



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

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

February 23, 2023 at 6:00 PM



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

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

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

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the February 16, 2023, meeting
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case SFP-21-0014 regarding Lenox Hill Townhomes Short Form Final Plat on one parcel of land approximately 16.43 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R514458; generally located at the south terminus of Republic Trails and to the west of Ronald W Reagan Blvd, Leander, Williamson County, Texas.
7. Approval of Minutes.

PUBLIC HEARING: ACTION

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

- Discuss and consider action regarding Zoning Case Z-22-0048 as described above.
- a. Staff Presentation
- b. Applicant Presentation
- c. Open Public Hearing
- d. Close Public Hearing
- e. Discussion
- f. Consider Action

9. Discuss and consider action regarding Concept Plan Case CP-22-0013 to adopt the LC Hero Way Concept Plan on two parcels of land approximately 21.86 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031600 & R457677; generally located to the northwest of the intersection of Hero Way and Main Street, Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case CP-22-0013 as described above.
- a. Staff Presentation
- b. Applicant Presentation
- c. Open Public Hearing
- d. Close Public Hearing
- e. Discussion
- f. Consider Action

REGULAR AGENDA

10. Receive a presentation regarding the parkland dedication ordinance requirements.
11. 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 16th day of February 2023 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Ellen Coufal, Planning Coordinator



EXECUTIVE SUMMARY
02/23/2023

AGENDA SUBJECT:

Approval of Subdivision Case SFP-21-0014 regarding Lenox Hill Townhomes Short Form Final Plat on one parcel of land approximately 16.43 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R514458; generally located at the south terminus of Republic Trails and to the west of Ronald W Reagan Blvd, 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 short form final plat satisfies the applicable regulations without requesting any variances.

HISTORY/TIMELINE:

04/18/2019 – PUD Zoning

APPLICANT/AGENT:

Kimley-Horn (Sarah Mays) on behalf of Lenox Hill Owner, LLC (Chun Yi Huang).

RECOMMENDATION:

This short form final plat includes one single-family townhome lot with a total of 67 townhome units and amenities. 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:

Cory Dale, Planner

Attachments

1. Final Plat
2. Location Exhibit

LENOX HILL SUBDIVISION
SHORT FORM FINAL PLAT

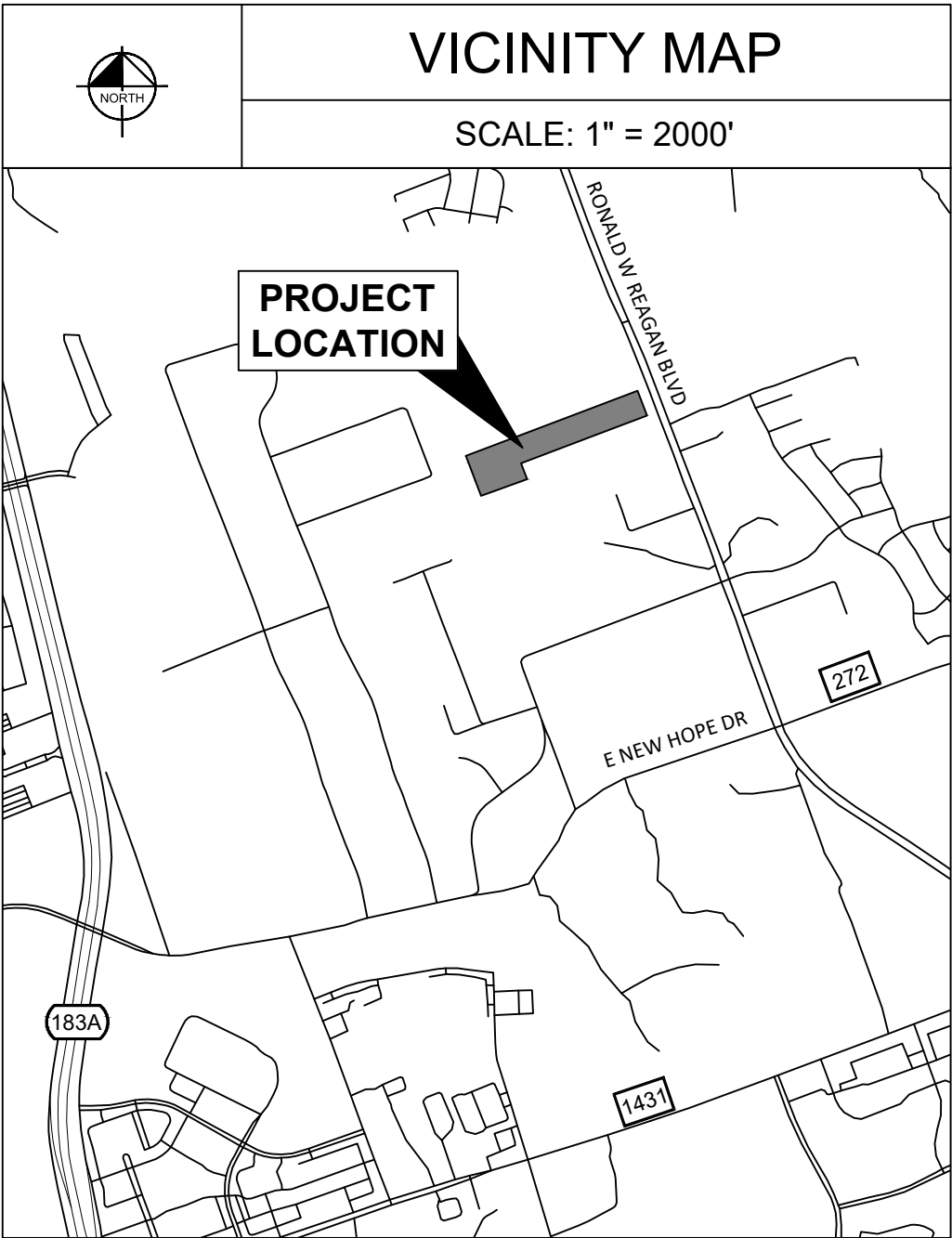
ENGINEER:
KIMLEY-HORN
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH: (512) 418-1771

SURVEYOR:
KIMLEY-HORN
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH: (512) 418-1771

OWNER/DEVELOPER:
LENOX HILL OWNER LLC
5430 LBJ FREEWAY
#1050
DALLAS, TEXAS 75240
PH: (469) 903-2246

LOT INFORMATION		
TYPE	TOTAL	ACREAGE
MULTI-FAMILY	1	16.429
COMMERCIAL	0	0.000
HOA PARKLAND AND DRAINAGE	0	0.000
TOTAL	1	16.429

INITIAL SUBMITTAL DATE: 10/26/2021



- SHEET INDEX:**
1. COVER SHEET
 2. FINAL PLAT
 3. FINAL PLAT
 4. SIGNATURE & PLAT NOTES

Kimley»Horn

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

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SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	RPP	MMII	2/14/2023	069293601	1 OF 4

SURVEYOR'S NOTES:

1. ACCORDING TO COMMUNITY PANEL NO. 4815360470, MAP NO. 48491C0470F, EFFECTIVE DATE: DECEMBER 20, 2019 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), A PORTION OF THE SUBJECT TRACT IS LOCATED IN ZONE "AE FLOODWAY" WHICH IS DEFINED BY FEMA AS "THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASE IN FLOOD HEIGHTS.", A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "AE" WHICH IS DEFINED BY FEMA AS "100-YEAR FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS DETERMINED", A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (SHADED) WHICH IS DEFINED BY FEMA AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD". THE REMAINDER OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN." ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE AND REFLECT THE RESULTS OF A 100-YEAR FLOODPLAIN STUDY PERFORMED BY KIMLEY HORN AND ASSOCIATES ON SEPTEMBER 21, 2021.
2. THE BEARINGS, DISTANCES, AREAS, AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

LENOX HILL SUBDIVISION
FINAL PLAT

BENCHMARK LIST

DATUM IS NAVD '88, BASED ON GPS OBSERVATIONS.

BM #101 PK NAIL WITH WASHER STAMPED "101" SET IN CULVERT LOCATED ON NORTH SIDE OF CR180, ON THE EAST SIDE OF A GRAVEL DRIVE.

ELEV.= 886.07'

BM #102 "X" CUT ON THE NORTHEAST CORNER OF A TRANSFORMER PAD, AT THE NORTHWEST CORNER OF A CURVE ON CR180.

ELEV.= 894.34'

LOT 1, BLOCK A
16.429 ACRES
(715,640 SQ. FT.)

CALLED 9.977 ACRES
CREEK EDGE HOMES LLC
DOC. NO. 2021149819
OPRWC
(UNPLATTED)

CALLED 23.343 ACRES
HUNT CEDAR PARK LAND LLC
DOC. NO. 2022028360
OPRWC
(UNPLATTED)

CALLED 16.353 ACRES
HUNT CEDAR PARK LAND LLC
DOC. NO. 2022027993
OPRWC
(UNPLATTED)

CALLED 14.649 ACRES
HUNT CEDAR PARK LAND LLC
DOC. NO. 2022027955
OPRWC
(UNPLATTED)

LEGEND

OPRWC	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
RPRWC	REAL PROPERTY RECORDS WILLIAMSON COUNTY
PRWC	PLAT RECORDS WILLIAMSON COUNTY
R.O.W.	RIGHT-OF-WAY
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
PKF	PK NAIL FOUND
◆	BENCHMARKS
▲	CALCULATED POINT
●	1/2" IRON ROD FOUND (CAP NOTED)
○	1/2" IRON ROD SET W/ CAP "KHA"

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°00'12"	17011.73'	297.91'	N20°47'23"W	297.91'

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJOINING PROPERTY LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	CITY LIMITS/ETJ LINE
	100-YEAR FLOODPLAIN LINE
	100-YEAR ULTIMATE FLOOD LINE
	BLOCKHOUSE CREEK CENTERLINE
	SHEET MATCH LINE
	SURVEY LINE
	PUBLIC SIDEWALK REQ'D LINE

SUBDIVISION INFORMATION

OWNER: LENOX HILL OWNER LLC
ACREAGE: 16.429 ACRES
SURVEY: WALTER CAMPBELL SURVEY, ABSTRACT 3
& WILLIAM S. PARKER SURVEY, ABSTRACT 9
SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC.
ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
LINEAR FOOTAGE OF NEW STREETS: NONE
NUMBER OF LOTS: 1
LAND USE: MULTI-FAMILY
DATE: 2/14/2023

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV,
SUITE 200, AUSTIN, TEXAS 78759

FIRM # 10194624

TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

Scale

1" = 80'

Drawn by

RPP

Checked by

MMII

Date

2/14/2023

Project No.

