



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

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

March 9, 2023 at 6:00 PM



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

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

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

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

CONSENT AGENDA: ACTION

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

PUBLIC HEARING: ACTION

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

- Discuss and consider action regarding Zoning Case Z-22-0052 as described above.
- a. Staff Presentation
- b. Applicant Presentation
- c. Open Public Hearing
- d. Close Public Hearing
- e. Discussion
- f. Consider Action

REGULAR AGENDA

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

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 55 1.001 et seq. At any time during the meeting the Planning & Zoning Commission reserves the right to adjourn into Executive Session on any of the above posted agenda items in accordance with the Sections 55 1.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 55 1.073 [prospective gift to city], 55 1.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas. was posted on the bulletin board at City Hall in Leander. Texas on the 3rd day of March 2023 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Veronica Tovar
Planning Coordinator



EXECUTIVE SUMMARY
03/09/2023

AGENDA SUBJECT:

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

BACKGROUND:

This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.

HISTORY/TIMELINE:

01/09/2008 – Subdivision Plat Recorded
10/27/2016 – Subdivision Replat Recorded

APPLICANT/AGENT:

Kimley-Horn (Allison Kennaugh, P.E.) on behalf of Global New Millenium Partners LTD (Shoukat Dhanani).

RECOMMENDATION:

This final plat includes 2 commercial lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following conditions.

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

PRESENTER:

Michael Chenausky AICP, Senior Planner

Attachments

1. Final Plat
2. Location Map

CANTWELL TRACT SUBDIVISION
LOT 2, BLOCK A, 2ND REPLAT
SHORT FORM FINAL PLAT

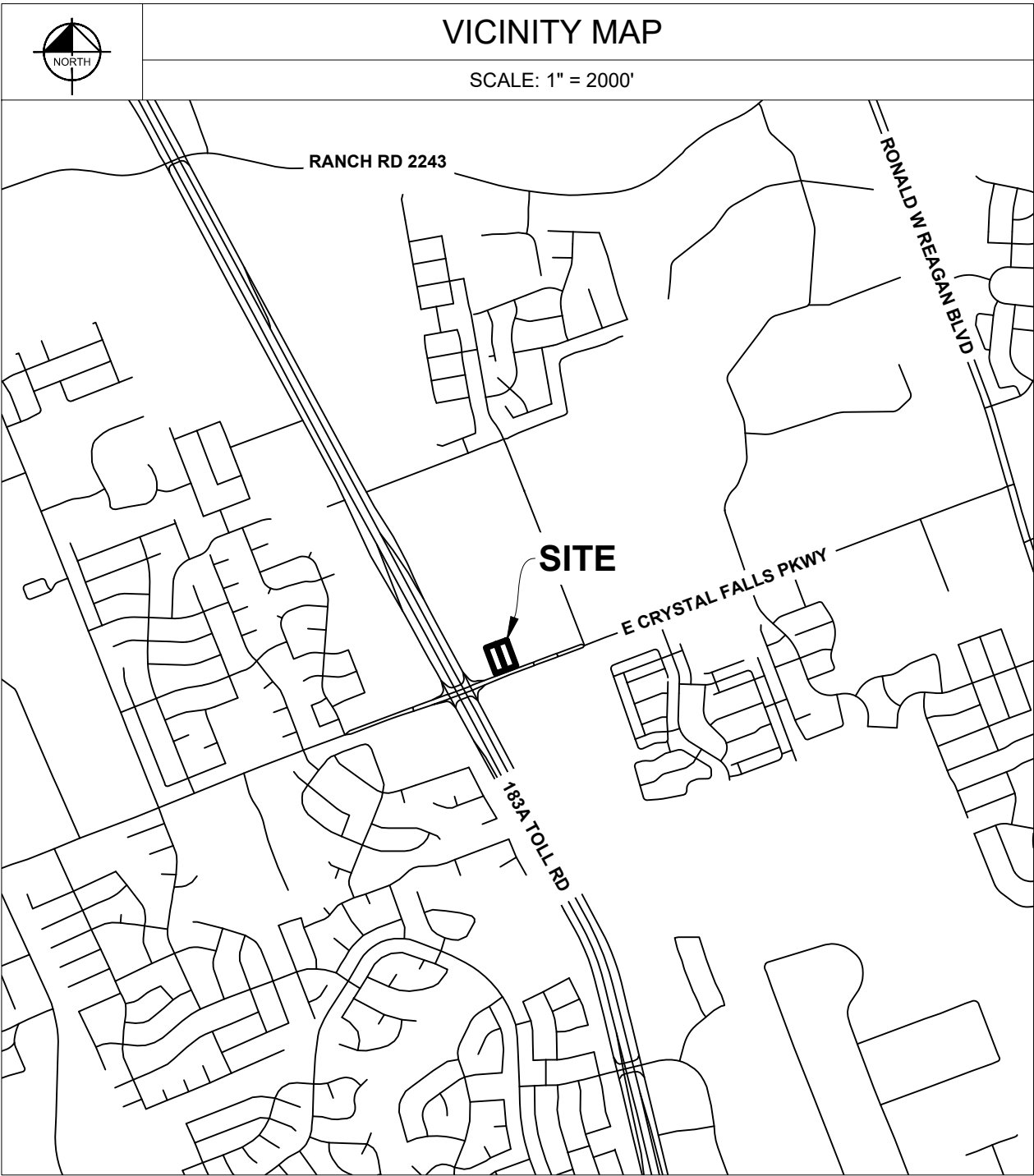
OWNER INFORMATION:
GLOBAL NEW MILLENNIUM PARTNERS, LTD.
4415 HIGHWAY 6
SUGARLAND, TX 77478
(281) 201-2764

ENGINEER INFORMATION:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TX 78759
(512) 418-1771

SURVEYOR INFORMATION:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TX 78759
(512) 418-1771

FILING DATE: 11/29/2022

LEGAL DESCRIPTION:
BEING ALL OF LOT 2, BLOCK A, CANTWELL TRACT SUBDIVISION REPLAT, A
LEGAL SUBDIVISION ACCORDING TO THE PLAT OF RECORD UNDER DOCUMENT
NO. 2016101167, AN ADDITION TO THE CITY OF CEDAR PARK, SITUATED IN THE
ELIJAH D. HARMON SURVEY, ABSTRACT 6, WILLIAMSON COUNTY, TEXAS.



INDEX:
PAGE 1 - COVER SHEET
PAGE 2 - FINAL PLAT SHEETS
PAGE 3 - NOTES & SIGNATURES

SUBDIVISION INFORMATION
TOTAL NUMBER OF LOTS: 2
LOT 2A ACREAGE: 1.124 ACRES
LOT 2B ACREAGE: 1.125 ACRES
TOTAL ACREAGE: 2.249 ACRES
LINEAR FOOTAGE OF NEW STREETS: N/A
LAND USE: COMMERCIAL

CANTWELL TRACT SUBDIVISION
LOT 2, BLOCK A, 2ND REPLAT
BEING 2.249 ACRES OUT OF THE
ELIJAH D. HARMON SURVEY, ABSTRACT 6
WILLIAMSON COUNTY, TEXAS

