our community which is much needed.
Gurudutt	Bookankere	1716 Bedlington Ln Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record.	
						My kid is currently enrolled in Dew Drops Montessori and is doing exceptionally well. We have observed a significant change in our kid ever since she got enrolled in Dew drops. This is not just like any other at home day care. Apart from play, Ms Ashanti trains kids 1:1 on writing, reading, counting and helps teach basic math even before entering kindergarten. This is the best possible start any kid could get. All thanks to Ms Ashanti for her exceptional service and ability to nurture kids in a very positive, disciplined environment where each kid gets individual attention. I would want many other kids in our community to get this kind of attention and support. So I request the city council and planning and zoning committee to provide a special use permit for a great in home day care in our community which is much needed. This at home day care is just like any other home in the community and does not cause disruption to neighbors peace and privacy. There are dedicated pick up and drop off times to make sure there's no traffic in front of the house. Also, there's no noise when parents pick and drop off kids. It is very hard to notice that there's even a day care going on in this place.
Gurudutt	Bookankere	1716 Bedlington Ln Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record.	

					I am writing to express my strong support for Special Use Case Z-26-0210, which would allow Dew Drops Montessori to serve up to 12 children. Dew Drops Montessori, under the leadership of Ms. Ashanthi, has been a pillar of our community, providing exceptional early childhood education and reliable child care to local families. Quality, affordable child care options are in short supply in our growing city, and Ms. Ashanthi has consistently delivered a safe, nurturing, and enriching environment for children. She is a valuable asset to Leander, and this is exactly the kind of small, community-serving business the city should support. I would also like to address the question of neighborhood impact. Drop-off and pick-up times at Dew Drops Montessori are staggered throughout the morning and afternoon, so there is no concentrated surge of traffic. In practice, the activity generated by the school is no greater than â€”and in fact less than â€”the routine delivery services (Amazon, FedEx, UPS, food delivery) that visit every home in the neighborhood daily. The school does not alter the residential character of the area. Approving this Special Use Permit for a modest 12 children strikes the right balance: it supports a trusted local educator, expands much-needed child care capacity for Leander families, and does so with minimal to no impact on the surrounding neighborhood. I respectfully urge the Planning & Zoning Commission and City Council to approve Special Use Case Z-26-0210. Thank you for your time and your service to our community. Respectfully, Naushir Maredia
Naushir	Maredia	725 Estuary Drive Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record.
Natasha	Mathew	1100 Plano Ln Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record. I support Special Use Case Z-26-0210 for the in-home daycare at 1202 Drake Cove. We have been fortunate to send our child to Ashanthi’s daycare. Our child has thrived in all aspects of her development. The individualized attention and care each child receives is amazing. Dew Drops is providing a much needed service to families in this area. I respectfully ask the Planning & Zoning Commission to approve this Special Use Permit.
					Hi, that daycare is a value added to our city, more of this kind would be needed as it is specific and one of the only one we could find close enough, doing montessori on a small scale to provide enough attention to each kid. Miss Ashanti gave us very specific instructions for pickup and drop off, we had 5 min each time to park only on her driveway and we had to get different time slot with the other parents to avoid everyone arriving at the same time. She was very conscious about the neighborhood and to never block the driveway, that was very clear. My daughter has always been very well taken care of and speak highly of her time in that daycare. It was the perfect transition to enter public school because it was like seeing family but she was learning everything needed and developing her autonomy in a clean and safe environment. She arrived in public school already knowing how to read and write with basics of math, more confidence and so much more. This school is shaping lives today and for the future of our city. This daycare is respectful of its surroundings, needed and very precious. Please help our growing city of Leander to keep such a valuable resource.
Marion	Cichella	600 Caballero Road Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record. My daughter is excelling at school, and I believe it can be traced back to how Miss Ashanti taught her. It's not just the individualized teaching of Miss Ashanti, but the environment she created with her home, the garden, the patio with toys, the grass, the yard. It helped my daughter feel special and not part of a factory.
Mikael	Mayer	600 Caballero Rd Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record. Because of the organized drop offs, I observed that when I arrived to drop my daughter, there was usually no other car (approx 5 out of 8 times), sometimes one car (approx 2 out of 8) rarely two or more other cars (approx 1 out of 8) Miss Ashanti also told my wife and me to never temporarily park in the street between her house and 1204 Drake Cove.
					I support Special Use Z-26-0210. From the last meeting I know you are looking to establish precedence and want to follow that of surrounding cities. Austin allows licensed home daycares up to 12 along with Liberty Hill. I also found that Georgetown just approved special zoning for 2026-8-SUP for group day care in a residential zoning district. I confirmed this was approved at the June 2nd Planning and Zoning Commission meeting by calling 512-930-3575. Please feel free to follow up to confirm approval. Thank you.
Mary	Monroe	520 Tula Trl Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record.

To the Mayor, City Council, Planning and Zoning Committee,

Case number Z-26-0210

Zoning, CCRs, and HOA Restrictions

I respectfully request that you deny any variance, Special Use Permit, or other approval that would allow this daycare operation to continue in our residential cul-de-sac.

This request is based on land-use and zoning concerns, not a personal dispute. The property is located in a residential neighborhood subject to CCRs, HOA restrictions, and city zoning requirements that limit uses to those compatible with single-family residential living. The homeowner has long been aware that the neighborhood of CCRs, City regulations, and residential restrictions were in place. Those restrictions have been in place since 2005 and were never removed. The HOA has formally opposed this use, and the neighborhood has consistently maintained that a commercial daycare operation is not appropriate in this setting.

Traffic and Safety Impacts

For more than fifteen years, this use has created traffic congestion, blocked driveways, excessive vehicle activity, and ongoing safety concerns that are incompatible with a residential neighborhood. No homeowner should be forced to contend with repeated driveway blockages, access conflicts, or the constant movement of daycare traffic at their own property. The CCRs, residential zoning restrictions, and HOA opposition all support denying any request that would expand or continue this nonconforming use.

Emergency Preparedness

Safety has also been a serious concern. During the 2011 neighborhood evacuation for the Moonglow fire, I personally went to the daycare residence to confirm that the children were being evacuated. The homeowner was unaware of the emergency and had to contact numerous parents to retrieve the children, which raised serious concerns about preparedness and emergency response.

Final Request for Denial

These issues are not new. The city has already heard repeated concerns from residents and has been made aware of the traffic, safety, and compatibility problems this use creates in a residential area.

I have followed the rules and invested everything in this home. Please do the same by protecting our residential neighborhood and denying this request.

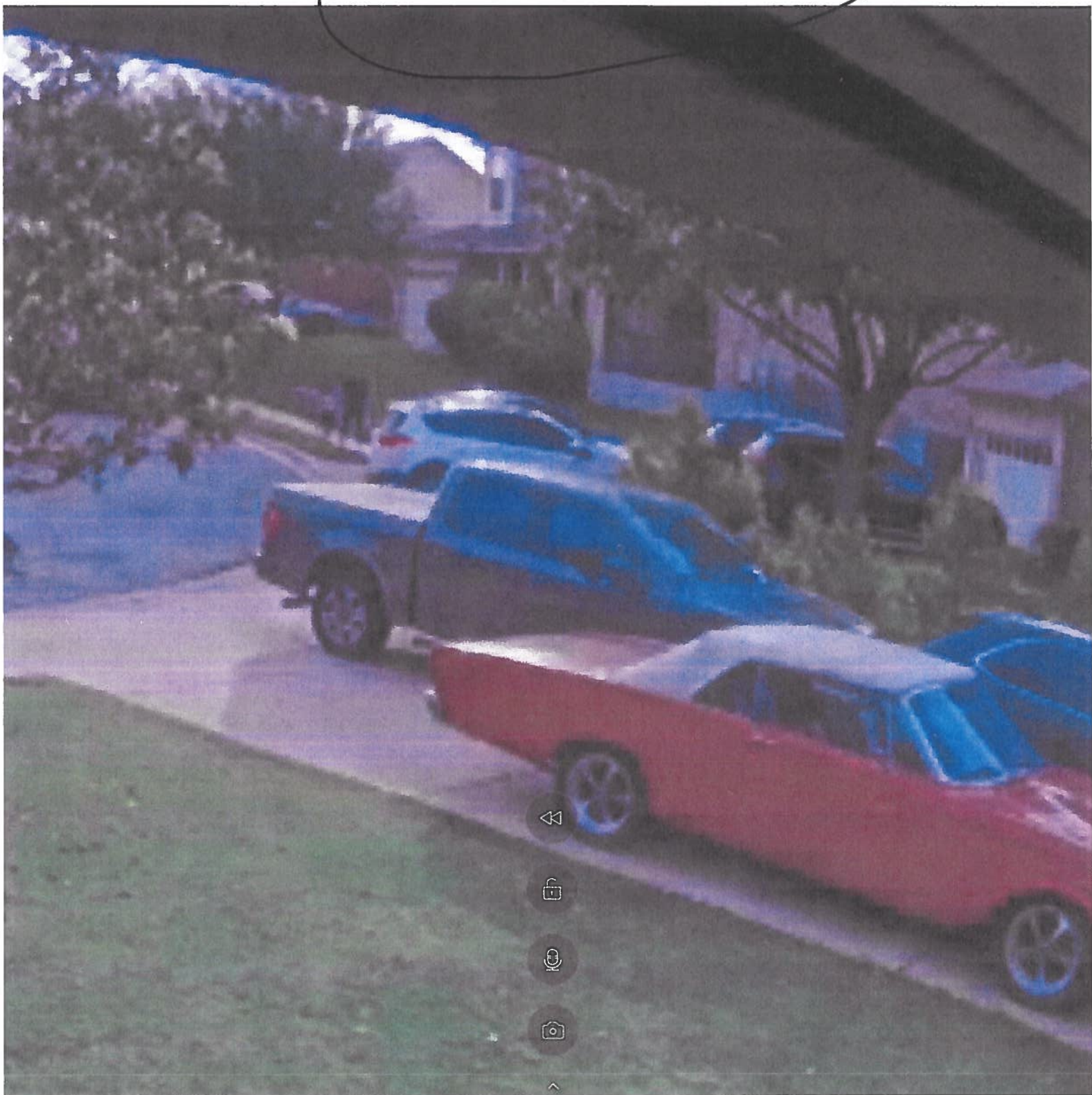
Thank you,

Angela Nowell

1204 Drake Cove, Leander

The only neighbor directly affected by this preschool.

April 24
8:31 AM





April 24
12:48 PM



7

May 14
12:34 PM

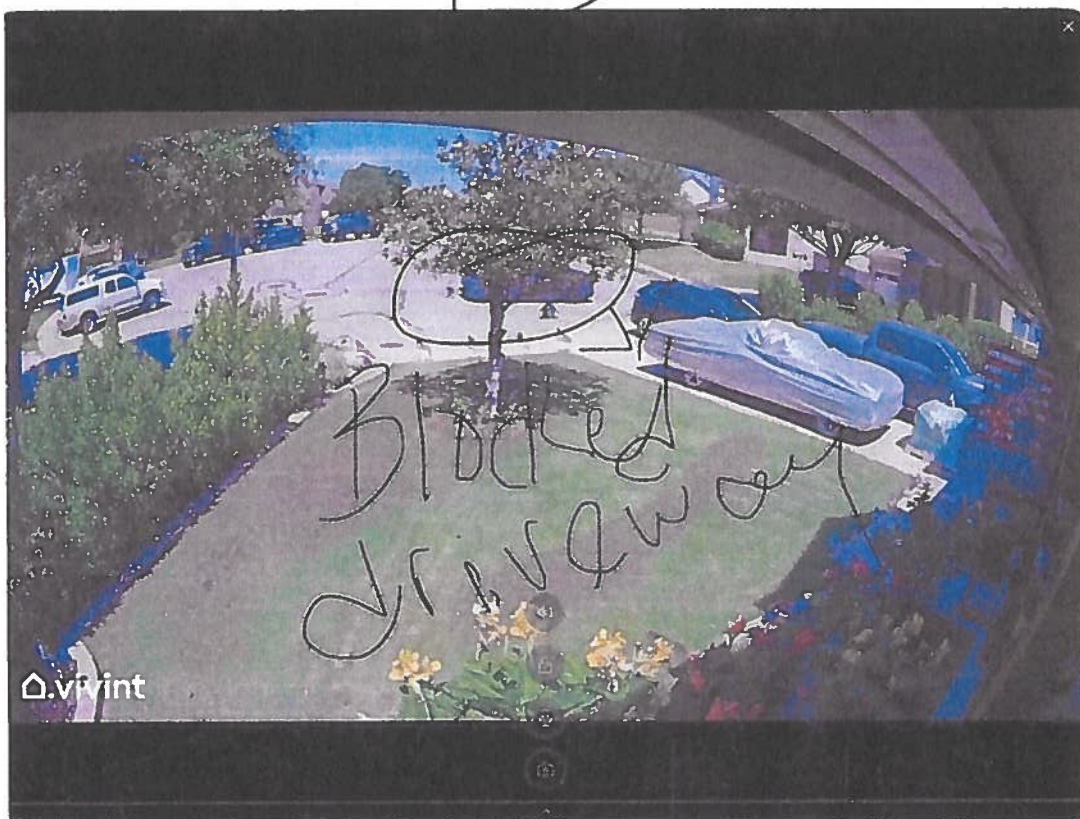




Full HD



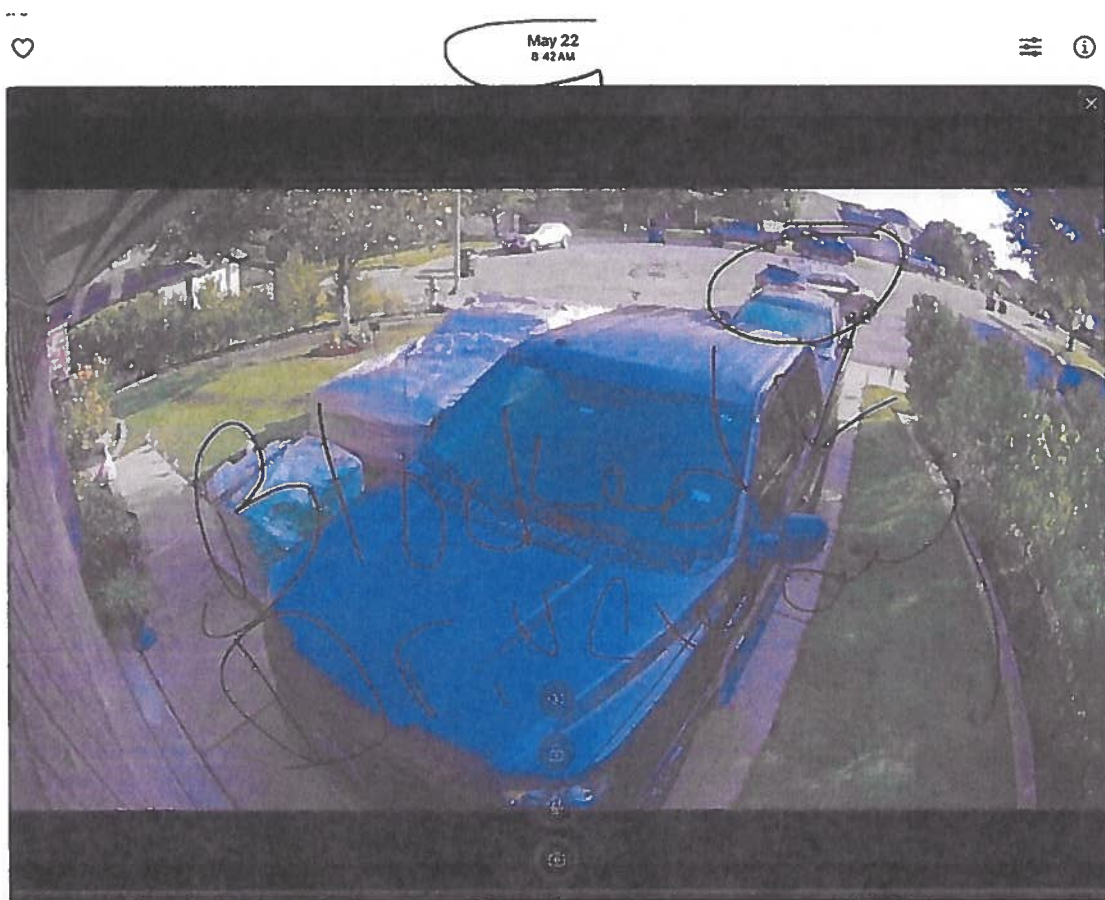
May 19
3:17 PM

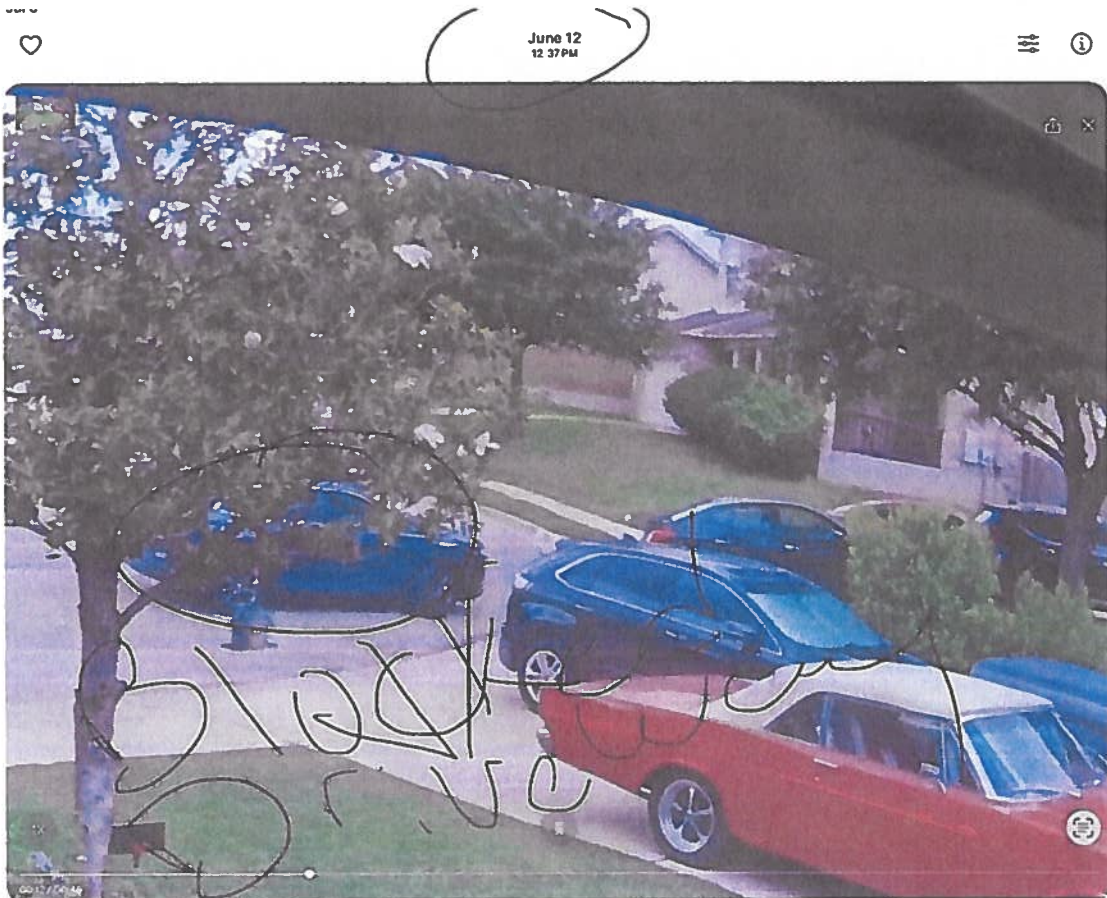


2

May 22
8:38 AM







3
2



PESHON ONLY

First Name	Last Name	Home Address	City	My agenda item or case number:	My position on the above agenda item or case number:	I want to include comments at the meeting:
Karen	Clary	2308 Lookout Range Dr	Leander, TX	Z-26-0210	I am AGAINST this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
Barbara	Mann	701 Falcon Lane	Leander, TX	Z-26-0210	I am FOR this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
May	Harris	1905 Chimney Drive	Leander, TX	Z-26-0210.	I am FOR this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
Tyler	Harris	1905 Chimney Drive	Leander, TX	Z-26-0210	I am FOR this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
Rosemarie	Paraan	1905 Chimney Drive	Leander, TX	Z-26-0210	I am FOR this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
Barbara	Mann	701 Falcon Lane	Leander, TX	Z-26-0210	I am FOR this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
Anusha	Fonseka	512 Trail Dust Dr	Cedar Park, TX	Z-26-0210	I am FOR this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.

speaking

First Name Last Name	Home Address	City	State	My agenda item or case number:	My position on the above agenda item or case number:	I want to include comments at the meeting:
WAYNE NOWELL	1204 Drake Cv.	Leander	TX	Z-26-0210	☒ I am AGAINST this item.	Yes. I will attend in person to speak my comments.



EXECUTIVE SUMMARY
8/6/2026

AGENDA SUBJECT:

Discuss and consider action regarding Tree Removal Case TRP-26-0056 for the removal of one (1) Heritage Tree associated with the Reagan Ridge (SD-25-0321), generally located southeast of the intersection of Ronald W. Reagan Boulevard and RM 2243, Leander, Williamson County, Texas.

BACKGROUND:

This request is the final step in the tree removal request process. The applicant has submitted a request to remove one (1) Heritage Tree. Per the applicant, the tree removal is due to the site improvements associated with the Reagan Crossing development, including a deceleration lane and driveway on RM 2243.

The applicant's justification for the removal of this heritage tree is as follows:

Safety Hazard: The tree is located in proximity to the roadway and poses a potential hazard to vehicular traffic.

Access Improvements: The removal is necessary to accommodate the TxDOT approved deceleration lane and maximize driveway spacing from the intersection of Ronald Reagan Boulevard and RM 2243. The design as shown has been coordinated and approved by TxDOT.

Consistency with Approved Plans: The tree removal is included within the scope of the TxDOT-approved driveway permit.

Future Roadway Improvements: The tree would be required to be removed as part of any future roadway improvements within the ROW.

Please reference the signed TxDOT driveway permit (Attachment 6) for more details.

TREE PRESERVATION ORDINANCE: Per Composite Zoning Ordinance, Article IV, Section 1 (c) (5), removal of Heritage Trees requires the approval of a Tree Removal Permit and mitigation. The Planning and Zoning Commission shall review all applications for Heritage Tree removal permits and make a recommendation for approval or denial to the City Council, which shall have final authority to issue the permit.

The Composite Zoning Ordinance includes the following tree mitigation requirements:

- Mitigation shall be required at a 3:1 caliper inch basis for Heritage Trees and a mitigation fee in the amount of \$300.00 per caliper inch removed.
- Mitigation may be achieved through credit of existing trees on site, replacement trees planted on-site, or payment in-lieu of replacement trees. If payment in-lieu of replacement trees is approved by the Planning Director, the fee shall be equal to one hundred fifty dollars (\$150) per caliper inch of replacement tree.

HERITAGE TREE REMOVAL – COUNCIL CONSIDERATION

There are three (3) Heritage Trees and the applicant is proposing to remove one (1) tree. Heritage Tree 8560+A is a 38-caliper inch Live Oak tree. This tree is located along the TxDOT right of way and is impeding the location of the deceleration lane and driveway.

APPLICANT'S MITIGATION PROPOSAL

- The Applicant is proposing to remove one (1) 38 caliper inch Heritage Tree totaling 33% of the total Heritage Trees on site.
- Mitigation is proposed through credit of 66" caliper inches of preserved trees as well as a fee-in-lieu of replacement trees in the amount of \$7,200.00.
- There is a Heritage Tree removal fee in the amount of \$11,400.00 based off the removal of 38" caliper inches at a rate of \$300.00 per inch.
- Mitigation fees are required to be paid with the site development permit if the request is approved.
- The complete preservation plan is available as Attachment 4.

GENERAL INFORMATION:

Current Zoning: GC-2-B (General Commercial)

Size and Location: This property is generally located southeast of the intersection of Ronald Reagan and RM 2243, including approximately 20 acres.

Surrounding Area: This property is located to the north of the Sarah by ARIUM apartment homes and to the west, across Ronald Reagan, is the LCRA station. To the south is Brushy Creek floodplain and the Sarita Valley Greenbelt. Physical and Natural Features: This property contains heavy tree cover and a drainage channel to the east. The far south end of the tract is within the zone AE floodplain.

HISTORY/TIMELINE:

07/09/2026 - Planning & Zoning Commission

APPLICANT/AGENT:

Sandlin Services, LLC (Nick Sandlin) on behalf of RR 2243, LLC. (Bhavani Bheemanadham).

RECOMMENDATION:

As part of the evaluation of this request, the City Council has the following options:

1. Approve the tree removal request;
2. Deny the tree removal request; or
3. Propose an alternative plan that includes saving additional trees

Staff recommends Option One (1) listed above – Approve the tree removal request. This would allow the applicant to remove the heritage tree with an approved site plan and site development permit that would conform to the proposed site plan.

This recommendation is based on the needed access improvement for the development along with the developer's work with TxDOT on the driveway and turn lane spacing option to potentially preserve the tree.

During the meeting of July 9, 2026, the Planning and Zoning Commission unanimously recommended approval.

PRESENTER:

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

Attachments:

1. TRP-26-0056 Att 1 Letter of Intent - Reagan Ridge
2. TRP-26-0056 Att 2 Location Map - Reagan Ridge
3. TRP-26-0056 Att 3 Aerial Map - Reagan Ridge
4. TRP-26-0056 Att 4 Tree Removal Exhibit - Reagan Ridge
5. TRP-26-0056 Att 5 Heritage Tree Photos - Reagan Ridge
6. TRP-26-0056 Att 6 TxDoT Driveway Permit
7. 7-9-2026 P & Z minutes



June 3, 2026

City of Leander
Planning & Development Services Office
201 N. Brushy Street
Leander, TX 78641

Re: Reagan Ridge: SD-25-0321- Tree Removal Letter of Intent

Dear Planning & Zoning Commission & City Council,

On behalf of the property owner, this letter serves as a formal request for approval of a Tree Removal Permit for Tree ID 8560+A. This request is being submitted in response to City comments and to provide clarification regarding jurisdiction and prior approvals.

Tree Information

Tree ID #8560+A is classified as a Live Oak and measures 38 inches at 4 feet from existing grade. The measurements and location of this tree were confirmed with a tree survey conducted by Early Land Surveying dated April 9, 2026. Based on visual observation, the tree appears to be in fair condition. Approximately 30% of the canopy has been removed as a result of prior pruning necessary to address health, safety, and right-of-way clearance issues. Continued conflicts with the public right-of-way are expected.

Background

This tree is located within the right-of-way (ROW) of the Texas Department of Transportation (TxDOT), as confirmed by the project survey and field verification. The proposed removal has already been reviewed by TxDOT as part of an associated driveway permit #26-46847 dated March 16, 2026. Documentation confirming TxDOT's review has been provided, and this removal is consistent with their approved access and safety requirements.

Justification for Removal

Removal of Tree ID 8560 is warranted for the following reasons:

1. **Safety Hazard:** The tree is located in close proximity to the roadway and poses a potential hazard to vehicular traffic.
2. **Access Improvements:** The removal is necessary to accommodate the approved deceleration lane and maximize driveway spacing from the intersection of Ronald Reagan Blvd and RM 2243. The design as shown has been coordinated and approved by TxDOT.
3. **Consistency with Approved Plans:** The tree removal is included within the scope of the TxDOT-approved driveway permit.
4. **Future Roadway Improvements:** The tree would be required to be removed as part of any future roadway improvements within the ROW.

Mitigation

The removal of this heritage tree is proposed to be mitigated with a fee payment to the City. In accordance with City of Leander code, the total fee produced for a 38" heritage tree is \$28,500. Due to the preservation of 66 inches of trees within the required 50% preservation minimum, there is a \$9,900 reduction. The resulting heritage tree mitigation fee is \$18,600. See the breakdown below.