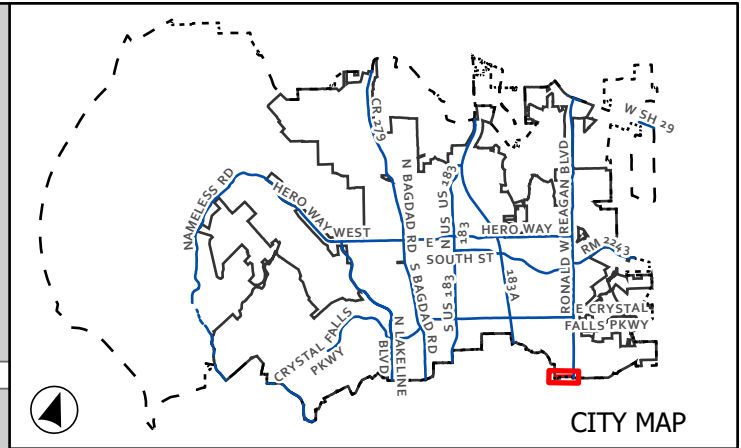
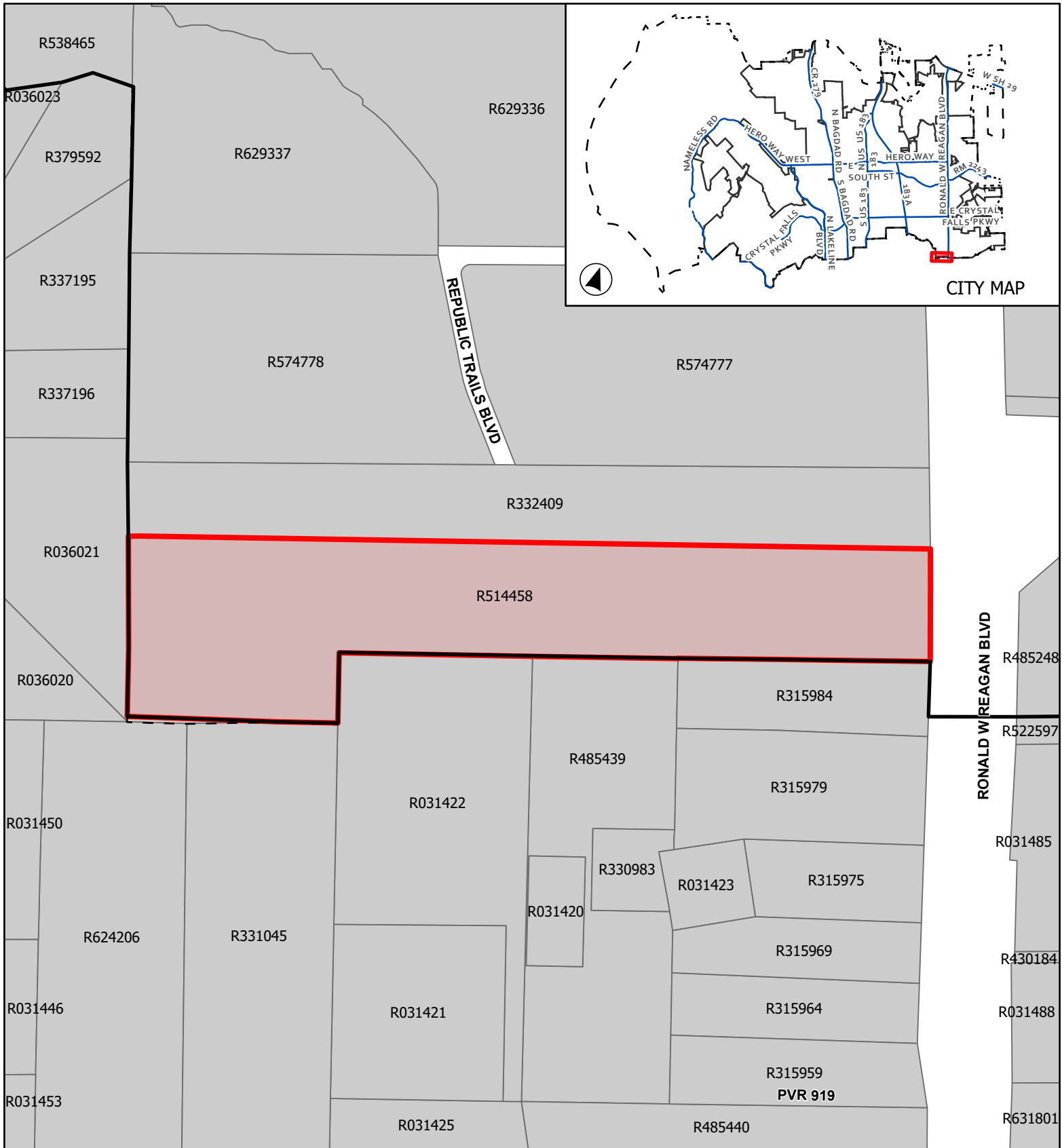
069293601

Sheet No.

2 OF 4

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DWG NAME: K:\AUS SURVEY\AUSTIN SURVEY PROJECTS\069293601 - LUXNOVA - LEANDER SURVEY - PLAT & BOUNDARY VERIFICATION SURVEY\DWG\PLAT - PLAT & BOUNDARY VERIFICATION SURVEY.DWG\PLAT - PLAT & BOUNDARY VERIFICATION SURVEY.DWG PLOTTED BY: PAZITNEY, ROB 2/14/2023 4:54 PM LAST SAVED 2/14/2023 4:25 PM



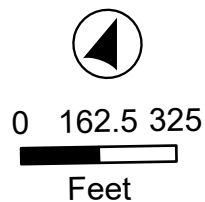
CASE: SFP-21-0014

ATTACHMENT 2

LENOX HILL
TOWNHOMES

Location Map

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



- City Limits
- Subject Boundary
- ETJ Boundary



EXECUTIVE SUMMARY
02/23/2023

AGENDA SUBJECT:

Approval of Minutes.

BACKGROUND:

Attached Drafted February 9, 2023, P & Z Minutes.

RECOMMENDATION:

Approval of draft February 9, 2023, P & Z Minutes.

PRESENTER:

Attachments

Draft 2-9-2023 P & Z Minutes



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

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

February 9, 2023 at 6:00 PM



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

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

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

1. Call to Order at 6:00 p.m.
2. Roll Call
All commissioners were present except Commissioner Deirdre Moss and Commissioner James Oliver.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the February 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-22-0023 regarding Hill Country Bible Church Leander Final Plat on one parcel of land approximately 19 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R607406; generally located north of W San Gabriel Pkwy and Mustang Brook Ln., Leander, Williamson County, Texas.

7. Approval of Minutes.

Motion made by Commissioner Ron May to approve the Consent Agenda Items 6 & 7 and seconded by Commissioner Rick Carpenter.
5-0 Passed

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing regarding Subdivision Case CP-22-0011 to adopt the Harmony Public School Concept Plan and Subdivision Case 22-PP-0013 to adopt the Harmony Public School Preliminary Plat on eight parcels of land approximately 27.99 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031594, R031591, R031590, R031592, R508114, R508113, R508115, and R031595; generally located on the north side of Hero Way between 183A Toll Rd. and Ronald Reagan Blvd., Leander, Williamson County, Texas.
- Discuss and consider action regarding Subdivision Case CP-22-0011 and 22-PP-0013 as described above.

Motion made by Commissioner John Cosgrove, seconded by Vice-Chair Laura Lantrip to approve the Concept Plan.
5-0 Passed.

REGULAR AGENDA

9. Discussion regarding the Comprehensive Plan Implementation Schedule, Leander, Williamson & Travis Counties, Texas.
10. Adjournment at 6:12 p.m.

APPROVED:

CHAIRMAN COSGROVE

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
02/23/2023

AGENDA SUBJECT:

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

- Discuss and consider action regarding Zoning Case Z-22-0048 as described above.

BACKGROUND:

This request is the first step in the zoning process.

HISTORY/TIMELINE:

01/20/1969 – Final Plat- Leander Heights, Sec 2

01/20/1978 – Annexation

04/03/2018 – Replat- Leander Heights, Sec 2, Lots 6A & 6B, Blk A Amended Replat

09/20/2021 – Replat- Leander Heights, Sec 2, Lots 6A-1, 6B-1 & 6C-1, Blk A Amended Replat

APPLICANT/AGENT:

Linda and Del Ray Sudderth.

ORDER OF EVENTS:

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

PRESENTER:

Justin Hunt, Planner

Attachments

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

9. Neighborhood Outreach Report



PLANNING ANALYSIS

ZONING CASE Z-22-0048
LION DRIVE MINOR PUD

GENERAL INFORMATION

Owner/Agent: Linda and Del Ray Sudderth.

Current Zoning: TF-2-B (Two-Family)

Proposed Zoning: Lion Drive Minor PUD (Planned Unit Development) with the following base district:
SFT-2-A (Single-Family Townhouse)

Size and Location: The property is located 507 & 509, 511 & 513, 515 & 517 Lion Drive, including 3.44 acres.

Staff Contact: Justin Hunt
Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to develop Townhouses along Lion Drive with no more than two attached per lot. The allowable uses shall include duplexes, and the development will be limited to 6 units. This case also includes a request to allow for 3:12 roof pitches.

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 3*
- ☒ ☐ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 4*
- ☐ ☒ Does the proposal warrant any other special considerations? *see below*

SPECIAL CONSIDERATIONS

This proposal will not increase the density of the project. Changing from the TF base district to the SFT base district will reduce the setback requirements.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	LO-2-A	Kepler Stem School
EAST	TF-2-B	Single-Family Home
SOUTH	MF-2-B	Church
WEST	TF-2-B	Single-Family Home

SURROUNDING AREA:

This Local Office is located to the north of the subject properties (Kepler Stem School), and to the east and west of the site are single-family homes under a Two-Family zoning. The property to the south is currently a church, and zoned Multi-Family.

PHYSICAL AND NATURAL FEATURES:

This property contains minimal tree cover and is mostly open land.

PROPERTY HISTORY:

This property was annexed into the City of Leander before 1992.

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- This property was rezoned before 2004.

MAJOR CORRIDORS:

This property has access onto Lion Drive.