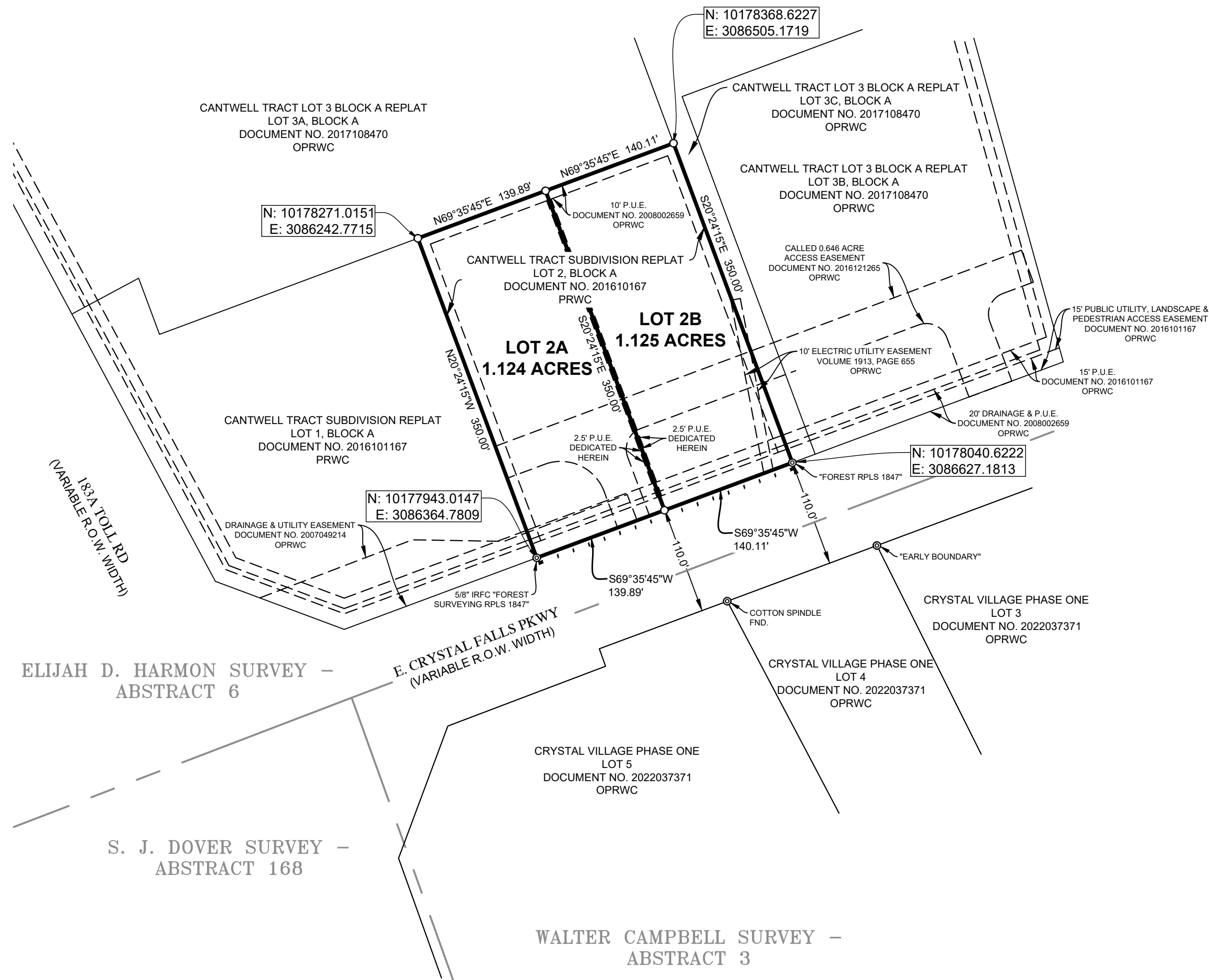
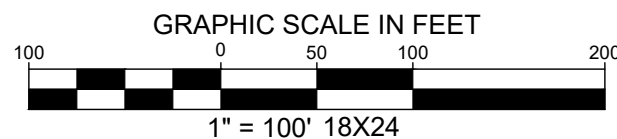
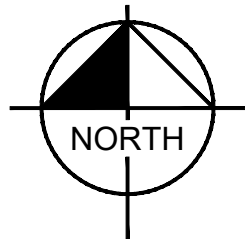
Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759
TBPELS FIRM # 10194624
TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

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XXX-XXXX-XXXX.0APA

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	MSB	MMII	2/15/2023	069411300	1 OF 3

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\069411300 - LOT 2 CANTWELL TRACT SD REPLAT 10743 & 10745 CRYSTAL FALLS PKWY\DWG\PLATS\IV-PLAT-069411300.DWG PLOTTED BY: BAIN, MICHAEL 2/15/2023 3:29 PM LAST SAVED 2/15/2023 3:27 PM



LINE TYPE LEGEND

	BOUNDARY LINE
	ADJOINER PROPERTY LINE
	APPROXIMATE SURVEY LINE
	EXISTING SIDEWALK

LEGEND

OPRWC	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
PRWC	PLAT RECORDS WILLIAMSON COUNTY
R.O.W.	RIGHT OF WAY
P.U.E.	PUBLIC UTILITY EASEMENT
○	1/2" IRON ROD W/ "KHA" CAP SET
⊙	1/2" IRON ROD FOUND (UNLESS NOTED)
⊠	BRASS DISK IN CONCRETE "CENTRAL TEXAS REGIONAL MOBILITY AUTHORITY ROW" FOUND

CANTWELL TRACT SUBDIVISION LOT 2, BLOCK A, 2ND REPLAT

BEING 2.249 ACRES OUT OF THE
ELIJAH D. HARMON SURVEY, ABSTRACT 6
WILLIAMSON COUNTY, TEXAS

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SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	MSB	MMII	2/15/2023	069411300	2 OF 3

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECT\069411300 - LOT 2 CANTWELL TRACT SD REPLAT 10743 & 10745 CRYSTAL FALLS PKWY\DWG\PLAT\SD-069411300.DWG PLOTTED BY: BAIN, MICHAEL 2/15/2023 3:29 PM LAST SAVED 2/15/2023 3:27 PM

CITY OF LEANDER PLAT NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
3. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
4. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
5. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
6. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
7. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
8. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF CANTWELL TRACT SUBDIVISION REPLAT, LOT 2, BLOCK A, RECORDED IN DOCUMENT NO. 2016101167 OF PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.
9. ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.
10. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
11. IN ADDITION TO THE EASEMENT SHOWN HEREON, A FIFTEEN (15') FOOT WIDE PUBLIC UTILITY, LANDSCAPE AND PEDESTRIAN ACCESS EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
12. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF E. CRYSTAL FALLS PKWY. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
13. THE PURPOSE OF THIS REPLAT IS TO CREATE TWO LOTS, 2A & 2B; FROM EXISTING LOT 2, BLOCK A, CANTWELL TRACT SUBDIVISION REPLAT, RECORDED IN DOCUMENT NO. 2016101167, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

SURVEYOR'S NOTES:

1. **FLOOD STATEMENT:**
ACCORDING TO COMMUNITY PANEL NO. 4815360455F & 4810790455F, MAP NO. 48491C0455F, EFFECTIVE DATE 12/20/2019, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," COMMONLY KNOWN AS THE 500-YEAR FLOODPLAIN. ZONE "X" (UN-SHADED) IS OUTSIDE OF ANY FEMA ESTABLISHED FLOOD HAZARD ZONE. ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.
2. **GEODETIC BASIS STATEMENT: HORIZONTAL CONTROL**
THE BEARINGS, DISTANCES, AREAS, AND COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (TEXAS STATE PLANE FIPS 4203) SCALED TO SURFACE, BASED ON A COMBINED GRID TO SURFACE SCALE FACTOR OF 1.00012, AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). TO CONVERT SURFACE DISTANCES TO GRID, USE THE COMBINED SURFACE TO GRID SCALE FACTOR OF 0.9998800143982722. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
3. **MONUMENTATION STATEMENT:**
ALL LOTS LOCATED IN THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2" IRON ROD WITH A SURVEYOR'S CAP STAMPED "KHA" OR A MAG NAIL WITH WASHER STAMPED "KHA" PRIOR TO LOT SALES, UNLESS OTHERWISE STATED.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

SURVEYOR'S CERTIFICATION:

I, MICHAEL A. MONTGOMERY II, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF NO. 221020583 ISSUED OCTOBER 17, 2022 HAVE BEEN SHOWN OR NOTED HEREON.

Michael A. Montgomery II
02-15-2023
MICHAEL A. MONTGOMERY II, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6890



STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT GLOBAL NEW MILLENNIUM PARTNERS, LTD., AS THE OWNER OF THAT CERTAIN 2.249 ACRES TRACT OF LAND RECORDED IN DOCUMENT NO. 2017053727, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS CANTWELL TRACT SUBDIVISION, LOT 2, BLOCK A, 2ND REPLAT.

GLOBAL NEW MILLENNIUM PARTNERS, LTD.