\$300 x 38" caliper inches removed = \$11,400

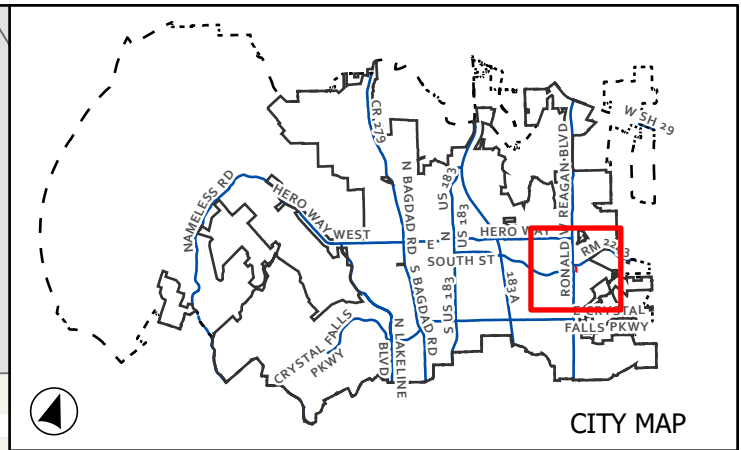
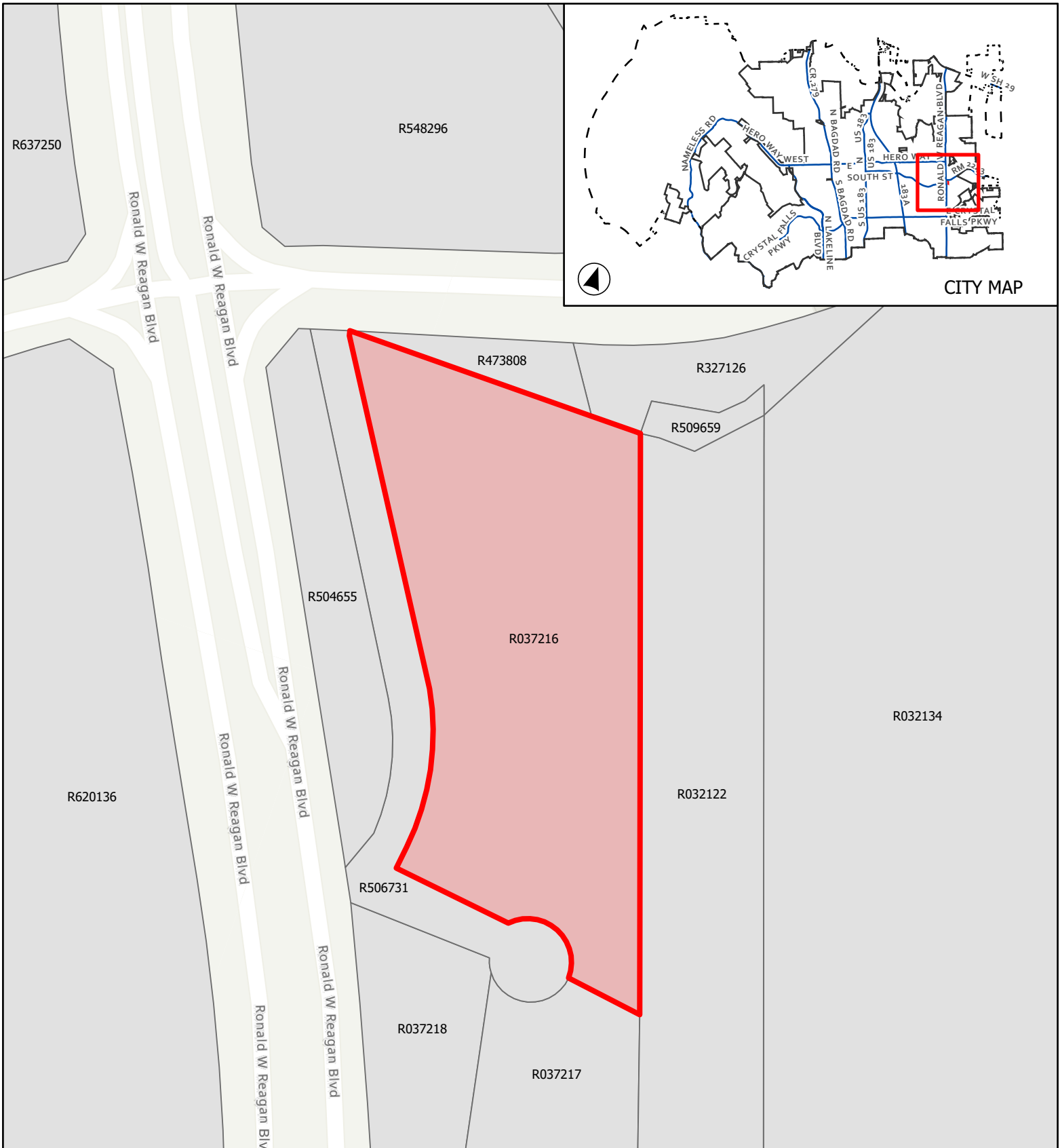
\$150 x 48" caliper inches in mitigation = \$7,200

Total owed = \$18,600

We respectfully request that the City approve this Tree Removal Permit consistent with the provided documentation. We appreciate the City's review and coordination on this item. Please feel free to contact me with any questions or if additional documentation is needed to facilitate approval.

Sincerely,

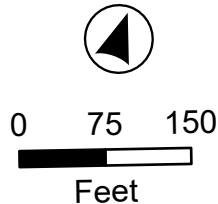
Nick Sandlin, P.E.
President & Principal
Sandlin Services, LLC
TBPELS Firm# 21356



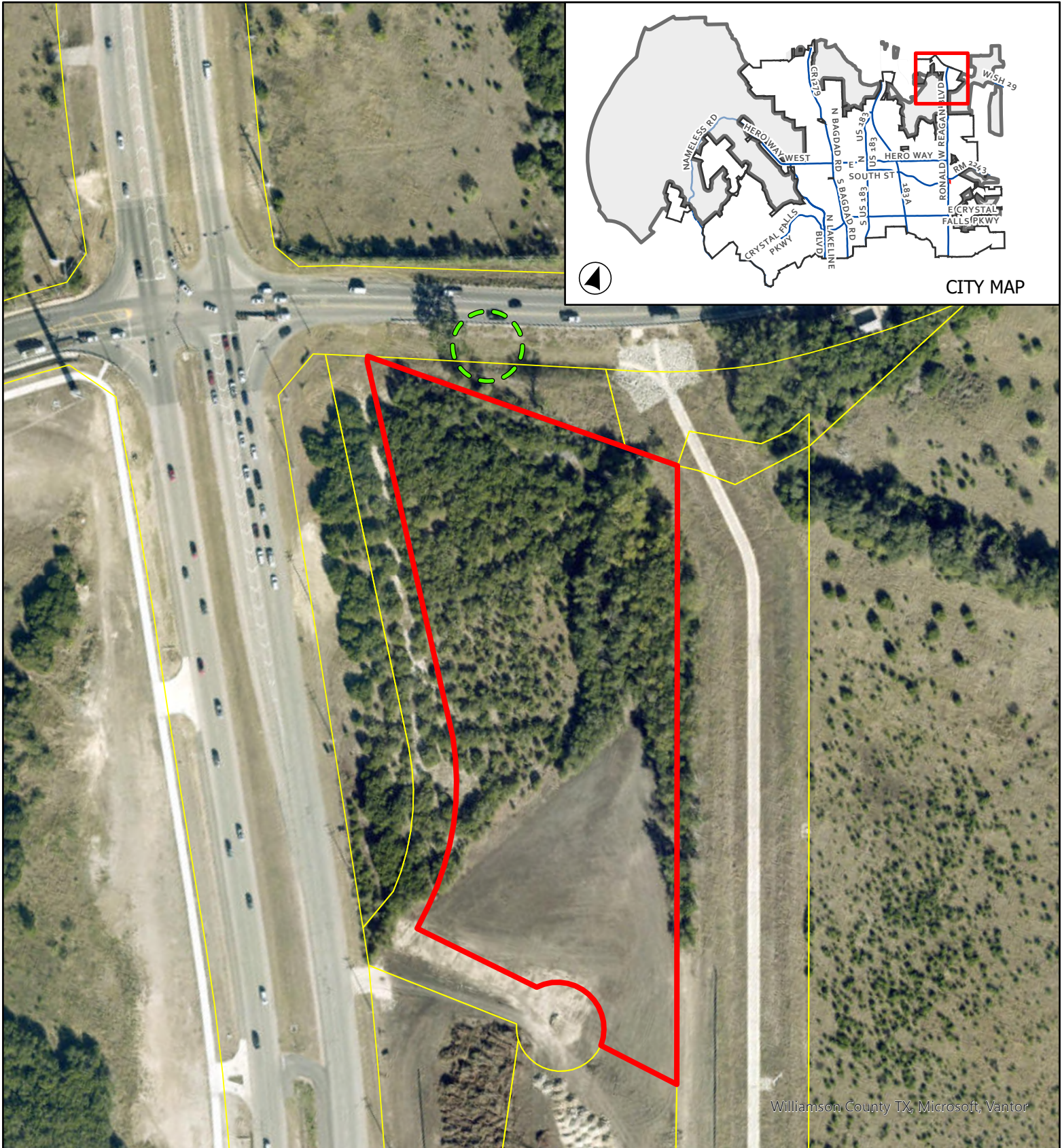
CASE: TRP-26-0056 ATTACHMENT 2 REAGAN RIDGE

Location Map

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



City Limits 
 ETJ 
 Subject Boundary 



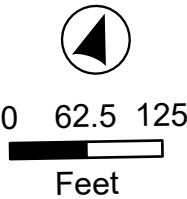
CASE: TRP-26-0056

ATTACHMENT 3

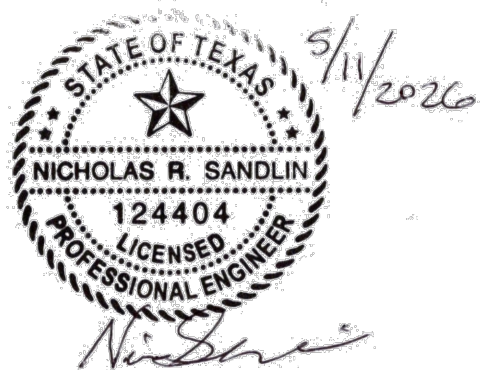
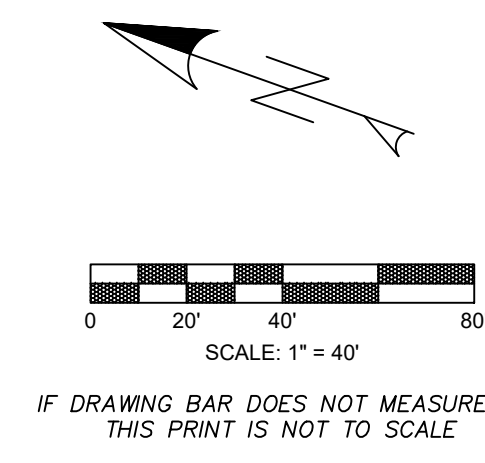
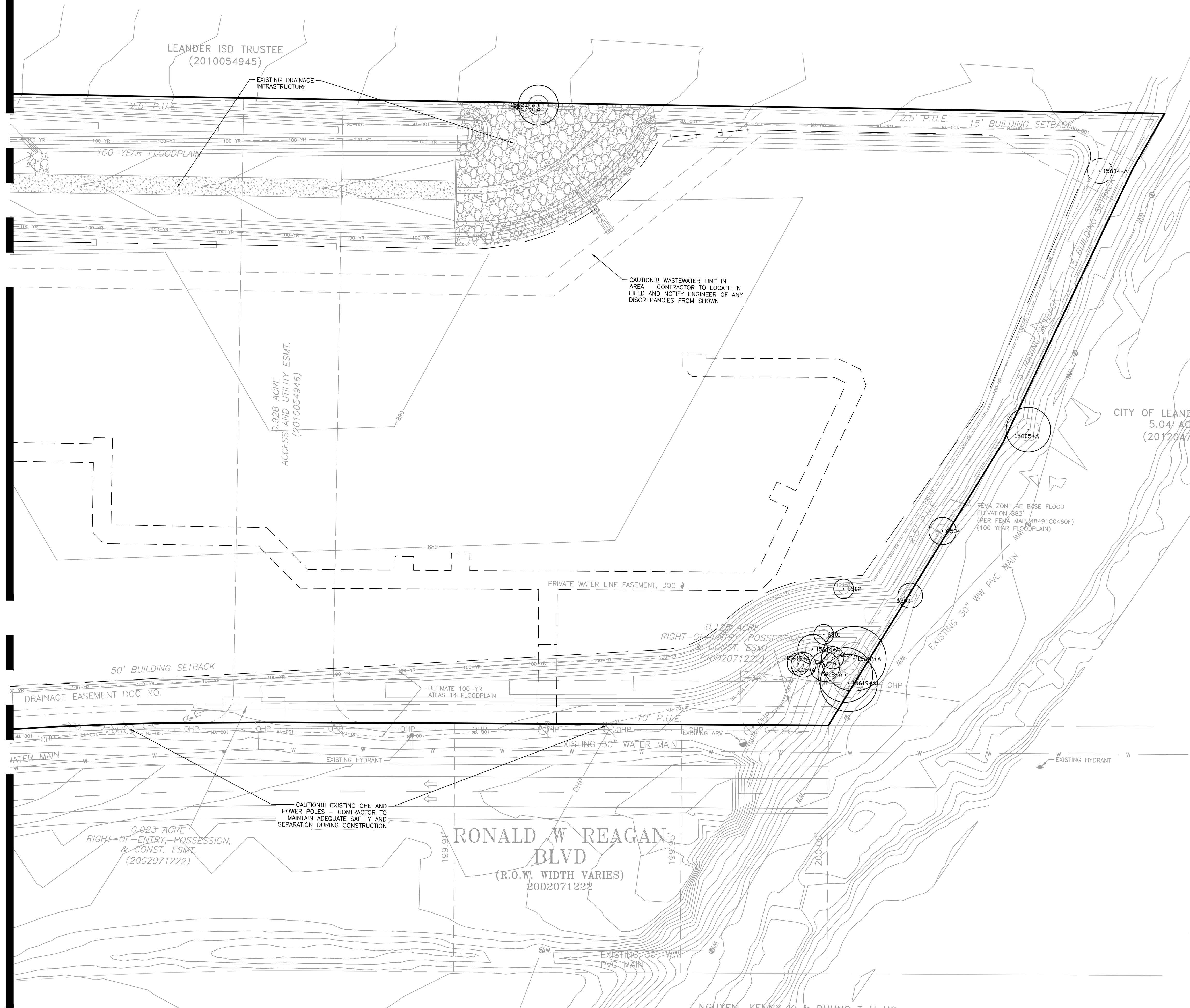
REAGAN RIDGE

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
- Williamson County Parcels
- Subject Boundary



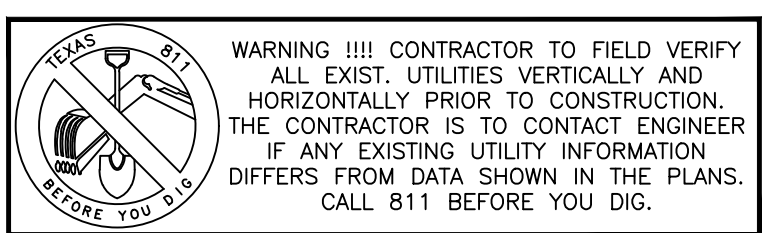
THIS PLAN SET FOR REVIEW ONLY
NOT FOR CONSTRUCTION

EXISTING CONDITIONS AND DEMOLITION PLAN LEGEND

	PROPOSED PROPERTY/ PROJECT BOUNDARY LINE		EX. FIRE HYDRANT
	EXISTING R.O.W./PROPERTY LINE		EX. WATER METER
	EXISTING EASEMENT LINE		EX. WASTEWATER MANHOLE
	FIRE LANE		WW CLEAN OUT
	STREET CENTERLINE		UTILITY POLE
	FENCE		
	EXISTING CONCRETE SIDEWALK		
	EXISTING TRANSFORMER PAD		
	EX. WATER LINE		
	EX. WASTEWATER		
	EX. STORM SEWER LINE		
	BACK FLOW PREVENTER		
	FITTINGS AS NOTED		
	GATE VALVE AS NOTED		
	EXISTING CONTOURS		
	FLOW ARROW		

NOTES:

1. CONTRACTOR SHALL CONFIRM DEMOLITION REQUIREMENTS WITH AHJ PRIOR TO CONSTRUCTION AND SUBMIT ANY REQUIRED PERMITS UNDER SEPARATE COVER.
2. SITE TREE SURVEY AS DEPICTED HAS BEEN PREPARED WITHIN THE LAST 5 YEARS.
3. THE LOT LINES AND STREET LAYOUTS HAVE BEEN DESIGNED AND LOCATED SUCH THAT LOT WIDTH, DEPTH, AREA SIZE (AS PERMITTED BY ZONING) IS UTILIZED TO RETAIN THE MAXIMUM NUMBER OF SIGNIFICANT AND HERITAGE TREES POSSIBLE.



THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC



TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

EXISTING CONDITIONS PLAN
(2 OF 2)

PROJECT CASE: SD-25-0321

REAGAN RIDGE
SITE DEVELOPMENT PLANS

#	REVISION	DESCRIPTION	SIGNATURE	DATE	SHEET
					OF 63

G:\shared drives\sandlin services\ic\sandlin services projects\land development division\01-0177-003_discovery valley ranch\CAD\Exhibits\5 DWR EXT_DEMO.dwg- TREE TABLE Plotted Jun 03, 2026 at 6:02pm by Engineer | Last Saved by: Engineer

TREE SURVEY CONDUCTED ON APRIL 9, 2026
BY EARLY LAND SURVEYING

8"-18" TREE LIST, PRIVATE IMPROVEMENTS COMMERCIAL						
Tree #	Species	Trunk	Half	Caliper Inches		Removal Reason
			CRZ	Saved	Removed	
6501	CEDAR ELM	8	4	8		
6502	CEDAR ELM	8	4	8		
6503	CEDAR ELM	10	5	10		
6504	CEDAR ELM	11	5.5	11		
6505	CEDAR ELM	8	4		8	drive/grading
6506.1	CEDAR ELM	8	4		8	drive/grading
6506.2	CEDAR ELM	7	3.5		7	drive/grading
6507	CEDAR ELM	9	4.5	9		
6508.1	CEDAR ELM	9	4.5		9	drive/grading
6508.2	CEDAR ELM	6	3		6	drive/grading
6508.3	CEDAR ELM	6	3		6	drive/grading
6510	CEDAR ELM	11	5.5		11	drive/grading
6511	CEDAR ELM	10	5		10	drive/grading
6512.1	CEDAR ELM	8	4		8	drive/grading
6512.2	CEDAR ELM	6	3		6	drive/grading
6513	CEDAR ELM	8	4		8	drive/grading
6514	CEDAR ELM	9	4.5	9		
6515	AMERICAN ELM	12	6	12		
6516	CEDAR ELM	9	4.5	9		
6517	CEDAR ELM	8	4	8		
6518	LIVE OAK	11	5.5	11		
6519	LIVE OAK	8	4	8		
6520	RIVER BIRCH	9	4.5	9		
6521	LIVE OAK	15	7.5	15		
6549	LIVE OAK	9	4.5	9		
6551	CEDAR ELM	13	6.5		13	drive/grading
8501+A	CEDAR ELM	10	5		10	drive/grading
8504+A	CEDAR ELM	11	5.5		11	drive/grading
8508+A	CEDAR ELM	8	4		8	drive/grading
8509+A	CEDAR ELM	11	5.5		11	drive/grading
8510+A	CEDAR ELM	11	5.5		11	drive/grading
8511+A	CEDAR ELM	11	5.5		11	drive/grading
8512+A	CEDAR ELM	9	4.5		9	drive/grading
8513+A.1	CEDAR ELM	10	5		10	drive/grading
8513+A.2	CEDAR ELM	10	5		10	drive/grading
8514+A	CEDAR ELM	11	5.5		11	drive/grading
8515+A	CEDAR ELM	11	5.5		11	drive/grading
8516+A.1	CEDAR ELM	8	4	8		
8516+A.2	CEDAR ELM	8	4	8		
8517+A	CEDAR ELM	9	4.5		9	drive/grading
8518+A	LIVE OAK	12	6		12	drive/grading
8519+A	PECAN	10	5		10	drive/grading
8520+A.1	PECAN	15	7.5	15		
8520+A.2	PECAN	13	6.5	13		
8520+A.3	PECAN	12	6	12		
8521+A.1	LIVE OAK	11	5.5		11	drive/grading
8521+A.2	LIVE OAK	11	5.5		11	drive/grading
8522+A	CEDAR ELM	9	4.5		9	drive/grading
8523+A	CEDAR ELM	13	6.5		13	drive/grading
8524+A	CEDAR ELM	11	5.5		11	drive/grading
8525+A	CEDAR ELM	12	6		12	drive/grading
8526+A	CEDAR ELM	11	5.5		11	drive/grading
8529+A.1	CEDAR ELM	11	5.5		11	drive/grading
8529+A.2	CEDAR ELM	7	3.5		7	drive/grading
8530+A.1	CEDAR ELM	11	5.5		11	drive/grading
8530+A.2	CEDAR ELM	8	4		8	drive/grading
8531+A.1	CEDAR ELM	9	4.5		9	drive/grading
8531+A.2	CEDAR ELM	6	3		6	drive/grading
8533+A	LIVE OAK	15	7.5	15		
8534+A.1	LIVE OAK	17	8.5	17		
8534+A.2	LIVE OAK	11	5.5	11		
8536+A	LIVE OAK	15	7.5	15		
8538+A.1	LIVE OAK	17	8.5	17		
8538+A.2	LIVE OAK	12	6	12		
8540+A	LIVE OAK	9	4.5	9		
8542+A	LIVE OAK	16	8	16		
8543+A.1	LIVE OAK	13	6.5	13		
8543+A.2	LIVE OAK	10	5	10		
8558+A	CEDAR ELM	11	5.5		11	drive/grading
8559+A.1	CEDAR ELM	9	4.5		9	drive/grading
8559+A.2	CEDAR ELM	8	4		8	drive/grading
8559+A.3	CEDAR ELM	7	3.5		7	drive/grading
8559+A.4	CEDAR ELM	6	3		6	drive/grading
8564+A	AMERICAN ELM	17	8.5		17	drive/grading
8565+A	CEDAR ELM	11	5.5		11	drive/grading
8566+A	CEDAR ELM	12	6	12		
8567+A	CEDAR ELM	10	5	10		
8569+A	LIVE OAK	16	8	16		
8570+A	LIVE OAK	16	8	16		
8571+A	LIVE OAK	11	5.5	11		
8572+A.1	LIVE OAK	11	5.5	11		
8572+A.2	LIVE OAK	6	3	6		
8573+A.1	LIVE OAK	14	7	14		
8573+A.2	LIVE OAK	11	5.5	11		
8574+A	LIVE OAK	15	7.5	15		
8575+A.1	LIVE OAK	17	8.5	17		
8575+A.2	LIVE OAK	16	8	16		
8577+A	LIVE OAK	11	5.5	11		
8579+A	LIVE OAK	11	5.5	11		
8581+A	LIVE OAK	12	6	12		
8582+A	CEDAR ELM	9	4.5	9		
15604+A	CEDAR ELM	10	5		10	drive/grading
15613+A	WALNUT	9	4.5	9		
15614+A	CEDAR ELM	12	6	12		
15615+A	CEDAR ELM	10	5	10		
15616+A	WALNUT	9	4.5	9		
15617+A	WALNUT	12	6	12		
15627+A.1	CEDAR ELM	16	8	16		
15627+A.2	CEDAR ELM	8	4	8		
15699+A.1	CEDAR ELM	9	4.5		9	drive/grading
15699+A.2	CEDAR ELM	7	3.5		7	drive/grading
Total		1,070.00		601.00	469.00	

18"-26" TREE LIST, PRIVATE IMPROVEMENTS COMMERCIAL						
Tree #	Species	Trunk	Half	Caliper Inches		Removal Reason
			CRZ	Saved	Removed	
8557+A	AMERICAN ELM	24	12	24		
8568+A.1	LIVE OAK	25	12.5	25		
8568+A.2	LIVE OAK	23	11.5	23		
8580+A	LIVE OAK	19	9.5	19		
15605+A	CEDAR ELM	18	9	18		
15612+A	LIVE OAK	26	13	26		
15618+A	LIVE OAK	22	11	22		
15619+A	LIVE OAK	23	11.5	23		
Total		180.00		180.00	-	

>26" TREE LIST, PRIVATE IMPROVEMENTS COMMERCIAL						
Tree #	Species	Trunk	Half	Caliper Inches		Removal Reason
			CRZ	Saved	Removed	
6509	AMERICAN ELM	34	17	34		
8560+A	LIVE OAK	38	19		38	TxDOT Turn Lane
8576+A	LIVE OAK	27	13.5	27		
Total		99.00		61.00	38.00	

TREE PRESERVATION PLAN - PRIVATE IMPROVEMENTS ON COMMERCIAL SITE					
TREE CALIPER INCHES - PUBLIC IMPROVEMENTS ON COMMERCIAL SITE					
TREE SIZE (in caliper inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" to 18"	1,070.00	601.00	56%	469.00	44%
>18" to 26"	180.00	180.00	100%	-	0%
SUBTOTAL 8" to 26"	1,250.00	781.00	62%	469.00	38%
>26"	99.00	61.00	62%	38.00	38%
TOTALS	1,349.00	842.00	62%	507.00	38%

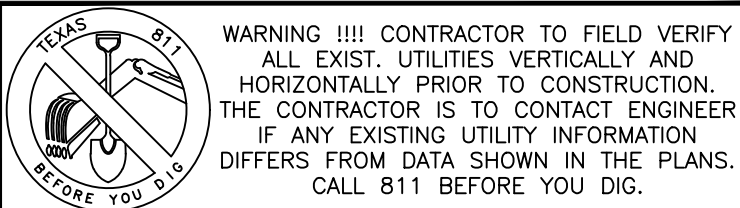
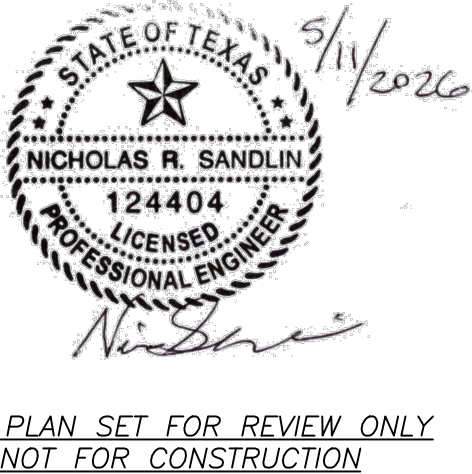
TOTAL TREES - PRIVATE IMPROVEMENTS ON COMMERCIAL SITE					
TREE SIZE (in caliper inches)	TOTAL TREES	SAVED TREES	SAVED TREES %	REMOVED TREES	REMOVED TREES %
8" to 18"	101	52	51%	49	49%
>18" to 26"	8	8	100%	-	0%
SUBTOTAL 8" to 26"	109	60	55%	49	45%
>26" HERITAGE	3	2	67%	1	33%
TOTALS	112	62	55%	50	45%

MITIGATION PLAN: 8" - 18" - PRIVATE IMPROVEMENTS ON COMMERCIAL SITE					
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 AND HERITAGE TREES - PRIVATE IMPROVEMENTS ON COMMERCIAL SITE					
TREE SIZE (in caliper inches)	Removed (inches)	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
>18" to 26"	-	-	-	-	\$ -
>26" HERITAGE	38.00	-	-	114.00	\$ 28,500.00

TREE PRESERVATION SUMMARY - PRIVATE IMPROVEMENTS ON COMMERCIAL SITE								
TREE SIZE (in caliper inches)	TOTAL INCHES	TOTAL TREES	SAVED INCHES	SAVED TREES	SAVED INCHES %	REMOVED INCHES	REMOVED TREES	REMOVED INCHES %
8" to 18"	1,070.00	101	601.00	52	56%	469.00	49	44%
>18" to 26"	180.00	8	180.00	8	100%	-	-	0%
SUBTOTAL 8" to 26"	1,250.00	109	781.00	60	62%	469.00	49	38%
>26"	99.00	3	61.00	2	62%	38.00	1	38%
TOTALS	1,349.00	112	842.00	62	-	507.00	50	38%

TREE MITIGATION SUMMARY TABLE - PRIVATE IMPROVEMENTS ON COMMERCIAL SITE								
Category	Caliper Inches			Removal		Mitigation		Fee
	Total	Removed	Saved	Allowed	Remaining	Inches	Ratio	
8" - 18"	1,070.00	469.00	601.00	535.00	66.00	-66.00	1:1	\$9,900.00
18" - 26"	180.00	-	180.00	-	-	-	2:1	\$ -
>26"	99.00	38.00	61.00	-	-	114.00	3:1	\$ 28,500.00
Total	1,349.00	507.00	842.00					\$ 18,600.00



THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC

ENGINEERING | CONSULTING
SANDLIN
SERVICES, LLC

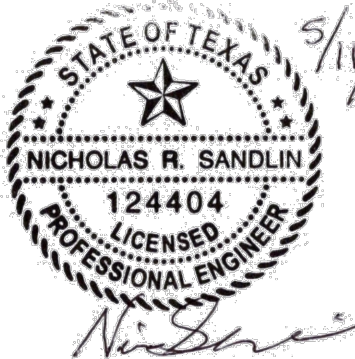
TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