SUBDIVISIONS:

The following subdivision cases were previously submitted for this property:

- Leander Heights, Sec 2 Final Plat
- Leander Heights, Sec 2, Lot 6-A & 6-B, Blk A Short Form Final Plat
- Leander Heights, Sec 2, Lots 6A & 6B, Blk A Amended Replat
- Leander Heights, Sec 2, Lots 6A-1, 6B-1 & 6C-1, Blk A Amended Replat

EXISTING UTILITIES:

There is a six inch (6") water line to the south of the property and a four inch (4") waterline running across the frontage of the property. There is a six inch (6") wastewater line the property will have available access.

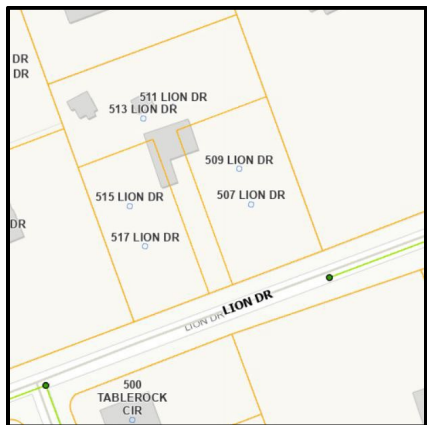


Figure 1 Wastewater



Figure 2 Water

CURRENT LAND USES:

This property is currently has a single-family home located on the property along with other accessory structures.

PROPOSED ZONING DISTRICT:**USE COMPONENT****SFT – SINGLE FAMILY TOWNHOUSE:**

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

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

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

SITE COMPONENT**TYPE 2:**

Features: Accessory buildings greater of 10% of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.; multi-family provides at least 100% of units with an enclosed garage parking space.

Intent:

- (1) The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.
- (2) The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.
- (3) This component is intended to be utilized with the majority of LO and LC use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.
- (4) This component is intended to be utilized with LO, LC, GC, HC, and HI use components when adjacent to residential districts and additional compatibility standards are warranted.
- (5) This component is generally not intended to be utilized with HC and HI use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the land owner.
- (6) Compliance with Type 1 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT**TYPE B:**

Features: 4 or more architectural features.

Intent:

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

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

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

Applicable Future Land Use categories**NEIGHBORHOOD RESIDENTIAL**

- The Neighborhood Residential land use category is intended to be developed primarily as new single-family detached residential subdivisions with associated amenities, such as parks, trails, open space areas, and elementary schools. These areas are intended to have a mix of suburban and auto-oriented development character which are primarily found in the form of detached residential lots.
- Architectural styles, building height and massing are relatively uniform in this type of land use. Most streets are considered to be local and low-volume with curb and gutter, sidewalks, consistent speeds and highly accessible driveways. Strategically located parks are essential and in some cases a school or other institutional use are integrated or in close proximity. Some neighborhood-serving retail and office uses are permitted in these areas with highly-restrictive use, site and design requirements. These type of uses are residential in scale and architectural design and are walkable in nature, though auto-serving. These uses are not shown on the Future Land Use Map as commercial and are supported when integrated into a development with appropriate site and zoning compatibility considerations.

Allowed Uses: SFR, SFE, SFS, SFU, SFC, SFL, SFT, TF, CH, NR, PUD

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

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

SCHEDULE:**DEVELOPMENT MEETING**

A development meeting was held with Staff on 09/12/2022. The following changes were made to the project since the development meeting was held:

- A request to change from TF (Two-family) to a minor PUD with a base zoning of SFT (Single-Family Townhouse). Additional requests are to allow for a max of two attached units and a roof pitch of 3:12.

The following ordinance changes occurred following the development meeting which may have impacted this project.

- The Water Resolution 22-031-00 and was approved on 10/20/2022

NOTIFICATION

02/03/2023 - Public Notice on Hill Country News

02/08/2023 - Mail Notification to Property Owners within 200'

02/08/2023 - Public Hearing Signage Posted on Property

02/23/2023 - Planning and Zoning Commission Public Hearing

03/16/2023 - City Council Public Hearing & First Reading of the Ordinance

04/06/2023 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

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

Please see attachment 9 for more detail.

APPROVAL CRITERIA:

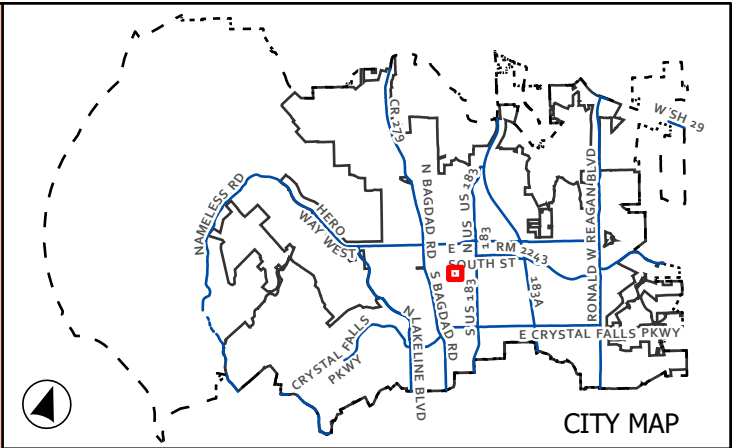
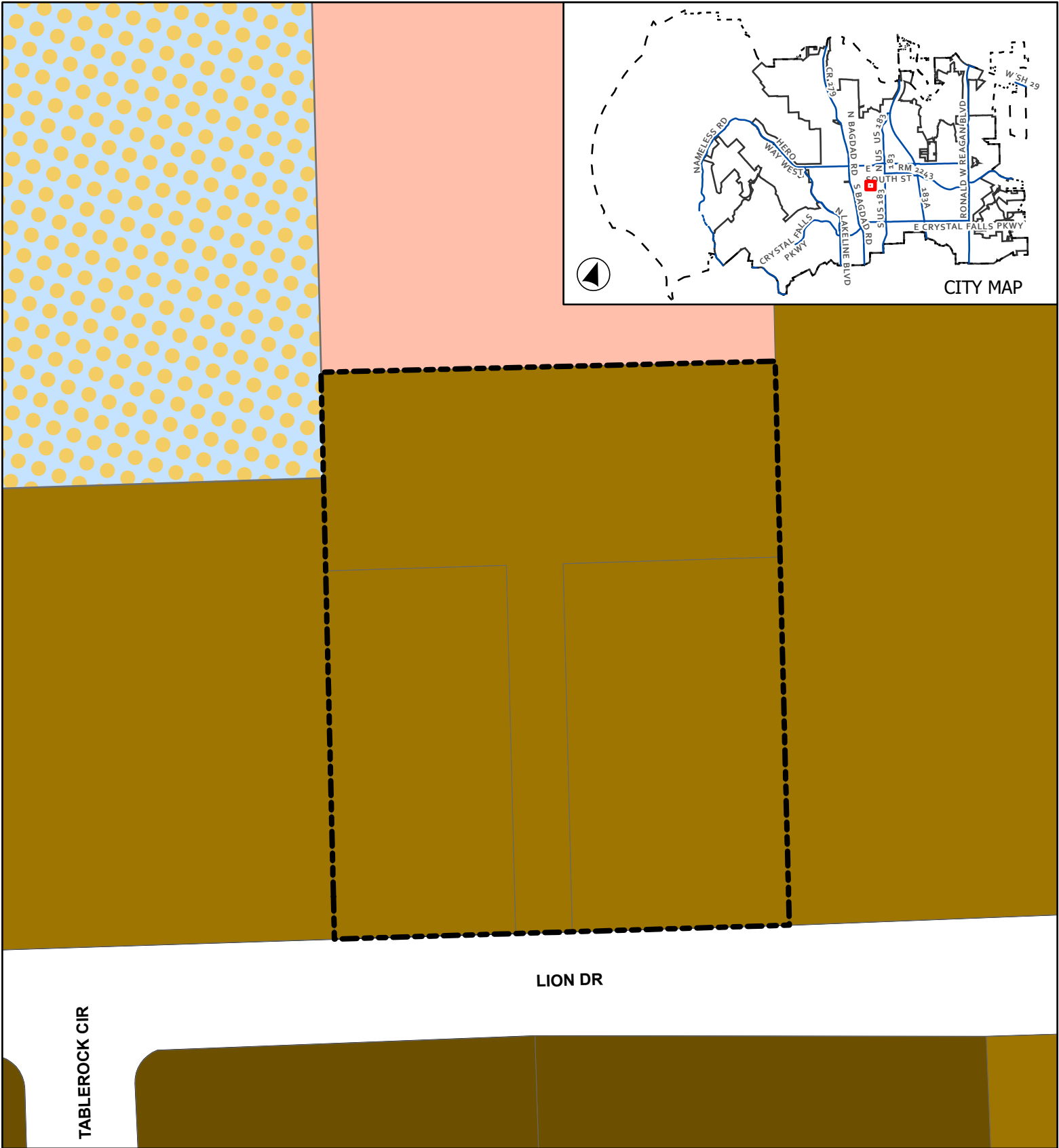
Staff recommends approval of the zoning request. The intent of Single-Family Townhouse use component is to provide more variety in housing types along with serving as a buffer between moderate size lots and higher density areas. This property is located in a neighborhood Residential which does allow for Single-Family Townhouse development. The property does allow for the two-family currently, but this zoning change will allow for less restrictive setbacks.

BUILDING / STRUCTURE					
SINGLE-FAMILY RESIDENTIAL DISTRICTS					
	Use Component	Front	Side	Street Side	Rear
Standard Setback	SFR	25'	7'	15'	15'
	SFE, SFS, SFU, SFU/MH, TF	20'	5'	15'	15'
	SFC, SFL	15' *	5' or 0' & 10'	15'	15'
	CH*****	15'	5'	15'	15'
	TH	10'*	5'	10'	10'
	SFT	10' *	0 or 10'	15'	15'
Garage Setback	SFR, SFE, SFS, SFU, SFU/MH. SFC, SFL, CH, SFT, TF	See Article VIII, Section 5 (i)			

* In no case shall the garage be closer to the ROW than 18'

This Planned Unit Development includes the following higher standards and is requesting the following waivers.

HIGHER STANDARDS	WAIVERS
	Allow a 3:12 roof pitch
	Only two units can be attached per lot.