SHOUKAT DHANANI
OWNER

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE _____ DAY OF _____, 20____, PERSONALLY APPEARED, SHOUKAT DHANANI, AS OWNER OF GLOBAL NEW MILLENNIUM PARTNERS, LTD., A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC-STATE OF _____

PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

ENGINEER'S CERTIFICATION:

I, ALLISON C. KENNAUGH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

ALLISON C. KENNAUGH, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 114356
KIMLEY-HORN AND ASSOCIATES, INC.
2600 VIA FORTUNA, TERRACE I, SUITE 300
AUSTIN, TEXAS 78216
PH. (512) 782-0614
ALLISON.KENNAUGH@KIMLEY-HORN.COM



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

I, **NANCY RISTER**, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF _____, 20____ AD, AT _____ O'CLOCK, ____M, AND DULY RECORDED ON THIS THE DAY OF _____, 20____ AD, AT _____ O'CLOCK ____M, IN THE PLAT RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

CANTWELL TRACT SUBDIVISION
LOT 2, BLOCK A, 2ND REPLAT
BEING 2.249 ACRES OUT OF THE
ELIJAH D. HARMON SURVEY, ABSTRACT 6
WILLIAMSON COUNTY, TEXAS

Kimley»Horn

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SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	MSB	MMII	2/15/2023	069411300	3 OF 3



CASE: FP-22-0035 ATTACHMENT 2 CANTWELL TRACT

Location Map

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

0 100 200
Feet

- City Limits
- Subject Boundary
- ETJ Boundary



EXECUTIVE SUMMARY
03/09/2023

AGENDA SUBJECT:

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

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

BACKGROUND:

This request is the first step in the zoning process.

APPLICANT/AGENT:

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

RECOMMENDATION:

Staff recommends approval of the zoning request. The proposed GC-3-a (General Commercial) district is a compatible use in the Employment Center land use category.

ORDER OF EVENTS:

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

PRESENTER:

Cory Dale, Planner

Attachments

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



PLANNING ANALYSIS

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

GENERAL INFORMATION

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

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

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

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

Staff Contact: Cory Dale, Planner

APPLICANT REQUEST

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

STAFF CONCLUSIONS

Y N

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

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

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

SURROUNDING AREA:

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

PHYSICAL AND NATURAL FEATURES:

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

MAJOR CORRIDORS:

This property has access onto 183A Toll Road.

TRANSPORTATION PLAN REQUIREMENTS:

Driveways along 183A Toll Road will be reviewed and receive permitting through CTRMA. The driveway spacing along 183A Toll Road will be dictated by the TxDOT Access Management Manual. At the time of Concept Plan submittal, the applicant will submit either a Traffic Impact Analysis (TIA) or a fee in lieu of TIA as determined by the City Engineer. A ten foot sidewalk along 183A Toll Road will be required at time of site plan submittal.

SUBDIVISIONS:

Property is currently unplatted.

EXISTING UTILITIES:

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

CURRENT LAND USES:

This property is currently undeveloped

PROPOSED ZONING DISTRICT:**MINOR PUD – MINOR PLANNED UNIT DEVELOPMENT:**

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

USE COMPONENT**GC – GENERAL COMMERCIAL:**

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

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

SITE COMPONENT**TYPE 3:**

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

Intent:

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

ARCHITECTURAL COMPONENT**TYPE A:**

Features: 5 or more architectural features.

Intent:

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

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

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

Applicable Future Land Use categories**EMPLOYMENT CENTER**

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

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

Desired Mix: 80-100% Non-Residential, 0-20% Residential. Existing zoning suitability: LO, LC, GC, HC and PUD.

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

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

SCHEDULE:**DEVELOPMENT MEETING**

A development meeting was held with Staff on 11/15/2021. No significant changes were made to the project post development meeting.

NOTIFICATION

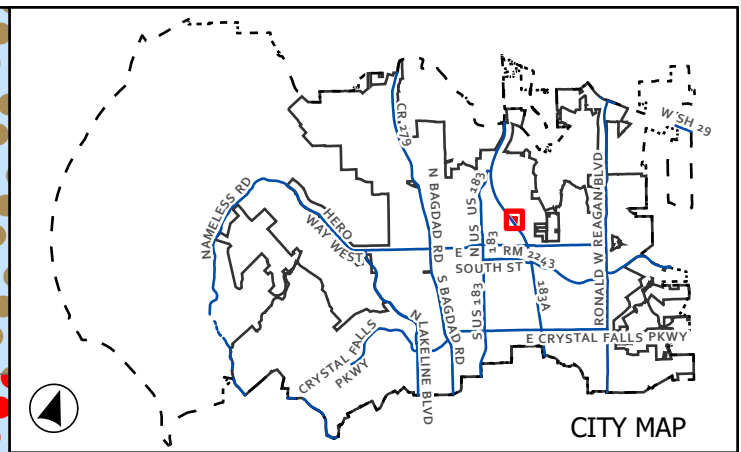
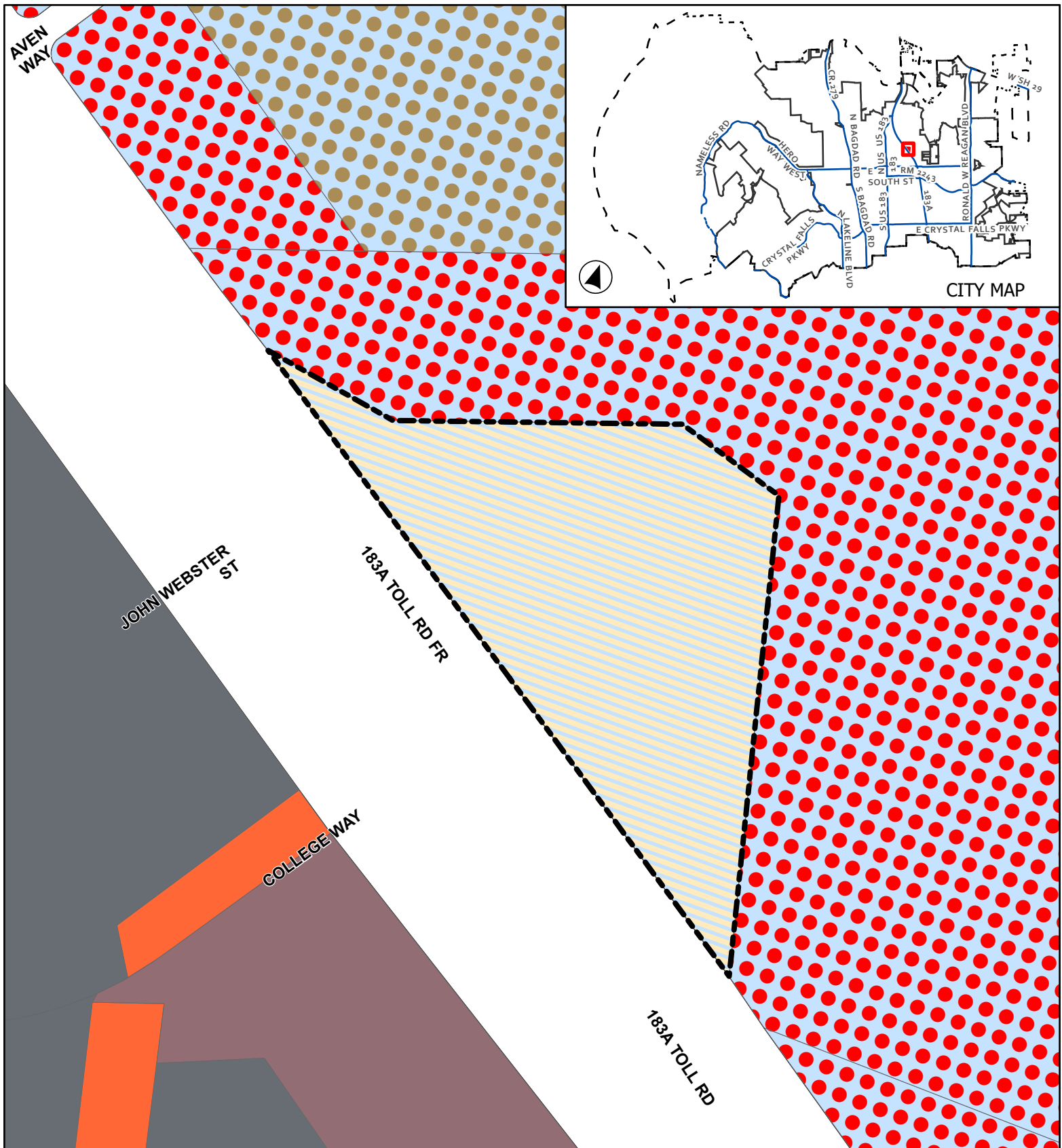
02/16/2023 - Public Notice on Hill Country News
 02/22/2023 - Mail Notification to Property Owners within 200'
 02/22/2023 - Public Hearing Signage Posted on Property
 03/09/2023 - Planning and Zoning Commission Public Hearing
 04/06/2023 - City Council Public Hearing & First Reading of the Ordinance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