TREE TABLE

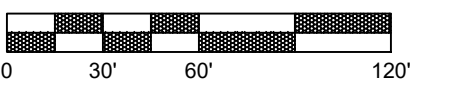
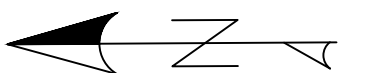
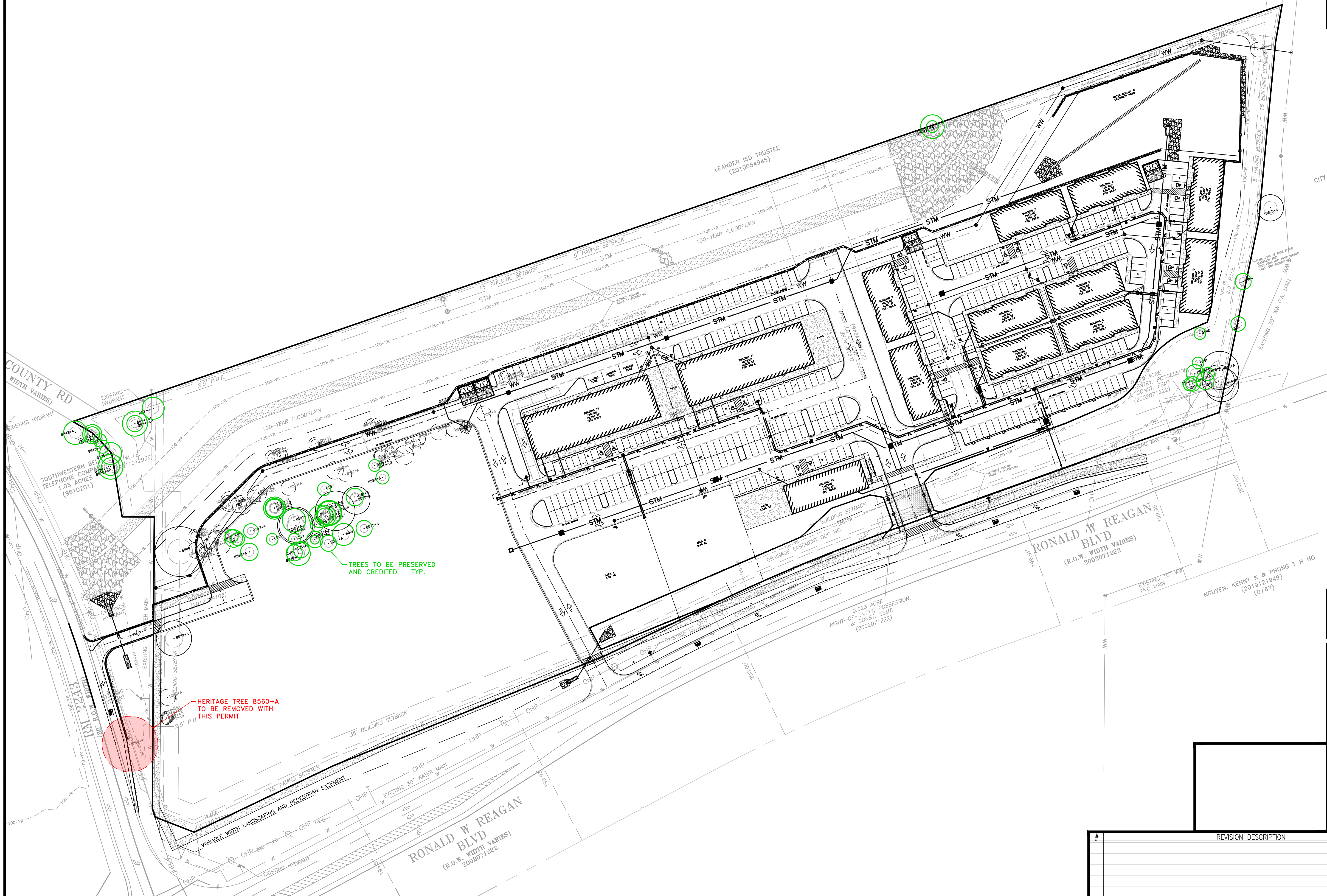
PROJECT CASE: SD-25-0321
REAGAN RIDGE
SITE DEVELOPMENT PLANS

#	REVISION DESCRIPTION	SIGNATURE	DATE	SHEET
				OF 63

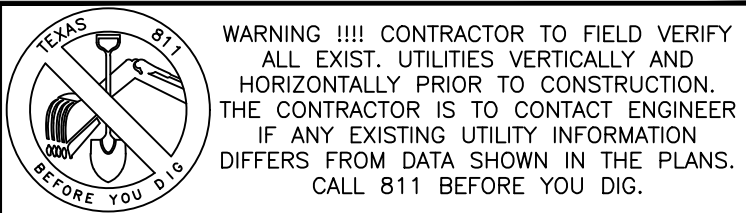
C:\shared drives\sandlin\services\land development\division\01-017-003\discovery valley ranch\CAD\Exhibits\OVR SITE OVERALL.dwg - OVERALL SITE PLAN Plotted Jun 03, 2026 at 8:02pm by Engineer | Last Saved by: Engineer



THIS PLAN SET FOR REVIEW ONLY
NOT FOR CONSTRUCTION



IF DRAWING BAR DOES NOT MEASURE 2"
THIS PRINT IS NOT TO SCALE



THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC

ENGINEERING | CONSULTING
SANDLIN
SERVICES, LLC

TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

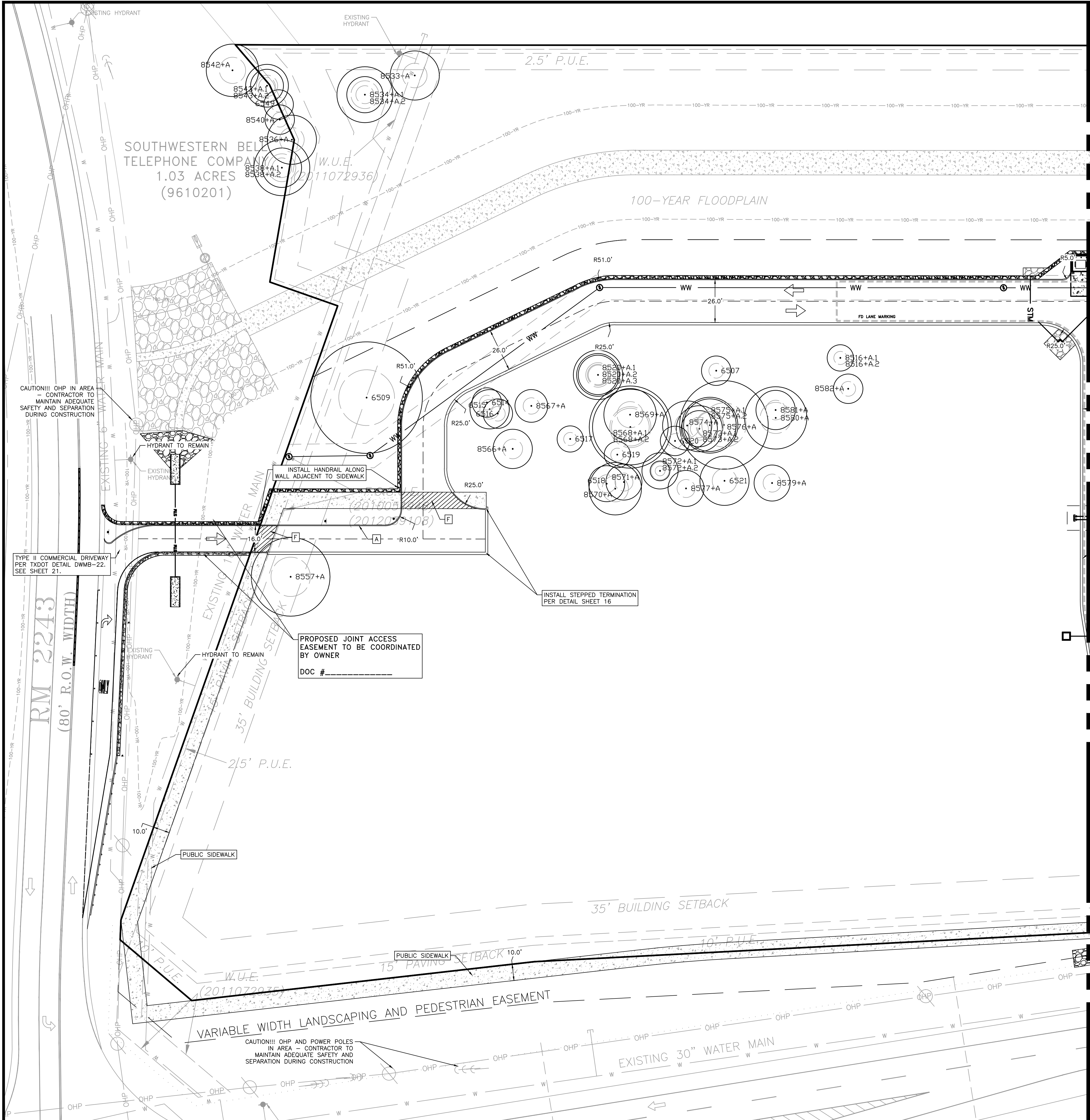
OVERALL SITE PLAN

PROJECT CASE: SD-25-0321
REAGAN RIDGE
SITE DEVELOPMENT PLANS

#	REVISION DESCRIPTION	SIGNATURE	DATE	SHEET

OF
63

G:\Shared drives\Sandlin Services Land Development Division\01-0177-003 Discovery Valley Retail\CAD\Construction Sheets\DWG SITE\DWG-SITE PLAN (1 OF 3) Plotted May 15, 2025 at 8:19am by Engineer | Last Saved by: Engineer



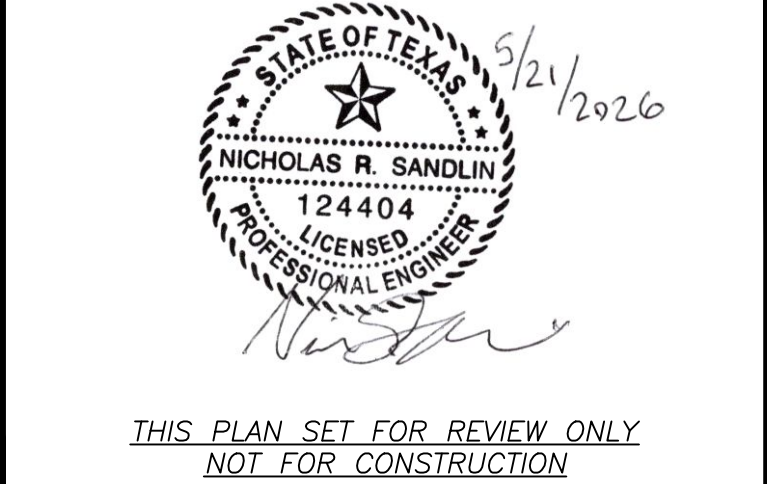
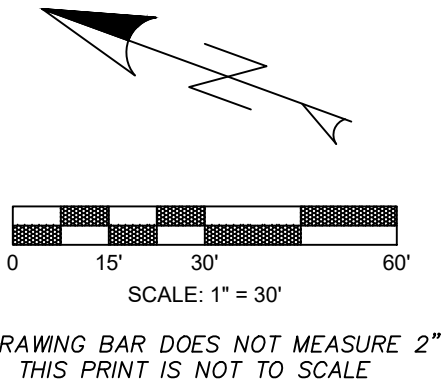
- NOTES:
1. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF LEANDER.
 2. EXTERIOR LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM THE PUBLIC ROW OR ADJACENT RESIDENTIAL DISTRICTS OR USES AT THAT PROPERTY LINE. UNSHIELDED "WALL PACK" LIGHTING IS NOT PROPOSED.
 3. ALL UTILITIES TO BE UNDERGROUND
 4. AL CLAWSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE BOTH DURING AND AFTER CONSTRUCTION.
 5. AIR CONDITIONING UNITS ARE NOT PROPOSED FORWARD THE FRONT WALL OF THE BUILDING.
 6. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
 7. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF LEANDER RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. PEC WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
 8. WATER, WASTEWATER, DRAINAGE AND ANY OTHER UTILITY IMPROVEMENTS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. REFER TO SPECIFIC PLAN SHEETS FOR CONSTRUCTION.
 9. REFER TO LANDSCAPE DRAWINGS FOR PLACEMENT OF ALL FINAL VEGETATION AND PLANTINGS.
 10. EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED OR EQUIVALENT LANGUAGE, CHARACTERS AND SYMBOLS. ON SUCH SIGNS MUST BE LOCATED 84" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
 11. CONTRACTOR IS RESPONSIBLE FOR REPAIRS AND DAMAGE TO ANY EXISTING IMPROVEMENT DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
 12. ALL PAVEMENT REMOVED SHALL BE DONE SUCH THAT THE REMAINING PAVEMENT IS LEFT WITH A CLEAN SMOOTH SAWCUT STRAIGHT EDGE.
 13. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS.
 14. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 15. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 16. ALL EASEMENTS OF RECORD AS INDICATED BY THE MOST RECENT TITLE RUN (DATED: 7/17/24, CONDUCTED BY: TRIAD SURVEYING, INC) FOR THIS PROPERTY ARE SHOWN ON THIS SITE PLAN.
 17. NO OUTSIDE STORAGE OR DISPLAY IS PROPOSED
 18. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE CITY OF LEANDER.
 19. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
 20. APPROVAL OF THESE PLANS BY THE CITY OF LEANDER INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
 21. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
 22. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50.
 23. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
 24. MASONRY STANDARDS WILL BE PROVIDED PER THE PUD. MASONRY INCENTIVES MAY BE APPLIED TO THE SETBACKS.
 25. ADA RAILS TO BE PLACED ALONG ANY DROPS 18" OR MORE.
 26. ALL PAVING IS TO BE PER GEOTECHNICAL RECOMMENDATIONS REPORT SHEET 3.
 27. ALL EXPOSED CONCRETE THAT IS VISIBLE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE INCLUDING BUT NOT LIMITED TO LIDGESTONE, FIELDSTONE, CAST STONE, OR OTHER DECORATIVE MATERIALS SUCH AS STAMPED AND TINTED CONCRETE THAT RESEMBLES STONE OR BRICK AS APPROVED BY THE DIRECTOR OF PLANNING. ALL OTHER EXPOSED CONCRETE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE AS LISTED ABOVE OR TEXTURED AND TINTED IN EARTHEN COLORS. IN THE EVENT THAT THE DRAINAGE FACILITY IS BELOW GRADE, STRUCTURAL STABILIZATION IS PERMITTED FOR THE FULL PERIMETER AND SCREENING REQUIREMENTS LISTED IN ARTICLE VI, SECTION 1 (D) OF THIS ORDINANCE SHALL APPLY.
 28. ALL STRUCTURAL SITE WALLS ARE TO BE PER STRUCTURAL DESIGN SHEETS.
 29. GARBAGE DUMPSTERS ARE LOCATED NO CLOSER TO A ROADWAY THAN THE FRONT WALL OF THE PRINCIPAL STRUCTURE LOCATED CLOSEST TO THE ROADWAY. GARBAGE DUMPSTERS ARE SCREENED BY A WALL (COMPRISED OF MASONRY COMPATIBLE WITH THE STRUCTURE OR WOODCRETE) AT LEAST AS HIGH AS THE CONTAINER. THE OPEN SIDE TO THE DUMPSTER OR OTHER TRASH RECEPTACLE IS A GATE CONSTRUCTED OF SOLID WOOD OR METAL. THE DUMPSTER IS ORIENTED FOR PICKUP BY A FRONT LOAD GARBAGE TRUCK.
 30. FOR 90 GALLON ROLL OUT CONTAINER STORED OUTSIDE, IT IS REQUIRED TO BE ENCLOSED BY PRIVACY FENCE.

MATCH LINE - SEE SHEET 16 FOR CONTINUATION

PARKING TABLE - OVERALL	
TOTAL BUILDING + PATIO AREA	66,000 SF + 3,339 SF PATIO
PARKING RATIO - MIXED USE RETAIL	1 SPACE:225 SF
PARKING REQUIRED	69,339 SF / 225 = 309 SPACES
PARKING PROVIDED	357 SPACES INCLUDING 22 HANDICAP SPACES (12 VAN ACCESSIBLE)

SITE DATA	
PROPOSED	
TOTAL SITE AREA	20.0 AC = 872,210 SF
EXISTING ZONING SETBACKS	GC-2-B "GENERAL COMMERCIAL" STREET YARD - 35 FT MIN FRONT - 35 FT MIN SIDE - 15 FT MIN REAR - 50 FT MIN (ABUTTING SFR-2-B)
IMPERVIOUS COVER	6.57 AC = 286,336 SF = 32.8%
IMPERVIOUS COVER (MAXIMUM BUILDOUT)	10.96 AC = 477,348 SF = 54.7%
BUILDING HEIGHT	1 STORY - SEE ARCH. PLANS BY OTHERS
FOUNDATION TYPE	CONCRETE SLAB

#	REVISION DESCRIPTION	SIGNATURE	DATE	SHEET
				15
				OF
				63



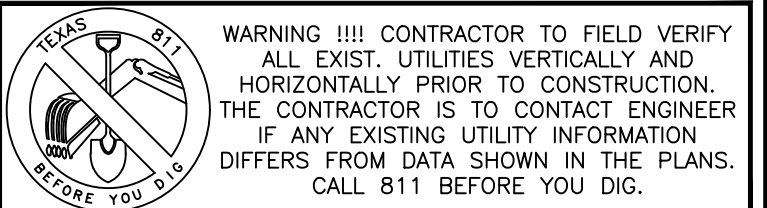
SITE PLAN LEGEND

- PROPOSED PROPERTY/PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- FIRE LANE
- PROPOSED CURB & GUTTER
- STREET CENTERLINE
- FENCE
- STRUCTURAL RETAINING WALL (BY OTHERS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PARKING SPACES
- TRANSFORMER PAD
- SITE WALLS
- PHASING
- TAS ACCESSIBLE ROUTE
- TAS ACCESSIBLE ROUTES MAY NOT EXCEED A CROSS SLOPE OF 1:50 (2%) OR EXCEED A RUNNING SLOPE OF 1:20 (5%) UNLESS DESIGNED AS A RAMP. THE MAXIMUM RUNNING SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12 (8.33%). THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. REFER TO GRADING SHEET(S).

LEGEND

- EX. WATER LINE
- EX. WASTEWATER
- EX. STORM SEWER LINE
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. WASTEWATER MANHOLE
- PR. WATER LINE
- PR. FIRE LINE
- PR. WASTEWATER
- PR. STORM SEWER LINE
- PR. FIRE HYDRANT
- PR. WATER METER
- PR. WASTEWATER MANHOLE
- FITTINGS AS NOTED
- GATE VALVE AS NOTED
- WW CLEAN OUT
- BACK FLOW PREVENTER
- EX. UTILITY POLE

- SITE LEGEND**
- A 6" CURB & GUTTER. SEE DETAIL SHEET.
 - B RIBBON CURB. SEE DETAIL SHEET.
 - C CASTELLATED CURB. SEE DETAIL SHEET.
 - D STANDARD CITY TYPE II DRIVEWAY. SEE DETAIL SHEET
 - E CONCRETE SIDEWALK. SEE DETAIL SHEET.
 - F PEDESTRIAN CROSSWALK.
 - G HANDICAP SPACE W/SIGN. SEE DETAIL SHEET.
 - H PEDESTRIAN ADA RAMP OR AT GRADE ADA DOME PAVERS. SEE DETAIL SHEET.
 - I CONCRETE WHEEL STOP. SEE DETAIL SHEET.
 - J STANDARD CITY BIKE RACK. SEE DETAIL SHEET.
 - K DUMPSTER ENCLOSURE WITH CONCRETE PAD PER GEOTECHNICAL REPORT, CITY STANDARDS, AND DETAILS SHEET 49



THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC

SANDLIN
SERVICES, LLC

TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

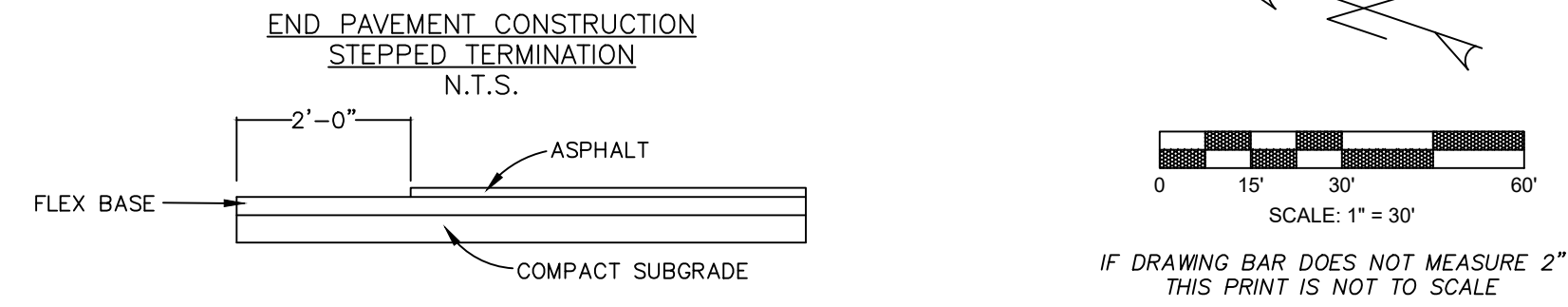
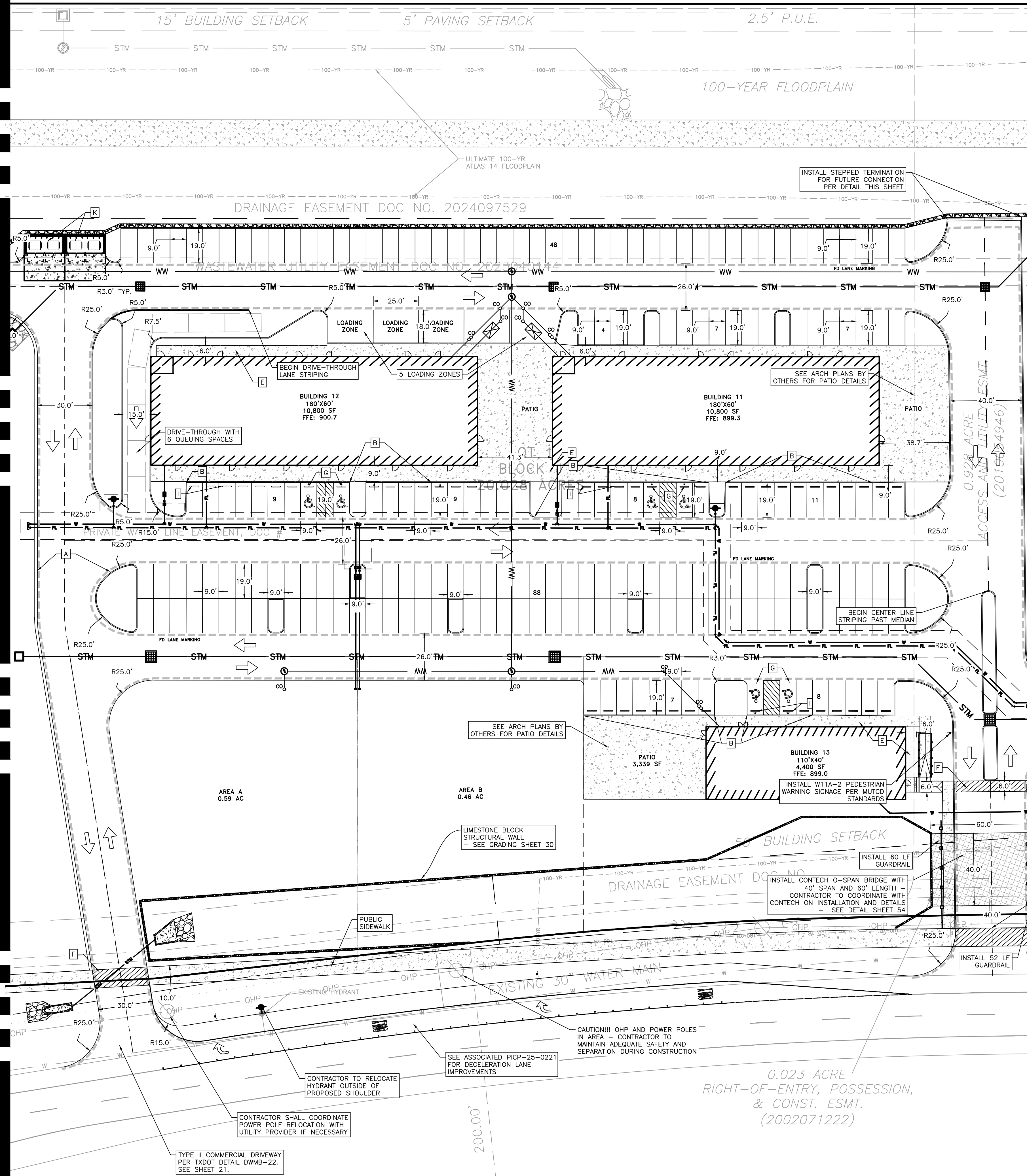
SITE PLAN (1 OF 3)

PROJECT CASE: SD-25-0321
REAGAN RIDGE
SITE DEVELOPMENT PLANS

G:\Shared drives\Sandlin Services\Projects\Land Development\Division\01-017-003 Discovery Valley Retail\CAD\Construction Sheets\DWG SITE PLAN (2 OF 3) Plotted May 15, 2025 at 8:19pm by Engineer | Last Saved by: Engineer

MATCH LINE - SEE SHEET 15 FOR CONTINUATION

MATCH LINE - SEE SHEET ## FOR CONTINUATION



- NOTES:
1. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF LEANDER.
 2. EXTERIOR LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM THE PUBLIC ROW OR ADJACENT RESIDENTIAL DISTRICTS OR USES AT THAT PROPERTY LINE. UNSHIELDED WALL PACK LIGHTING IS NOT PROPOSED.
 3. ALL UTILITIES TO BE UNDERGROUND.
 4. AL CLAWSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE BOTH DURING AND AFTER CONSTRUCTION.
 5. AIR CONDITIONING UNITS ARE NOT PROPOSED FORWARD THE FRONT WALL OF THE BUILDING.
 6. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
 7. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF LEANDER RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. PEC WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
 8. WATER, WASTEWATER, DRAINAGE AND ANY OTHER UTILITY IMPROVEMENTS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. REFER TO SPECIFIC PLAN SHEETS FOR CONSTRUCTION.
 9. REFER TO LANDSCAPE DRAWINGS FOR PLACEMENT OF ALL FINAL VEGETATION AND PLANTINGS.
 10. EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED OR EQUIVALENT LANGUAGE, CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 84" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OBSCUED BY A VEHICLE PARKED IN THE SPACE.
 11. CONTRACTOR IS RESPONSIBLE FOR REPAIRS AND DAMAGE TO ANY EXISTING IMPROVEMENT DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
 12. ALL PAVEMENT REMOVED SHALL BE DONE SUCH THAT THE REMAINING PAVEMENT IS LEFT WITH A CLEAN SMOOTH SAWCUT STRAIGHT EDGE.
 13. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS.
 14. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 15. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 16. ALL EASEMENTS OF RECORD AS INDICATED BY THE MOST RECENT TITLE RUN (DATED: 7/17/24, CONDUCTED BY: TRIAD SURVEYING, INC) FOR THIS PROPERTY ARE SHOWN ON THIS SITE PLAN.
 17. NO OUTSIDE STORAGE OR DISPLAY IS PROPOSED.
 18. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE CITY OF LEANDER.
 19. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
 20. APPROVAL OF THESE PLANS BY THE CITY OF LEANDER INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
 21. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
 22. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50.
 23. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
 24. MASONRY STANDARDS WILL BE PROVIDED PER THE PUD. MASONRY INCENTIVES MAY BE APPLIED TO THE SETBACKS.
 25. ADA RAILS TO BE PLACED ALONG ANY DROPS 18" OR MORE.
 26. ALL PAVING IS TO BE PER GEOTECHNICAL RECOMMENDATIONS REPORT SHEET 3.
 27. ALL EXPOSED CONCRETE THAT IS VISIBLE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE INCLUDING BUT NOT LIMITED TO LEDGESTONE, FIELDSTONE, CAST STONE, OR OTHER DECORATIVE MATERIALS SUCH AS STAMPED AND TINTED CONCRETE THAT RESEMBLES STONE OR BRICK AS APPROVED BY THE DIRECTOR OF PLANNING. ALL OTHER EXPOSED CONCRETE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE AS LISTED ABOVE OR TEXTURED AND TINTED IN EARTHEN COLORS. IN THE EVENT THAT THE DRAINAGE FACILITY IS BELOW GRADE, STRUCTURAL STABILIZATION IS PERMITTED FOR THE FULL PERIMETER AND SCREENING REQUIREMENTS LISTED IN ARTICLE VI, SECTION 1 (D) OF THIS ORDINANCE SHALL APPLY.
 28. ALL STRUCTURAL SITE WALLS ARE TO BE PER STRUCTURAL DESIGN SHEETS.
 29. GARBAGE DUMPSTERS ARE LOCATED NO CLOSER TO A ROADWAY THAN THE FRONT WALL OF THE PRINCIPAL STRUCTURE LOCATED CLOSEST TO THE ROADWAY. GARBAGE DUMPSTERS ARE SCREENED BY A WALL (COMPRISED OF MASONRY COMPATIBLE WITH THE STRUCTURE OR WOODCRETE) AT LEAST AS HIGH AS THE CONTAINER. THE OPEN SIDE TO THE DUMPSTER OR OTHER TRASH RECEPTACLE IS A GATE CONSTRUCTED OF SOLID WOOD OR METAL. THE DUMPSTER IS ORIENTED FOR PICKUP BY A FRONT LOAD GARBAGE TRUCK.
 30. FOR 90 GALLON ROLL OUT CONTAINER STORED OUTSIDE, IT IS REQUIRED TO BE ENCLOSED BY PRIVACY FENCE.