CASE: Z-22-0048

ATTACHMENT 2

LION DRIVE
MINOR PUD

Current Zoning

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

Leander City Limits

TF - Two Family

MF - Multi-Family

LO - Local Office

PUD-CH

Subject Boundary

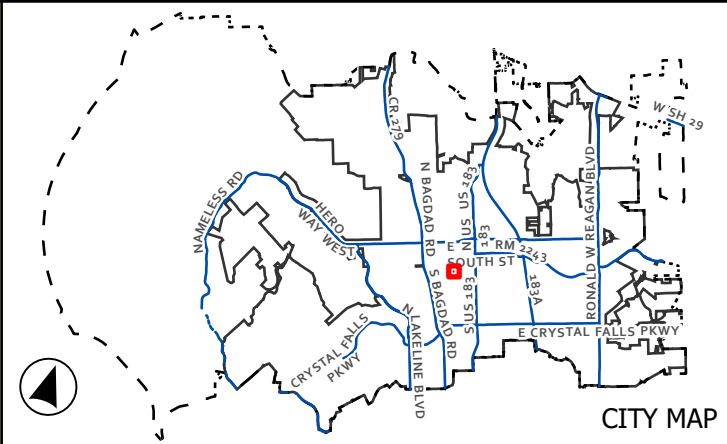
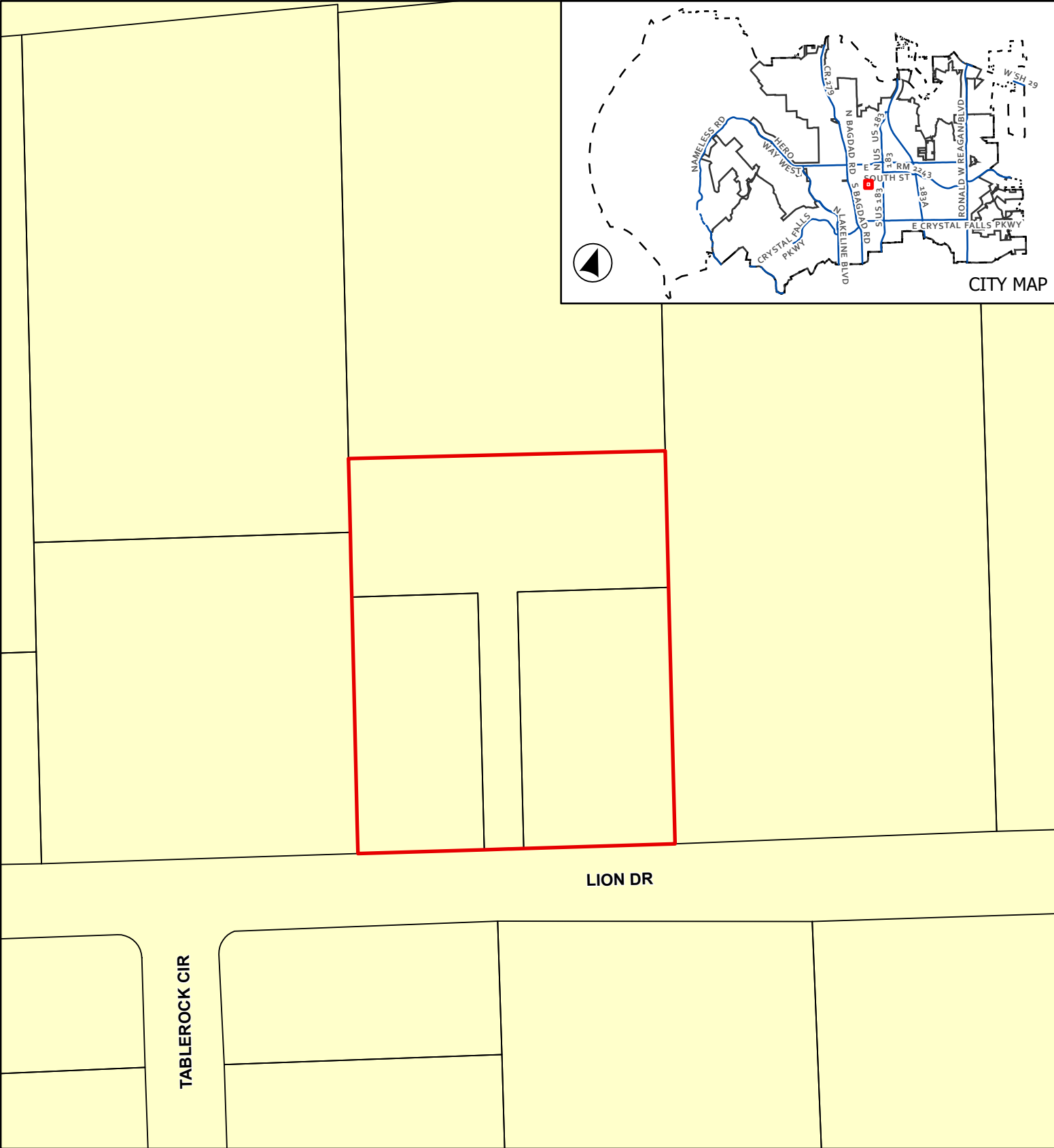
Extra-Territorial Jurisdiction

0

20

40

Feet



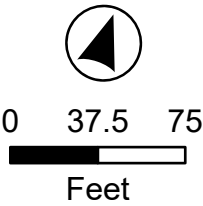
CASE: Z-22-0048

ATTACHMENT 3

LION DRIVE
MINOR PUD

Future Land Use Map

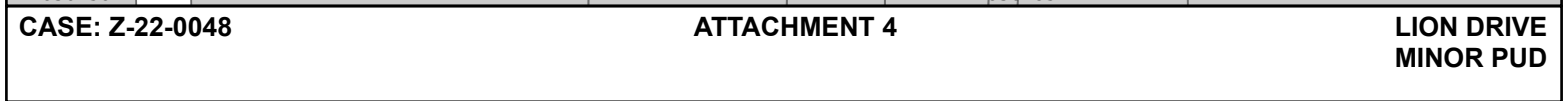
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the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



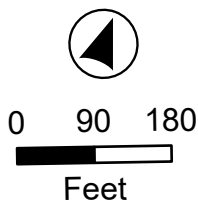
- Leander City Limits
- ETJ Boundary
- Subject Boundary

Future Land Use

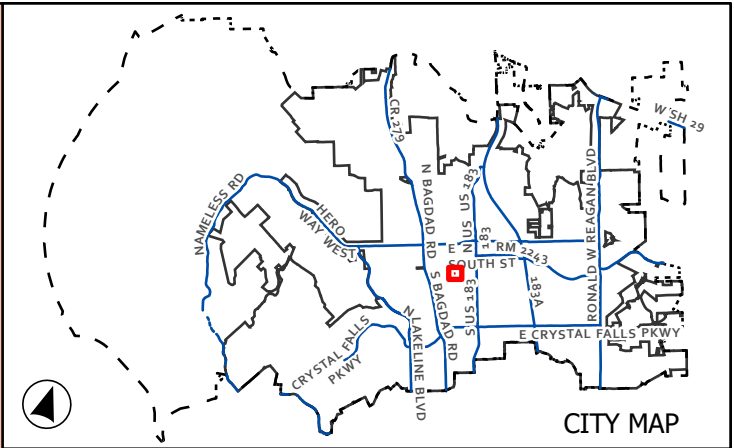
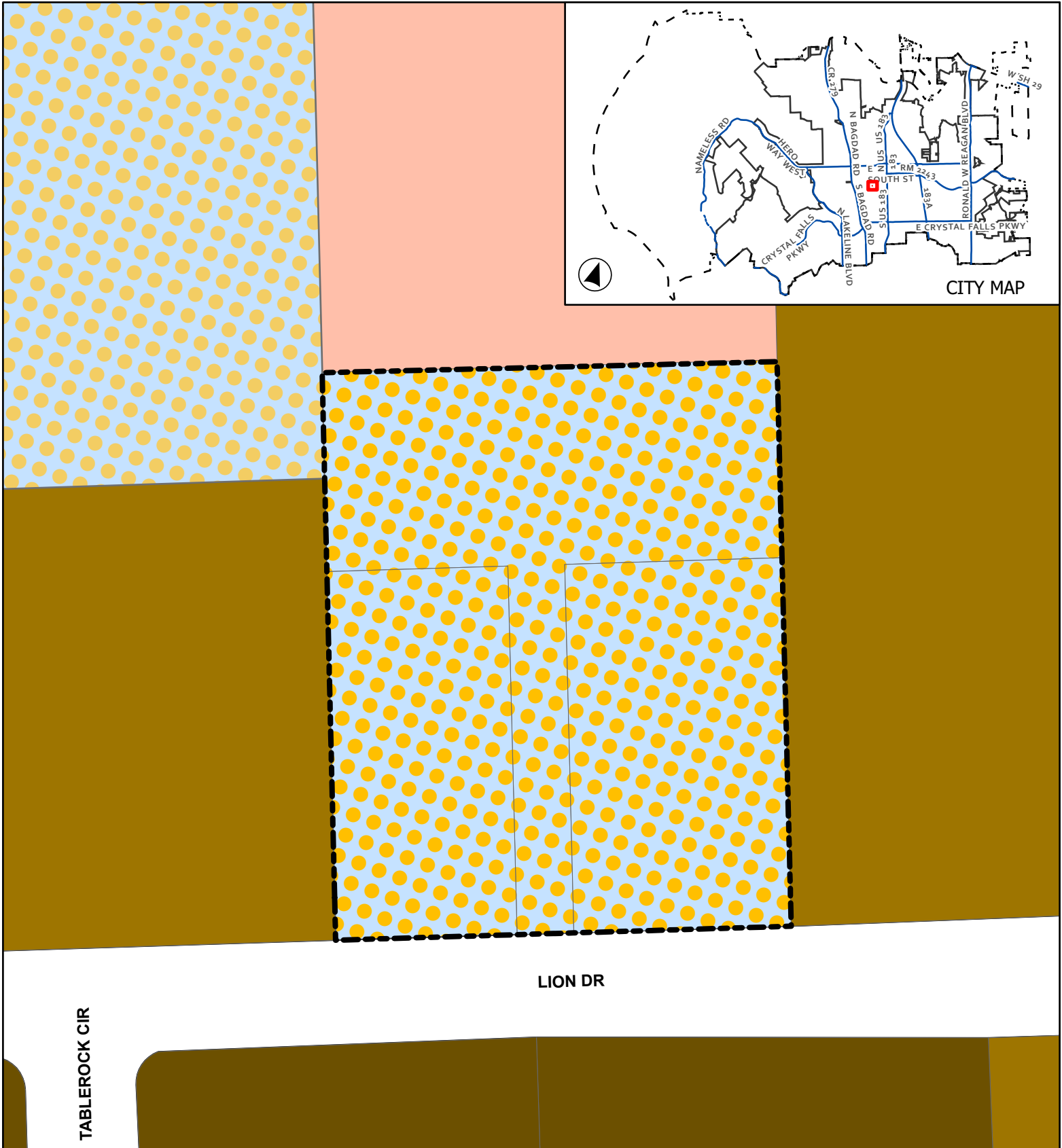
Neighborhood Residential