SITE SIGNAGE**PUBLIC NOTIFICATION:**

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

APPROVAL CRITERIA:

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



CASE: Z-22-0052

ATTACHMENT 2

183A PLAZA
MINOR PUD

Current Zoning

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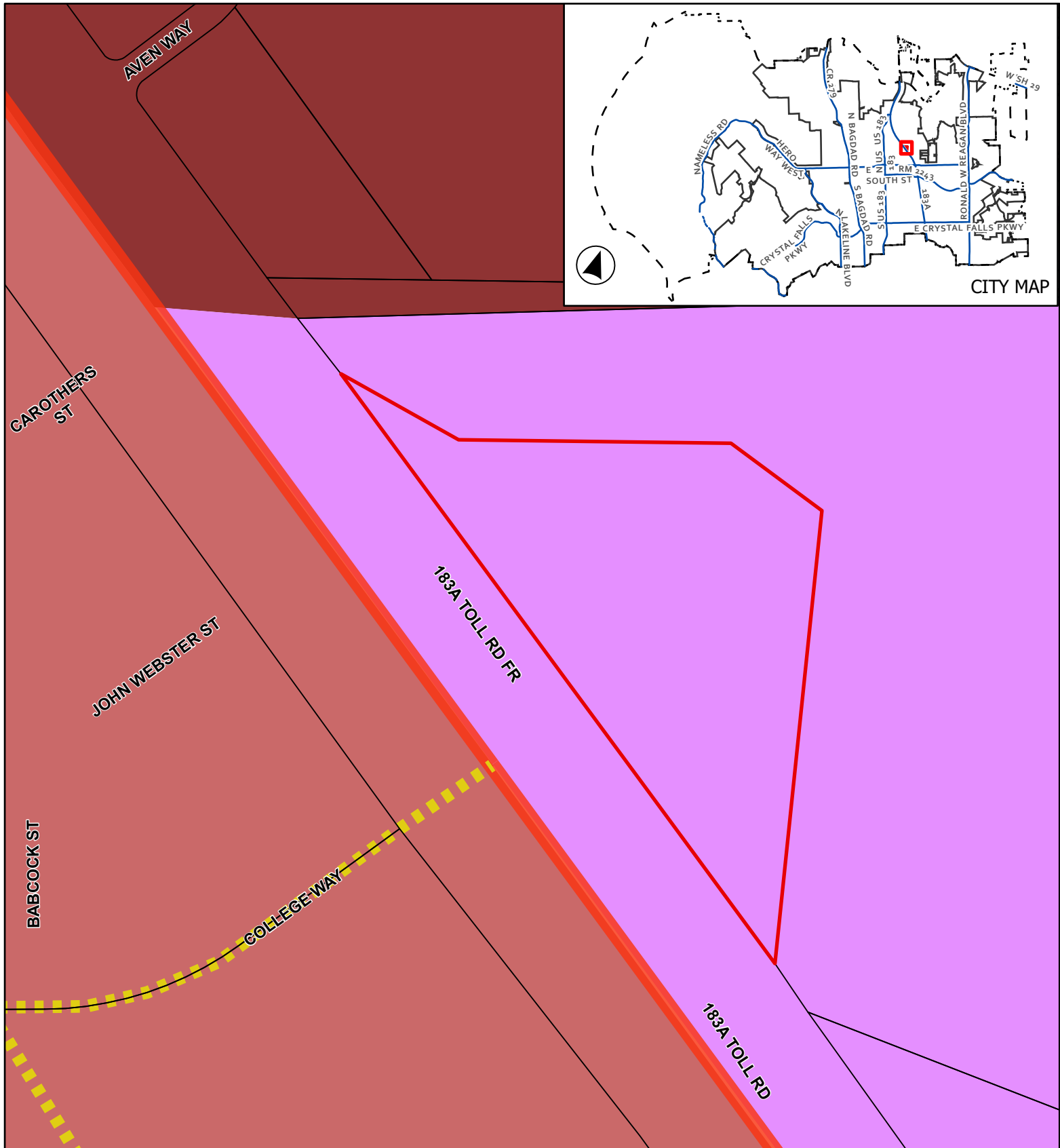
- | | |
|--------------------------|--------------------------------|
| Leander City Limits | Civic Building |
| PUD - Single-Family | T5 - Urban Center |
| PUD - Multi-Family | T6 - Urban Core |
| PUD - General Commercial | Subject Boundary |
| CD - Conventional Sector | Extra-Territorial Jurisdiction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



0 80 160



Feet



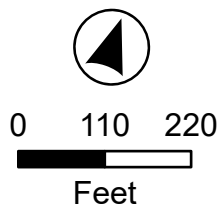
CASE: Z-22-0052

ATTACHMENT 3

183A PLAZA
MINOR PUD

Future Land Use Map

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Leander City Limits

ETJ Boundary

Subject Boundary

Thoroughfare Plan

Access Controlled, Existing

Arterial 4 Lane, Existing

Collector, Existing

Collector, Proposed

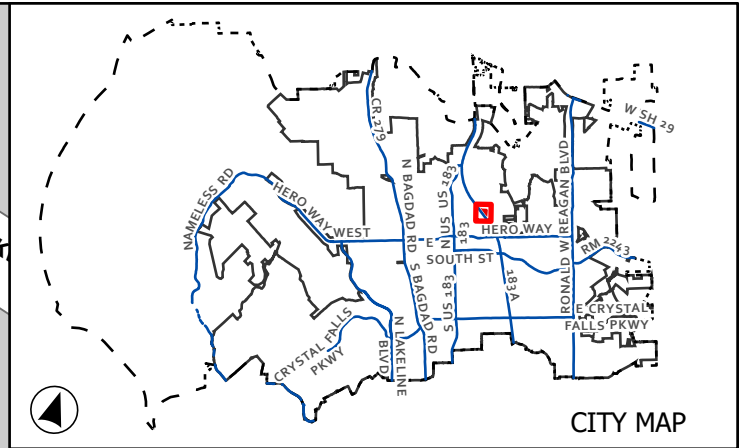
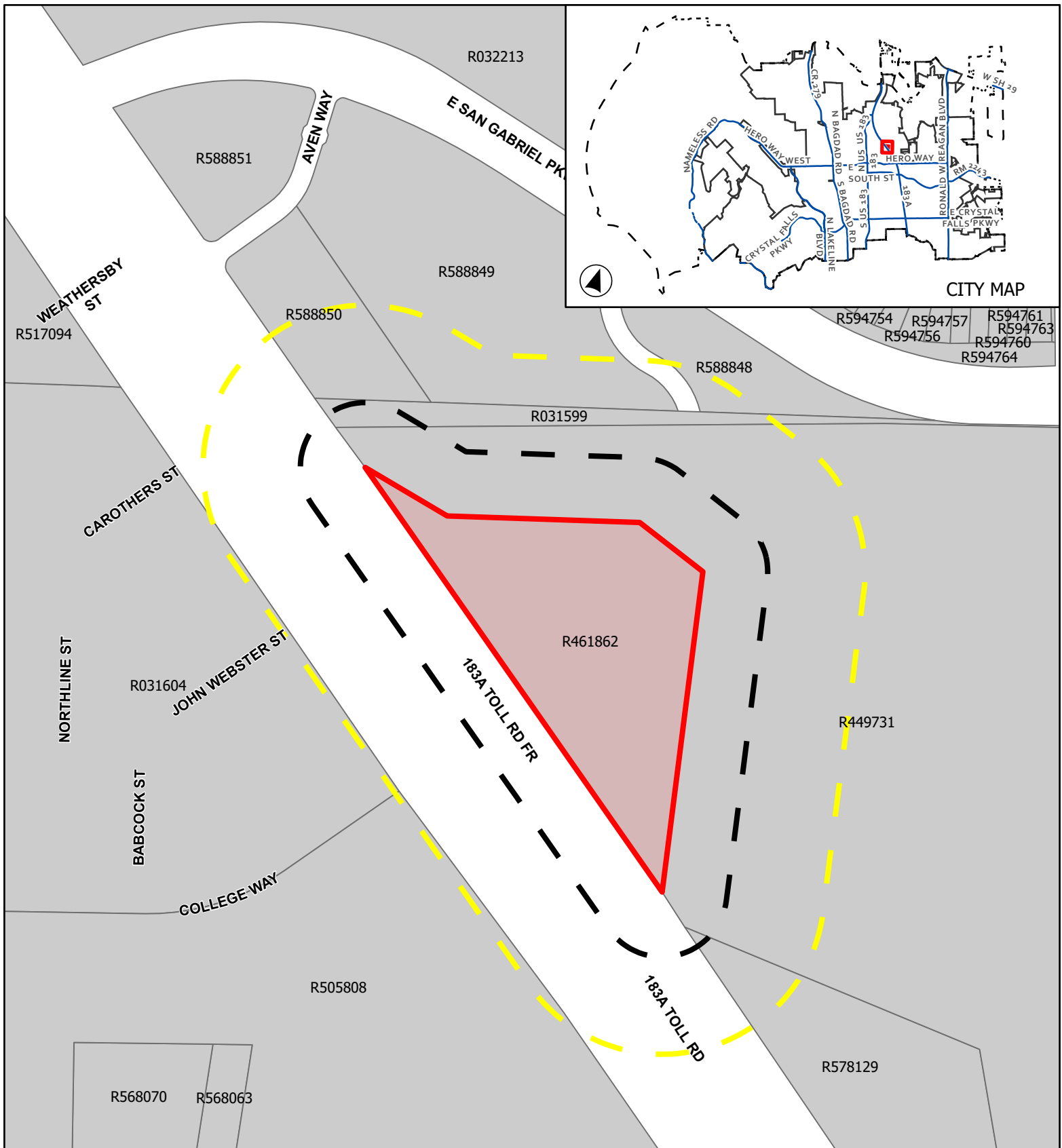
Future Land Use