PARKING TABLE - OVERALL	
TOTAL BUILDING + PATIO AREA	66,000 SF + 3,339 SF PATIO
PARKING RATIO - MIXED USE RETAIL	1 SPACE/225 SF
PARKING REQUIRED	69,339 SF / 225 = 309 SPACES
PARKING PROVIDED	357 SPACES INCLUDING 22 HANDICAP SPACES (12 VAN ACCESSIBLE)

SITE DATA	
TOTAL SITE AREA	PROPOSED 20.0 AC = 872,210 SF
EXISTING ZONING SETBACKS	GC-2-B "GENERAL COMMERCIAL" STREET YARD - 35 FT MIN FRONT - 35 FT MIN SIDE - 15 FT MIN REAR - 50 FT MIN (ABUTTING SFR-2-B)
IMPERVIOUS COVER	6.57 AC = 286,336 SF = 32.8%
IMPERVIOUS COVER (MAXIMUM BUILDOUT)	10.96 AC = 477,348 SF = 54.7%
BUILDING HEIGHT	1 STORY - SEE ARCH. PLANS BY OTHERS
FOUNDATION TYPE	CONCRETE SLAB



STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
THIS PLAN SET FOR REVIEW ONLY
NOT FOR CONSTRUCTION

SITE PLAN LEGEND

- PROPOSED PROPERTY/PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- FIRE LANE
- PROPOSED CURB & GUTTER
- STREET CENTERLINE
- FENCE
- STRUCTURAL RETAINING WALL (BY OTHERS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PARKING SPACES
- TRANSFER PAD
- SITE WALLS
- PHASING
- TAS ACCESSIBLE ROUTE
- TAS ACCESSIBLE ROUTES MAY NOT EXCEED A CROSS SLOPE OF 1:50 (2%) OR EXCEED A RUNNING SLOPE OF 1:20 (5%) UNLESS DESIGNED AS A RAMP. THE MAXIMUM RUNNING SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12 (8.33%). THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. REFER TO GRADING SHEET(S).
- EX. WATER LINE
- EX. WASTEWATER
- EX. STORM SEWER LINE
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. WASTEWATER MANHOLE
- PR. WATER LINE
- PR. FIRE HYDRANT
- PR. WATER METER
- PR. WASTEWATER MANHOLE
- FITTINGS AS NOTED
- GATE VALVE AS NOTED
- WW CLEAN OUT
- BACK FLOW PREVENTER
- EX. UTILITY POLE

SITE LEGEND

- A 6" CURB & GUTTER. SEE DETAIL SHEET.
- B RIBBON CURB. SEE DETAIL SHEET.
- C CASTELLATED CURB. SEE DETAIL SHEET.
- D STANDARD CITY TYPE II DRIVEWAY. SEE DETAIL SHEET
- E CONCRETE SIDEWALK. SEE DETAIL SHEET.
- F PEDESTRIAN CROSSWALK.
- G HANDICAP SPACE W/SIGN. SEE DETAIL SHEET.
- H PEDESTRIAN ADA RAMP OR AT GRADE ADA DOME PAVERS. SEE DETAIL SHEET.
- I CONCRETE WHEEL STOP. SEE DETAIL SHEET.
- J STANDARD CITY BIKE RACK. SEE DETAIL SHEET.
- K DUMPSTER ENCLOSURE WITH CONCRETE PAD PER GEOTECHNICAL REPORT, CITY STANDARDS, AND DETAILS SHEET 49

WARNING !!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC

ENGINEERING | CONSULTING
SANDLIN
SERVICES, LLC
TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

SITE PLAN (2 OF 3)

PROJECT CASE: SD-25-0321
REAGAN RIDGE
SITE DEVELOPMENT PLANS

#	REVISION DESCRIPTION	SIGNATURE	DATE	SHEET
				16
				OF
				63



	PROPOSED PROPERTY/ PROJECT BOUNDARY LINE		
	EXISTING R.O.W./PROPERTY LINE		
	EXISTING EASEMENT LINE		
	FIRE LANE		
	PROPOSED CURB & GUTTER		
	STREET CENTERLINE		
	FENCE		
	STRUCTURAL RETAINING WALL (BY OTHERS)		
	PROPOSED CONCRETE SIDEWALK		
	PROPOSED PARKING SPACES		
	TRANSFORMER PAD		
	SITE WALLS		
	PHASING		
	<u>TAS ACCESSIBLE ROUTE</u> TAS ACCESSIBLE ROUTES MAY NOT EXCEED A CROSS SLOPE OF 1:20 (5%) OR EXCEED A RUNNING SLOPE OF 1:20 (5%) UNLESS DESIGNED AS A RAMP. THE MAXIMUM RUNNING SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12 (8.33%). THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. REFER TO GRADING SHEET(S).		
	EX. WATER LINE		PR. WATER LINE
	EX. WASTEWATER		PR. FIRE LINE
	EX. STORM SEWER LINE		PR. WASTEWATER
			PR. STORM SEWER LINE
	EX. FIRE HYDRANT		PR. FIRE HYDRANT
	EX. WATER METER		PR. WATER METER
	EX. WASTEWATER MANHOLE		PR. WASTEWATER MANHOLE
	FITTINGS AS NOTED		FLOW ARROW
	GATE VALVE AS NOTED		CLEAN OUT
	CLEAN OUT		EX. UTILITY POLE
	BACK FLOW PREVENTER		

A	6" CURB & GUTTER. SEE DETAIL SHEET.
B	RIBBON CURB. SEE DETAIL SHEET.
C	CASTELLATED CURB. SEE DETAIL SHEET.
D	STANDARD CITY TYPE II DRIVEWAY. SEE DETAIL SHEET.
E	CONCRETE SIDEWALK. SEE DETAIL SHEET.
F	PEDESTRIAN CROSSWALK.
G	HANDICAP SPACE W/SIGN. SEE DETAIL SHEET.
H	PEDESTRIAN ADA RAMP OR AT GRADE ADA DOOR PAVERS. SEE DETAIL SHEET.
I	CONCRETE WHEEL STOP. SEE DETAIL SHEET.
J	STANDARD CITY BIKE RACK. SEE DETAIL SHEET.
K	DUMPSTER ENCLOSURE WITH CONCRETE PAD PER GEOTECHNICAL REPORT, CITY STANDARDS, AND DETAILS SHEET 49

PARKING TABLE - OVERALL	
TOTAL BUILDING + PATIO AREA	66,000 SF + 3,339 SF PATIO
PARKING RATIO - MIXED USE RETAIL	1 SPACE: 225 SF
PARKING REQUIRED	69,339 SF / 225 = 309 SPACES
PARKING PROVIDED	357 SPACES INCLUDING 22 HANDICAP SPACES (12 VAN ACCESSIBLE)

SITE DATA	
	PROPOSED
TOTAL SITE AREA	20.0 AC = 872,210 SF
EXISTING ZONING SETBACKS	GC-2-B "GENERAL COMMERCIAL" STREET YARD - 35 FT MIN FRONT - 35 FT MIN SIDE - 15 FT MIN REAR - 50 FT MIN (ABUTTING SFR-2-B)
IMPERVIOUS COVER	6.57 AC = 286,336 SF = 32.8%
IMPERVIOUS COVER (MAXIMUM BUILDOUT)	10.96 AC = 477,348 SF = 54.7%
BUILDING HEIGHT	1 STORY - SEE ARCH. PLANS BY OTHERS
FOUNDATION TYPE	CONCRETE SLAB

#	REVISION DESCRIPTION	SIGNATURE	DATE	SHEET
				17
				OF
				63

Heritage Tree Removal

Permit Images

Tree #8560





HERITAGE TREE REMOVAL PERMIT - TREE #8560





Permit to Construct Access Driveway Facilities on Highway Right of Way

Form 1058
(Rev. 09/23)
Page 1 of 2

PERMIT NUMBER: 26-46847					
REQUESTOR		GPS*		ROADWAY	
		LATITUDE, LONGITUDE		HWY NAME	RM
		30.58739,-97.808161		2243	
		FOR TxDOT'S USE			
NAME		Bhavani Bheemanadham		CONTROL	2103
MAILING ADDRESS		213 Dakota DR		SECTION	01
CITY, STATE, ZIP		Cedar Park, TX, 78613			
PHONE NUMBER		5124688969			
*GLOBAL POSITIONING SYSTEM COORDINATES AT INTERSECTION OF DRIVEWAY CENTERLINE WITH ABUTTING ROADWAY					

The Texas Department of Transportation, hereinafter called the State, hereby authorizes Bhavani Bheemanadham, hereinafter called the Permittee, to ☒ construct / ☐ reconstruct a Minor Commercial (residential, convenience store, retail mall, farm, etc.) access driveway on the highway right of way abutting highway number RM2243 in WILLIAMSON County, located TRM 200

USE ADDITIONAL SHEETS AS NEEDED

Is this parcel in current litigation with the State of Texas? ☐ YES ☒ NO

Is the Permittee or a family member of Permittee an employee or official of the Texas Department of Transportation? ☐ YES ☒ NO

Does an employee or official of the Texas Department of Transportation serve as an employee or officer of Permittee or own a controlling interest in Permittee? ☐ YES ☒ NO

This permit is subject to the Access Driveway Policy described on page 2 and the following:

1. The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the state highway right of way.
2. The Permittee represents that the design of the facilities, as shown in the attached sketch, is in accordance with the Roadway Design Manual, Hydraulic Design Manual and the access management standards set forth in the Access Management Manual (except as otherwise permitted by an approved variance).
3. Construction of the driveway shall be in accordance with the attached design sketch, and is subject to inspection and approval by the State.
4. Maintenance of facilities constructed hereunder shall be the responsibility of the Permittee, and the State reserves the right to require any changes, maintenance or repairs as may be necessary to provide protection of life or property on or adjacent to the highway. Changes in design will be made only with prior written approval of the State.
5. The Permittee shall hold harmless the State and its duly appointed agents and employees against any action for personal injury or property damage related to the driveway permitted hereunder.
6. Except for regulatory and guide signs at county roads and city streets, the Permittee shall not erect any sign on or extending over any portion of the highway right of way. The Permittee shall ensure that any vehicle service fixtures such as fuel pumps, vendor stands, or tanks shall be located at least 12 feet from the right of way line to ensure that any vehicle services from these fixtures will be off the highway right of way.
7. The State reserves the right to require a new access driveway permit in the event of: (i) a material change in land use, driveway traffic volume or vehicle types using the driveway, or (ii) reconstruction or other modification of the highway facility by the State.
8. The State may revoke this permit upon violation of any provision of this permit by the Permittee.
9. This permit will become null and void if the above-referenced driveway facilities are not constructed within six (6) months from the issuance date of this permit.
10. The Permittee will contact the State's representative Shane Brown telephone, (512) 7345754, at least twenty-four (24) hours prior to beginning the work authorized by this permit.
11. The requesting Permittee will be provided instructions on the appeal process if this permit request is denied by the State.

The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the highway right of way.

Date: 03-20-26

Signed: Brown
(Property owner or owner's representative)

Date of Issuance	District Engineer, or designee Approval
March 16, 2026	<u>Anna Brown</u>
Date of Issuance as per Variance to AMM	District Engineer, or designee Approval
Date of Denial	District Engineer Denial (No Delegation)

Access Driveway Policy

Title 43 Texas Administrative Code (Transportation), Chapter 11 (Design), Subchapter C (Access Connections To State Highways) and the "Access Management Manual" establish policy for the granting of access and the design, materials, and construction of driveways connecting to state highways. All driveway facilities must follow this policy. To the extent there is any conflict between this permit and the policy, the policy shall control. If a proposed driveway does not comply with the access management standards, the owner may seek a variance to a requirement contained in the access management standards by contacting the local TxDOT office.

TxDOT Driveway Permit Request Contact

For a local contact for your TxDOT Driveway Permit Request or variance request, visit: <http://www.txdot.gov/inside-txdot/district.html>. You can click on the section of the map closest to your location to find the local TxDOT office. You can also click on the drop down box below the map to find the district for your county.

Other Conditions

In addition to Items 1 thru 11 on page 1 of this permit, the facility shall also be in accordance with the attached sketch and subject to the following additional conditions stated below:

one 16' right in only driveway with a 25' radius and 200' right turn lane

Variance Documentation Justification

For a Variance request, please indicate which of the below are applicable, as required by TAC §11.52(e):

- ☐ a significant negative impact to the owner's real property or its use will likely result from the denial of its request for the variance, including the loss of reasonable access to the property or undue hardship on a business located on the property.
- ☒ an unusual condition affecting the property exists that was not caused by the property owner and justifies the request for the variance.

For the conditions selected above, provide written justification below. (Attach additional sheets, if needed)

there is a very large bridge class culvert that prevents the owner from being able to achieve more spacing from the intersection. They have moved the driveway as far east as possible to accommodate the right turn lane.

For TXDOT use below:

For Variance denials, please indicate which of the below conditions, as provided in TAC §11.52(e), were determined:

- ☐ adversely affect the safety, design, construction, mobility, efficient operation, or maintenance of the highway; or
- ☐ likely impair the ability of the state or the department to receive funds for highway construction or maintenance from the federal government.

Attachments:

Sketch of Installation

All Variance Documentation



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, July 9, 2026
Regular Meeting at 6:00 PM



Place 1 – Donnie Mahan, Chair
Place 2 – Joseph Morales
Place 3 – Karen Lewis
Place 4 – Jay Coats

Place 5 – James Oliver
Place 6 – Laura Lantrip, Vice-Chair
Place 7 – Tyler Bray
Staff Liaison – Robin Griffin

REGULAR MEETING

1. Call to Order.
Meeting was called to order at 6:00 p.m.
2. Roll Call.
All commissioners were present except Commissioner Tyler Bray and Commissioner Jay Coats.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the July 2, 2026 meeting.
4. Review of meeting protocol.
5. 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.

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

No one wished to speak.

CONSENT AGENDA: ACTION

Motion to approve consent agenda items 6-7.

By: Board Member Lantrip
Seconded: Board Member Oliver

Vote: 5 - 0

6. Approval of the minutes for meeting held on June 25, 2026.
7. Approval of the extension of the application expiration for Site Development Case SD-23-0115 Diaz Flex Space; on one (1) parcel of land 0.506 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R036247, commonly known as 908 S West Drive, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing regarding Special Use Case Z-26-0210 to consider action on a Special Use Permit to allow for an in-home day care with up to 12 children on one parcel of land 0.2 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R456282; and more commonly known as 1202 Drake Cove, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-26-0210 as described above.

Public Hearing opened at 6:07 p.m.; Public Hearing closed at 6:15 p.m.; following discussion.

THE FOLLOWING SPOKE IN OPPOSITION OF THE REQUEST:

Mary Monroe, 520 Tula Trail, Leander, Texas 78641

Wayne Nowell, 1204 Drake Cv., Leander, Texas 78641

SUBMITTED VIA WEBSITE IN OPPOSITION OF THE REQUEST:

Karen Clary, 2308 Lookout Range Dr, Leander, Texas 78641

Wayne Nowell, 1204 Drake Cv, Leander, Texas 78641

Angela Nowell, 1204 Drake Cv, Leander, Texas 78641

Gay Glick, 912 Mallard Lake Trl, Leander, Texas 78641

SUBMITTED VIA WEBSITE IN FAVOR OF THE REQUEST:

Barbara Mann, 701 Falcon Lane, Leander, Texas 78641

May Harris, 1905 Chimney Drive, Leander, Texas 78641

Tyler Harris, 1905 Chimney Drive, Leander, Texas 78641

Rosemarie Paraan, 1905 Chimney Drive, Leander, Texas 78641

Anusha Fonseka, 512 Trail Dust Dr, Cedar Park, Texas 78613

Liberte Dennis, 4517 Trinity Woods St., Leander, Texas 78641

Daylo Glushko, 624 Acuff Ln, Leander, Texas 78641

Makenzie Glushko, 624 Acuff Ln, Leander, Texas 78641

Nilusha Guneratne, 2119 Spring Hollow Path, Leander, Texas 78641

Gurudutt Bookankere, 1716 Bedlington Ln, Leander, Texas 78641

Naushir Maredia, 725 Estuary Drive, Leander, Texas 78641

Natasha Mathew, 1100 Plano Ln. Leander, Texas 78641

Marion Cichella, 600 Caballero Road, Leander, Texas 78641

Mikael Mayer, 600 Caballero Road, Leander, Texas 78641

Mary Monroe, 520 Tula Trl, Leander, Texas 78641

Angela Howell, 1204 Drake Cove, Leander, Texas 78641

Motion to deny Special Use Permit Z-26-0210.

By: Board Member Lantrip

Seconded: Board Member Morales

Vote: 3 - 2 Board Member Oliver, Board Member Lewis

9. Conduct a Public Hearing and consider action regarding Zoning Case Z-26-0214 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Bar W Ranch West Commercial Minor Planned Unit Development (PUD) with the base zoning of GC-3-A (General Commercial) on three (3) parcels of land 29.036 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R491371, R485001, and R451803; and generally located northwest of the intersection of Ronald W. Reagan Boulevard and Kauffman Loop, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-26-0214 as described above.

Public Hearing opened at 6:41 p.m.; Public Hearing closed at 6:41 p.m.

No one wished to speak in favor or against of the request.

Motion to approve Zoning Case Z-26-0214 with the modification of including a size limitation of 8,000 square feet on the vehicle repair uses along Ronald W. Reagan Boulevard and Kauffman Loop.

By: Board Member Oliver

Seconded: Board Member Lantrip

Vote: 5 - 0

REGULAR AGENDA

10. Discuss and consider action regarding Tree Removal Case TRP-25-0046 regarding the removal of 45 Significant Trees and four (4) Heritage Trees associated with the Burleson Phases 1, 5 - 8 Public Improvement Construction Plans Development (PICP-25-0220), generally located to the southeast of the intersection of Journey Parkway and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

Motion to approve Tree Removal Case TRP-25-0046.

By: Board Member Oliver

Seconded: Board Member Lewis

Vote: 5 - 0

11. Discuss and consider action regarding Tree Removal Case TRP-26-0056 regarding the removal of one (1) Heritage Tree associated with the Reagan Ridge (SD-25-0321), generally located southeast of the intersection of Ronald W. Reagan Boulevard and RM 2243, Leander, Williamson County, Texas.

Motion to approve Tree Removal Permit TRP-26-0056.

By: Board Member Lantrip

Seconded: Board Member Oliver

Vote: 5 - 0

12. Adjournment
Meeting adjourned at 7:09 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON

First Name	Last Name	Home Address	My agenda item or case number:	My position	I want to include comments at the meeting:	My written comments
Angela	Nowell	1204 Drake Cove Leander, Texas	Z-26-0210	Against	Yes. Only want my written comments added to the meeting record.	Separate Letter
Liberte	Dennis	4517 Trinity Woods St Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record.	Ashanthi's day care does not intrude on her neighbors. She provides a valuable service to the community. Her student drop/pick up does not impede the flow of neighborhood traffic anymore than Amazon or food delivery. Other council members have even witnessed the lack of impact that her daycare has on the neighborhood. You would never even know it is there. Please raise her limit to 1/ so she can continue to keep her doors open and afford living in her home.
						I strongly support Special Use Case Z-26-0210 for the daycare at 1202 Drake Cove. Ashanthi Perera has demonstrated an unwavering commitment to providing outstanding care and education to children in our community. The quality of education offered through her Montessori program is truly exceptional, and she has earned the trust and respect of countless families over the years. Expanding her ability to serve up to 12 children will help meet an important need for high-quality childcare in Leander. I respectfully urge the Planning & Zoning Commission and City Council to approve this application. Thank you for your consideration.
Danylo	Glushko	624 Acuff Ln Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record.	I fully support Ashanthi Perera and Special Use Case Z-26-0210. My family has seen firsthand the incredible care and education she provides. Her Montessori program is truly exceptional, and she's had such a positive impact on so many children in our community. Her daycare has been operating for years without causing traffic or parking issues in the neighborhood, and she's always been a thoughtful and respectful neighbor. High-quality childcare like this is hard to find, and I hope the Planning & Zoning Commission and City Council will approve her application. Thank you for your consideration.
Makenzie	Glushko	624 Acuff Ln Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record.	
Nilusha	Guneratne	2119 Spring Hollow Path Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record.	I support special case Z-26-0210
						I support Special Use Case Z-26-0210 for the in-home daycare at 1202 Drake Cove. My kid is currently enrolled in Dew Drops Montessori and is doing exceptionally well. We have observed a significant change in our kid ever since she got enrolled in Dew drops. This is not just like any other at home day care. Apart from play, Ms Ashanti trains kids 1:1 on writing, reading, counting and helps teach basic math even before entering kindergarten. This is the best possible start any kid could get. All thanks to Ms Ashanti for her exceptional service and ability to nurture kids in a very positive, disciplined environment where each kid gets individual attention. I would want many other kids in our community to get this kind of attention and support. So I request the city council and planning and zoning committee to provide a special use permit for a great in home day care in our community which is much needed.
Gurudutt	Bookankere	1716 Bedlington Ln Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record.	
						My kid is currently enrolled in Dew Drops Montessori and is doing exceptionally well. We have observed a significant change in our kid ever since she got enrolled in Dew drops. This is not just like any other at home day care. Apart from play, Ms Ashanti trains kids 1:1 on writing, reading, counting and helps teach basic math even before entering kindergarten. This is the best possible start any kid could get. All thanks to Ms Ashanti for her exceptional service and ability to nurture kids in a very positive, disciplined environment where each kid gets individual attention. I would want many other kids in our community to get this kind of attention and support. So I request the city council and planning and zoning committee to provide a special use permit for a great in home day care in our community which is much needed. This at home day care is just like any other home in the community and does not cause disruption to neighbors peace and privacy. There are dedicated pick up and drop off times to make sure there's no traffic in front of the house. Also, there's no noise when parents pick and drop off kids. It is very hard to notice that there's even a day care going on in this place.
Gurudutt	Bookankere	1716 Bedlington Ln Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record.	

					I am writing to express my strong support for Special Use Case Z-26-0210, which would allow Dew Drops Montessori to serve up to 12 children. Dew Drops Montessori, under the leadership of Ms. Ashanthi, has been a pillar of our community, providing exceptional early childhood education and reliable child care to local families. Quality, affordable child care options are in short supply in our growing city, and Ms. Ashanthi has consistently delivered a safe, nurturing, and enriching environment for children. She is a valuable asset to Leander, and this is exactly the kind of small, community-serving business the city should support. I would also like to address the question of neighborhood impact. Drop-off and pick-up times at Dew Drops Montessori are staggered throughout the morning and afternoon, so there is no concentrated surge of traffic. In practice, the activity generated by the school is no greater than â€”and in fact less than â€”the routine delivery services (Amazon, FedEx, UPS, food delivery) that visit every home in the neighborhood daily. The school does not alter the residential character of the area. Approving this Special Use Permit for a modest 12 children strikes the right balance: it supports a trusted local educator, expands much-needed child care capacity for Leander families, and does so with minimal to no impact on the surrounding neighborhood. I respectfully urge the Planning & Zoning Commission and City Council to approve Special Use Case Z-26-0210. Thank you for your time and your service to our community. Respectfully, Naushir Maredia
Naushir	Maredia	725 Estuary Drive Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record.
Natasha	Mathew	1100 Plano Ln Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record. I support Special Use Case Z-26-0210 for the in-home daycare at 1202 Drake Cove. We have been fortunate to send our child to Ashanthi’s daycare. Our child has thrived in all aspects of her development. The individualized attention and care each child receives is amazing. Dew Drops is providing a much needed service to families in this area. I respectfully ask the Planning & Zoning Commission to approve this Special Use Permit.
					Hi, that daycare is a value added to our city, more of this kind would be needed as it is specific and one of the only one we could find close enough, doing montessori on a small scale to provide enough attention to each kid. Miss Ashanti gave us very specific instructions for pickup and drop off, we had 5 min each time to park only on her driveway and we had to get different time slot with the other parents to avoid everyone arriving at the same time. She was very conscious about the neighborhood and to never block the driveway, that was very clear. My daughter has always been very well taken care of and speak highly of her time in that daycare. It was the perfect transition to enter public school because it was like seeing family but she was learning everything needed and developing her autonomy in a clean and safe environment. She arrived in public school already knowing how to read and write with basics of math, more confidence and so much more. This school is shaping lives today and for the future of our city. This daycare is respectful of its surroundings, needed and very precious. Please help our growing city of Leander to keep such a valuable resource.
Marion	Cichella	600 Caballero Road Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record. My daughter is excelling at school, and I believe it can be traced back to how Miss Ashanti taught her. It's not just the individualized teaching of Miss Ashanti, but the environment she created with her home, the garden, the patio with toys, the grass, the yard. It helped my daughter feel special and not part of a factory.
Mikael	Mayer	600 Caballero Rd Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record. Because of the organized drop offs, I observed that when I arrived to drop my daughter, there was usually no other car (approx 5 out of 8 times), sometimes one car (approx 2 out of 8) rarely two or more other cars (approx 1 out of 8) Miss Ashanti also told my wife and me to never temporarily park in the street between her house and 1204 Drake Cove.
					I support Special Use Z-26-0210. From the last meeting I know you are looking to establish precedence and want to follow that of surrounding cities. Austin allows licensed home daycares up to 12 along with Liberty Hill. I also found that Georgetown just approved special zoning for 2026-8-SUP for group day care in a residential zoning district. I confirmed this was approved at the June 2nd Planning and Zoning Commission meeting by calling 512-930-3575. Please feel free to follow up to confirm approval. Thank you.
Mary	Monroe	520 Tula Trl Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record.

To the Mayor, City Council, Planning and Zoning Committee,

Case number Z-26-0210

Zoning, CCRs, and HOA Restrictions

I respectfully request that you deny any variance, Special Use Permit, or other approval that would allow this daycare operation to continue in our residential cul-de-sac.

This request is based on land-use and zoning concerns, not a personal dispute. The property is located in a residential neighborhood subject to CCRs, HOA restrictions, and city zoning requirements that limit uses to those compatible with single-family residential living. The homeowner has long been aware that the neighborhood of CCRs, City regulations, and residential restrictions were in place. Those restrictions have been in place since 2005 and were never removed. The HOA has formally opposed this use, and the neighborhood has consistently maintained that a commercial daycare operation is not appropriate in this setting.

Traffic and Safety Impacts

For more than fifteen years, this use has created traffic congestion, blocked driveways, excessive vehicle activity, and ongoing safety concerns that are incompatible with a residential neighborhood. No homeowner should be forced to contend with repeated driveway blockages, access conflicts, or the constant movement of daycare traffic at their own property. The CCRs, residential zoning restrictions, and HOA opposition all support denying any request that would expand or continue this nonconforming use.

Emergency Preparedness

Safety has also been a serious concern. During the 2011 neighborhood evacuation for the Moonglow fire, I personally went to the daycare residence to confirm that the children were being evacuated. The homeowner was unaware of the emergency and had to contact numerous parents to retrieve the children, which raised serious concerns about preparedness and emergency response.

Final Request for Denial

These issues are not new. The city has already heard repeated concerns from residents and has been made aware of the traffic, safety, and compatibility problems this use creates in a residential area.

I have followed the rules and invested everything in this home. Please do the same by protecting our residential neighborhood and denying this request.