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



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



CASE: Z-22-0048

ATTACHMENT 5

LION DRIVE
MINOR PUD

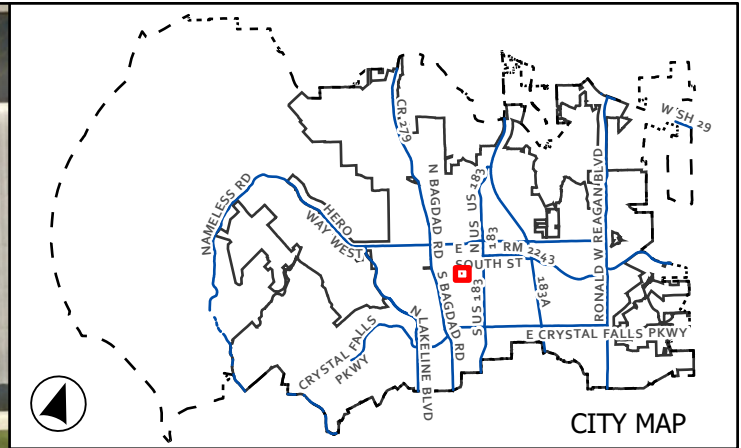
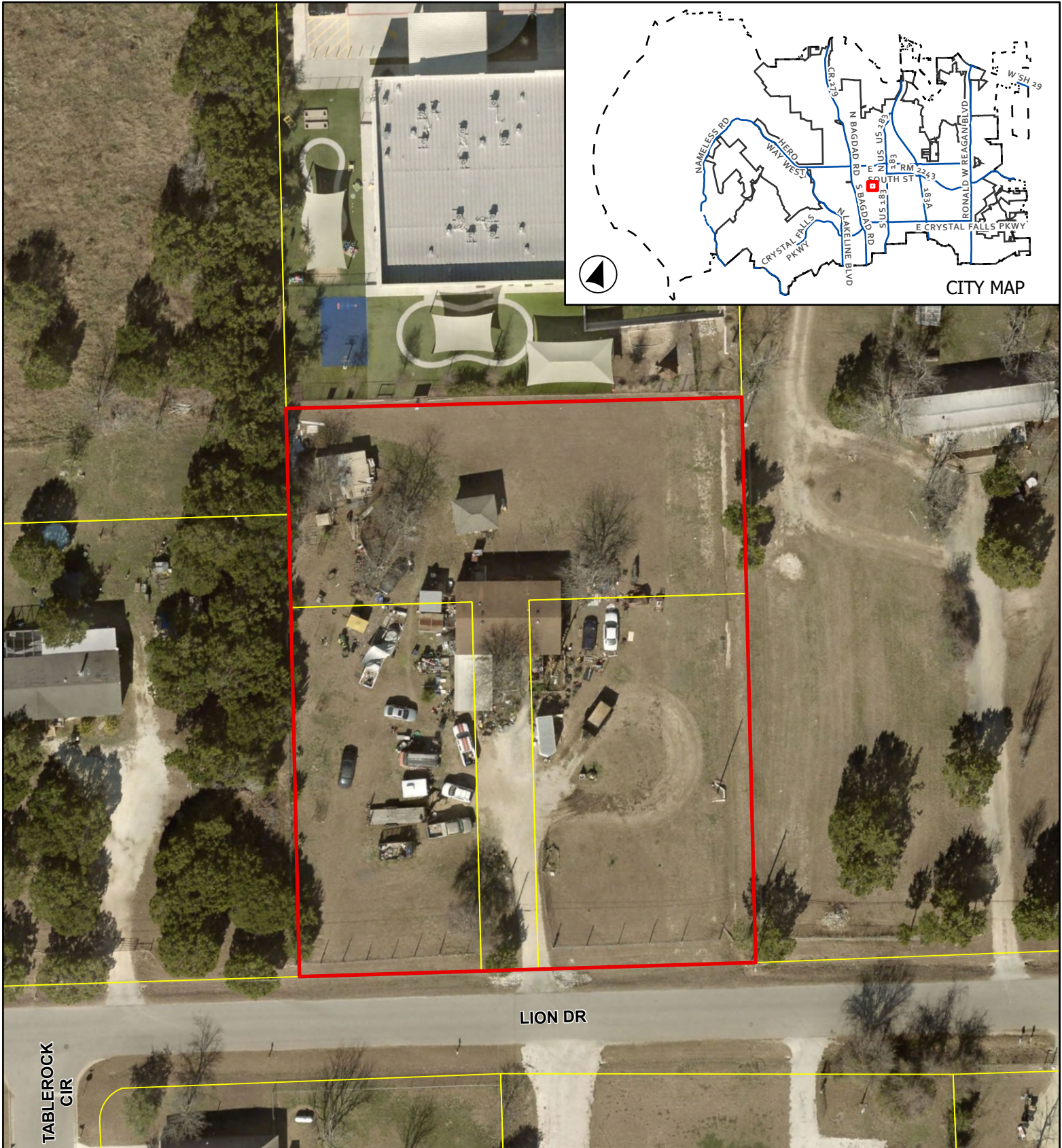
Proposed Zoning

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

- Leander City Limits
- TF - Two Family
- MF - Multi-Family
- LO - Local Office
- PUD-CH
- PUD - Townhomes
- Subject Boundary
- Extra-Territorial Jurisdiction

0 20 40

Feet



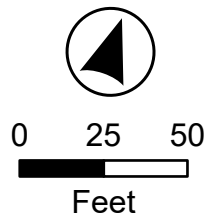
CASE: Z-22-0048

ATTACHMENT 6

**LION DRIVE
MINOR PUD**

Aerial Map

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



- Leander City Limits
- Subject Boundary

EXHIBIT A

Lion Drive Minor Planned Unit Development

A. Purpose and Intent

1. The Lion Drive PUD is comprised of approximately 1.14 acres, as shown in **Exhibit B**. The development of this property includes a duplex development.

B. Applicability and Base Zoning

1. All aspects regarding the development of this Minor 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 Minor PUD, the following base zoning districts have been selected from the Leander Composite Zoning Ordinance.

SFT-2-B (Single Family Townhouse)

C. Allowable/Prohibited Uses

1. The allowable uses shall include duplexes.
2. The development shall be limited to six units
3. No more than two structures may be attached

D. Architectural

1. The roof pitch may be reduced to 3-12.

EXHIBIT B

Lots 6-B1A, 6-B1B, and 6-B1C, Block "A" of the Leander heights Section Two Replat of Lot 6, Block "A" amended.

October 24, 2022

City of Leander Planning Department
P.O. Box 319
Leander, Texas 78646-0319

Ref: Minor PUD Intent Statement for 4S Duplex Project Located at
507-519 Lion Drive Leander, Texas

To whom it may concern,

The 4S Duplex project is a 1.14-acre tract located in the 500 block of Lion Drive. The site is bordered by the Kepler Stem School to the north and mobile homes to the east and west. The property is currently zoned 2F. We are requesting a minor PUD and zoning change to SFT-2-B.

The reason for the change is to take advantage of the SFT-2-B setbacks versus the 2F setbacks. There is a 25-foot PUE to the east that restricts our building footprint. Our plan is to build three duplexes with six total units. The zoning change will allow us the space needed to complete the project.

The Minor PUD will allow for the flexibility in land use and development densities to meet the need of the owner and comply with the City of Leander's expectations.

We look forward to working with the City of Leander on this project.

Thank you,



Del Ray Sudderth
Owner

October 24, 2022

City of Leander Planning Department
P.O. Box 319
Leander, Texas 78646-0319

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Thank you,



Del Ray Sudderth
Owner

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

This summary is only required for a PUD or a Minor PUD.

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

Del Ray Sudderth and Susan Anderson were involved in the communication process. Certified letters were mailed to surrounding residents. See attachments

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.

Property owners. No HOA exists. See attachments

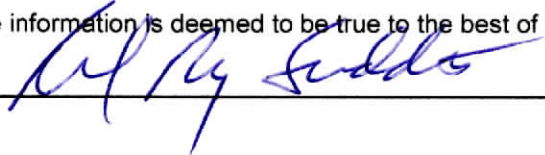
3. What concerns were raised during these communications?

No concerns were raised

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

We offered a meeting for October 18, 2022 at 7:00 pm. No one attended.

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

Signature: 

Date 10/24/2022

WCAD #	Owner	Address
R031362	City of Leander	609 Municipal Drive
R104126	City of Leander	607 Municipal Drive
R542819	City of Leander	607 Municipal Drive
R036438	Sky Heights LLC	415 Lion Drive
R612847	Castlerock Communities LLC	
R036440	Tovar, Jose C & Jose & Maria Isidra Becerra	505 Lion Drive
R568412	Siddhu Real Estate LLC	508 Municipal Drive
R621109	Hoch Construction LLC	Municipal Drive
R621110	Stahl, Gary L & Auburn Myriah Stahl	603 Lion Drive
R036443	607 703 Lion Drive LLC	607 Lion Drive
R036444	607 703 Lion Drive LLC	607 Lion Drive
R036446	607 703 Lion Drive LLC	703 Lion Drive
R036471	Rizvi, Syed Raza	500 Lion Drive
R036470	Madhira, Venkatapurna Parthasarathy & Lakshmi Surekha	506 Lion Drive
R036469	House of Everlasting Prayer	508 Lion Drive
R427546	Vazquez, Hector M & Maria Del Rosario Romo	509 Horseshoe Drive
R427545	Bernal, Ignacio & Consecpcion	601 Horseshoe Drive
R036487	Short, Jimmie	605 Horseshoe Drive
R097989	Pettit, Robert A	508 Tablerock Circle
R097991	Tamez, Donna	506 Table Rock Circle
R097993	Li-Diaz, Kened	504 Table Rock Circle
R097995	Davis, Stephen Ray	502 Table Rock Circle
R097998	Weil, Matthew E	500 Table Rock Circle
R097984	Polu, Kiran	501 Table Rock Circle
R097985	Castillo Aaron & Jessica Trustees of 503 Table Rock Cir Trust	503 Table Rock Circle
R097986	Judge, Melinda K & Okley Macon Cooper	505 Table Rock Circle
R097987	Dinata, Andre & Lili Suryanni Lin	507 Table Rock Circle
R097988	Kazmi, Zain H & Saeed H Kazmi	509 Table Rock Circle
R388458	Sanchez, Megan	508 Powell Drive
R388457	Taylor, Robin Dawn	502 Powell Drive
R388456	Rivera, Sergio & Maribel	700 Lion Drive
R388455	Umstattd Thomas G & James A &	500 Powell Drive