Multi-Use Corridor

Activity Center

Employment Center

Leander Central



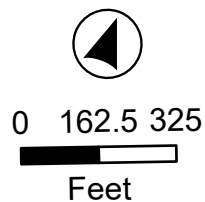
CASE: Z-22-0052

ATTACHMENT 4

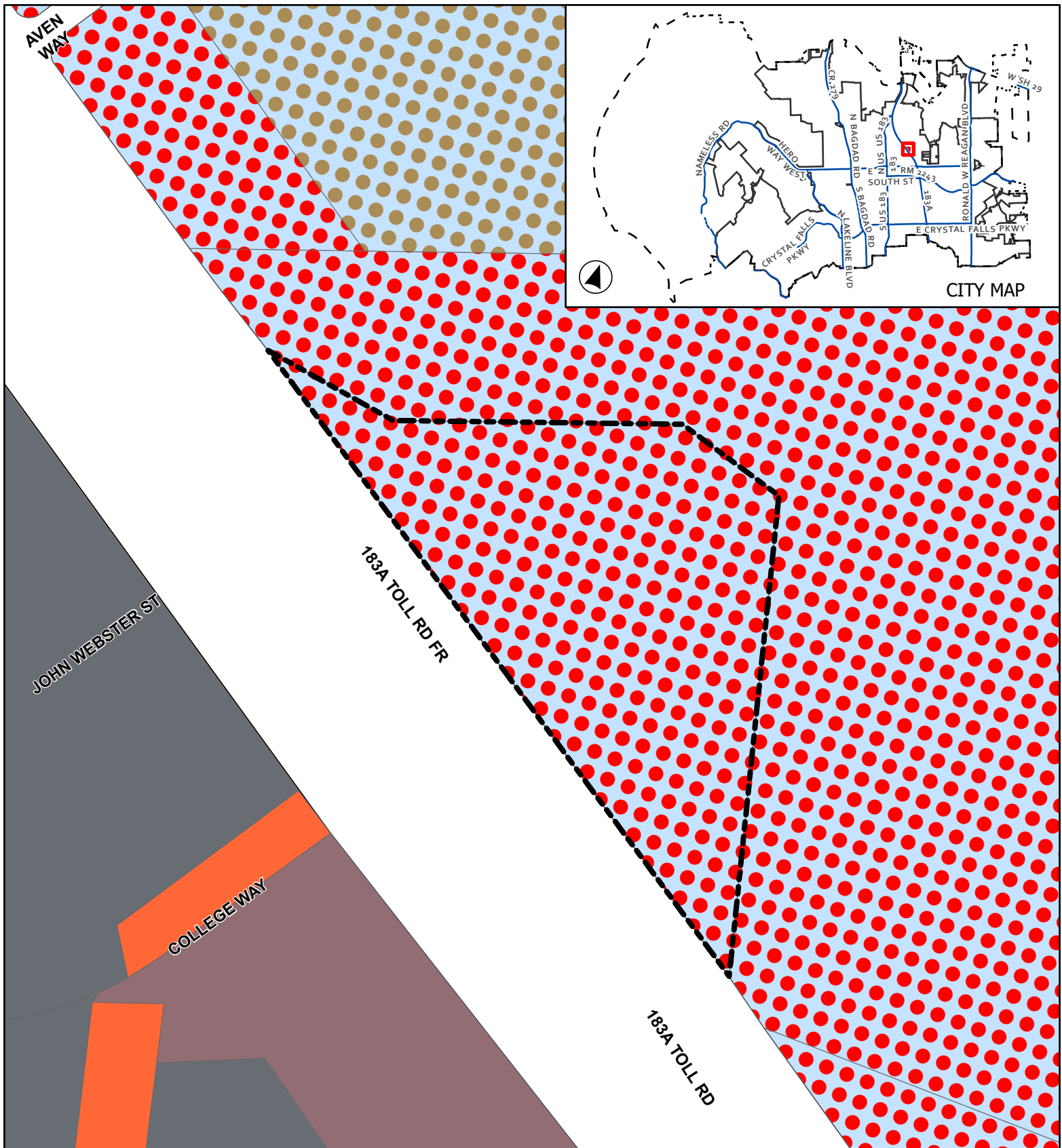
183A PLAZA
MINOR PUD

Public Notification

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



CASE: Z-22-0052

ATTACHMENT 5

183A PLAZA
MINOR PUD

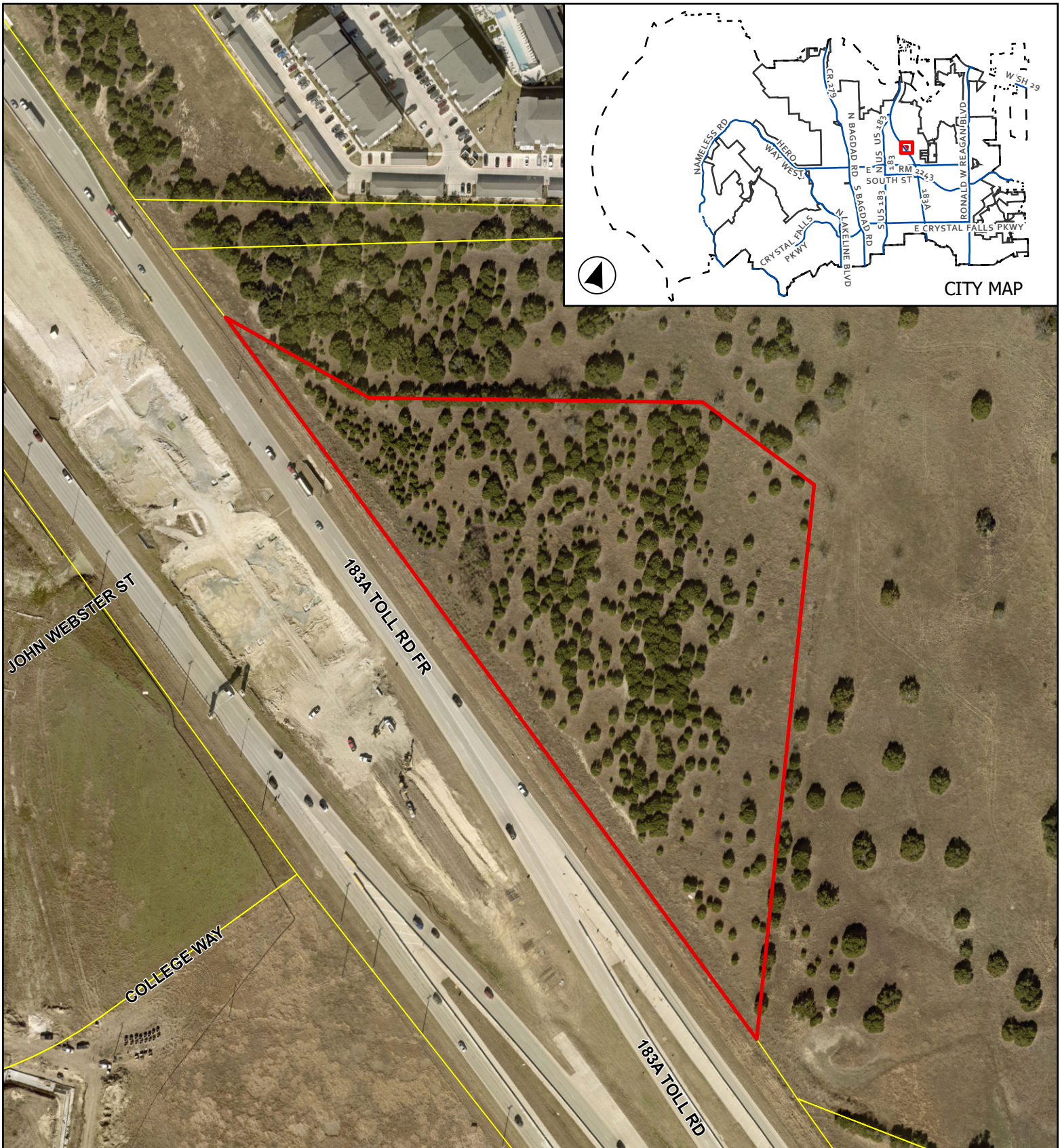
Proposed Zoning

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



0 80 160
Feet



CASE: Z-22-0052

ATTACHMENT 6

183A PLAZA
MINOR PUD

Aerial Map

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0 85 170



Feet

-  Leander City Limits
-  Subject Boundary

EXHIBIT A

183A Plaza Minor Planned Unit Development

A. Purpose and Intent

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

B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled **Exhibit A**.
2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Composite Zoning Ordinance.

GC-3-A (General Commercial)

C. Allowable / Prohibited Uses

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

EXHIBIT B

ABRAM DASHNER, RPLS, LLC

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901

TBPLS FIRM NO. 10194420

rpls5901@gmail.com

512-905-4369

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

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

DESCRIPTION

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

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

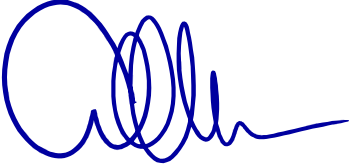
THENCE, leaving said north right-of-way line, along the east line of said 269.836 acre tract, being the west line of said 88.30 acre tract, the following four (4) courses and distances:

1. S80°37'57"E, a distance of 255.42 feet to a 1/2-inch iron rod found, for an angle point;