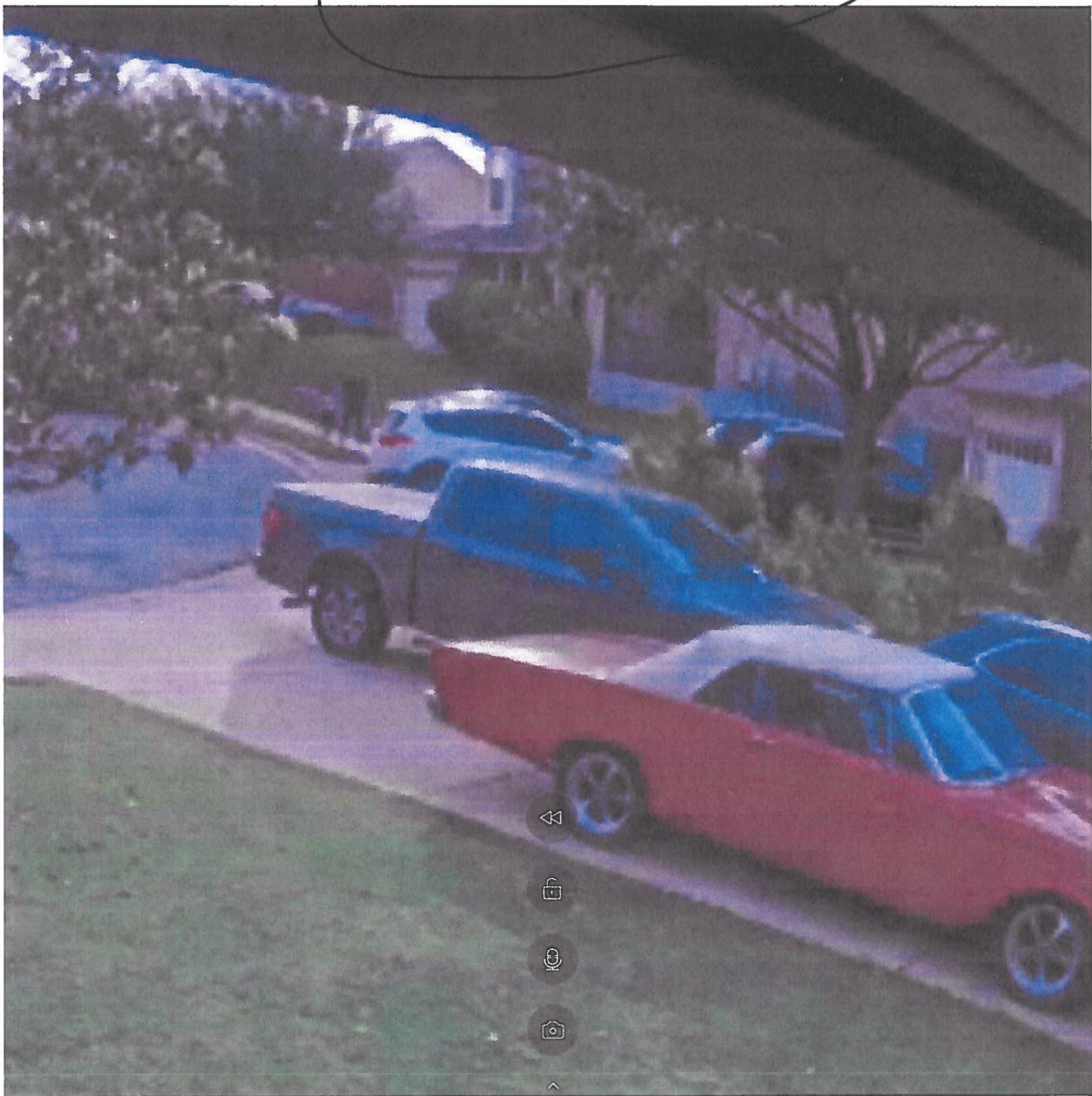
Thank you,

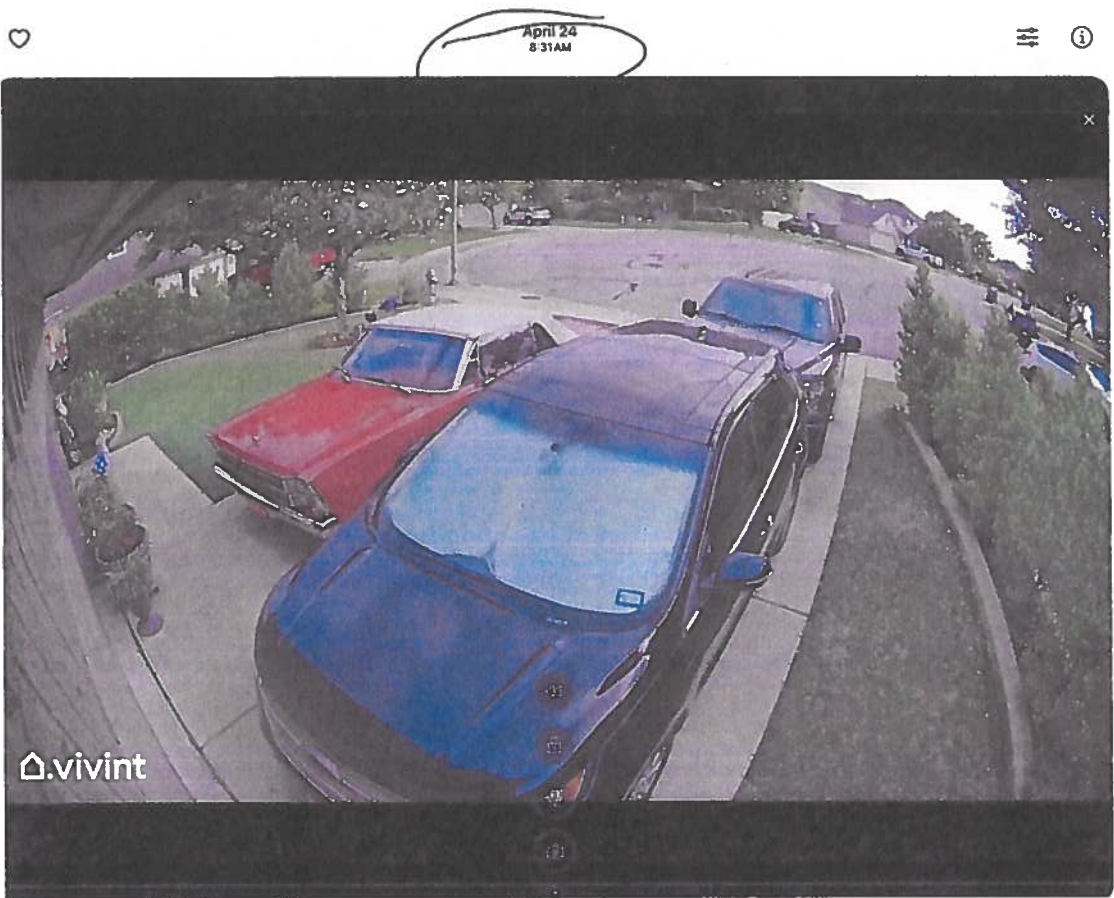
Angela Nowell

1204 Drake Cove, Leander

The only neighbor directly affected by this preschool.

April 24
8:31 AM





April 24
12:48 PM



7

May 14
12:34 PM

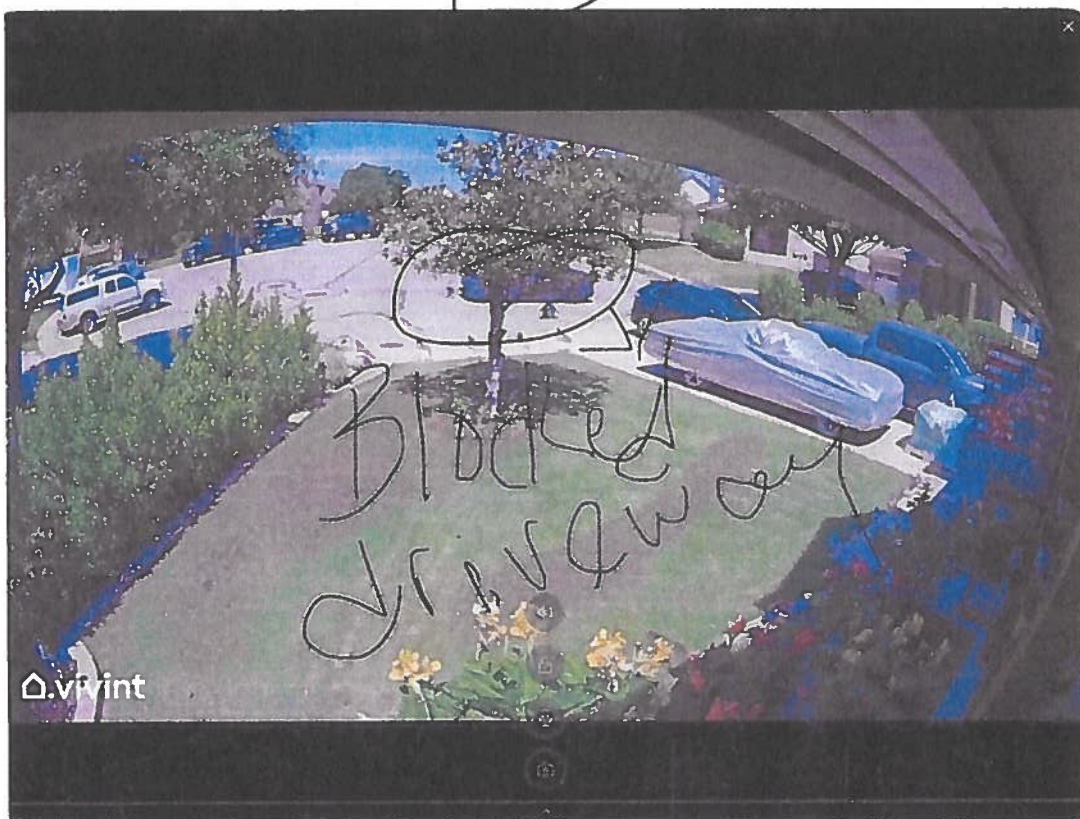




Full HD



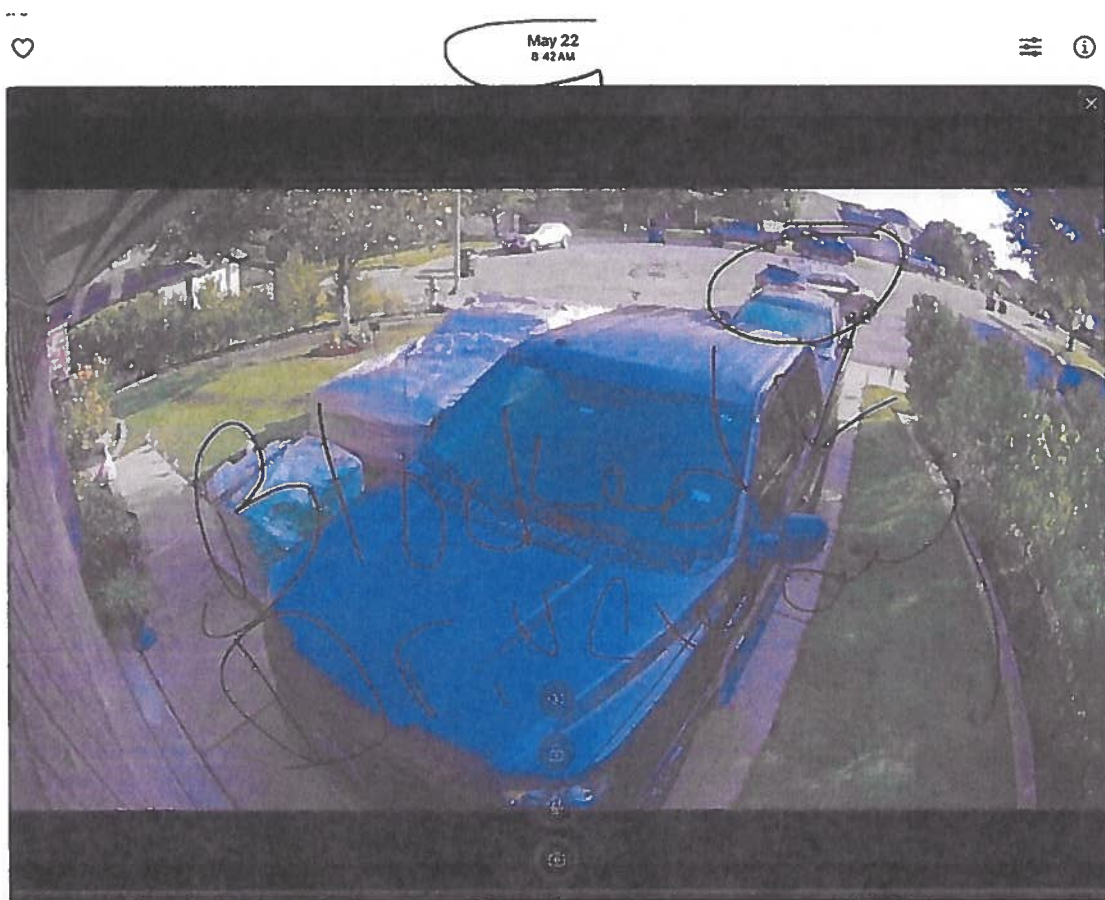
May 19
3:17 PM

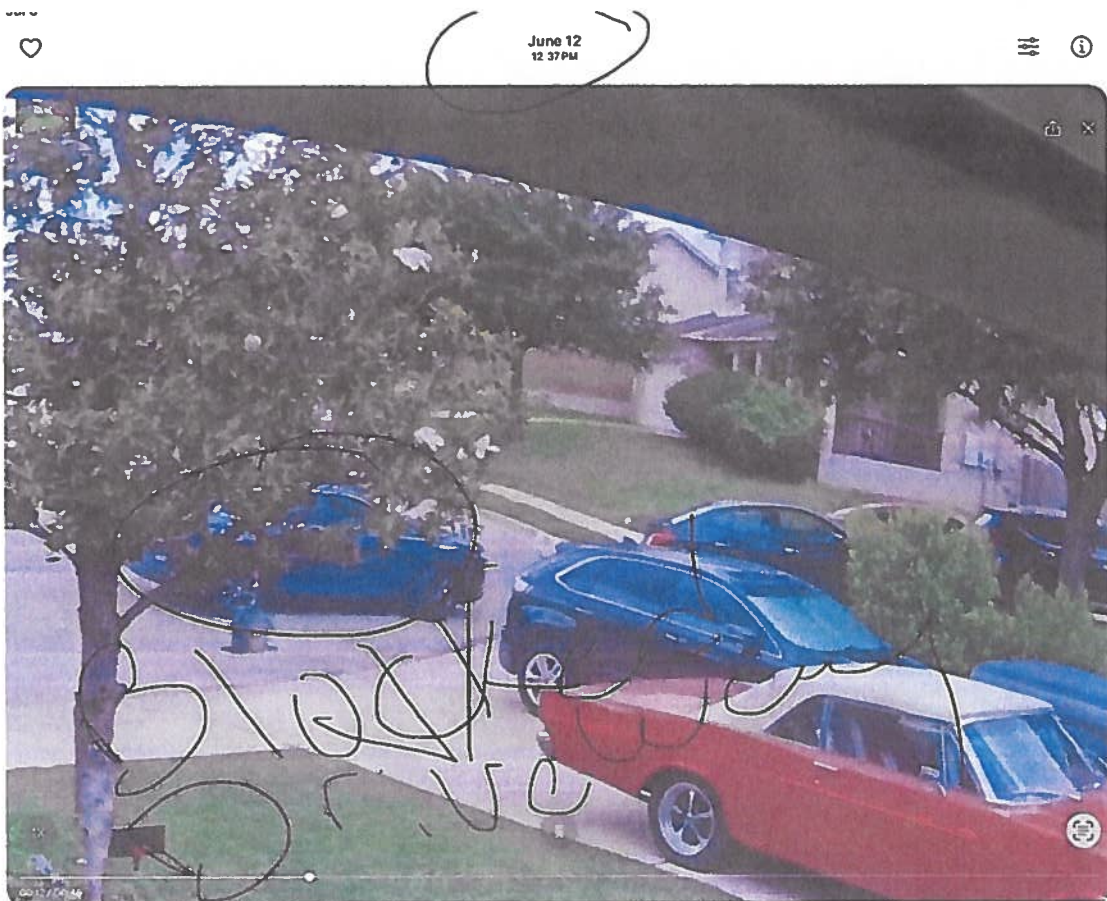


2

May 22
8:38 AM







3

2



PESHON ONLY

First Name	Last Name	Home Address	City	My agenda item or case number:	My position on the above agenda item or case number:	I want to include comments at the meeting:
Karen	Clary	2308 Lookout Range Dr	Leander, TX	Z-26-0210	I am AGAINST this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
Barbara	Mann	701 Falcon Lane	Leander, TX	Z-26-0210	I am FOR this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
May	Harris	1905 Chimney Drive	Leander, TX	Z-26-0210.	I am FOR this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
Tyler	Harris	1905 Chimney Drive	Leander, TX	Z-26-0210	I am FOR this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
Rosemarie	Paraan	1905 Chimney Drive	Leander, TX	Z-26-0210	I am FOR this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
Barbara	Mann	701 Falcon Lane	Leander, TX	Z-26-0210	I am FOR this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
Anusha	Fonseka	512 Trail Dust Dr	Cedar Park, TX	Z-26-0210	I am FOR this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.

speaking

First Name Last Name	Home Address	City	State	My agenda item or case number:	My position on the above agenda item or case number:	I want to include comments at the meeting:
WAYNE NOWELL	1204 Drake Cv.	Leander	TX	Z-26-0210	☒ I am AGAINST this item.	Yes. I will attend in person to speak my comments.



EXECUTIVE SUMMARY
8/6/2026

AGENDA SUBJECT:

Discuss and consider action regarding Ordinance Case OR-26-0037 to amend Chapter 3 – Building Regulations, Article 3.10 Flood Damage Prevention of the Code of Ordinances based on the Community Assistant Visit (CAV) by Texas Water Development Board (TWDB) for continuation of the City's participation in Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP), and to provide for related matters; Williamson and Travis Counties, Texas.

BACKGROUND:

Community Assistance Visits (CAVs) are part of a routine process that the Texas Water Development Board (TWDB) conducts, in support of the Federal Emergency Management Agency (FEMA), to determine community compliance with FEMA National Flood Insurance Program (NFIP). The process involves a review of the city's floodplain development permits and flood damage prevention ordinance as well as a windshield tour of the city's floodplain areas. The initial CAV meeting and floodplain tour took place on February 25, 2026. As a result, changes to the city's current Flood Damage Prevention ordinance were recommended by TWDB and FEMA as presented with this Ordinance amendment to Chapter 3 – Building Regulations, Article 3.10 Flood Damage Prevention.

A CAV provides the City with a valuable opportunity to evaluate and strengthen its floodplain management practices while ensuring full compliance with FEMA's NFIP requirements. By participating in the CAV process and implementing recommended improvements, the City maintains good standing within the NFIP, ensuring continued access to affordable flood insurance, eligibility for federal disaster assistance, and future mitigation funding. In addition, strong compliance with CAV recommendations directly supports the City's pursuit of obtaining a Community Rating System (CRS) classification, which will reward proactive floodplain management with reduced flood insurance premiums opportunities for affected Leander residents. These efforts enhance public safety, support responsible development, improve resilience to flooding, and provide meaningful financial benefits to the community.

The proposed amendments to Article 3.10 Flood Damage Prevention update the City's floodplain management regulations to align with current FEMA NFIP standards, incorporate Base Level Engineering (BLE) data, strengthen permitting and documentation requirements, and clarify administrative responsibilities. Key updates include expanded duties for the Floodplain Administrator, requirements to utilize other authoritative data where FEMA maps are incomplete, strengthened permitting procedures including hydrologic and hydraulic analysis requirements, updated elevation and floodproofing standards, improved requirements for enclosures and accessory structures, and revisions to floodway encroachment provisions consistent with FEMA criteria. In summary, these changes improve regulatory clarity, enhance flood risk mitigation, support compliance with NFIP and CAV findings, and position the City for future CRS participation by aligning local standards with FEMA best practices.

The FEMA and TWDB deadline to close the CAV process is August 25, 2026, which is six (6) months after the initial CAV meeting. Updating the Flood Damage Prevention Ordinance per recommendation by FEMA and TWDB is required to close out the CAV.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

As part of the evaluation of this request, the City Council has the following options:

1. Approve the proposed ordinance amendments;
2. Deny the proposed ordinance amendments; or
3. Approve modifications to the proposed ordinance amendments.

Staff recommends Option 1 listed above – Approve the proposed ordinance amendments.

PRESENTER:

Sarvesh Dhakal, PE, CFM, Assistant City Engineer and Floodplain Administrator

Fiscal Impact

Attachments:

1. Floodplain Ordinance and Exhibit
2. Redline Floodplain Ordinance

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER AMENDING ARTICLE 3.10, TO ADOPT REGULATIONS GOVERNING FLOODPLAIN DAMAGE PREVENTION, INCLUDING ADOPTING ADDITIONAL DEFINITIONS; PROVIDING FOR CIRCUMSTANCES UNDER WHICH A PERMIT IS REQUIRED FOR DEVELOPMENT IN THE FLOODPLAIN AND FOR INFORMATION REQUIRED TO BE SUBMITTED WITH AN APPLICATION; DEFINING THE SCOPE OF VARIANCES THAT MAY BE GRANTED; ADDRESSING PLACEMENT OF CERTAIN ACCESSORY STRUCTURES IN THE FLOODPLAIN; PROVIDE ADDITIONAL DUTIES FOR THE FLOODPLAIN ADMINISTRATOR; REQUIRING DEVELOPMENT TO COMPLY WITH CITY REGULATIONS GOVERNING BUFFER ZONES; PROVIDING FOR PARTS OF ORDINANCES IN CONFLICT; PROVIDING A SAVINGS CLAUSE; PROVIDING SEVERABILITY AND OPEN MEETINGS CLAUSES; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the flood prone areas of City of Leander, Texas (the “City”) are subject to periodic inundation which can result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare of the community;

WHEREAS, the City participates in the National Flood Insurance Program (NFIP) in conjunction with the Federal Emergency Management Agency (FEMA) and adopts and periodically updates its floodplain regulations in connection with that program; and

WHEREAS, the City Council finds that the regulations set forth herein promote the public health, safety and welfare;

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

SECTION 1. Findings of Fact. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

SECTION 2. Flood Damage Prevention Ordinance Adopted. Article 3.10, Flood Damage Prevention, City of Leander Code of Ordinances is hereby amended in its entirety to read as set forth in Exhibit A attached hereto and incorporated herein for all purposes.

SECTION 3. Amendment Of Ordinances. Any ordinances or portions thereof conflicting or inconsistent with the provisions of this ordinance as adopted and amended herein, are hereby amended to the extent of such conflict. In the event of a conflict or inconsistency between this

ordinance and any other code or ordinance of the City, the terms and provisions of this ordinance shall govern.

SECTION 4. Savings Clause. All rights and remedies of the City of Leander are expressly saved as to any and all violations of the provisions of any ordinances affecting floodplain regulation and flood damage prevention within the City which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 5. Effective Date. This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code.

SECTION 6. Severability. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance of any such invalid phrase, clause, sentence, paragraph or section. If any provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 7. 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.

PASSED AND APPROVED on this 6 day of August, 2026.

ATTEST:

THE CITY OF LEANDER, TEXAS

Dara Crabtree, City Secretary

Na’Cole Thompson, Mayor

Exhibit A

ARTICLE 3.10. FLOOD DAMAGE PREVENTION

DIVISION 1. GENERALLY

Sec. 3.10.001. Statutory authorization.

The legislature of the state has in the Flood Control Insurance Act, V.T.C.A., Water Code § 16.315, delegated the responsibility to local governmental units to adopt regulations designed to minimize flood losses. Therefore, the city council does ordain as follows.

(2003 Code, sec. 3.1201)

Sec. 3.10.002. Findings of fact.

- (a) The flood hazard areas of the city are subject to periodic inundation, which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare.
- (b) These flood losses are created by the cumulative effect of obstructions in floodplains which cause an increase in flood heights and velocities, and by the occupancy of flood hazard areas by uses vulnerable to floods and hazardous to other lands because they are inadequately elevated, floodproofed or otherwise protected from flood damage.

(2003 Code, sec. 3.1202)

Sec. 3.10.003. Statement of purpose.

It is the purpose of this article to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- (1) Protect human life and health;
- (2) Minimize expenditure of public money for costly flood control projects;
- (3) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- (4) Minimize prolonged business interruptions;
- (5) Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains;
- (6) Help maintain a stable tax base by providing for the sound use and development of floodprone areas in such a manner as to minimize future flood blight areas; and
- (7) Insure that potential buyers are notified that property is in a flood area.

(2003 Code, sec. 3.1203)

Sec. 3.10.004. Methods of reducing flood losses.

In order to accomplish its purposes, this article uses the following methods:

- (1) Restrict or prohibit uses that are dangerous to health, safety or property in times of flood, or cause excessive increases in flood heights or velocities;
- (2) Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- (3) Control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of floodwaters;
- (4) Control filling, grading, dredging and other development, which may increase flood damage;
- (5) Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.

(2003 Code, sec. 3.1204)

Sec. 3.10.005. Definitions.

Unless specifically defined below, words or phrases used in this article shall be interpreted to give them the meaning they have in common usage and to give this article its most reasonable application.

Accessory structure. A structure on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure. For floodplain management purposes, the term includes only accessory structures used for parking and storage.

Agricultural structure. For floodplain management purposes, means a walled and roofed structure used exclusively for agricultural purposes or uses in connection with production, harvesting, storage, raising or drying of agricultural commodities and livestock, including aquatic organisms. Structures that house tools or equipment used in connection with these purposes or uses are also considered to have agricultural purposes or uses.

Alluvial fan flooding. Flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by high-velocity flows; active processes of erosion, sediment transport, and deposition; and unpredictable flow paths.

Apex. A point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

Appeal board. The board of adjustment and appeals.

Appurtenant structure. A structure which is on the same parcel of property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.

Area of future conditions flood hazard. The land area that would be inundated by the one percent annual chance (100-year) flood based on future conditions hydrology.

Area of shallow flooding. A designated AO, AR, AR/AO, AR/AH, or VO zone on a community's flood insurance rate map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of special flood hazard. The land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. The area may be designated as zone A on the flood hazard boundary map (FHBM). After detailed rate-making has been completed in preparation for publication of the FIRM, zone A

usually is refined into zone A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, VO, V1-30, VE or V.

Base flood. The flood having a one percent chance of being equaled or exceeded in any given year.

Base flood elevation (BFE). The elevation shown on the flood insurance rate map (FIRM) and found in the accompanying flood insurance study (FIS) for zone A, AE, AH, A1-A30, AR, V1-V30, or VE that indicates the water surface elevation resulting from the flood that has a one percent chance of equaling or exceeding that level in any given year (also called the base flood).

Base Level Engineering (BLE). Flood risk datasets that meet the technical mapping standards outlined in FEMA Policy 204-078-1 Standards for Flood Risk Analysis and Mapping and include estimated floodplain extents (10-, 1- and 0.2-percent annual chance events), water surface elevation grids (1- and 0.2-percent annual chance events), flood depth grids (1- and 0.2-percent annual chance events) and Hazus Flood Risk Assessment.

Basement. Any area of the building having its floor subgrade (below ground level) on all sides.

Buffer Zone. The meaning is set forth in Section 1, Exhibit A, Chapter 10 of this Code (the Subdivision Ordinance).

Breakaway wall. A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

Critical feature. An integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

Development. Any man-made change to improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

Elevated building. For insurance purposes, a non-basement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns.

Exception. A waiver from the provisions of this ordinance directed to a community which relieves it from the requirements of a rule, regulation, order or other determination made or issued pursuant to the Act.

Exceptional hardship. For the purposes of *variance* from this ordinance, the exceptional difficulty that would result from a failure to grant the requested variance. The hardship must be exceptional, unusual and specific to the property involved, not to the personal circumstances of the permit applicant.

Existing construction. For the purposes of determining rates, structures for which the start of construction commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also be referred to as existing structures.

Existing manufactured home park or subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

Existing structures. See *existing construction*.

Expansion to an existing manufactured home park or subdivision. The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

FEMA. The Federal Emergency Management Agency, or successor agency.

Flood or flooding. A general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) The overflow of inland or tidal waters.
- (2) The unusual and rapid accumulation or runoff of surface waters from any source.

Flood damage-resistant material. Any building product [material, component or system] capable of withstanding direct and prolonged contact with flood waters without sustaining significant damage. "Prolonged contact" means at least 72 hours and "significant damage" means any damage requiring more than cosmetic repair (including cleaning, sanitizing and resurfacing – sanding, repair of joints or repainting – of the material).

Flood elevation study. An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.

Flood hazard boundary map (FHBM). An official map of a community, issued by the administrator, where the boundaries of the flood [are shown], mudslide (i.e., mudflow) related erosion areas having special hazards have been designated as zones A, M, and/or E.

Flood insurance rate map (FIRM). An official map of a community on which the Federal Emergency Management Agency has delineated both the special flood hazard areas and the risk premium zones applicable to the community.

Flood insurance study (FIS). See "Flood elevation study."

Flood opening. A non-engineered or engineered opening in foundation walls and walls of enclosures that relieve hydrostatic loads to meet basic performance requirements to prevent flotation, collapse and lateral movement due to flood forces. Non-engineered openings do not have moving parts and may be used to meet this ordinance's prescriptive requirement for 1 square inch of net open area for every square foot of enclosed area. Engineered openings may be used if designed and certified by a registered design professional as meeting certain performance characteristics.

Flood protection system. Those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a special flood hazard and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood-modifying works are those constructed in conformance with sound engineering standards.

Floodplain or floodprone area. Any land area susceptible to being inundated by water from any source (see definition of flooding).

Floodplain management. The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

Floodplain management regulations. Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

Floodproofing. Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Floodway. See "Regulatory floodway."

Functionally dependent use. A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Highest adjacent grade. The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic structure. Any structure that is:

- (1) Listed individually in the National Register of Historic Places (a listing maintained by the department of the interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the national register;
- (2) Certified or preliminarily determined by the secretary of the interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the secretary to qualify as a registered historic district;
- (3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the secretary of the interior; or
- (4) Individually listed on a local inventory or historic places in communities with historic preservation programs that have been certified either:
 - (A) By an approved state program as determined by the secretary of the interior; or
 - (B) Directly by the secretary of the interior in states without approved programs.

Levee. A man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

Levee system. A flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

Lowest floor. The lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of section 60.3 of the national flood insurance program regulations (44 CFR chapter 1, as amended from time to time) (NFIP regulations).

Manufactured home. A structure transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a recreational vehicle.

Manufactured home park or subdivision. A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Mean sea level. For purposes of the national flood insurance program, the national geodetic vertical datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's flood insurance rate map are referenced.

Mixed-use building. A building that has both residential and non-residential uses.

New construction. For the purpose of determining insurance rates, structures for which the start of construction commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, new construction means structures for which the start of construction commenced on or after the effective date of a

floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

New manufactured home park or subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

Non-residential building. A commercial building where the primary use is non-habitational.

Recreational vehicle. A vehicle which is:

- (1) Built on a single chassis;
- (2) 400 square feet or less when measured at the largest horizontal projections;
- (3) Designed to be self-propelled or permanently towable by a light duty truck; and
- (4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Riverine. Relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

Special flood hazard area. See "Area of special flood hazard."

Start of construction. For other than new construction or substantial improvements under the Coastal Barrier Resources Act (Pub. L. 97-348), includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure. For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

Substantial damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial improvement. Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either:

- (1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
- (2) Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

Variance. A grant of relief by a community from the terms of a floodplain management regulation. (For full requirements see section 60.6 of the national flood insurance program regulations.)

Violation. The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in section 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) of the NFIP regulations is presumed to be in violation until such time as that documentation is provided.

Water surface elevation. The height, in relation to the national geodetic vertical datum (NGVD) of 1929 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

(2003 Code, sec. 3.1205; Ordinance 20-036-00, sec. 2, adopted 6/18/20)

Sec. 3.10.006. Lands to which this article applies.