Mailing Address	City	State	Zip
PO Box 319	Leander	TX	78646
PO Box 319	Leander	TX	78641
PO Box 319	Leander	TX	78641
9801 Nepal Cove	Austin	TX	78717
2401 Fountain View Drive	Houston	TX	77057
1703 Timberwood Drive	Cedar Park	Tx	78613
1508 Sirius Cove	Austin	TX	78732
7209 Celebration Court	Jonestown	TX	78645
603 Lion Drive	Leander	TX	78641
6 Miller Drive	Hillsborough	NJ	,08844
6 Miller Drive	Hillsborough	NJ	,08844
6 Miller Drive	Hillsborough	NJ	,08844
500 Lion Drive	Leander	TX	78641
213 Southern Cross Drive	Austin	Tx	78717
PO Box 1234	Leander	TX	78646
509 Horseshoe Drive	Leander	TX	78641
1405 Pecan Street	Cedar Park	TX	78613
605 Horseshoe Drive	Leander	TX	78641
508 Table Rock Circle	Leander	TX	78641
506 Table Rock Circle	Leander	TX	78641
103 N Rainbow Bridge Drive	Cedar Park	TX	78613
502 Table Rock Circle	Leander	TX	78641
119 Simmons Way	Flosom	CA	95630
4004 Tordera Drive	Austin	TX	78738
2400 E Cesar Chavez St #208	Austin	TX	78702
505 Table Rock Circle Apt B	Leander	TX	78641
103 Lodestone Cove	Austin	TX	78738
2211 Falkirk Drive	Round Rock	TX	78681
508 Powell Drive	Leander	TX	78641
506 Powell Drive	Leander	TX	78641
700 Lion Drive	Leander	TX	78641
Madelaine Umstattd Morris	Austin	TX	78750-3225
13276 N Highway 183 #101			



EXECUTIVE SUMMARY

02/23/2023

AGENDA SUBJECT:

Discuss and consider action regarding Concept Plan Case CP-22-0013 to adopt the LC Hero Way Concept Plan on two parcels of land approximately 21.86 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031600 & R457677; generally located to the northwest of the intersection of Hero Way and Main Street, Leander, Williamson County, Texas.

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

BACKGROUND:

This request is the first step in the subdivision process. Staff recommends approval of the concept plan with the following consideration to requested warrants concurrent with this application:

Previous Approved Warrants:

1. Hero Way maximum building setback per SmartCode, Table 7E, to be 12 feet at the primary frontage.
Applicant is requesting an increase in building setback to 80 feet due to sites topography and location of detention and water quality pond.
 - This warrant request has been removed with this amendment.
2. Applicant request private streets to qualify as roads creating blocks. This would allow private streets throughout the site, aside from East Street which is a required collector per the Transportation Master Plan.
 - This warrant request has been removed with this amendment.
3. Applicant request limited parking to be placed in the 2nd layer of the mixed use block at the northwest corner of Main Street and Hero Way.
 - This warrant request has been removed with this amendment.
4. Applicant is requesting a waiver to the minimum 80% frontage buildout for the northeast block of the site.
 - This warrant request has been removed with this amendment.

HISTORY/TIMELINE:

11/06/2002 – Annexation of northern portion
03/16/2005 – Annexation of southern portion
09/22/2005 – Zoning Approved (Leander Station PUD)
12/02/2021 – Concept Plan Approved.

APPLICANT/AGENT:

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

RECOMMENDATION:

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

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

1. Permit the Creation of thoroughfare assembly types CS-68-46 and RA-32-32
 - a. CS-68-46 to allow wider sidewalks and public on street diagonal parking for commercial uses. The 4x4 tree well will be modified to allow for a 4 ft. continuous planter to promote greater tree viability.

- b. RA-32-32 to allow an alley type thoroughfare which includes an 8 ft. parking lane on one side of the alley to act as a buffer between the development and the railroad.

ORDER OF EVENTS:

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

PRESENTER:

Michael Chenausky AICP, Senior Planner

Attachments

- 1. Concept Plan
- 2. Location Exhibit

FILE NAME: 3018487-001-0001 COVER SHEET.DWG
LAST MODIFIED BY: JASON WARD
LAST MODIFIED DATE: 10/25/2023 10:44 AM
PLOTTED BY: THOMAS LEANDER
PLOT DATE: 10/25/2023 10:44 AM
PLOT STYLE: DWG TO PDF PLOT
PLOT STYLE: 3018487-001-0001

PROJECT INFORMATION

OWNER:

LC LEANDER, LLC
230 WEST STREET, SUITE 200
COLUMBUS, OH 43215
(512) 987-3805

CIVIL ENGINEER:

WANTMAN GROUP, INC
2021 E. 5TH STREET, SUITE 200
AUSTIN, TX 78702
(512) 669-5560
CONTACT: IAN WILLIAMS

SURVEYOR:

4WARD LAND SURVEYING, LLC
PO BOX 90876
AUSTIN, TX 78709
(512) 537-8384
CONTACT: JASON WARD

DEVELOPER:

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

ZONING:

T6 URBAN CORE ZONE

LEANDER CENTRAL:

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

LAND USE SUMMARY:

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

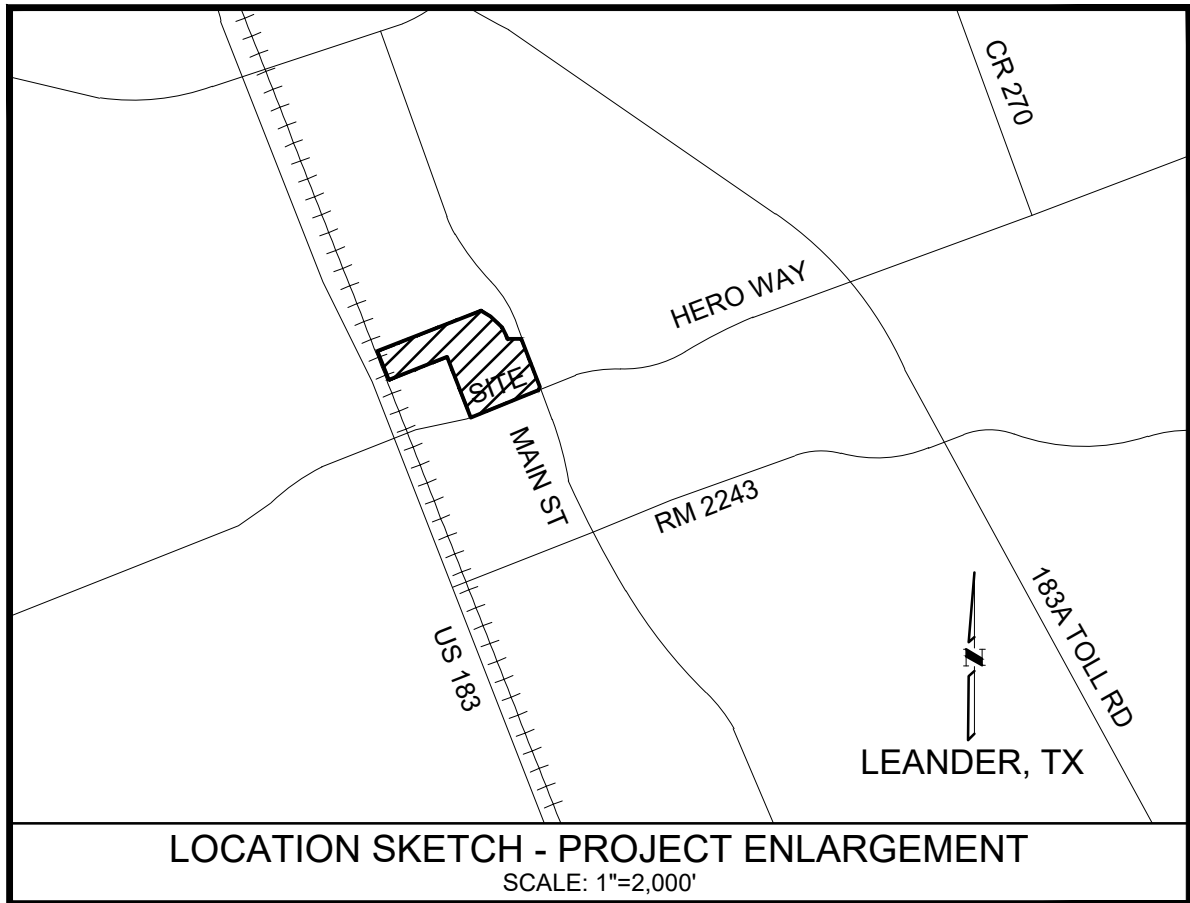
NOTE:

TOTAL LOT ACREAGE INCLUDES A SECTION OF EAST STREET ROW.
THIS ACREAGE IS BASED ON TITLE SURVEY PERFORMED BY 4WARD LAND SURVEYING, LLC (PROJECT #: 00934)

LC HERO WAY
CONCEPT PLAN REVISION #1

PROJECT NUMBER: 22-TOD-CP-013

FILING DATE: 08/09/2022



LEGAL DESCRIPTION:

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

WARRANT LIST:

1. CIVIC SPACE - BLOCK E (CHAPTER 3.1.14)

1.1 THIS WARRANT WAS SUBMITTED WITH THIS REVISION TO THE ORIGINAL CONCEPT PLAN AND IS NO LONGER NEEDED WITH THIS REVISION. THIS WARRANT WILL BE REMOVED UPON FINAL APPROVAL BY CITY REVIEW STAFF.

2. HERO WAY SETBACK - PRINCIPAL BUILDING (TABLE 7E G.2)

2.1 THIS PREVIOUSLY APPROVED WARRANT IS NO LONGER NEEDED WITH THIS REVISION TO THE ORIGINAL CONCEPT PLAN. THIS WARRANT WILL BE REMOVED UPON FINAL APPROVAL BY CITY REVIEW STAFF.

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

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

3.1.1. THE INTENT OF THIS THOROUGHFARE IS BASED ON ASSEMBLY CS-80-54. THE 4X4 TREE WELL WOULD BE MODIFIED TO A 4-FOOT CONTINUOUS PLANTER TO ALLOW FOR LARGER SOIL VOLUMES THAT PROMOTE GREATER TREE VIABILITY AND DIAGONAL PARKING WOULD BE HEAD-IN PARKING WITH A 12-FOOT TRAVEL LANE.

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

3.1.3. THIS WARRANT IS CONSISTENT WITH THE PREVIOUSLY APPROVED CONCEPT PLAN. THIS COMMENT WILL BE REMOVED UPON FINAL APPROVAL BY CITY REVIEW STAFF.