2. N70°59'51"E, a distance of 540.48 feet to a 1/2-inch iron rod found, for the most northerly corner hereof;
3. S73°01'52"E, a distance of 211.65 feet to a 1/2-inch iron rod found for the northeasterly corner hereof;
4. S12°06'49"E, a distance of 864.04 feet to a 1/2- inch iron rod found in said north right-of-way line, for the most southerly corner hereof;

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

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

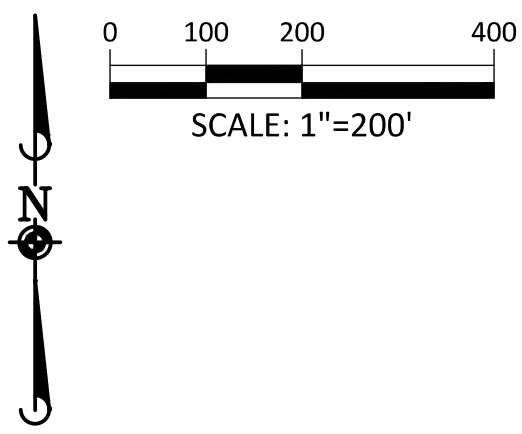
I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF NOVEMBER, 2021, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.



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



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

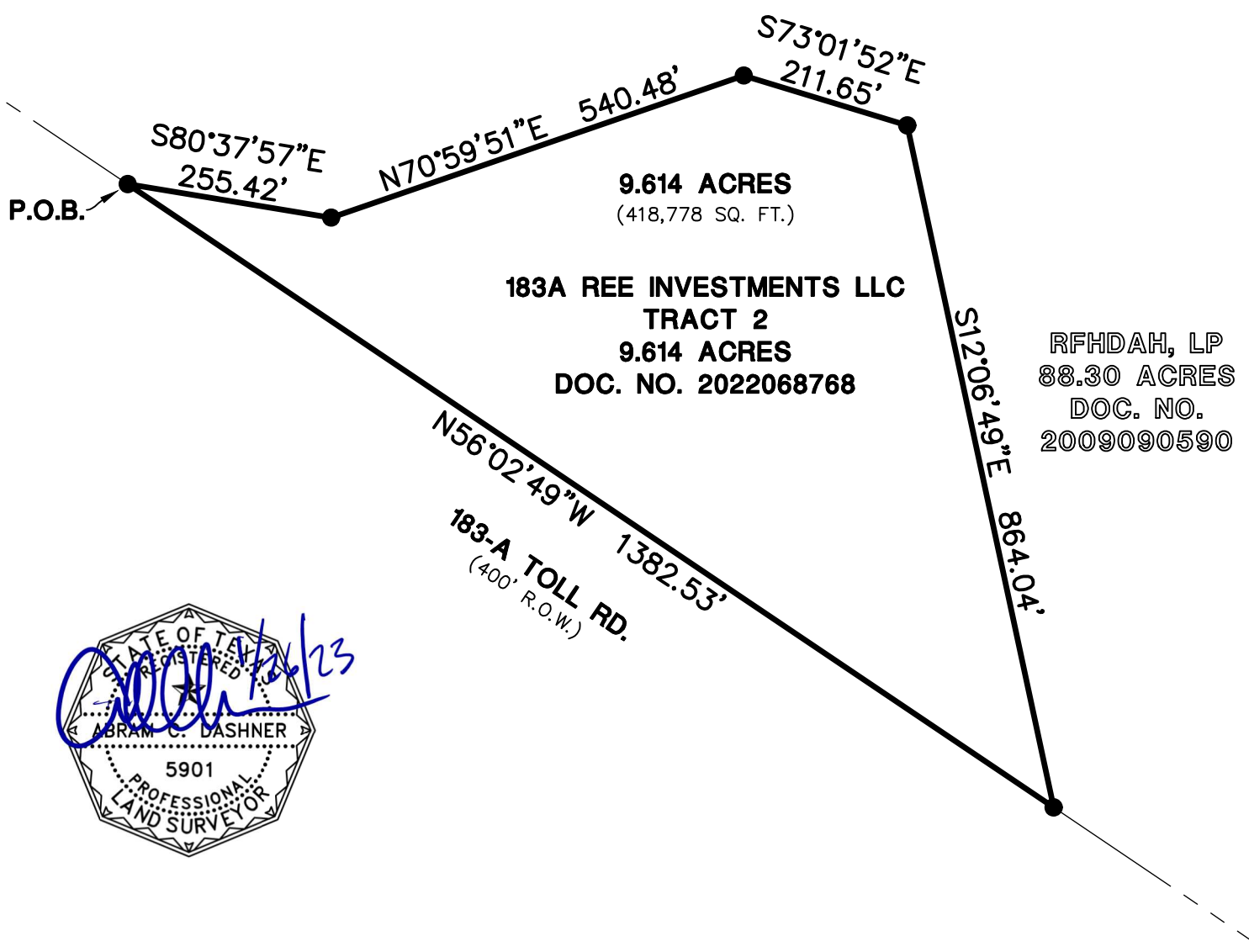


COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83)

LEGEND

- P.O.B. = POINT OF BEGINNING
● = FOUND 1/2-INCH IRON ROD (UNLESS OTHERWISE NOTED)

RFHDAH, LP
88.30 ACRES
DOC. NO. 2009090590



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

9.614 Acres - 183A RE Investments LLC - Tract 2
CR 269, LEANDER, Williamson County, TX

Zoning Exhibit

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



December 29, 2022

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

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

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

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

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

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

Sincerely,

A handwritten signature in black ink that reads "Richard Mathias". The signature is written in a cursive, flowing style.