This article shall apply to all areas of special flood hazard within the jurisdiction of the city. (2003 Code, sec. 3.1206)

Sec. 3.10.007. Basis for establishing areas of special flood hazard.

The areas of special flood hazard identified by the Federal Emergency Management Agency in the scientific and engineering reports entitled "The Flood Insurance Study for Travis County, Texas and Incorporated Areas," dated January 22, 2020, and "The Flood Insurance Study for Williamson County, Texas and Incorporated Areas," dated December 20, 2019, with accompanying flood insurance rate maps and flood boundary-floodway maps (FIRM and FBFM) and any revisions thereto, are hereby adopted by reference and declared to be a part of this article.

(2003 Code, sec. 3.1207)

Sec. 3.10.008. Establishment of development permit.

A floodplain development permit shall be required for all construction and development, including the placement of manufactured homes, within any area designated as Zone A, AE, AH, AO, A1-30, A99, or any Special Flood Hazard Area (SFHA) identified on the community's Flood Insurance Rate Map (FIRM) to ensure conformance with the provisions of this article. The City of Leander may also regulate development outside the SFHA where localized flooding, drainage impacts, or BLE-identified hazards exist.

(2003 Code, sec. 3.1208)

Sec. 3.10.009. Compliance.

No structure or land shall hereafter be located, altered, or have its use changed without full compliance with the terms of this article and other applicable regulations.

(2003 Code, sec. 3.1209)

Sec. 3.10.010. Abrogation and greater restrictions.

This article is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this article and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

(2003 Code, sec. 3.1210)

Sec. 3.10.011. Interpretation.

In the interpretation and application of this article, all provisions shall be:

- (1) Considered as minimum requirements;
- (2) Liberally construed in favor of the governing body; and
- (3) Deemed neither to limit nor repeal any other powers granted under state statutes.

(2003 Code, sec. 3.1211)

Sec. 3.10.012. Warning and disclaimer of liability.

The degree of flood protection required by this article is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. This article does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This article shall not create liability on the part of the community or any official or employee thereof for any flood damages that result from reliance on this article or any administrative decision lawfully made hereunder.

(2003 Code, sec. 3.1212)

Sec. 3.10.013. Penalty; additional remedies.

- (a) *Penalty.* No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this article and other applicable regulations. Any person, firm, corporation or agent who shall violate a provision of this regulation, or fail to comply therewith, or with any of the requirements thereof, or who shall erect, construct, or alter any structure, or shall place any fill material, in violation of the detailed statement or drawing submitted and approved hereunder, shall be guilty of a class C misdemeanor punishable by a fine in accordance with the general penalty provision set forth in section 1.01.009 of this Code. Each such person shall be deemed guilty of a separate offense for each and every day, or portion thereof, during which any violation of any of the provisions of the regulation is committed or continued. The floodplain administrator is authorized to file with the municipal court clerk a complaint alleging such violation. Nothing herein contained shall prevent the city council from taking such other lawful action as is necessary to prevent or remedy any violation.
- (b) *Stop-work orders.* Upon notice from the floodplain administrator that work on any building, structure, dike, bridge, or any improvement which would affect water drainage is being done contrary to the provisions of this regulation or in a dangerous or unsafe manner, such work shall be immediately stopped. Such notice shall be in writing and shall be given to the owner of the property or to his agent, or to the person doing the work, and shall state the conditions under which work may be resumed. Where an emergency exists, no written notice shall be required to be given by the floodplain administrator; provided written notice shall follow within 24 hours from the time oral notice to stop-work is issued.

-
- (c) *Revocation of permit.* The floodplain administrator may revoke a permit or approval issued under the provisions of this regulation in cases where there has been any false statement or misrepresentation as to a material fact in the application or plans upon which the permit or approval was based.

(2003 Code, sec. 3.1222)

Secs. 3.10.014—3.10.040. Reserved.

DIVISION 2. ADMINISTRATION

Sec. 3.10.041. Designation of floodplain administrator.

The city engineer or designee is hereby appointed the floodplain administrator to administer and implement the provisions of this article and other appropriate sections of Title 44 CFR (Emergency Management and Assistance, National Flood Insurance Program regulations) pertaining to floodplain management.

(Ordinance 21-027-00 adopted 4/15/21)

Sec. 3.10.042. Duties and responsibilities of floodplain administrator.

Duties and responsibilities of the floodplain administrator shall include, but not be limited to, the following:

- (1) Maintain and hold open for public inspection all records pertaining to the provisions of this article.
- (2) Review permit applications to determine whether to ensure that the proposed building site project, including the placement of manufactured homes, will be reasonably safe from flooding.
- (3) Review, approve or deny all applications for development permits required by adoption of this article.
- (4) Review permits for proposed development to assure that all necessary permits have been obtained from those federal, state or local governmental agencies (including section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334) from which prior approval is required.
- (5) Where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), the floodplain administrator shall make the necessary interpretation.
- (6) Notify, in riverine situations, adjacent communities and the state coordinating agency, which is the state water development board (TWDB), prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.
- (7) Obtain written assurances that the flood-carrying capacity within the altered or relocated portion of any watercourse is and will be maintained.
- (8) When base flood elevation data has not been provided in accordance with section 3.10.007, the floodplain administrator shall obtain, review and reasonably utilize any base flood elevation data and floodway data available from a federal, state or other source, in order to administer the provisions of division 3 of this article.
- (9) Maintain a permanent record of all elevation certificates, floodproofing certificates, as-built elevation documentation, hydraulic analyses, variances, and any other materials submitted in support of floodplain development permits. Such records shall be made available for public inspection in accordance with applicable law.

-
- (10) Obtain, review, and reasonably utilize any Base Flood Elevation (BFE) and floodway data available from Federal, State, Base Level Engineering (BLE), or other authoritative sources where FEMA-provided data is not available or is incomplete, including in unmapped or approximate Zone A areas.
 - (11) Where BLE data is available, review and reasonably utilize such data in FEMA-identified Special Flood Hazard Areas where BFEs or floodway delineations have not been provided, and in areas not mapped as flood-prone but where BLE indicates flood hazards.
 - (12) Require applicants to provide a hydrologic and hydraulic analysis demonstrating that proposed development within Zones A and AE—where no regulatory floodway has been designated—will not cumulatively increase the water surface elevation of the base flood by more than one (1) foot at any point within the community.
 - (13) When a proposed encroachment or development would result in any increase greater than one (1) foot in the Base Flood Elevation, ensure that the applicant obtains a Conditional Letter of Map Revision (CLOMR) from FEMA in accordance with 44 CFR §65.12 prior to approving the permit.
 - (14) Track and verify that all required Federal, State, and local permits— including, but not limited to, U.S. Army Corps of Engineers Section 404 permits—have been obtained prior to issuance of a floodplain development permit.
 - (15) Maintain procedures for documenting high-water marks, Flood Insurance Study (FIS) updates, and any revisions to Flood Insurance Rate Maps (FIRMs), and ensure such information is used in future permitting and review actions.
 - (16) Provide written notification to property owners when a variance is granted, advising them that structures built below the Base Flood Elevation will result in higher flood insurance premiums due to increased risk.

(2003 Code, sec. 3.1214)

Sec. 3.10.043. Permit procedures.

- (a) Application for a floodplain development permit shall be presented to the floodplain administrator on forms furnished by him/her and may include, but not be limited to, plans in duplicate drawn to scale showing the location, dimensions, and elevation of proposed landscape alterations, existing and proposed structures, including the placement of manufactured homes, and the location of the foregoing in relation to areas of special flood hazard. Additionally, the following information is required:
 - (1) Elevation (in relation to mean sea level) of the lowest floor (including basement) of all new and substantially improved structures;
 - (2) Elevation in relation to mean sea level to which any nonresidential structure shall be floodproofed;
 - (3) A certificate from a registered professional engineer or architect that the nonresidential floodproofed structure shall meet the floodproofing criteria of section 3.10.072(2);
 - (4) When engineered flood openings are proposed, the applicant shall submit certification from a registered professional engineer that such openings meet NFIP standards and equalize hydrostatic forces as required in Sec. 3.10.072(3).
 - (5) Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development;

-
- (6) Any other information required by the floodplain administrator to maintain a record of all such information in accordance with section 3.10.042(1).
 - (b) Approval or denial of a floodplain development permit by the floodplain administrator shall be based on all of the provisions of this article and the following relevant factors:
 - (1) The danger to life and property due to flooding or erosion damage;
 - (2) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - (3) The danger that materials may be swept onto other lands to the injury of others;
 - (4) The compatibility of the proposed use with existing and anticipated development;
 - (5) The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - (6) The costs of providing governmental services during and after flood conditions, including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical and water systems;
 - (7) The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site;
 - (8) The necessity to the facility of a waterfront location, where applicable;
 - (9) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use; and
 - (10) The relationship of the proposed use to the comprehensive plan for that area.

(2003 Code, sec. 3.1215)

Sec. 3.10.044. Variance procedures.

- (a) The appeal board shall hear and render judgment on requests for variances from the requirements of this article.
- (b) The appeal board shall hear and render judgment on an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the floodplain administrator in the enforcement or administration of this article.
- (c) Any person or persons aggrieved by the decision of the appeal board may appeal such decision in the courts of competent jurisdiction.
- (d) The floodplain administrator shall maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency upon request.
- (e) Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the state inventory of historic places, without regard to the procedures set forth in the remainder of this article.
- (f) Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors in section 3.10.043(b) have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.

-
- (g) Upon consideration of the factors noted above and the intent of this article, the appeal board may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this article.
 - (h) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
 - (i) Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
 - (j) Prerequisites for granting variances:
 - (1) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 - (2) Variances shall only be issued upon:
 - (A) Showing a good and sufficient cause;
 - (B) A determination that failure to grant the variance would result in exceptional hardship to the applicant; and
 - (C) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
 - (3) Any applicant to which a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.
 - (4) Any variance granted shall be the minimum necessary, considering the flood hazard, to afford relief while preserving the intent of this ordinance.
 - (k) Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that:
 - (1) The criteria outlined in subsections (a) through (i) of this section are met; and
 - (2) The structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.
 - (l) Variances for accessory and agricultural structures may only be issued when the structure is designed to be wet-floodproofed, used solely for parking or storage, and constructed with flood damage-resistant materials.

(2003 Code, sec. 3.1216)

Secs. 3.10.045—3.10.070. Reserved.

DIVISION 3. FLOOD HAZARD PREVENTION STANDARDS

Sec. 3.10.071. General standards.

In all areas of special flood hazards, the following provisions are required for all new construction and substantial improvements:

- (1) All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
- (2) All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;
- (3) All new construction or substantial improvements shall be constructed with materials resistant to flood damage;
- (4) All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
- (5) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system;
- (6) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the system and discharge from the systems into floodwaters; and
- (7) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

(2003 Code, sec. 3.1217)

Sec. 3.10.072. Specific standards.

In all areas of special flood hazards where base flood elevation data has been provided as set forth in section 3.10.007, section 3.10.042(8) or section 3.10.073(c), the following provisions are required:

- (1) *Residential construction.* New construction and substantial improvement of any residential structure shall have the lowest floor (including basement) elevated at least two feet above the base flood elevation. A registered professional engineer, architect, or land surveyor shall submit a certification to the floodplain administrator that the standard of this subsection, as proposed in section 3.10.043(a)(1), is satisfied.
- (2) *Nonresidential construction.* New construction and substantial improvements of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated at least two feet above the base flood elevation or, together with attendant utility and sanitary facilities, be designed so that the structure is watertight with walls substantially impermeable to the passage of water up to an elevation at least two feet above the base flood elevation and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. A record of such certification which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained by the floodplain administrator.

-
- (3) *Enclosures.* New construction and substantial improvements with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
- (A) A minimum of two openings on separate walls having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
 - (B) The bottom of all openings shall be no higher than one foot above grade.
 - (C) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
 - (D) Engineered openings must be accompanied by an ICC-ES evaluation report or equivalent documentation.
- (4) *Manufactured homes.*
- (A) Require that all manufactured homes to be placed within zone A on a community's FIRM shall be installed using methods and practices that minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.
 - (B) Require that manufactured homes that are placed or substantially improved within zones A1-30, AH, and AE on the community's FIRM on sites:
 - (i) Outside of a manufactured home park or subdivision;
 - (ii) In a new manufactured home park or subdivision;
 - (iii) In an expansion to an existing manufactured home park or subdivision; or
 - (iv) In an existing manufactured home park or subdivision on which a manufactured home has incurred substantial damage as a result of a flood;be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated at least two feet above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
 - (C) Require that manufactured homes being placed or substantially improved on sites in an existing manufactured home park or subdivision within zones A1-30, AH and AE on the community's FIRM that are not subject to the provisions of subsection (4) of this section be elevated so that either:
 - (i) The lowest floor of the manufactured home is at least two feet above the base flood elevation; or
 - (ii) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
- (5) *Recreational vehicles.* Require that recreational vehicles placed on sites within zones A1-30, AH, and AE on the community's FIRM either:
- (A) Be on the site for fewer than 180 consecutive days;

-
- (B) Be fully licensed and ready for highway use; or
 - (C) Meet the permit requirements of section 3.10.043(a) and the elevation and anchoring requirements for manufactured homes in subsection (4) of this section. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanently attached additions.
- (6) *Detached Accessory Structures.* Detached accessory structures used only for parking of vehicles and storage are permitted at grade if the following are satisfied:
- (A) In special flood hazard areas (Zones A, AE, AH, AO and A1-30), are not larger than a one-story, two-car garage and walls have flood openings in compliance with the requirements of Article 5, Section B (3) above;
 - (B) Are anchored to resist flotation, collapse and lateral movement;
 - (C) Flood damage-resistant materials used below the base flood elevation comply with the requirements of Article 5, Section A (3);
 - (D) Mechanical, electrical and utility equipment comply with the requirements of Article 5, Section A (4); and
 - (E) Accessory structures shall be limited to not more than 600 square feet in total floor area.

(2003 Code, sec. 3.1218; Ordinance 20-036-00, sec. 3, adopted 6/18/20)

Sec. 3.10.073. Standards for subdivision proposals.

- (a) All subdivision proposals, including the placement of manufactured home parks and subdivisions, shall be consistent with section 3.10.002, section 3.10.003, and section 3.10.004.
- (b) All proposals for the development of subdivisions, including the placement of manufactured home parks and subdivisions, shall meet the floodplain development permit requirements of section 3.10.008, section 3.10.043, and division 3 of this article.
- (c) Base flood elevation data shall be generated for subdivision proposals and other proposed development, including the placement of manufactured home parks and subdivisions, which is greater than 50 lots or five acres, whichever is lesser, if not otherwise provided pursuant to sections 3.10.007 and 3.10.042(8).
- (d) All subdivision proposals, including the placement of manufactured home parks and subdivisions, shall have adequate drainage provided to reduce exposure to flood hazards.
- (e) All subdivision proposals, including the placement of manufactured home parks and subdivisions, shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.

(2003 Code, sec. 3.1219)

Sec. 3.10.074. Standards for areas of shallow flooding (AO/AH zones).

Located within the areas of special flood hazard established in section 3.10.007 are areas designated as shallow flooding. These areas have special flood hazards associated with base flood depths of one to three feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and where velocity

flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following provisions apply:

- (1) All new construction and substantial improvements of residential structures have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified).
- (2) All new construction and substantial improvements of nonresidential structures:
 - (A) Have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified); or
 - (B) Together with attendant utility and sanitary facilities be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads or effects of buoyancy.
- (3) A registered professional engineer or architect shall submit a certification to the floodplain administrator that the standards of this section, as proposed in section 3.10.043(a), are satisfied.
- (4) Require within zone AH or AO adequate drainage paths around structures on slopes, to guide floodwaters around and away from proposed structures.

(2003 Code, sec. 3.1220)

Sec. 3.10.075. Floodways.

Located within areas of special flood hazard established in section 3.10.007 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters, which carry debris, potential projectiles and erosion potential, the following provisions shall apply:

- (1) Encroachments are prohibited, including fill, new construction, substantial improvements and other development, within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
- (2) If subsection (1) of this section is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this division.
- (3) Under the provisions of 44 CFR §65.12, of the national flood insurance program regulations, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the community first applies for a conditional FIRM and floodway revision, fulfills the requirements of such revisions as established under the provisions of 44 CFR §65.12, and receives the approval of the Federal Insurance Administrator through FEMA.

(2003 Code, sec. 3.1221)

Sec. 3.10.076. Buffer Zones.

Development shall comply with regulations governing Buffer Zones set forth in Section 49, Exhibit A, Chapter 10 of this Code (the Subdivision Ordinance).

Sec. 3.10.077. Severability.

If any section, subsection, clause, or phrase of this ordinance is held invalid, such invalidity shall in no way affect the validity of the remaining provisions of this ordinance, which remain in full force and effect.

ARTICLE 3.10. FLOOD DAMAGE PREVENTION

DIVISION 1. GENERALLY

Sec. 3.10.001. Statutory authorization.

The legislature of the state has in the Flood Control Insurance Act, V.T.C.A., Water Code § 16.315, delegated the responsibility to local governmental units to adopt regulations designed to minimize flood losses. Therefore, the city council does ordain as follows.

(2003 Code, sec. 3.1201)

Sec. 3.10.002. Findings of fact.

- (a) The flood hazard areas of the city are subject to periodic inundation, which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare.
- (b) These flood losses are created by the cumulative effect of obstructions in floodplains which cause an increase in flood heights and velocities, and by the occupancy of flood hazard areas by uses vulnerable to floods and hazardous to other lands because they are inadequately elevated, floodproofed or otherwise protected from flood damage.

(2003 Code, sec. 3.1202)

Sec. 3.10.003. Statement of purpose.

It is the purpose of this article to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- (1) Protect human life and health;
- (2) Minimize expenditure of public money for costly flood control projects;
- (3) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- (4) Minimize prolonged business interruptions;
- (5) Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains;
- (6) Help maintain a stable tax base by providing for the sound use and development of floodprone areas in such a manner as to minimize future flood blight areas; and
- (7) Insure that potential buyers are notified that property is in a flood area.

(2003 Code, sec. 3.1203)

Sec. 3.10.004. Methods of reducing flood losses.

In order to accomplish its purposes, this article uses the following methods:

- (1) Restrict or prohibit uses that are dangerous to health, safety or property in times of flood, or cause excessive increases in flood heights or velocities;
- (2) Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- (3) Control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of floodwaters;
- (4) Control filling, grading, dredging and other development, which may increase flood damage;
- (5) Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.

(2003 Code, sec. 3.1204)

Sec. 3.10.005. Definitions.

Unless specifically defined below, words or phrases used in this article shall be interpreted to give them the meaning they have in common usage and to give this article its most reasonable application.

Accessory structure. A structure on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure. For floodplain management purposes, the term includes only accessory structures used for parking and storage.

Agricultural structure. For floodplain management purposes, means a walled and roofed structure used exclusively for agricultural purposes or uses in connection with production, harvesting, storage, raising or drying of agricultural commodities and livestock, including aquatic organisms. Structures that house tools or equipment used in connection with these purposes or uses are also considered to have agricultural purposes or uses.

Alluvial fan flooding. Flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by high-velocity flows; active processes of erosion, sediment transport, and deposition; and unpredictable flow paths.

Apex. A point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

Appeal board. The board of adjustment and appeals.

Appurtenant structure. A structure which is on the same parcel of property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.

Area of future conditions flood hazard. The land area that would be inundated by the one percent annual chance (100-year) flood based on future conditions hydrology.

Area of shallow flooding. A designated AO, AR, AR/AO, AR/AH, or VO zone on a community's flood insurance rate map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of special flood hazard. The land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. The area may be designated as zone A on the flood hazard boundary map (FHBM). After detailed rate-making has been completed in preparation for publication of the FIRM, zone A

usually is refined into zone A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, VO, V1-30, VE or V.

~~Atlas 14. The National Oceanic and Atmospheric Administration's Precipitation-Frequency Atlas 14 of the United States, Volume 11, Version 2.0: Texas.~~

Base flood. The flood having a one percent chance of being equaled or exceeded in any given year.

Base flood elevation (BFE). The elevation shown on the flood insurance rate map (FIRM) and found in the accompanying flood insurance study (FIS) for zone A, AE, AH, A1-A30, AR, V1-V30, or VE that indicates the water surface elevation resulting from the flood that has a one percent chance of equaling or exceeding that level in any given year (also called the base flood).

Base Level Engineering (BLE). Flood risk datasets that meet the technical mapping standards outlined in FEMA Policy 204-078-1 Standards for Flood Risk Analysis and Mapping and include estimated floodplain extents (10-, 1- and 0.2-percent annual chance events), water surface elevation grids (1- and 0.2-percent annual chance events), flood depth grids (1- and 0.2-percent annual chance events) and Hazus Flood Risk Assessment.

Basement. Any area of the building having its floor subgrade (below ground level) on all sides.

~~Buffer Zone has th. The meaning is set forth in Section 1, Exhibit A, Chapter 10 of this Code (the Subdivision Ordinance).~~

Breakaway wall. A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

~~Chief Executive Officer. The official of the community who is charged with the authority to implement and administer laws, ordinances and regulations for that community.~~

Critical feature. An integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

Development. Any man-made change to improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

Elevated building. For insurance purposes, a non-basement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns.

Exception. A waiver from the provisions of this ordinance directed to a community which relieves it from the requirements of a rule, regulation, order or other determination made or issued pursuant to the Act.

Exceptional hardship. For the purposes of variance from this ordinance, the exceptional difficulty that would result from a failure to grant the requested variance. The hardship must be exceptional, unusual and specific to the property involved, not to the personal circumstances of the permit applicant.

Existing construction. For the purposes of determining rates, structures for which the start of construction commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also be referred to as existing structures.

Existing manufactured home park or subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

Existing structures. See existing construction.

Expansion to an existing manufactured home park or subdivision. The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

FEMA. The Federal Emergency Management Agency, or successor agency.

Flood or flooding. A general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) The overflow of inland or tidal waters.
- (2) The unusual and rapid accumulation or runoff of surface waters from any source.

Flood damage-resistant material. Any building product [material, component or system] capable of withstanding direct and prolonged contact with flood waters without sustaining significant damage. "Prolonged contact" means at least 72 hours and "significant damage" means any damage requiring more than cosmetic repair (including cleaning, sanitizing and resurfacing – sanding, repair of joints or repainting – of the material).

Flood elevation study. An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.

Flood hazard boundary map (FHBM). An official map of a community, issued by the administrator, where the boundaries of the flood [are shown], mudslide (i.e., mudflow) related erosion areas having special hazards have been designated as zones A, M, and/or E.

Flood insurance rate map (FIRM). An official map of a community on which the Federal Emergency Management Agency has delineated both the special flood hazard areas and the risk premium zones applicable to the community.

Flood insurance study (FIS). See "Flood elevation study."

Flood opening. A non-engineered or engineered opening in foundation walls and walls of enclosures that relieve hydrostatic loads to meet basic performance requirements to prevent flotation, collapse and lateral movement due to flood forces. Non-engineered openings do not have moving parts and may be used to meet this ordinance's prescriptive requirement for 1 square inch of net open area for every square foot of enclosed area. Engineered openings may be used if designed and certified by a registered design professional as meeting certain performance characteristics.

Flood protection system. Those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a special flood hazard and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood-modifying works are those constructed in conformance with sound engineering standards.

Floodplain or floodprone area. Any land area susceptible to being inundated by water from any source (see definition of flooding).

Floodplain management. The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

Floodplain management regulations. Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

Floodproofing. Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Floodway. See "Regulatory floodway."

Functionally dependent use. A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Highest adjacent grade. The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic structure. Any structure that is:

- (1) Listed individually in the National Register of Historic Places (a listing maintained by the department of the interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the national register;
- (2) Certified or preliminarily determined by the secretary of the interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the secretary to qualify as a registered historic district;
- (3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the secretary of the interior; or
- (4) Individually listed on a local inventory or historic places in communities with historic preservation programs that have been certified either:
 - (A) By an approved state program as determined by the secretary of the interior; or
 - (B) Directly by the secretary of the interior in states without approved programs.

Levee. A man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

Levee system. A flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

Lowest floor. The lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of section 60.3 of the national flood insurance program regulations (44 CFR chapter 1, as amended from time to time) (NFIP regulations).

Manufactured home. A structure transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a recreational vehicle.

Manufactured home park or subdivision. A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Mean sea level. For purposes of the national flood insurance program, the national geodetic vertical datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's flood insurance rate map are referenced.

Mixed-use building. A building that has both residential and non-residential uses.

New construction. For the purpose of determining insurance rates, structures for which the start of construction commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, new construction means structures for which the start of construction commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

New manufactured home park or subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

Non-residential building. A commercial or mixed-use building where the primary use is commercial or non-habitational.

Recreational vehicle. A vehicle which is:

- (1) Built on a single chassis;
- (2) 400 square feet or less when measured at the largest horizontal projections;
- (3) Designed to be self-propelled or permanently towable by a light duty truck; and
- (4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Riverine. Relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

Special flood hazard area. See "Area of special flood hazard."

Start of construction. For other than new construction or substantial improvements under the Coastal Barrier Resources Act (Pub. L. 97-348), includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure. For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

Substantial damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial improvement. Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either:

-
- (1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
 - (2) Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

Variance. A grant of relief by a community from the terms of a floodplain management regulation. (For full requirements see section 60.6 of the national flood insurance program regulations.)

Violation. The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in section 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) of the NFIP regulations is presumed to be in violation until such time as that documentation is provided.

Water surface elevation. The height, in relation to the national geodetic vertical datum (NGVD) of 1929 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

(2003 Code, sec. 3.1205; Ordinance 20-036-00, sec. 2, adopted 6/18/20)

Sec. 3.10.006. Lands to which this article applies.

This article shall apply to all areas of special flood hazard within the jurisdiction of the city. (2003 Code, sec. 3.1206)

Sec. 3.10.007. Basis for establishing areas of special flood hazard.

The areas of special flood hazard identified by the Federal Emergency Management Agency in the scientific and engineering reports entitled "The Flood Insurance Study for Travis County, Texas and Incorporated Areas," dated ~~September 26, 2008~~ January 22, 2020, and "The Flood Insurance Study for Williamson County, Texas and Incorporated Areas," dated ~~September 26, 2008~~ December 20, 2019, with accompanying flood insurance rate maps and flood boundary-floodway maps (FIRM and FBFM) and any revisions thereto, are hereby adopted by reference and declared to be a part of this article.

(2003 Code, sec. 3.1207)

Sec. 3.10.008. Establishment of development permit.

A floodplain development permit shall be required for all construction and development, including the placement of manufactured homes, within any area designated as Zone A, AE, AH, AO, A1-30, A99, or any Special Flood Hazard Area (SFHA) identified on the community's Flood Insurance Rate Map (FIRM) to ensure conformance with the provisions of this article. The City of Leander may also regulate development outside the SFHA where localized flooding, drainage impacts, or BLE-identified hazards exist.

(2003 Code, sec. 3.1208)

Sec. 3.10.009. Compliance.

No structure or land shall hereafter be located, altered, or have its use changed without full compliance with the terms of this article and other applicable regulations.

(2003 Code, sec. 3.1209)

Sec. 3.10.010. Abrogation and greater restrictions.

This article is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this article and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

(2003 Code, sec. 3.1210)

Sec. 3.10.011. Interpretation.

In the interpretation and application of this article, all provisions shall be:

- (1) Considered as minimum requirements;
- (2) Liberally construed in favor of the governing body; and
- (3) Deemed neither to limit nor repeal any other powers granted under state statutes.

(2003 Code, sec. 3.1211)

Sec. 3.10.012. Warning and disclaimer of liability.

The degree of flood protection required by this article is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. This article does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This article shall not create liability on the part of the community or any official or employee thereof for any flood damages that result from reliance on this article or any administrative decision lawfully made hereunder.

(2003 Code, sec. 3.1212)

Sec. 3.10.013. Penalty; additional remedies.

- (a) *Penalty.* No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this article and other applicable regulations. Any person, firm, corporation or agent who shall violate a provision of this regulation, or fail to comply therewith, or with any of the requirements thereof, or who shall erect, construct, or alter any structure, or shall place any fill material, in violation of the detailed statement or drawing submitted and approved hereunder, shall be guilty of a class C misdemeanor punishable by a fine in accordance with the general penalty provision set forth in section 1.01.009 of this Code. Each such person shall be deemed guilty of a separate offense for each and every day, or portion thereof, during which any violation of any of the provisions of the regulation is committed or continued. The floodplain administrator is authorized to file with the municipal court clerk a complaint alleging such violation. Nothing herein contained shall prevent the city council from taking such other lawful action as is necessary to prevent or remedy any violation.
- (b) *Stop-work orders.* Upon notice from the floodplain administrator that work on any building, structure, dike, bridge, or any improvement which would affect water drainage is being done contrary to the provisions of this regulation or in a dangerous or unsafe manner, such work shall be immediately stopped. Such notice shall be in writing and shall be given to the owner of the property or to his agent, or to the person doing the work, and shall state the conditions under which work may be resumed. Where an emergency exists, no written notice shall be required to be given by the floodplain administrator; provided written notice shall follow within 24 hours from the time oral notice to stop-work is issued.

-
- (c) *Revocation of permit.* The floodplain administrator may revoke a permit or approval issued under the provisions of this regulation in cases where there has been any false statement or misrepresentation as to a material fact in the application or plans upon which the permit or approval was based.