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

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

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

3.2.3 THIS WARRANT IS CONSISTENT WITH THE PREVIOUSLY APPROVED CONCEPT PLAN, WITH THE EXCEPTION THAT THOROUGHFARE TYPE RA-32-32 IS A NEW ASSEMBLY MODIFICATION. THIS COMMENT WILL BE REMOVED UPON FINAL APPROVAL BY CITY REVIEW STAFF.

4. PARKING PLACEMENT (CHAPTER 6.7.4.A)

4.1 THIS PREVIOUSLY APPROVED WARRANT IS NO LONGER NEEDED WITH THIS REVISION TO THE ORIGINAL CONCEPT PLAN. THIS COMMENT WILL BE REMOVED UPON FINAL APPROVAL BY CITY REVIEW STAFF.

5. FRONTAGE BUILDOUT (TABLE 7E, FRONTAGE BUILDOUT)

5.1 THIS PREVIOUSLY APPROVED WARRANT IS NO LONGER NEEDED WITH THIS REVISION TO THE ORIGINAL CONCEPT PLAN. THIS COMMENT WILL BE REMOVED UPON FINAL APPROVAL BY CITY REVIEW STAFF.

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

5.3 THE ADDITION OF STRUCTURES OVER THE STOOPS IN THE IDENTIFIED BLOCKS WILL ALLOW FOR A VARIATION IN BUILDING DESIGN THROUGHOUT THE PROJECT AND WILL REINFORCE THE INTENT THE SMARTCODE TO PROVIDE A SAFE ENVIRONMENT (1.3.3.C) BY PROVIDING SPACES FOR RESIDENTS TO GATHER ALONG PRIVATE FRONTAGES ENCOURAGING SAFETY THROUGH EYES ON THE STREET.

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

6.1 THIS WARRANT WAS SUBMITTED WITH THIS REVISION TO THE ORIGINAL CONCEPT PLAN AND IS NO LONGER NEEDED WITH THIS REVISION. THIS WARRANT WILL BE REMOVED UPON FINAL APPROVAL BY CITY REVIEW STAFF.

7. CIVIC SPACE:

7.1 THIS WARRANT WAS SUBMITTED WITH THIS REVISION TO THE ORIGINAL CONCEPT PLAN AND IS NO LONGER NEEDED WITH THIS REVISION. THIS WARRANT WILL BE REMOVED UPON FINAL APPROVAL BY CITY REVIEW STAFF.

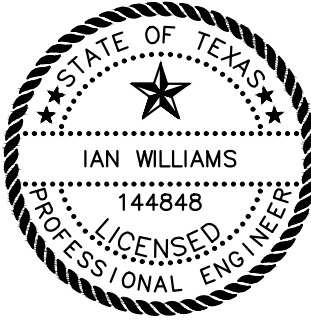
SHEET INDEX

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

SUBMITTED BY :


01/31/2023

IAN WILLIAMS, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 144848
WGI, INC.
2021 EAST 5TH STREET, SUITE 200
AUSTIN, TEXAS 78702
512.669.5560



I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL. THE PLAN IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH CHAPTER 25-8 SUBCHAPTER A OF THE LAND DEVELOPMENT CODE. [LDC 25-8-152]

SURVEYOR'S CERTIFICATION:

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

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

PROJECT:

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

SHEET TITLE:

COVER SHEET

SHEET

01 OF 05

22-TOD-CP-013

FIRM NO. F-15085



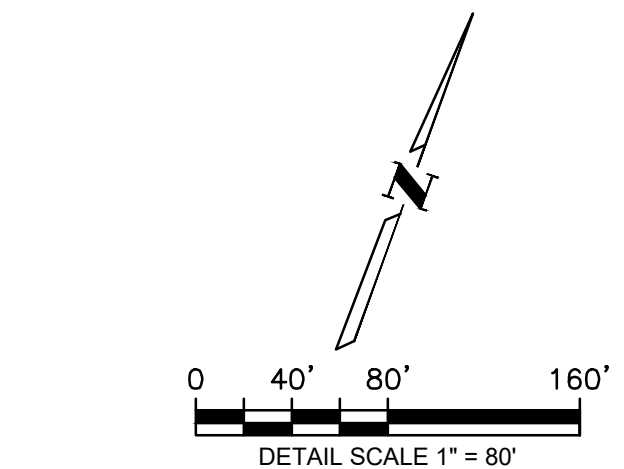
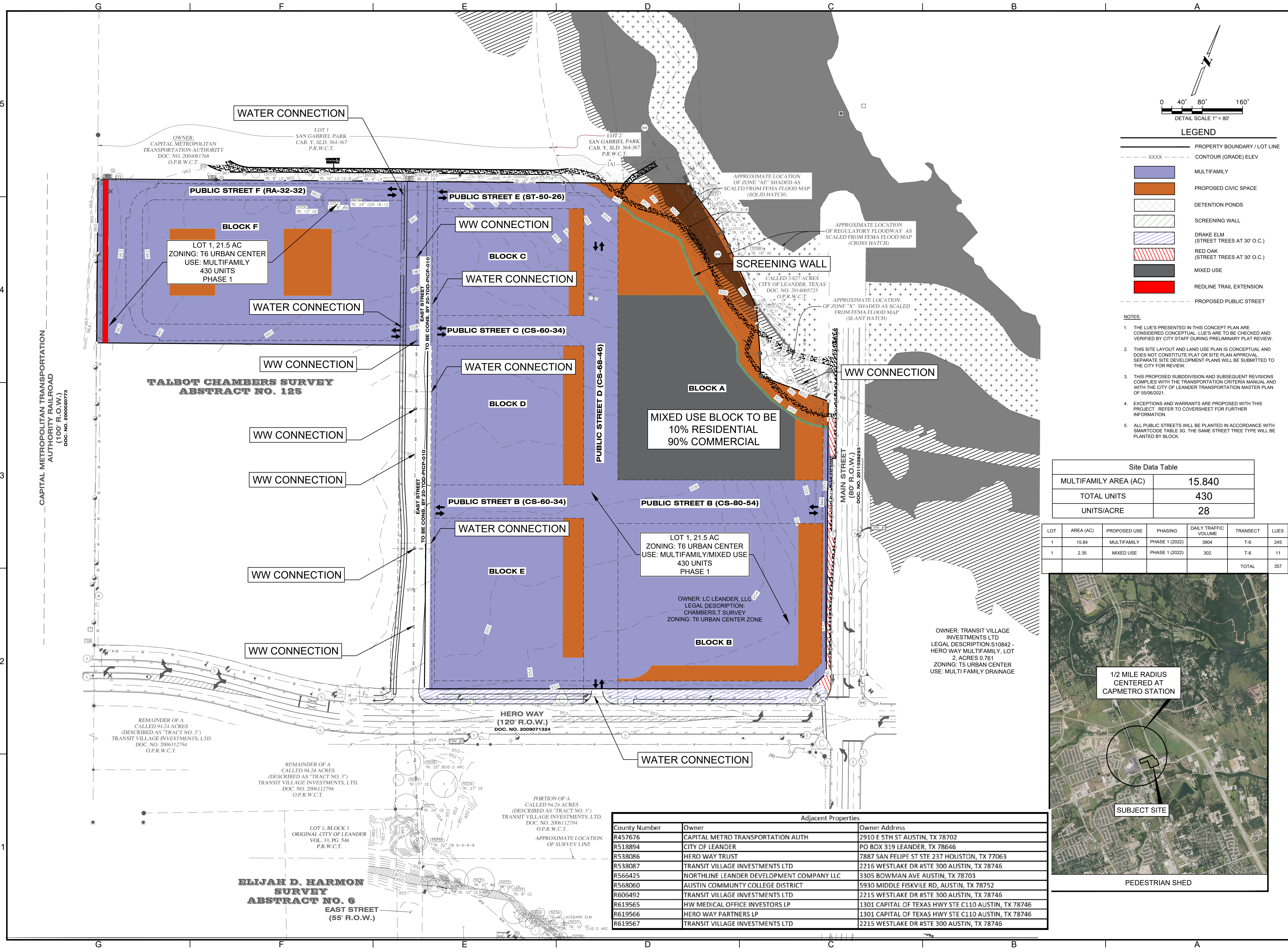
512.669.5560

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

NO.	DATE	DESCRIPTION
1	8/9/2022	UPDATE CONCEPT PLAN

LAST MODIFIED BY: IAN WILLIAMS
LAST MODIFIED DATE: 11/02/2023 10:45 AM
PLOTTED WITH DWG TO PDF PLOT
PLOT STYLE: BW - AEC.ctb

FILE NAME: 3018487.DWG - CS100 CONCEPT PLAN.DWG
LAST MODIFIED BY: IAN WILLIAMS
LAST MODIFIED DATE: 11/02/2023 10:45 AM
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PLOT STYLE: BW - AEC.ctb