Richard Mathias

**183A Plaza Minor Planned Unit Development
Neighborhood Outreach Documentation**

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



EXECUTIVE SUMMARY
03/09/2023

AGENDA SUBJECT:

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

BACKGROUND:

This request is the final step in the tree removal request process.

APPLICANT/AGENT:

Kirkman Engineering, LLC (Jeremy Nelson) on behalf of AR Reddy Creek, LLC (Raju Padigala).

PRESENTER:

Cory Dale, Planner

Attachments

1. Planning Analysis
2. Location Map
3. Aerial Exhibit
4. Letter of Intent
5. Tree Removal Exhibit
6. Arborist Report



PLANNING ANALYSIS

TREE REMOVAL CASE TRP-22-0011 PRIME OFFICE WAREHOUSE

GENERAL INFORMATION

Owner/Agent:	Kirkman Engineering, LLC (Jeremy Nelson) on behalf of AR Reddy Creek, LLC (Raju Padigala).
Current Zoning:	GC-3-B (General Commercial) adjacent to Ronald W Reagan Blvd and GC-3-C towards rear of tract
Size and Location:	The property is located at 15901 Ronald Reagan Blvd., approximately 8.34 acres in size.
Staff Contact:	Cory Dale, Planner

APPLICANT REQUEST

The applicant has submitted a request to remove two significant trees (trees tags: 304 and 337.2) due to the construction of multiple office/warehouse flex-space buildings and accompanying infrastructure.

Per Composite Zoning Ordinance, Article VI, Section 1(c) removal of significant trees greater than eighteen (18") caliper inches requires the approval of the Planning and Zoning Commission or alternative tree preservation plan (where applicable undesirable or impractical conditions exist on site).

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	GC-2-A, GC-3-C, HC-3-D	Existing residential and Commercial business
EAST	GC-2-A SFS-2-B	Undeveloped Residential
SOUTH	PUD(LC)	Moon Valley Tree Nursery
WEST	GC-3-B SFR-1-B	Fire Station #4

SURROUNDING AREA:

This property is located at 15901 Ronald Reagan Blvd. approximately 550 feet due south of the intersection of Ronald Reagan and Crystal Falls parkway. The subject tract is bound to the north by existing residential homes and Absolute Machine and Tools commercial shop and to the east by fire station #4. To the south is the future site for Moon Valley Nursery in which site plans are under review and to the east is undeveloped land and existing residential.

PHYSICAL AND NATURAL FEATURES:

Subject site contains no floodplain and slight patches of tree cover.

MAJOR CORRIDORS:

This project will take access off of Ronald Reagan Blvd.

CURRENT LAND USES:

The tract is currently undeveloped however, staff is currently reviewing a site plan submittal.

APPROVAL CRITERIA:

The Composite Zoning Ordinance includes the following tree mitigation requirements:

- Up to 50% of significant trees between eight (8") and eighteen (18") caliper inches may be removed without mitigation. The replacement ratio is 1:1.
- Trees 18 to 26 caliper inches may be removed with the approval of the Commission and a replacement ratio of 2:1.
- Heritage Trees (>26) require approval by the Commission and Council, a replacement ratio of 3:1, and a removal fee in the amount of \$300 per caliper inch.

Below, please find the tree removal proposal per the Prime Office Warehouse Site Development Plans (SD-21-0051):

TREE CALIPER INCHES

TREE SIZE (in caliper inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" to 18"	628	0	0%	628	100%
>18" to 26"	43.5	0	0%	43.5	100%
SUBTOTAL 8" to 26"	671.5	0.0	0.0	671.5	100%
>26"	27.0	0.0	0%	27.0	100%
TOTALS	698.5	0.0	0%	698.5	100%

TOTAL TREES

TREE SIZE (in caliper inches)	TOTAL TREES	SAVED TREES	SAVED TREES %	REMOVED TREES	REMOVED TREES %
8" to 18"	58	0	0%	58	100%
>18" to 26"	2	0	0%	2	100%
SUBTOTAL 8" to 26"	60	0	0%	60	100%
>26" HERITAGE	1	0	0%	1	100%
TOTALS	61	0	0%	61	100%

MITIGATION PLAN: 8" - 18"

TREE SIZE (in caliper inches)	>50% REMOVAL	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
8" to 18"	328	328	-	-	\$49,200

MITIGATION PLAN: Protected & Heritage Trees

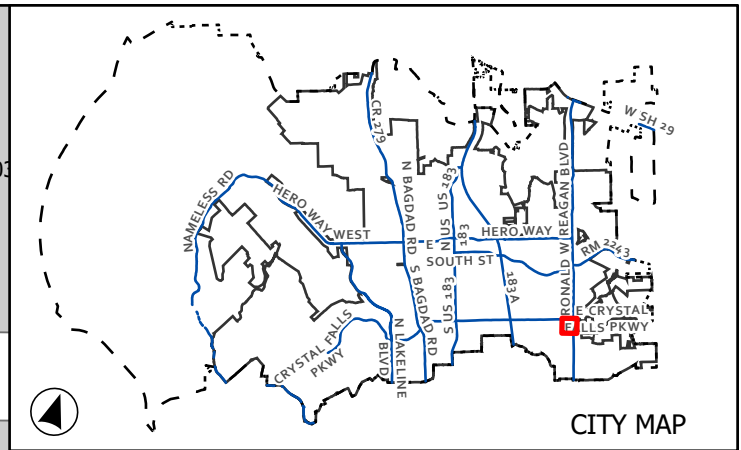
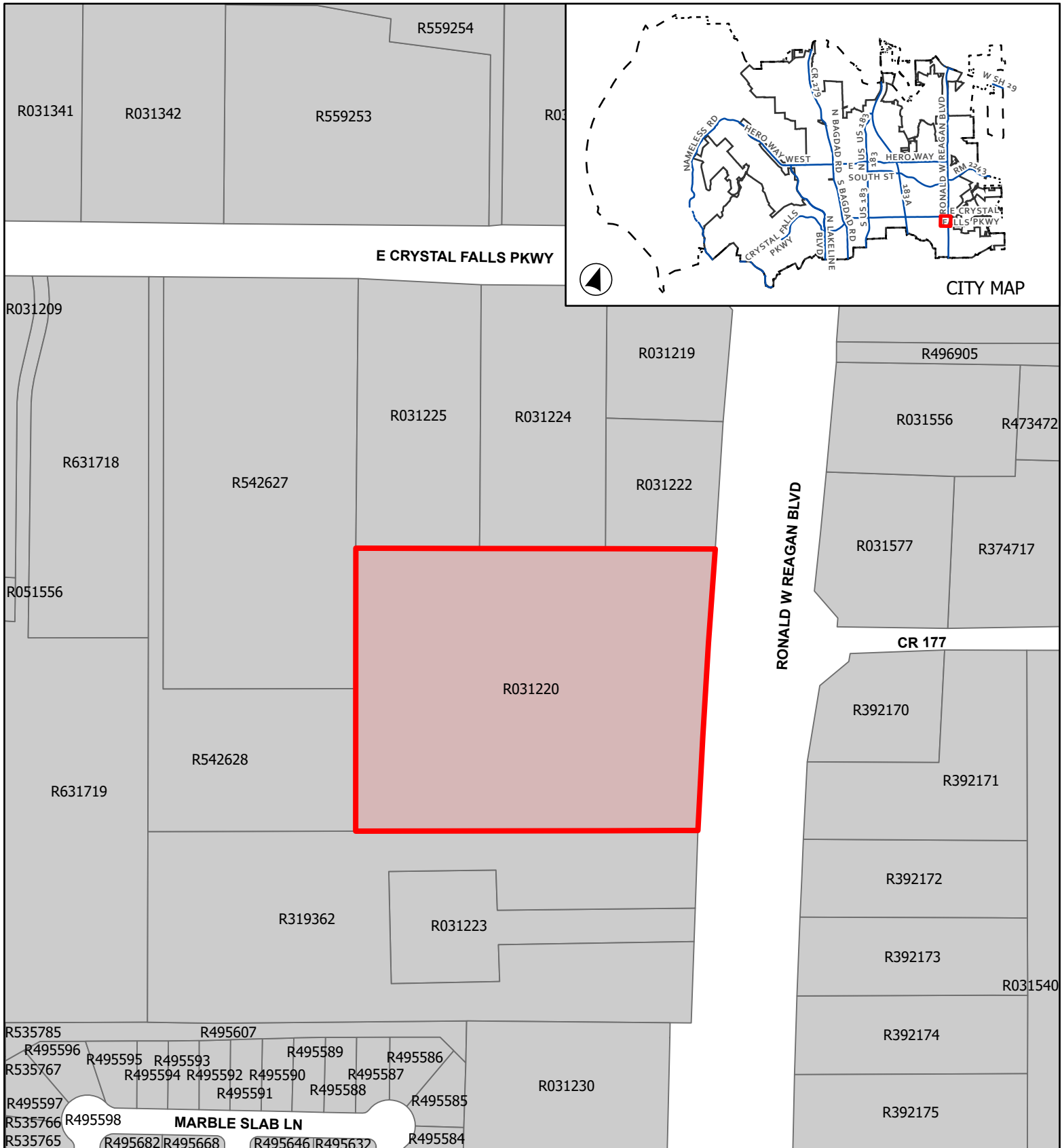
TREE SIZE (in caliper inches)	Removed (total inches)	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
>18" to 26"	43.5	-	87	-	\$13,050
>26" HERITAGE	0.0	-	-	0.0	\$0
>26" HERITAGE	0.0	-	-	0.0	\$0