(2003 Code, sec. 3.1222)

Secs. 3.10.014—3.10.040. Reserved.

DIVISION 2. ADMINISTRATION

Sec. 3.10.041. Designation of floodplain administrator.

The city engineer or designee is hereby appointed the floodplain administrator to administer and implement the provisions of this article and other appropriate sections of [Title 44 CFR](#) (Emergency Management and Assistance, National Flood Insurance Program regulations) pertaining to floodplain management.

(Ordinance 21-027-00 adopted 4/15/21)

Sec. 3.10.042. Duties and responsibilities of floodplain administrator.

Duties and responsibilities of the floodplain administrator shall include, but not be limited to, the following:

- (1) Maintain and hold open for public inspection all records pertaining to the provisions of this article.
- (2) Review permit applications to determine whether to ensure that the proposed building site project, including the placement of manufactured homes, will be reasonably safe from flooding.
- (3) Review, approve or deny all applications for development permits required by adoption of this article.
- (4) Review permits for proposed development to assure that all necessary permits have been obtained from those federal, state or local governmental agencies (including section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334) from which prior approval is required.
- (5) Where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), the floodplain administrator shall make the necessary interpretation.
- (6) Notify, in riverine situations, adjacent communities and the state coordinating agency, which is the state water development board (TWDB), prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.
- (7) Obtain written assurances ~~Assure~~ that the flood-carrying capacity within the altered or relocated portion of any watercourse is and will be maintained.
- (8) When base flood elevation data has not been provided in accordance with section 3.10.007, the floodplain administrator shall obtain, review and reasonably utilize any base flood elevation data and floodway data available from a federal, state or other source, in order to administer the provisions of division 3 of this article.
- (9) Maintain a permanent record of all elevation certificates, floodproofing certificates, as-built elevation documentation, hydraulic analyses, variances, and any other materials submitted in support of floodplain development permits. Such records shall be made available for public inspection in accordance with applicable law.

-
- (10) Obtain, review, and reasonably utilize any Base Flood Elevation (BFE) and floodway data available from Federal, State, Base Level Engineering (BLE), or other authoritative sources where FEMA-provided data is not available or is incomplete, including in unmapped or approximate Zone A areas.
 - (11) Where BLE data is available, review and reasonably utilize such data in FEMA-identified Special Flood Hazard Areas where BFEs or floodway delineations have not been provided, and in areas not mapped as flood-prone but where BLE indicates flood hazards.
 - (12) Require applicants to provide a hydrologic and hydraulic analysis demonstrating that proposed development within Zones A and AE—where no regulatory floodway has been designated—will not cumulatively increase the water surface elevation of the base flood by more than one (1) foot at any point within the community.
 - (13) When a proposed encroachment or development would result in any increase greater than one (1) foot in the Base Flood Elevation, ensure that the applicant obtains a Conditional Letter of Map Revision (CLOMR) from FEMA in accordance with 44 CFR §-65.12 prior to approving the permit.
 - (14) Track and verify that all required Federal, State, and local permits— including, but not limited to, U.S. Army Corps of Engineers Section 404 permits—have been obtained prior to issuance of a floodplain development permit.
 - (15) Maintain procedures for documenting high-water marks, Flood Insurance Study (FIS) updates, and any revisions to Flood Insurance Rate Maps (FIRMs), and ensure such information is used in future permitting and review actions.
 - (16) Provide written notification to property owners when a variance is granted, advising them that structures built below the Base Flood Elevation will result in higher flood insurance premiums due to increased risk.

(2003 Code, sec. 3.1214)

Sec. 3.10.043. Permit procedures.

- (a) Application for a floodplain development permit shall be presented to the floodplain administrator on forms furnished by him/her and may include, but not be limited to, plans in duplicate drawn to scale showing the location, dimensions, and elevation of proposed landscape alterations, existing and proposed structures, including the placement of manufactured homes, and the location of the foregoing in relation to areas of special flood hazard. Additionally, the following information is required:
 - (1) Elevation (in relation to mean sea level) of the lowest floor (including basement) of all new and substantially improved structures;
 - (2) Elevation in relation to mean sea level to which any nonresidential structure shall be floodproofed;
 - (3) A certificate from a registered professional engineer or architect that the nonresidential floodproofed structure shall meet the floodproofing criteria of section 3.10.072(2);
 - (4) When engineered flood openings are proposed, the applicant shall submit certification from a registered professional engineer that such openings meet NFIP standards and equalize hydrostatic forces as required in Sec. 3.10.072(3).
 - (45) Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development;

(56) Any other information required by the floodplain administrator to maintain a record of all such information in accordance with section 3.10.042(1).

- (b) Approval or denial of a floodplain development permit by the floodplain administrator shall be based on all of the provisions of this article and the following relevant factors:
- (1) The danger to life and property due to flooding or erosion damage;
 - (2) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - (3) The danger that materials may be swept onto other lands to the injury of others;
 - (4) The compatibility of the proposed use with existing and anticipated development;
 - (5) The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - (6) The costs of providing governmental services during and after flood conditions, including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical and water systems;
 - (7) The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site;
 - (8) The necessity to the facility of a waterfront location, where applicable;
 - (9) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use; and
 - (10) The relationship of the proposed use to the comprehensive plan for that area.

(2003 Code, sec. 3.1215)

Sec. 3.10.044. Variance procedures.

- (a) The appeal board shall hear and render judgment on requests for variances from the requirements of this article.
- (b) The appeal board shall hear and render judgment on an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the floodplain administrator in the enforcement or administration of this article.
- (c) Any person or persons aggrieved by the decision of the appeal board may appeal such decision in the courts of competent jurisdiction.
- (d) The floodplain administrator shall maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency upon request.
- (e) Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the state inventory of historic places, without regard to the procedures set forth in the remainder of this article.
- (f) Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors in section 3.10.043(b) have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.

-
- (g) Upon consideration of the factors noted above and the intent of this article, the appeal board may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this article.
 - (h) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
 - (i) Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
 - (j) Prerequisites for granting variances:
 - (1) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 - (2) Variances shall only be issued upon:
 - (A) Showing a good and sufficient cause;
 - (B) A determination that failure to grant the variance would result in exceptional hardship to the applicant; and
 - (C) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
 - (3) Any applicant to which a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.
 - (4) Any variance granted shall be the minimum necessary, considering the flood hazard, to afford relief while preserving the intent of this ordinance.
 - (k) Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that:
 - (1) The criteria outlined in subsections (a) through (i) of this section are met; and
 - (2) The structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

(l) Variances for accessory and agricultural structures may only be issued when the structure is designed to be wet-floodproofed, used solely for parking or storage, and constructed with flood damage-resistant materials.

(2003 Code, sec. 3.1216)

Secs. 3.10.045—3.10.070. Reserved.

DIVISION 3. FLOOD HAZARD PREVENTION STANDARDS

Sec. 3.10.071. General standards.

In all areas of special flood hazards, the following provisions are required for all new construction and substantial improvements:

- (1) All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
- (2) All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;
- (3) All new construction or substantial improvements shall be constructed with materials resistant to flood damage;
- (4) All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
- (5) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system;
- (6) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the system and discharge from the systems into floodwaters; and
- (7) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

(2003 Code, sec. 3.1217)

Sec. 3.10.072. Specific standards.

In all areas of special flood hazards where base flood elevation data has been provided as set forth in section 3.10.007, section 3.10.042(8) or section 3.10.073(c), the following provisions are required:

- (1) *Residential construction.* New construction and substantial improvement of any residential structure shall have the lowest floor (including basement) elevated at least two feet above the base flood elevation. A registered professional engineer, architect, or land surveyor shall submit a certification to the floodplain administrator that the standard of this subsection, as proposed in section 3.10.043(a)(1), is satisfied.
- (2) *Nonresidential construction.* New construction and substantial improvements of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated at least two feet above the base flood elevation or, together with attendant utility and sanitary facilities, be designed so that the structure is watertight with walls substantially impermeable to the passage of water up to an elevation at least two feet above the base flood elevation and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. A record of such certification which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained by the floodplain administrator.

-
- (3) *Enclosures.* New construction and substantial improvements with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
- (A) A minimum of two openings on separate walls having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
 - (B) The bottom of all openings shall be no higher than one foot above grade.
 - (C) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
 - (D) Engineered openings must be accompanied by an ICC-ES evaluation report or equivalent documentation.
- (4) *Manufactured homes.*
- (A) Require that all manufactured homes to be placed within zone A on a community's FIRM shall be installed using methods and practices that minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.
 - (B) Require that manufactured homes that are placed or substantially improved within zones A1-30, AH, and AE on the community's FIRM on sites:
 - (i) Outside of a manufactured home park or subdivision;
 - (ii) In a new manufactured home park or subdivision;
 - (iii) In an expansion to an existing manufactured home park or subdivision; or
 - (iv) In an existing manufactured home park or subdivision on which a manufactured home has incurred substantial damage as a result of a flood;be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated at least two feet above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
 - (C) Require that manufactured homes being placed or substantially improved on sites in an existing manufactured home park or subdivision within zones A1-30, AH and AE on the community's FIRM that are not subject to the provisions of subsection (4) of this section be elevated so that either:
 - (i) The lowest floor of the manufactured home is at least two feet above the base flood elevation; or
 - (ii) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
- (5) *Recreational vehicles.* Require that recreational vehicles placed on sites within zones A1-30, AH, and AE on the community's FIRM either:
- (A) Be on the site for fewer than 180 consecutive days;

-
- (B) Be fully licensed and ready for highway use; or
 - (C) Meet the permit requirements of section 3.10.043(a) and the elevation and anchoring requirements for manufactured homes in subsection (4) of this section. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanently attached additions.

(6) Detached Accessory Structures. Detached accessory structures used only for parking of vehicles and storage are permitted at grade if the following are satisfied:

(A) In special flood hazard areas (Zones A, AE, AH, AO and A1-30), are not larger than a one-story, two-car garage and walls have flood openings in compliance with the requirements of Article 5, Section B (3) above;

(B) Are anchored to resist flotation, collapse and lateral movement;

(C) Flood damage-resistant materials used below the base flood elevation comply with the requirements of Article 5, Section A (3);

(D) Mechanical, electrical and utility equipment comply with the requirements of Article 5, Section A (4); and

(E) Accessory structures shall be limited to not more than 600 square feet in total floor area.

(2003 Code, sec. 3.1218; Ordinance 20-036-00, sec. 3, adopted 6/18/20)

Sec. 3.10.073. Standards for subdivision proposals.

- (a) All subdivision proposals, including the placement of manufactured home parks and subdivisions, shall be consistent with section 3.10.002, section 3.10.003, and section 3.10.004.
- (b) All proposals for the development of subdivisions, including the placement of manufactured home parks and subdivisions, shall meet the floodplain development permit requirements of section 3.10.008, section 3.10.043, and division 3 of this article.
- (c) Base flood elevation data shall be generated for subdivision proposals and other proposed development, including the placement of manufactured home parks and subdivisions, which is greater than 50 lots or five acres, whichever is lesser, if not otherwise provided pursuant to sections 3.10.007 and 3.10.042(8).
- (d) All subdivision proposals, including the placement of manufactured home parks and subdivisions, shall have adequate drainage provided to reduce exposure to flood hazards.
- (e) All subdivision proposals, including the placement of manufactured home parks and subdivisions, shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.

(2003 Code, sec. 3.1219)

Sec. 3.10.074. Standards for areas of shallow flooding (AO/AH zones).

Located within the areas of special flood hazard established in section 3.10.007 are areas designated as shallow flooding. These areas have special flood hazards associated with base flood depths of one to three feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and where velocity

flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following provisions apply:

- (1) All new construction and substantial improvements of residential structures have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified).
- (2) All new construction and substantial improvements of nonresidential structures:
 - (A) Have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified); or
 - (B) Together with attendant utility and sanitary facilities be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads or effects of buoyancy.
- (3) A registered professional engineer or architect shall submit a certification to the floodplain administrator that the standards of this section, as proposed in section 3.10.043(a), are satisfied.
- (4) Require within zone AH or AO adequate drainage paths around structures on slopes, to guide floodwaters around and away from proposed structures.

(2003 Code, sec. 3.1220)

Sec. 3.10.075. Floodways.

Located within areas of special flood hazard established in section 3.10.007 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters, which carry debris, potential projectiles and erosion potential, the following provisions shall apply:

- (1) Encroachments are prohibited, including fill, new construction, substantial improvements and other development, within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
- (2) If subsection (1) of this section is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this division.
- (3) Under the provisions of [44 CFR §65.1244 CFR chapter 1, section 65.12](#), of the national flood insurance program regulations, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the community first applies for a conditional FIRM and floodway revision, [fulfills the requirements of such revisions as established under the provisions of 44 CFR §65.12section 65.12, and receives the approval of the Federal Insurance Administrator](#) through FEMA.

(2003 Code, sec. 3.1221)

Sec. 3.10.076. Buffer Zones.

[Development shall comply with regulations governing Buffer Zones set forth in Section 49, Exhibit A, Chapter 10 of this Code \(the Subdivision Ordinance\). are intended to protect waterways and aquatic resources from the short and long term impacts of Development activities. Buffer Zones shall be based on the requirements of the subdivision ordinance.](#)

Created: 2026-03-23 11:32:43 [EST]

(Supp. No. 4, Update 1)

Sec. 3.10.077. Severability.

If any section, subsection, clause, or phrase of this ordinance is held invalid, such invalidity shall in no way affect the validity of the remaining provisions of this ordinance, which remain in full force and effect.



EXECUTIVE SUMMARY
8/6/2026

AGENDA SUBJECT:

Discuss and consider action to award Solicitation CIPS26-002 to Austin Engineering Company, Inc. for the Ronald Reagan Pump Station and Ground Storage Tank project (CIP W.46) construction services in the amount of \$20,757,750.00; and authorize the City Manager to execute any all necessary documents; and authorize the City Manager to approve change orders not to exceed \$50,000.00 with a total amount of change orders not to exceed 25% of the original contract amount.

BACKGROUND:

The Ronald Reagan Pump Station and Ground Storage Tank Project (CIP W.46) is a funded Capital Improvement Project (Ranked 8th per CIP Scoring Matrix) and supports critical water infrastructure needs identified in the City's 2018 and 2023 Water Master Plans. The project site is located on the north east corner of the intersection of Ronald Reagan Boulevard and East Crystal Falls Parkway.

The project includes construction of a 2.5-million-gallon ground storage tank (GST) and a pump station (PS) to increase and control flows received from the Brushy Creek Regional Utility Authority (BCRUA) along the Ronald Reagan Boulevard corridor. The new GST and PS will increase available water storage and enhance distribution capacity, particularly during peak demand periods, by allowing direct utilization of BCRUA supply along the Ronald Reagan Boulevard corridor.

Solicitation CIPS26-002 was issued for this project on December 4, 2025, and opened on February 12, 2026. The City received thirteen (13) bids with bids ranging from \$18.3 million to \$29.3 million. After due diligence, Austin Engineering Company, Inc. was determined to be the most responsible bidder in the amount of \$20,757,750.00. Austin Engineering Company, Inc. has many years of successful service in commercial construction, has worked previously with the City of Leander on other projects, and is deemed highly qualified for this project.

HISTORY/TIMELINE:

08/03/2023 - City Council approval of planning, design and engineering services with K Frieese + Associates (Lochner).

APPLICANT/AGENT:

RECOMMENDATION:

City staff recommends the City Council award Solicitation CIPS26-002 to Austin Engineering Company, Inc., in the amount of \$20,757,750.00; and authorize the City Manager to execute any and all necessary documents; authorize the City Manager to approve change orders not to exceed \$50,000.00 with a total amount of change orders not to exceed 25% of the original contract amount.

PRESENTER:

Tony Bettis, CIP Program Manager

	<u>Fiscal Impact</u>
<u>Amount requested:</u>	\$20,757,750.00
<u>Approved in current budget (Yes / No):</u>	Yes
<u>Expenditure (New / Amended):</u>	New
<u>Recurring or one-time:</u>	One-Time
<u>Fund source (Operating / Utility / etc.):</u>	Water Impact Fees

Attachments:

1. Ronald Reagan Pump Station and Ground Storage Tank Award Recommendation Letter 03-19-26
2. Ronald Reagan Pump Station and Ground Storage Tank Map and and Program Sheet (W.46)
3. Agreement

March 19, 2026

Mr. Russell Alabastro
CIP Project Manager
City of Leander
201 N. Brushy St.
Leander, TX 78641

RE: City of Leander Reagan Pump Station and Ground Storage Tank

Dear Mr. Alabastro,

Sealed bids were received for the above-referenced project on February 12, 2026 at 3:00 PM, with a total of thirteen (13) bids being received. The project includes a new horizontal split case pump station and building, yard piping, prestressed concrete ground storage tank, maintenance building, site work, electrical, instrumentation, and controls.

Below is a listing of the Contractors who bid on the contract and their total bid ordered from lowest to highest:

1. IECONI, Inc.	-	\$18,348,086.30
2. Austin Engineering Co., Inc.	-	\$20,757,750.00
3. Keeley Construction Group, Inc.	-	\$21,166,000.00
<i>Engineer's Estimate</i>	-	\$21,702,820.00
4. Posillico Civil, Inc.	-	\$22,035,000.00
5. TAKNEK LLC	-	\$22,220,000.00
6. Prota, Inc.	-	\$22,789,327.69
7. Associated Construction Partners, Ltd.	-	\$23,535,000.00
8. Jimmy Evans Company, Inc.	-	\$24,036,385.00
9. Joe Bland Construction, LLC	-	\$25,000,000.00
10. DeNucci Constructors, LLC	-	\$25,495,000.00
11. Cash Construction Company, Inc.	-	\$26,951,814.00
12. Thalle Construction Co., Inc.	-	\$28,099,000.00
13. C.C. Carlton Industries, Ltd.	-	\$29,371,150.00

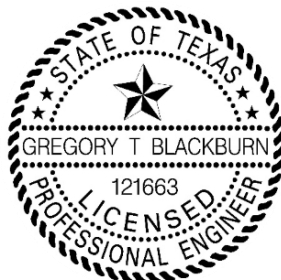
Lochner has reviewed the qualifications of the low bidder, IECONI Inc, and we have determined that they are not qualified based on the results of reference checks, which indicated concerns regarding past performance and project execution. At the City's request, Lochner has reviewed the qualifications of the second and third lowest bidders: Austin Engineering Co. Inc. and Keeley Construction Group, Inc. Based on the experiences and qualifications provided from the references of Austin Engineering, it is Lochner's recommendation that the City of Leander proceed with award of this construction contract to Austin Engineering Co, Inc. for their base bid amount of \$20,757,750.00.

Should you have any questions, please feel free to contact me.

Sincerely,



Greg Blackburn, P.E.
Project Manager



CITY OF LEANDER RONALD REAGAN PUMP STATION AND GROUND STORAGE TANK BID TABULATION - FEBRUARY 12, 2026													
BID ITEMS				ENGINEER'S ESTIMATE		BIDDERS							
				Lochner 1120 S. Capital of Texas Highway Austin, TX 78746 512-338-1704		IECONI 3100 S GESSNER RD, STE. 105 HOUSTON, TX		AUSTIN ENGINEERING CO., INC. P.O. BOX 342349 AUSTIN, TX		KEELEY CONSTRUCTION 1993 WALD RD NEW BRAUNFELS, TX		POSILICO CIVIL INC. 2101 S IH-35, STE. 500 AUSTIN, TX	
						Addenda 1, 2, 3, 4, 5	Bid Bond	Addenda 1, 2, 3, 4, 5	Bid Bond	Addenda 1, 2, 3, 4, 5	Bid Bond	Addenda 1, 2, 3, 4, 5	Bid Bond
						YES		YES		YES		YES	
						YES	YES	YES	YES	YES	YES	YES	YES
Item No.	Description	Unit	Qty	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	Mobilization, Bonds, and Insurance. Includes job burden and effort for the Contractor to initiate project start-up. The maximum allowable unit price is 5% of Total Base Bid Items.	LS	1	\$643,100.00	\$643,100.00	\$686,225.00	\$686,225.00	\$977,750.00	\$977,750.00	\$1,056,000.00	\$1,056,000.00	\$1,048,000.00	\$1,048,000.00
2	Trench Safety. Furnish all labor, equipment, materials, tools and professional engineer's services to provide trench safety (all depths and pipe sizes) in accordance with all applicable City, State and Federal law, ordinances, rules and guidelines, complete in place.	LS	1	\$40,000.00	\$40,000.00	\$38,401.44	\$38,401.44	\$35,000.00	\$35,000.00	\$10,000.00	\$10,000.00	\$38,000.00	\$38,000.00
3	Stormwater Pollution Prevention Plan	LS	1	\$50,000.00	\$50,000.00	\$48,229.94	\$48,229.94	\$20,000.00	\$20,000.00	\$50,000.00	\$50,000.00	\$12,000.00	\$12,000.00
4	Pump Station Building. Furnish All labor, equipment, materials, tools and professional engineer's services for a complete and operational pump station building as shown on the drawings and specifications, including but not limited to foundation, structural steel framing, walls, doors, manual roll-up door, windows, roof, plumbing, lighting, HVAC, monorail and 3 ton manual hoist, electrical room, storage room, and W/C.	LS	1	\$3,375,030.00	\$3,375,030.00	\$1,793,637.52	\$1,793,637.52	\$2,350,000.00	\$2,350,000.00	\$3,500,000.00	\$3,500,000.00	\$1,890,000.00	\$1,890,000.00
5	Horizontal Split Case Pump Station, Piping, and Valves. Furnish all labor, equipment, materials, and tools for the installation, testing, and start-up of the horizontal split case pumps, motors, pump bases, and piping, valves, and appurtenances inside of the pump station building, as shown on the drawings and specifications.	LS	1	\$2,802,195.00	\$2,802,195.00	\$2,435,746.46	\$2,435,746.46	\$1,650,000.00	\$1,650,000.00	\$3,350,000.00	\$3,350,000.00	\$4,287,000.00	\$4,287,000.00
6	Yard Piping. Furnish all labor, equipment, materials, and tools for the installation and testing of all piping, valves, vaults, and appurtenances outside of the pump station building.	LS	1	\$3,414,420.00	\$3,414,420.00	\$3,223,762.81	\$3,223,762.81	\$3,975,000.00	\$3,975,000.00	\$1,500,000.00	\$1,500,000.00	\$4,690,000.00	\$4,690,000.00
7	Prestressed Concrete Ground Storage Tank. Furnish all labor, equipment, materials, tools and professional engineer's services, including tank foundation design, for a complete and operational GST as shown on the drawings and specifications.	LS	1	\$3,510,000.00	\$3,510,000.00	\$2,815,848.66	\$2,815,848.66	\$2,675,000.00	\$2,675,000.00	\$2,600,000.00	\$2,600,000.00	\$2,400,000.00	\$2,400,000.00
8	Maintenance Building. Furnish all labor, equipment, materials, tools and professional engineer's services for a complete and operational maintenance building as shown on the drawings and specifications, including but not limited to foundation, structural steel framing, walls, doors, manual roll-up door, windows, roof, plumbing, lighting, and HVAC.	LS	1	\$275,000.00	\$275,000.00	\$266,331.78	\$266,331.78	\$375,000.00	\$375,000.00	\$350,000.00	\$350,000.00	\$265,000.00	\$265,000.00
9	Site Improvements. Furnish all labor, equipment, materials, and tools for the clearing and grubbing, demotion of existing site features, excavation and backfilling, site grading and restoration, paving and sidewalks, fences, gates, drainage improvements, landscaping, and on-site septic system.	LS	1	\$2,650,725.00	\$2,650,725.00	\$1,413,298.26	\$1,413,298.26	\$2,450,000.00	\$2,450,000.00	\$750,000.00	\$750,000.00	\$1,362,000.00	\$1,362,000.00
10	Electrical, Instrumentation, and Controls. Furnish all labor, equipment, materials, tools and professional engineer's services for a complete and operational electrical and controls system for the facility, including but not limited to generator, automatic transfer switch, transformers, switchgears, motor control centers, SCADA, duct banks, site lighting, and conduit.	LS	1	\$4,942,350.00	\$4,942,350.00	\$5,626,604.43	\$5,626,604.43	\$6,250,000.00	\$6,250,000.00	\$8,000,000.00	\$8,000,000.00	\$6,043,000.00	\$6,043,000.00
TOTAL – BASE BID				\$21,702,820.00		\$18,348,086.30		\$20,757,750.00		\$21,166,000.00		\$22,035,000.00	

CITY OF LEANDER RONALD REAGAN PUMP STATION AND GROUND STORAGE TANK
BID TABULATION - FEBRUARY 12, 2026

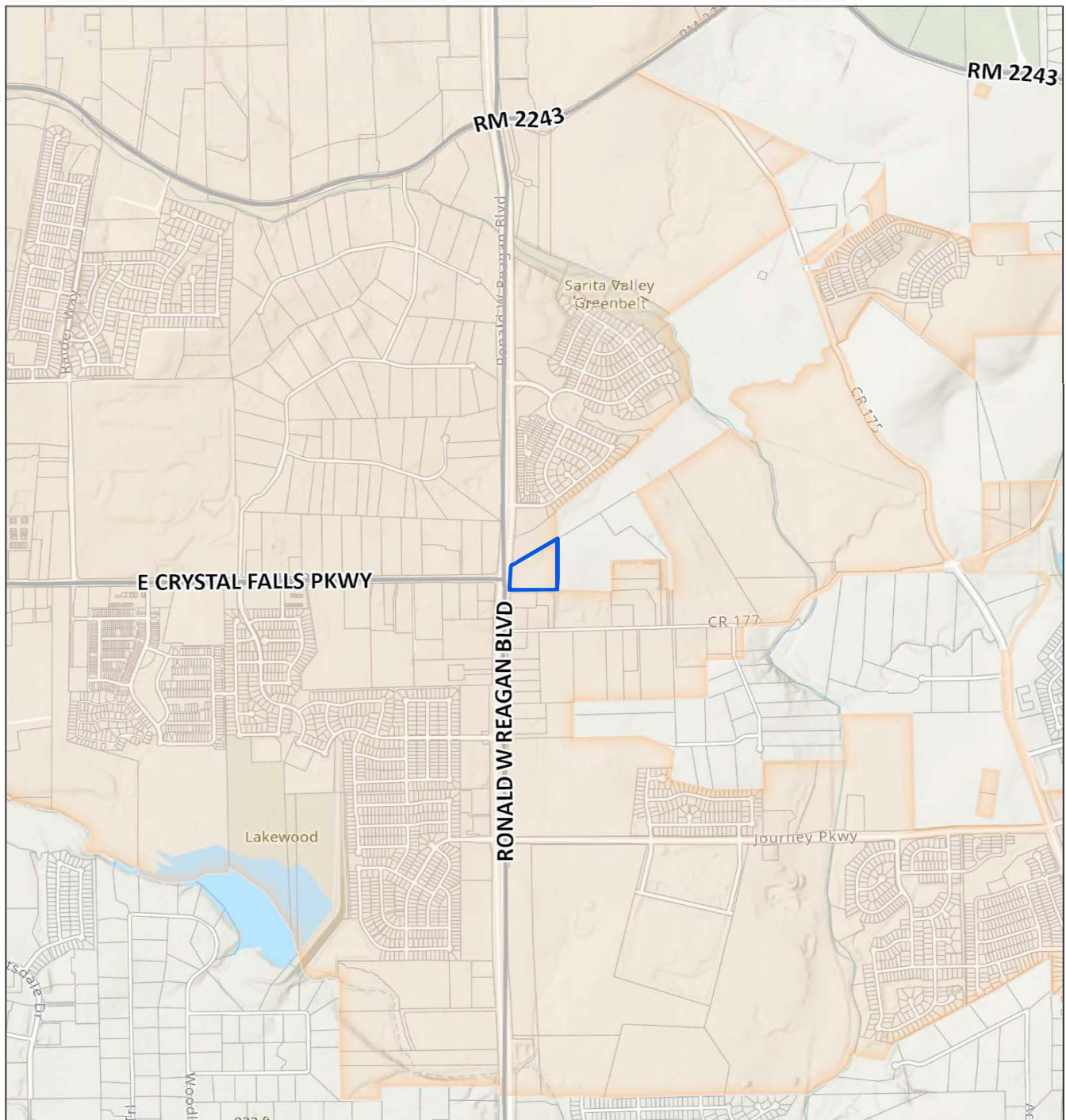
BID ITEMS				BIDDERS									
				TAKNEK 4400 W HIGHWAY 82 GAINESVILLE, TX		PROTA, INC. P.O. BOX 342195 AUSTIN, TX		ASSOCIATED CONSTRUCTION PARTNERS, LTD. 215 W BANDERA RD, STE. 114-461 BOERNE, TX		JIMMY EVANS COMPANY 811 DALTON LANE AUSTIN, TX		JOE BLAND CONSTRUCTION 9500 W PARMER LN, STE. 1301 AUSTIN, TX	
				Addenda	Bid Bond	Addenda	Bid Bond	Addenda	Bid Bond	Addenda	Bid Bond	Addenda	Bid Bond
				1, 2, 3, 4, 5		1, 2, 3, 4, 5		1, 2, 3, 4, 5		1, 2, 3, 4, 5		1, 2, 3, 4, 5	
				YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
Item No.	Description	Unit	Qty	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	Mobilization, Bonds, and Insurance. Includes job burden and effort for the Contractor to initiate project start-up. The maximum allowable unit price is 5% of Total Base Bid Items.	LS	1	\$1,000,000.00	\$1,000,000.00	\$1,125,000.00	\$1,125,000.00	\$1,100,000.00	\$1,100,000.00	\$1,201,300.00	\$1,201,300.00	\$750,000.00	\$750,000.00
2	Trench Safety. Furnish all labor, equipment, materials, tools and professional engineer's services to provide trench safety (all depths and pipe sizes) in accordance with all applicable City, State and Federal law, ordinances, rules and guidelines, complete in place.	LS	1	\$60,000.00	\$60,000.00	\$70,000.00	\$70,000.00	\$10,000.00	\$10,000.00	\$35,000.00	\$35,000.00	\$125,000.00	\$125,000.00
3	Stormwater Pollution Prevention Plan	LS	1	\$20,000.00	\$20,000.00	\$25,000.00	\$25,000.00	\$30,000.00	\$30,000.00	\$10,500.00	\$10,500.00	\$30,000.00	\$30,000.00
4	Pump Station Building. Furnish All labor, equipment, materials, tools and professional engineer's services for a complete and operational pump station building as shown on the drawings and specifications, including but not limited to foundation, structural steel framing, walls, doors, manual roll-up door, windows, roof, plumbing, lighting, HVAC, monorail and 3 ton manual hoist, electrical room, storage room, and W/C.	LS	1	\$1,290,000.00	\$1,290,000.00	\$2,200,000.00	\$2,200,000.00	\$2,600,000.00	\$2,600,000.00	\$1,185,815.00	\$1,185,815.00	\$6,235,000.00	\$6,235,000.00
5	Horizontal Split Case Pump Station, Piping, and Valves. Furnish all labor, equipment, materials, and tools for the installation, testing, and start-up of the horizontal split case pumps, motors, pump bases, and piping, valves, and appurtenances inside of the pump station building, as shown on the drawings and specifications.	LS	1	\$1,500,000.00	\$1,500,000.00	\$2,700,000.00	\$2,700,000.00	\$1,900,000.00	\$1,900,000.00	\$3,826,520.00	\$3,826,520.00	\$1,595,000.00	\$1,595,000.00
6	Yard Piping. Furnish all labor, equipment, materials, and tools for the installation and testing of all piping, valves, vaults, and appurtenances outside of the pump station building.	LS	1	\$4,900,000.00	\$4,900,000.00	\$2,600,000.00	\$2,600,000.00	\$5,745,000.00	\$5,745,000.00	\$4,744,500.00	\$4,744,500.00	\$3,675,000.00	\$3,675,000.00
7	Prestressed Concrete Ground Storage Tank. Furnish all labor, equipment, materials, tools and professional engineer's services, including tank foundation design, for a complete and operational GST as shown on the drawings and specifications.	LS	1	\$3,800,000.00	\$3,800,000.00	\$3,800,000.00	\$3,800,000.00	\$2,600,000.00	\$2,600,000.00	\$3,253,300.00	\$3,253,300.00	\$3,280,000.00	\$3,280,000.00
8	Maintenance Building. Furnish all labor, equipment, materials, tools and professional engineer's services for a complete and operational maintenance building as shown on the drawings and specifications, including but not limited to foundation, structural steel framing, walls, doors, manual roll-up door, windows, roof, plumbing, lighting, and HVAC.	LS	1	\$950,000.00	\$950,000.00	\$500,000.00	\$500,000.00	\$300,000.00	\$300,000.00	\$220,560.00	\$220,560.00	\$825,000.00	\$825,000.00
9	Site Improvements. Furnish all labor, equipment, materials, and tools for the clearing and grubbing, demotion of existing site features, excavation and backfilling, site grading and restoration, paving and sidewalks, fences, gates, drainage improvements, landscaping, and on-site septic system.	LS	1	\$2,400,000.00	\$2,400,000.00	\$1,600,327.69	\$1,600,327.69	\$2,000,000.00	\$2,000,000.00	\$1,018,250.00	\$1,018,250.00	\$1,485,000.00	\$1,485,000.00
10	Electrical, Instrumentation, and Controls. Furnish all labor, equipment, materials, tools and professional engineer's services for a complete and operational electrical and controls system for the facility, including but not limited to generator, automatic transfer switch, transformers, switchgears, motor control centers, SCADA, duct banks, site lighting, and conduit.	LS	1	\$6,300,000.00	\$6,300,000.00	\$8,169,000.00	\$8,169,000.00	\$7,250,000.00	\$7,250,000.00	\$8,540,640.00	\$8,540,640.00	\$7,000,000.00	\$7,000,000.00
TOTAL – BASE BID				\$22,220,000.00		\$22,789,327.69		\$23,535,000.00		\$24,036,385.00		\$25,000,000.00	