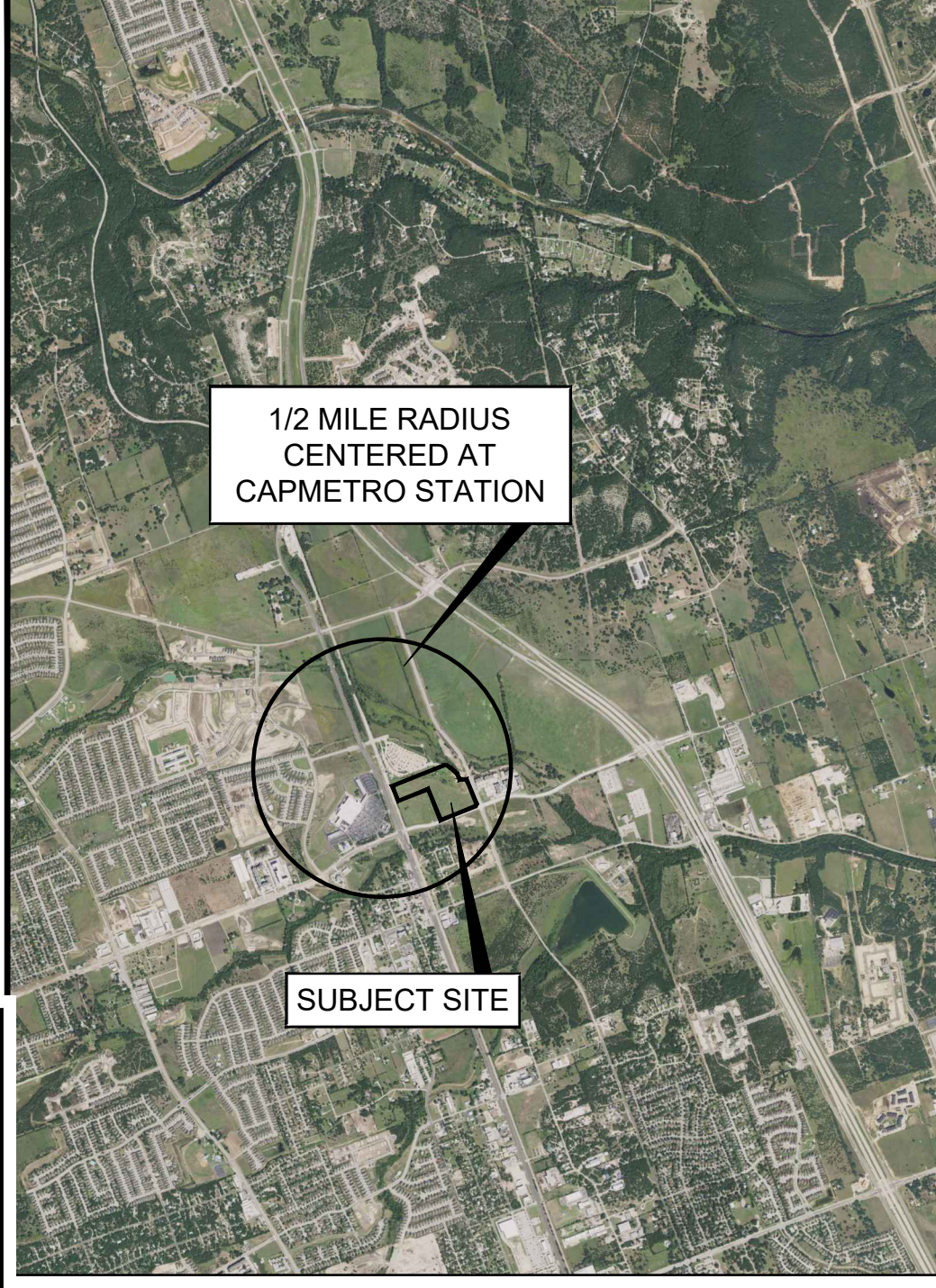


- LEGEND**
- XXXX ----- PROPERTY BOUNDARY / LOT LINE
 - CONTOUR (GRADE) ELEV
 - MULTIFAMILY
 - PROPOSED CIVIC SPACE
 - DETENTION PONDS
 - SCREENING WALL
 - DRAKE ELM (STREET TREES AT 30' O.C.)
 - RED OAK (STREET TREES AT 30' O.C.)
 - MIXED USE
 - REDLINE TRAIL EXTENSION
 - PROPOSED PUBLIC STREET

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

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

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



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

512.669.5506

WGL
wglinc.com

512.669.5506

STATE OF TEXAS
IAN WILLIAMS
444848
LICENSED PROFESSIONAL ENGINEER
01/31/2023

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

SHEET TITLE:
CONCEPT PLAN

1

DATE

6/3/2022

NO.

1

BY

UPDATE CONCEPT PLAN

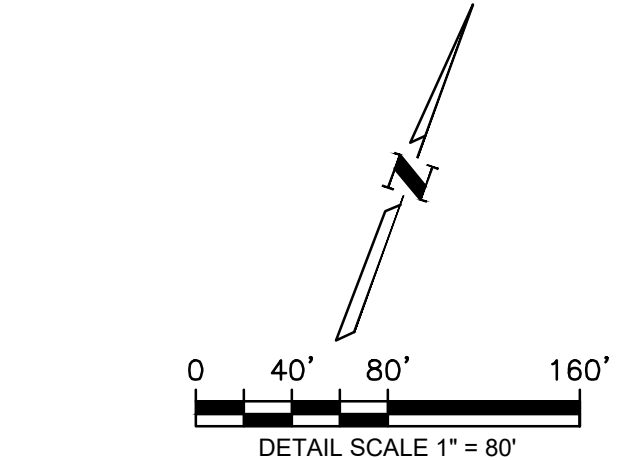
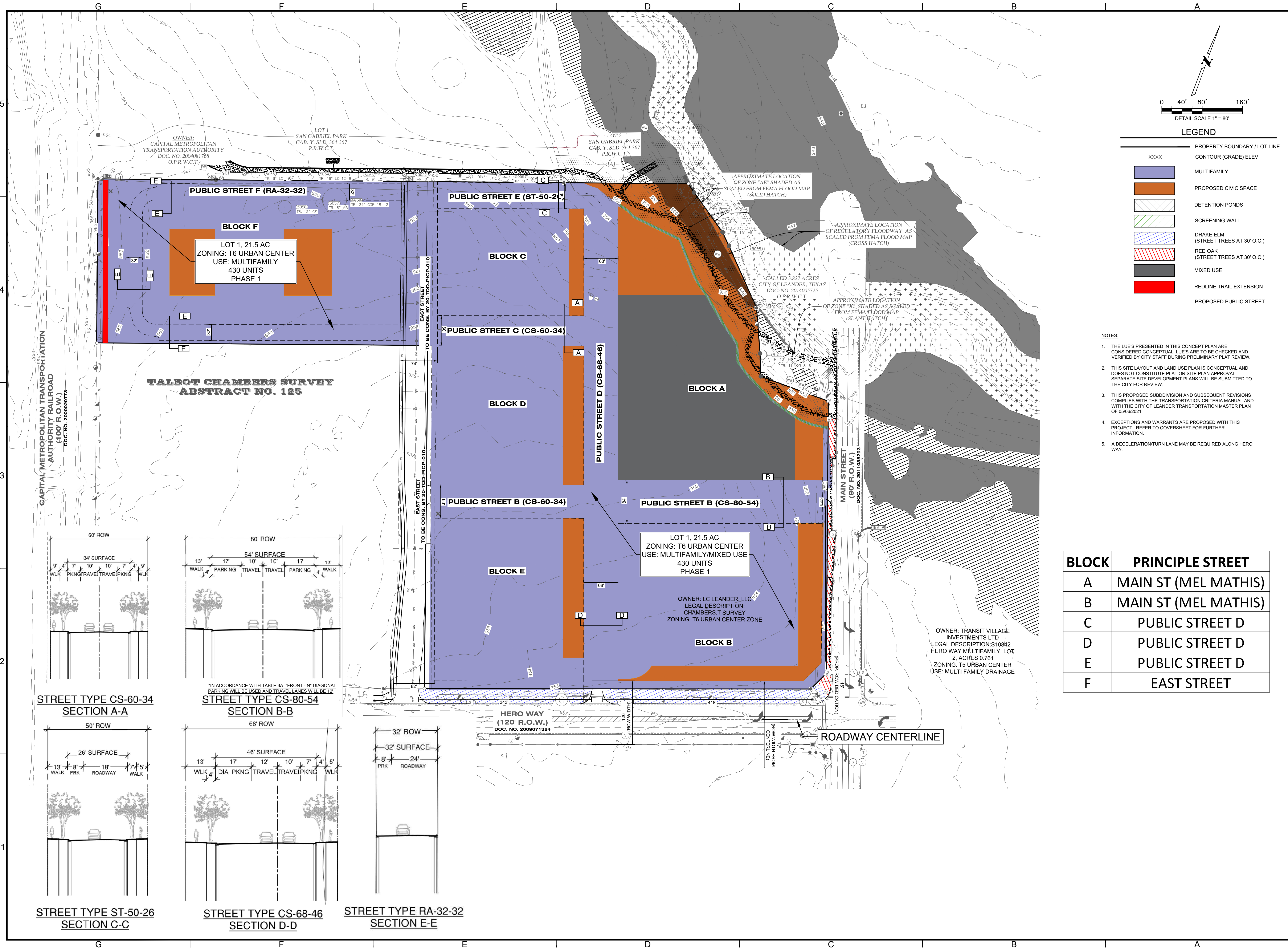
DESCRIPTION

02 OF 05

22-TOD-CP-013

LAST MODIFIED BY: IAN WILLIAMS
LAST MODIFIED DATE: 01/31/2023
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- LEGEND**
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 - A DECELERATION/TURN LANE MAY BE REQUIRED ALONG HERO WAY.

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

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

SHEET:
04 OF 05
22-TOD-CP-013

512.669.5590

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

STATE OF TEXAS
IAN WILLIAMS
144848
LICENSED PROFESSIONAL ENGINEER
01/31/2023

UPDATE CONCEPT PLAN
1 03/2022
NO DATE
BY





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EXECUTIVE SUMMARY
02/23/2023

AGENDA SUBJECT:

Receive a presentation regarding the parkland dedication ordinance requirements.

BACKGROUND:

The City of Leander Texas has had a Parkland Dedication Ordinance in place since October 2011 with minor modifications in 2015 and again in 2019. Based on current conditions (population growth, economics, land values, cost of park goods and facilities, etc.) it has been deemed by the Parks and Recreation Department that the current ordinance is in need of a major overhaul to assist the City with not only providing quality parks, but delivering an increased level of service to meet the ever-growing citizens' demands of park and leisure needs for the next decade and more.

Parkland is an essential city service that affords well documented economic, recreational, physical, and mental health benefits to its users. The current Parkland Dedication Ordinance is a critical tool that allows the Parks and Recreation Department to provide park service for the citizens of Leander in accordance with goals and mandates set forth in the City Charter, the Parks and Recreation Department's Comprehensive Plan, and the Parks and Recreation Advisory Board's Long Range Plan. Parks provide recreational opportunities on a variety of levels, create community, preserve the city's character and natural resources, contribute to economic growth and tourism, increase transportation opportunities, and help keep Leander beautiful. Parkland dedication requires new developments to adhere to the City ordinance with the key goal of "Preserving Livability" by providing sufficient and ample parkland in a rapidly densifying suburban center.

The Parks and Recreation Board met to review new criteria in March 2022, reviewed updates in April 2022 and affirmed the proposed changes in May 2022. The revised ordinance will assist the City and the Department in fulfilling goals of creating large scale parks (community and regional) to meet the demand new residents are placing on the strained park system. The revised ordinance will allow the City and Department to expand access to parks and increase its service area, similarly requiring fee-in-lieu and/or parkland dedication for all residential amenities in the City's planning jurisdiction.

The revised ordinance also takes into consideration commercial developments. Currently, office, retail, and industrial developments typically located in park deficient areas, along green spaces, or adjacent to parks, are not subject to the existing Parkland Dedication Ordinance. This revised ordinance takes those facilities into account.

Additionally, there are minor revisions to the Public Art component proposed as well.

APPLICANT/AGENT:

City of Leander

PRESENTER:

Mark Tummons, Director of Parks & Recreation