As part of the mitigation process, the Developer is proposing to pay the mitigation fees in the amount of \$150 per caliper inch of replacement tree in lieu of planting new trees.

Mitigation Fees

- Significant Trees 8" to 18" removed over the 50%: 328"
- Significant Trees 8" to 18" mitigation fees (\$150 per caliper inch at 1:1): **\$49,200**
- Significant Trees >18" – 26" removed: 43.5"
- Significant Trees >18" – 26" mitigation fees (\$150 per caliper inch at 2:1): **\$13,050**
- Replacement tree inches (in excess of landscaping) applied to mitigation at 116 caliper inches: **(\$17,400)**

Total Mitigation Fee: \$44,850



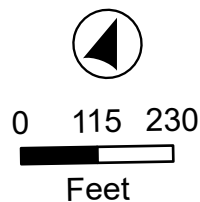
CASE: TRP-22-0011

ATTACHMENT 2

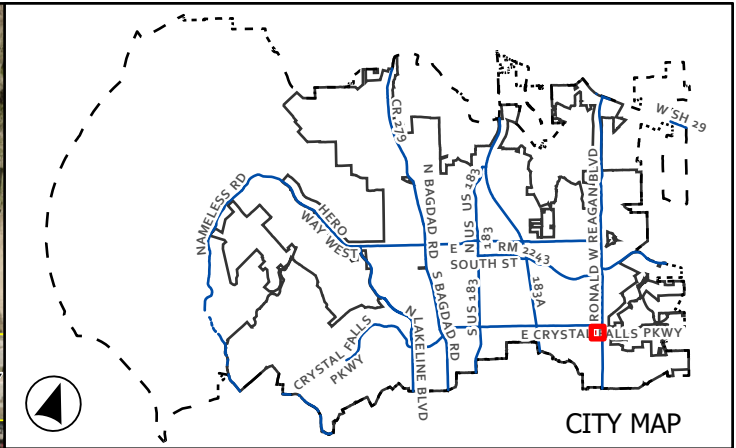
PRIME OFFICE
WAREHOUSE

Location Map

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- City Limits
- Subject Boundary
- ETJ Boundary



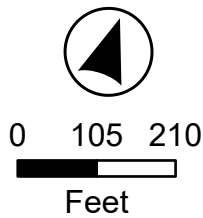
CASE: TRP-22-0011

ATTACHMENT 3

PRIME OFFICE
WAREHOUSE

Aerial Map

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- Leander City Limits
- Subject Boundary



Kirkman Engineering
5200 State Highway 121
Colleyville, TX 76034
PH 817.488.4960

Robbin Griffin, AICP
Executive Director of Development Services
City of Leander
105 N. Brushy Street
Leander, TX 78641

October 24, 2022

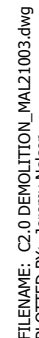
RE: Tree Removal Permit – Letter of Intent

Dear Ms. Griffin,

Please let this letter serve as the letter of intent for the removal of trees associated with 21-SD-051 as necessary to construct the proposed site elements.

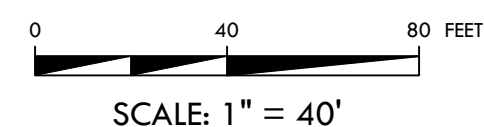
Thank you,

Jeremy Nelson, P.E.
(817)488-4960



NOTE TO CONTRACTOR
THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

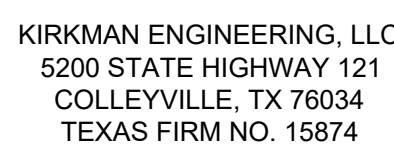
RONALD REAGAN BOULEVARD
(CR 272)
(R.O.W. VARIES)



Jeremy B. Nelson



**PRIME OFFICE
WAREHOUSES LEANDER**
LOT 1, BLOCK A
PRIME OFFICE WAREHOUSE
ADDITION (8.340 Ac.)
WALTER CAMPBELL SURVEY ABS. No. 3
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

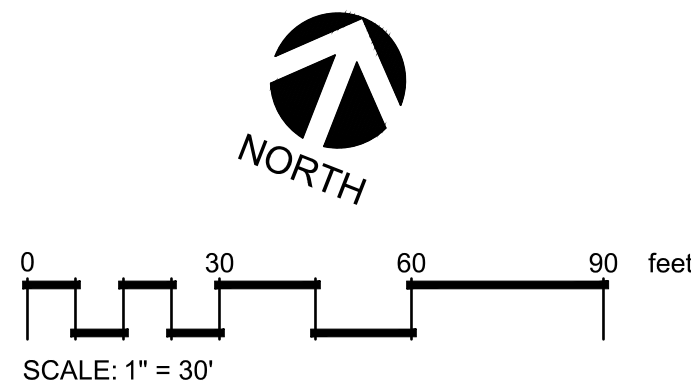
[illegible]

JOB NUMBER: MAL21003
ISSUE DATE: 12/20/2022

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET:

8



TOTAL 116" OF MITIGATION
THROUGH PROVIDED TREES

Total mitigation: \$44,850

01
OF 1
21-SD-205



Photos





Tree Species	Live Oak
Diameter (DBH)	23
Multi Stem	
Condition	Poor
Notes	deadwood 30%-50%, 25% potential canopy, co-dominant stems, significant decay, moderate cavities, very poor structure & vigor
Summary	Measured at waist. Fork is just above 48 inches. Significant defect with decay and wetwood on main stem at union. Very poor vigor with extensive dieback in canopy. Tree structural integrity compromised and would not likely survive development and would pose likely hazard if retained.



Photos





Tree Species	Live Oak
Diameter (DBH)	20.5
Multi Stem	
Condition	Poor
Notes	deadwood 15%-30%, very poor structure, fair vigor, trunk lean, 25% potential canopy, excessively unbalanced
Summary	Very poor leaning structure with extensive dieback. Limited canopy due to competition; uncompetitive structure.