CITY OF LEANDER RONALD REAGAN PUMP STATION AND GROUND STORAGE TANK
BID TABULATION - FEBRUARY 12, 2026

BID ITEMS				BIDDERS							
				DENUCCI CONSTRUCTORS		CASH CONSTRUCTION		THALLE CONSTRUCTION CO., INC.		C.C. CARLTON INDUSTRIES, LTD	
				P.O. BOX 201268 AUSTIN, TX		217 KINGSTON LACY BLVD. PFLUGERVILLE, TX		900 NC HIGHWAY 86 NORTH HILLSBOROUGH, NC		3102 BEE CAVES RD., STE. 200 AUSTIN, TX	
				Addenda	Bid Bond	Addenda	Bid Bond	Addenda	Bid Bond	Addenda	Bid Bond
				1, 2, 3, 4, 5		1, 2, 3, 4, 5		1, 2, 3, 4, 5		1, 2, 3, 4, 5	
Item No.	Description	Unit	Qty	YES	YES	YES	YES	YES	YES	YES	YES
				Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	Mobilization, Bonds, and Insurance. Includes job burden and effort for the Contractor to initiate project start-up. The maximum allowable unit price is 5% of Total Base Bid Items.	LS	1	\$1,030,000.00	\$1,030,000.00	\$1,080,000.00	\$1,080,000.00	\$1,125,000.00	\$1,125,000.00	\$1,400,000.00	\$1,400,000.00
2	Trench Safety. Furnish all labor, equipment, materials, tools and professional engineer's services to provide trench safety (all depths and pipe sizes) in accordance with all applicable City, State and Federal law, ordinances, rules and guidelines, complete in place.	LS	1	\$390,000.00	\$390,000.00	\$1,664.00	\$1,664.00	\$5,000.00	\$5,000.00	\$1,950.00	\$1,950.00
3	Stormwater Pollution Prevention Plan	LS	1	\$185,000.00	\$185,000.00	\$126,828.00	\$126,828.00	\$45,000.00	\$45,000.00	\$35,000.00	\$35,000.00
4	Pump Station Building. Furnish All labor, equipment, materials, tools and professional engineer's services for a complete and operational pump station building as shown on the drawings and specifications, including but not limited to foundation, structural steel framing, walls, doors, manual roll-up door, windows, roof, plumbing, lighting, HVAC, monorail and 3 ton manual hoist, electrical room, storage room, and W/C.	LS	1	\$1,375,000.00	\$1,375,000.00	\$2,072,349.00	\$2,072,349.00	\$6,774,000.00	\$6,774,000.00	\$3,200,000.00	\$3,200,000.00
5	Horizontal Split Case Pump Station, Piping, and Valves. Furnish all labor, equipment, materials, and tools for the installation, testing, and start-up of the horizontal split case pumps, motors, pump bases, and piping, valves, and appurtenances inside of the pump station building, as shown on the drawings and specifications.	LS	1	\$4,175,000.00	\$4,175,000.00	\$3,980,653.00	\$3,980,653.00	\$1,500,000.00	\$1,500,000.00	\$3,400,000.00	\$3,400,000.00
6	Yard Piping. Furnish all labor, equipment, materials, and tools for the installation and testing of all piping, valves, vaults, and appurtenances outside of the pump station building.	LS	1	\$3,600,000.00	\$3,600,000.00	\$3,808,220.00	\$3,808,220.00	\$3,600,000.00	\$3,600,000.00	\$4,200,000.00	\$4,200,000.00
7	Prestressed Concrete Ground Storage Tank. Furnish all labor, equipment, materials, tools and professional engineer's services, including tank foundation design, for a complete and operational GST as shown on the drawings and specifications.	LS	1	\$3,350,000.00	\$3,350,000.00	\$3,953,008.00	\$3,953,008.00	\$3,300,000.00	\$3,300,000.00	\$3,300,000.00	\$3,300,000.00
8	Maintenance Building. Furnish all labor, equipment, materials, tools and professional engineer's services for a complete and operational maintenance building as shown on the drawings and specifications, including but not limited to foundation, structural steel framing, walls, doors, manual roll-up door, windows, roof, plumbing, lighting, and HVAC.	LS	1	\$350,000.00	\$350,000.00	\$671,359.00	\$671,359.00	\$350,000.00	\$350,000.00	\$750,000.00	\$750,000.00
9	Site Improvements. Furnish all labor, equipment, materials, and tools for the clearing and grubbing, demotion of existing site features, excavation and backfilling, site grading and restoration, paving and sidewalks, fences, gates, drainage improvements, landscaping, and on-site septic system.	LS	1	\$2,200,000.00	\$2,200,000.00	\$1,611,005.00	\$1,611,005.00	\$2,200,000.00	\$2,200,000.00	\$1,900,000.00	\$1,900,000.00
10	Electrical, Instrumentation, and Controls. Furnish all labor, equipment, materials, tools and professional engineer's services for a complete and operational electrical and controls system for the facility, including but not limited to generator, automatic transfer switch, transformers, switchgears, motor control centers, SCADA, duct banks, site lighting, and conduit.	LS	1	\$8,840,000.00	\$8,840,000.00	\$9,646,728.00	\$9,646,728.00	\$9,200,000.00	\$9,200,000.00	\$11,184,200.00	\$11,184,200.00
TOTAL – BASE BID				\$25,495,000.00		\$26,951,814.00		\$28,099,000.00		\$29,371,150.00	



3/19/2026



CIP Program

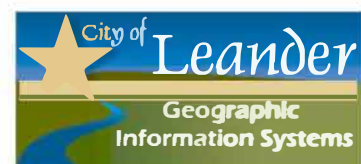
W.46 - Ronald Reagan Pump Station and Ground Storage Tanks

Water Projects

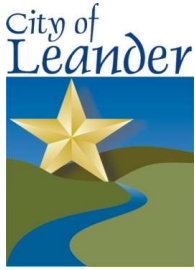
 W.46

 Leander City Limits

 Parcels (WCAD)



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. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use, or misuse of the information herein provided.

**CITY OF LEANDER CAPITAL IMPROVEMENT PROGRAM**

PROJECT ID:	W.46		RANKING:	6
PROJECT TITLE	Ronald Reagan Pumps Station and Ground Storage Tanks		MATRIX SCORE:	80
DEPARTMENT(S)	Water			
PROJECT DESCRIPTION:				
Construct new ground storage tanks (GST) and a pump station (PS) to increase and control flows from the BCRUA (Brushy Creek Regional Utility Authority) at the Ronald W. Reagan Boulevard corridor. Phase 1 of this project includes a 2.5 MG (Million Gallon) ground storage tank (GST) and the initial phase (~17.5 MGD) of the pump station. Phase 2 will complete the ultimate build-out, which will include a second 2.5 MG ground storage tank and build-out of the pump station to 30 to 35 MGD (Million Gallons per Day) under Phase 2.				

Location	Northeast corner of the intersection of Ronald W. Reagan Boulevard and Crystal Falls Parkway		
Limits From/To:	Within the Behrens Tract at the east side of Ronald W. Reagan Boulevard and Crystal Falls Parkway intersection		
Schedule	Duration	For Non Utility CIP projects - Check all that apply:	
Design Phase	24 months	☒	Project will also involve the need for NEW City Utility Infrastructure, including Fiber conduit.
ROW/Esmt Acq.	4 months	☒	Project Cost Estimate Below DOES include cost for new utility infrastructure.
Construction	24 months	☐	Project Cost Estimate Below DOES NOT include cost for new utility infrastructure.

PROJECT NEED/BENEFITS

From Water Master Plan. Currently in Design. Water pumped to the City from BCRUA Water Treatment Plant has had limited routing, with limited capacity to boost the pressure and provide for storage of water. This project constructs for Phase 1, two new pumps, the pump station building, and one 2MG ground storage tank. this project ranks high in the Water Master Plan and currently has 100% completed drawings.

To comply with Texas Commission on Environmental Quality (TCEQ) storage requirements, this project is needed to meet the volume per capita requirement. The project will create a loop and connection between the 1252 and 1255 pressure zones, and provide additional water storage capacity for the development in the east side of Leander. The ground storage tanks and the new pump station will store and distribute water directly from the BCRUA, to cover peak demands.

☐ Project requires hiring new staff	Anticipated Number of New Employees:			0	Usable Life of Asset:		25	Years
PROJECT COSTS	Prior	FY26	FY27	FY28	FY29	FY30	FY31 - FY35	Total
Design Consultant	\$ 1,657,085	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ 2,057,085
Construction	\$ -	\$ 22,100,000	\$ -	\$ -	\$ -	\$ -	\$ 4,260,000	\$ 26,360,000
Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Inspection/Testing	\$ -	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,000
Contingencies	\$ -	\$ 5,525,000	\$ -	\$ -	\$ -	\$ -	\$ 1,065,000	\$ 6,590,000
Other (including easements, ROW, etc.)	\$ 6,040,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,040,000
Total Estimated Cost	\$ 7,697,085	\$ 27,715,000	\$ -	\$ -	\$ -	\$ -	\$ 5,725,000	\$ 41,137,085

PROJECT BUDGET	Prior	FY26	FY27	FY28	FY29	FY30	FY31 - FY35	Total
FUNDING SOURCE								
Account No.	Fund							
25-00-4085	Water Impact Fees	\$ -	\$ 27,715,000	\$ -	\$ -	\$ -	\$ 5,725,000	\$ 33,440,000
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues		\$ -	\$ 27,715,000	\$ -	\$ -	\$ -	\$ 5,725,000	\$ 33,440,000
EXPENDITURE								
25-31-8625	Reagan GST/Booster Station	\$ -	\$ 27,715,000	\$ -	\$ -	\$ -	\$ 5,725,000	\$ 33,440,000
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures		\$ -	\$ 27,715,000	\$ -	\$ -	\$ -	\$ 5,725,000	\$ 33,440,000

Note: All amounts are shown in current dollars

AGREEMENT BETWEEN OWNER AND CONTRACTOR

This Agreement is by and between **CITY OF LEANDER, a Texas Municipal Corporation** ("Owner") and Austin Engineering Co., Inc. ("Contractor").

Terms used in this Agreement have the meanings stated in the General Conditions.

Owner and Contractor hereby agree as follows:

ARTICLE 1—WORK

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents which exhibits are as follows:

- A. This Agreement Between Owner and Contractor
- B. Standard General Conditions of the Construction Contract (as amended)
- C. Performance Bond
- D. Payment Bond
- E. Specifications
- F. Drawings
- G. Geotechnical and Engineering Reports
- H. Maintenance Bond
- I. Supplemental Conditions
- J. Responses
- I. Solicitation

1.02 The Work is generally described as follows:

Installing a new booster pump station and Ground Storage Tank (GST) located at 16092 Ronald W Reagan Blvd, Leander, TX 78641. Work includes but not limited to earthwork, structural, mechanical, and electrical items for construction of a new Booster Pump Station and GST to supply

water to the 1127 pressure zone and San Gabriel Elevated Storage Tank project. All labor material, equipment and incidentals shall be supplied by the Contractor for the entirety of the project.

ARTICLE 2—THE PROJECT

- 2.01 The Project for which the Work under the Contract Documents may be the whole or only a part is generally described as follows:

W.46: Ronald Reagan Pump Station and Ground Storage Tank

ARTICLE 3—ENGINEER

- 3.01 The Project has been designed by the following Engineer:

**K Friese & Associates, LLC
1120 S Capital of Texas Highway
Building No. 2, Suite 100
Austin, TX 78746**

K Friese & Associates, LLC ("Engineer") whose engineer of record has affixed its seal to the drawings and specifications. The Engineer shall act as Owner's representative, assume all duties and responsibilities of Engineer provided in the Contract Documents, and have the rights and authority assigned to Engineer in the Contract.

ARTICLE 4—CONTRACT TIME

- 4.01 *Time is of the Essence*

- A. Time limits stated in the Contract Documents are of the essence of the Contract. In all aspects of the Work, including any time limits for Milestones, Substantial Completion, and Final Completion, time is of the essence of the Contract. Additionally, time limits stated in the Project Schedule are of the essence. By executing this Contract Agreement, the Contractor confirms that the Contract Time is a reasonable period for performing the Work.

- 4.02 *Contract Time: Days to Achieve Substantial and final Completion*

- A. The Work will be substantially complete on or before four hundred seventy **(470) days** from the date of commencement as stated in the Notice to Proceed. The Work will be finally complete and ready for final payment in accordance with the Contract Documents on or before **thirty (30) days** from the date of substantially complete.

- 4.05 *Liquidated Damages*

- A. Contractor and Owner recognize that time is of the essence and that Owner will suffer financial and other losses if the Work is not completed within the Contract Time. The parties also recognize that quantification of the Owner's actual damages for delay are inherently

EJCDC® C-520, Agreement between Owner and Contractor for Construction Contract (\$20,757,750.00)

Version 4/10/2026

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Page 2 of 9 – Contract # L00467 – CISP26-002

difficult to predict because such damages include, but are not limited to, lost revenue, internal staffing costs, consultant fees, fines and penalties of regulatory authorities; financing costs and professional fees. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty):

1. *Substantial Completion:* Contractor shall pay Owner one thousand dollars five hundred and zero cent **(1,500.00)** for each calendar day that expires after the time (as duly adjusted pursuant to the Contract) specified above for Substantial Completion, until the Work is substantially complete.
2. *Completion of Remaining Work:* After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Time (as duly adjusted pursuant to the Contract) for completion and readiness for final payment, Contractor shall pay Owner one-thousand five hundred dollars and zero cents **(\$1,500.00)** for each calendar day that expires after such time until the Work is completed and ready for final payment.
3. *Milestones:* Contractor shall pay Owner one-thousand five hundred dollars and zero cents **(\$1,500.00)** for each calendar day that expires after the time (as duly adjusted pursuant to the Contract) specified above for achievement of Milestone 1, until Milestone 1 is achieved, or until the time specified for Substantial Completion is reached, at which time the rate indicated in Paragraph 4.05.A.1 will apply, rather than the Milestone rate.
4. Liquidated damages for failing to timely attain Milestones, Substantial Completion, and final completion are not additive, and will not be imposed concurrently.
5. **Additional Language. Determine inclusion on a project by project basis**

Owner may, at any time, forgo collection of liquidated damages and seek recovery of all damages incurred as a result of the Contractor's failure to complete the Project timely. If Owner so elects, then it shall be required to provide evidence of costs incurred with notices of withholding or demands for reimbursement. Owner shall not be constrained or restricted in the type or category of loss by the language in the above liquidated damages clause or elsewhere in the Contract Documents.

- B. If Owner recovers liquidated damages for a delay in completion by Contractor, then such liquidated damages are Owner's sole and exclusive remedy for such delay, and Owner is precluded from recovering any other damages, whether actual, direct, excess, or consequential, for such delay, except for special damages (if any) specified in this Agreement.
- C. If Owner is prevented from recovery of liquidated damages, or Owner unilaterally elects to forgo recovery of liquidated damages, then Contractor shall be liable to Owner for all damages resulting from Contractor caused delay.

4.06 *Application of Liquidated Damages*

- A. The Parties agree that the liquidated damages are intended to reimburse Owner for damages due to delay. Liquidated damages are independent of other damages to which Owner may be entitled pursuant to the Contract Documents.

ARTICLE 5—CONTRACT PRICE

5.01 Owner shall pay Contractor for completion of the Work, in accordance with the Contract Documents, the amounts that follow, subject to adjustment as provided in the Contract Documents:

- A. The total Contract Price for all Work is twenty million seven hundred fifty-seven thousand hundred fifty dollars **(\$20,757,750.00)**, subject to adjustment as provided in the Contract Documents. The Contract Price is derived from the Contractor's Bid Form, attached hereto as **Exhibit "A"** to this Agreement. The Contract Price shall be determined and paid by the character of the Work, as described below:
 - 1. For all Unit Price Work: an amount equal to the sum of the extended prices pursuant to section 13.03 of the General Conditions.
 - 2. For all Stipulated Sum and/or Lump Sum Work: an amount equal to the price reflected on the Bid Form for each portion of the Work payable based on a lump sum.
 - 3. For all Work billed as Cost of the Work, an amount equal to the permitted amounts as stated in section 13.01 of the General Conditions.

ARTICLE 6—PAYMENT PROCEDURES

6.01 *Submittal and Processing of Payments*

- A. Contractor shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment shall be submitted to the Engineer each month. Pay Applications will be processed by Owner and Engineer as provided in the General Conditions.

6.02 *Progress Payments; Retainage*

- A. Owner shall make progress payments on the basis of Contractor's Applications for Payment on or about the **30th** day from Owner approval of Application for Payment of each month during performance of the Work as provided in Paragraph 6.02.A.1 below, provided that such Applications for Payment have been submitted in a timely manner and otherwise meet the requirements of the Contract. All such payments will be measured by the Schedule of Values established as provided in the General Conditions or, as may be provided elsewhere in the Contract.
 - 1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Owner may withhold, including but not limited to liquidated damages, in accordance with the Contract.
 - a. **Ninety-Five (95)** percent of the value of the Work completed (with the balance being retainage).
 - b. **Eighty (80)** percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).
- B. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to **Ninety-Five (95)** percent of the Work completed, less such amounts set off by Owner pursuant to Paragraph 15.01.E of the General Conditions, and less

Five (5) percent of Engineer's estimate of the value of Work to be completed or corrected as shown on the punch list of items to be completed or corrected prior to final payment.

6.03 *Final Payment*

- A. Upon final completion and acceptance of the Work, Owner shall pay the remainder of the Contract Price in accordance with Paragraph 15.06 of the General Conditions.

6.04 *Consent of Surety*

- A. Owner shall not make final payment, or return or release retainage at Substantial Completion or any other time, unless Contractor submits written consent of the surety to such payment, return, or release.

6.05 *Interest*

- A. Accrual and payment of interest shall be governed by chapter 2251 of the Texas Government Code.

ARTICLE 7—CONTRACTOR REPRESENTATIONS

7.01 *Contractor's Representations*

- A. In order to induce Owner to enter into this Contract, Contractor makes the following representations:
 - 1. Contractor has examined and carefully studied the Contract Documents and other related documents and Technical Data provided with the Bid Documents.
 - 2. Contractor has visited the Site and adjacent areas, has become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
 - 3. Contractor is familiar with and is satisfied as to the content and applicability of all Laws and Regulations that may affect cost, progress, and performance of the Work.
 - 4. Contractor has obtained and carefully studied (or assumes responsibility for doing so) all examinations, investigations, explorations, tests, studies, and data concerning conditions (surface, subsurface, and Underground Facilities) at or contiguous to the Site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor, including any specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents, and safety precautions and programs incident thereto.
 - 5. Contractor does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.
 - 6. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.
 - 7. Contractor has correlated the information known to Contractor, information and observations obtained from visits to the Site, reports and drawings identified in the

EJCDC® C-520, Agreement between Owner and Contractor for Construction Contract (\$20,757,750.00)

Version 4/10/2026

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Page 5 of 9 – Contract # L00467 – CISP26-002

Contract Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.

8. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and of discrepancies between Site conditions and the Contract Documents, and the written resolution thereof—by Engineer is acceptable to Contractor.
9. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
10. Contractor's entry into this Contract constitutes an incontrovertible representation by Contractor that without exception all prices in the Agreement are premised upon performing and furnishing the Work required by the Contract Documents.

ARTICLE 8—ADDITIONAL STIPULATIONS, DISCLAIMERS, AND GENERAL PROVISIONS

8.01 *Standard General Conditions*

- A. Owner stipulates that if the General Conditions that are made a part of this Contract are EJCDC® C-700, Standard General Conditions for the Construction Contract (2018), published by the Engineers Joint Contract Documents Committee, as amended.

8.02 *Additional Provisions*

- A. *Contract Interpretation.* Although drawn by Owner, both parties hereto expressly agree and assert that in the event of any dispute over its meaning or application, this Agreement shall be interpreted reasonably and fairly, and neither more strongly for nor against either party.
- B. *Controlling Law and Venue.* This Agreement is to be governed by and shall be construed in accordance with the laws of the State of Texas without regard to conflicts of law principles, thereof. Proper venue for any dispute or litigation shall be only in Williamson County, Texas.
- C. *Defined Terms.* Terms used in this Agreement have the meaning stated in the General Conditions.
- D. *Assignment of Contract.* No assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents. Should an assignment occur, the terms of this provision survive and control any further assignment by an assignee.
- E. *Successors and Assigns.* Owner and Contractor each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.
- F. *Severability.* Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof

with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

- G. Survival. All provisions in the Contract Documents governing dispute resolution survive termination of the Contract. Unless expressly stated to survive termination all provisions in the Contract Documents, and all rights, responsibilities, obligations, remedies, claims and causes of action arising therefrom cease at termination.

8.03 Statutory Disclaimers

- A. 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, Contractor represents that neither Contractor nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Contractor (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.
- B. 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, Contractor represents that Contractor nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Contractor is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201, or 2252.153 of the Texas Government Code.
- C. Contractor hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code, and to the extent such Section is not inconsistent with a governmental entity's constitutional or statutory duties related to the issuance, incurrence, or management of debt obligations or the deposit, custody, management, borrowing, or investment of funds. As used in the foregoing verification, "boycott energy company" means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company: (A) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or (B) does business with a company described by the preceding statement in (A).
- D. Contractor hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association during the term of this Agreement. The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" means: (i) refuse to engage in the trade of any goods or services with the entity or association based

solely on its status as a firearm entity or firearm trade association; (ii) refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or (iii) terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; but does not include (a) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; or (b) a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency; or for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity's or association's status as a firearm entity or firearm trade association.

- E. Texas law requires that business entities, as defined in Texas Government Code, Section 2252.908, who contract with the City complete the on-line of Form 1295 "Certificate of Interested Parties" as promulgated by the Texas Ethics Commission (<https://www.ethics.state.tx.us/filinginfo/1295/>). Form 1295 is also required for any and all contract amendments, extensions or renewals. Prior to any payment to Contractor hereunder, Contractor shall provide proof of submission to the City Secretary that the appropriate Form 1295 documentation has been submitted.
- F. Pursuant to Subchapter J, Chapter 552, Texas Government Code, Contractor shall:
1. Preserve all contracting information related to the Agreement as provided by the records retention requirements applicable to the City for the duration of the Agreement;
 2. Promptly provide to the City any contracting information related to the Agreement that is in the custody or possession of the entity on request of the City; and
 3. On completion of the Agreement, either:
 - a. Provide at no cost to the City all contracting information related to the Agreement that is in the custody or possession of the Contractor; or
 - B. Preserve the contracting information related to the Agreement as provided by the records retention requirements applicable to the governmental body.

The requirements of Subchapter J, Chapter 552, Texas Government Code, may apply to this Agreement and the Contractor agrees that the Agreement can be terminated if the Contractor knowingly or intentionally fails to comply with a requirement of that subchapter. "Contracting information" includes, but is not limited to, records, communications and other documents related to the bid process, contract, payments, receipts, scope of work/services, and performance."

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement.

This Agreement will be effective on the date of the last signature and full execution of this agreement.

Owner:	Contractor:
<u>CITY OF LEANDER</u>	<u>Austin Engineering Co., Inc.</u>
<i>(typed or printed name of organization)</i>	<i>(typed or printed name of organization)</i>
By: _____	By: _____
<i>(individual's signature)</i>	<i>(individual's signature)</i>
Date: _____	Date: <u>6/5/26</u>
<i>(date signed)</i>	<i>(date signed)</i>
Name: <u>Todd Parton</u>	Name: <u>Travis W. Keller</u>
<i>(typed or printed)</i>	<i>(typed or printed)</i>
Title: <u>City Manager</u>	Title: <u>Vice President</u>
<i>(typed or printed)</i>	<i>(typed or printed)</i>
Attest: _____	Attest: _____
<i>(individual's signature)</i>	<i>(individual's signature)</i>
Title: _____	Title: <u>Sr. Contract Administrator</u>
<i>(typed or printed)</i>	<i>(typed or printed)</i>
Address for giving notices:	Address for giving notices:
_____	<u>P.O. BOX 342349</u>
_____	<u>AUSTIN, TEXAS 78734</u>
_____	_____
Designated Representative:	Designated Representative:
Name: _____	Name: <u>Austin Keller</u>
<i>(typed or printed)</i>	<i>(typed or printed)</i>
Title: _____	Title: <u>Vice President</u>
<i>(typed or printed)</i>	<i>(typed or printed)</i>
Address:	Address:
_____	<u>P.O. BOX 342349</u>
_____	<u>AUSTIN, TEXAS 78734</u>
_____	_____
Phone: _____	Phone: <u>(512) 327-1464</u>
Email: _____	Email: <u>akeller@aecoi.net</u>
	License No.: <u>N/A</u>
	<i>(where applicable)</i>
	State: _____

EJCDC® C-520, Agreement between Owner and Contractor for Construction Contract (\$20,757,750.00)

Version 4/10/2026

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Page 9 of 9 – Contract # L00467 – CISP26-002