



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, February 22, 2024
Regular Meeting at 6:00 PM



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

**Place 5 – James Oliver, Vice Chair
Place 6 – Laura Lantrip, Chair
Place 7 – Scott Calame
Staff Liaison – Robin Griffin**

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

REGULAR MEETING

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the February 15, 2024, meeting.
4. Review of meeting protocol.
5. Public comments on items not listed in the agenda.

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

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

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case PP-23-0039 regarding Bar W Ranch East Mixed Use Preliminary Plat on one (1) parcel of land approximately 51.47 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R021711; generally located at the southeast corner of Ronald W. Reagan Boulevard and Kauffman Loop, Leander, Williamson County, Texas.
7. Approval of Subdivision Case FP-22-0012 regarding Bar W Ranch West Phase 10 Final Plat on six (6) parcels of land approximately 53.097 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R590364, R652645, R573683, R539735, R652644, and R654376; generally located northwest of Gold Dust Trail and Bar W Ranch Boulevard, Leander, Williamson County, Texas.
8. Approval of Subdivision Case FP-22-0016 regarding Northline Block O, Lot 1 Final Plat on one (1) parcel of land approximately 5.6466 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R031604; generally located northwest of the intersection of Weathersby Street and John Webster Street, Leander, Williamson County, Texas.

9. Approval of Minutes

PUBLIC HEARING: ACTION

10. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case CPA-24-0011 to update the Water Masterplan; Leander, Williamson and Travis Counties, Texas.
- Discuss and consider action regarding Comprehensive Plan Case CPA-24-0011 as described above.
 - Discuss and consider action regarding the item as described above.
 - a. Staff Presentation
 - b. Open Public Hearing
 - c. Close Public Hearing
 - d. Discussion
 - e. Consider Action

REGULAR AGENDA

11. Discussion regarding the Comprehensive Plan Implementation Schedule and Old Town Master Plan Implementation, and consider action on recommendations from the Planning & Zoning Commission for the FY 2024/2025 City Budget and CIP Plan.
- Discuss and consider action regarding the item as described above.
 - a. Staff Presentation
 - b. Discussion
 - c. Consider Action
12. Adjournment

CERTIFICATION

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 Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 16th day of February 2024 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Ellen Coufal, Secretary



EXECUTIVE SUMMARY
2/22/2024

AGENDA SUBJECT:

Approval of Subdivision Case PP-23-0039 regarding Bar W Ranch East Mixed Use Preliminary Plat on one (1) parcel of land approximately 51.47 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R021711; generally located at the southeast corner of Ronald W. Reagan Boulevard and Kauffman Loop, Leander, Williamson County, Texas.

BACKGROUND:

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

HISTORY/TIMELINE:

04/28/2022 - Bar W Ranch West Concept Plan Revision #3 Approved
10/01/2017 - Bar W Ranch West Concept Plan Revision #2 Approved
11/10/2016 - Bar W Ranch West Concept Plan Revision #1 Approved
01/07/2016 - Bar W Ranch Commercial Concept Plan Approved

APPLICANT/AGENT:

Carlson, Brigrance & Doering, Inc. (Geoff Guerrero) on behalf of Howard Barley Wedemeyer (C. Patrick Oles, Jr.).

RECOMMENDATION:

This preliminary plat includes six (6) commercial lots, two (2) mixed use lots, and one (1) open space lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the preliminary plat.

PRESENTER:

Karina L. Castillo, AICP, Planning Manager

Attachments:

1. PP-23-0039 Att 1 Bar W Ranch East Mixed Use - Prelim Plat
2. PP-23-0039 Att 2 Bar W Ranch East Mixed Use - Location Map

BAR W EAST MIXED USE
PRELIMINARY PLAT

CITY OF LEANDER FILE # PP-23-0039
FILING DATE: 08-01-2023

PROJECT INFORMATION

SUBMITTAL DATE: 08-01-2023

ZONING: BAR W EAST COMMERCIAL PUD
(GC-2-A, SFT-2-A & MF-2-A)

(GC - GENERAL COMMERCIAL)
(SFT - SINGLE FAMILY TOWNHOME)
(MF - MULTI-FAMILY)

FUTURE LAND USE CATEGORY:

- ACTIVITY CENTER
- MULTI-USE CORRIDOR - PRIORITY CORRIDOR
- NEIGHBORHOOD RESIDENTIAL

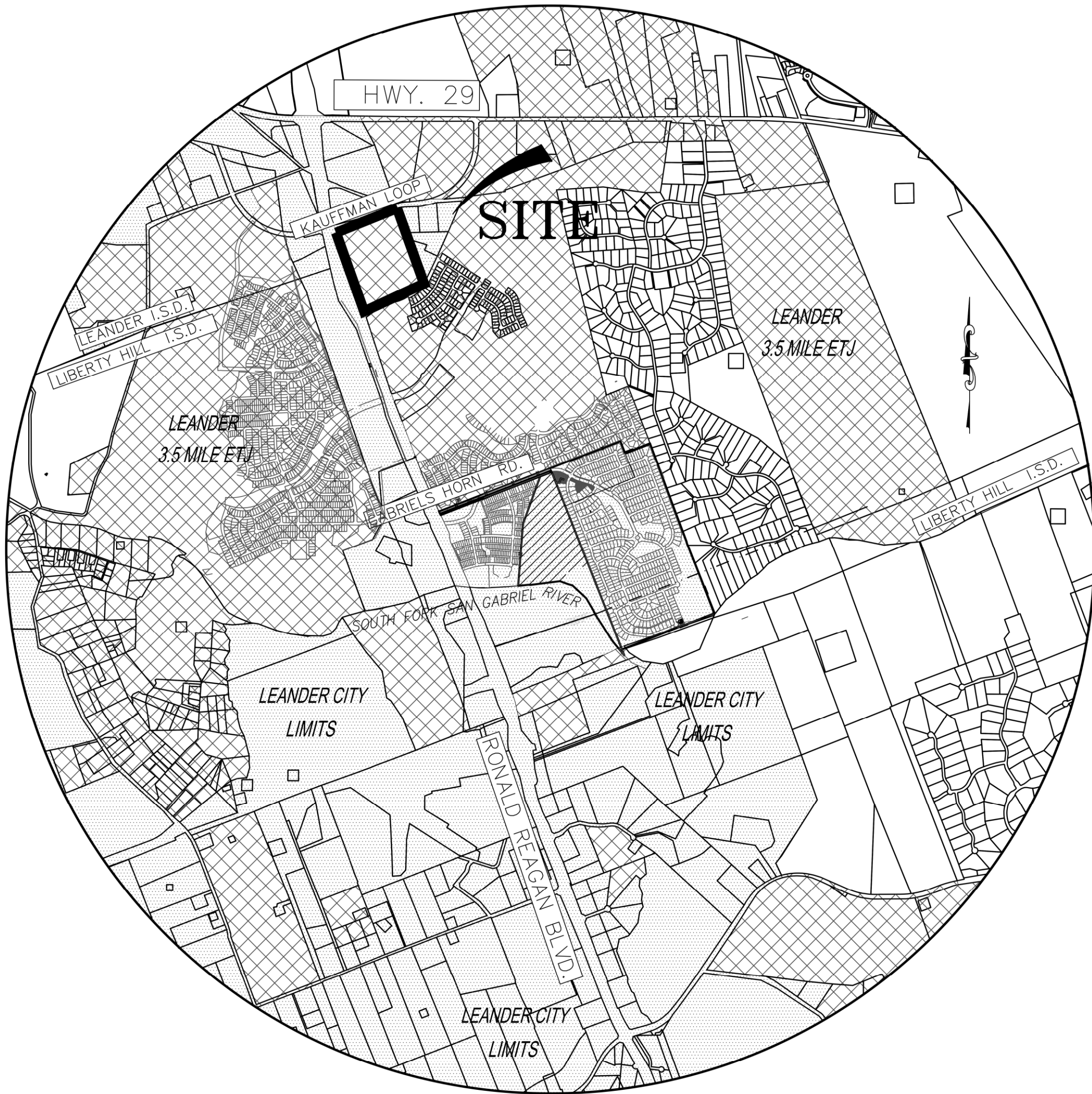
LAND USE SUMMARY:	
MIXED USE COMMERCIAL	15.49 AC
MIXED USE RESIDENTIAL	29.46 AC
OPEN SPACE LOTS	6.52 AC
TOTAL:	51.47 AC

TOTAL NO. OF LOTS: 9	
NO. OF BLOCKS: 1	
NO. OF SINGLE FAMILY LOTS: 0	
NO. OF MIXED USE COMMERCIAL LOTS: 6	
NO. OF MIXED USE RESIDENTIAL LOTS: 2	
NO. OF OPEN SPACE LOTS: 1	
NO. OF TOTAL RESIDENTIAL UNITS IS NOT TO EXCEED 538	

OWNER/DEVELOPER:
BAR W EAST COMMERCIAL, LTD.
c/o BARSHOP & OLES COMPANY
ATTN: PAT OLES & DAN WHEAT
901 S. MOPAC EXPRESSWAY
BARTON OAKS PLAZA II, #550
AUSTIN, TEXAS 78746
(512)-477-1212

PROJECT AGENT:
CARLSON, BRIGANCE & DOERING, INC.
ATTN: GEOFF GUERRERO
5501 W. WILLIAM CANNON BLVD
AUSTIN, TEXAS 78749
PHONE: (512) 280-5160
FAX: (512) 280-5165

ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WILLIAM CANNON BLVD
AUSTIN, TEXAS 78749
PHONE: (512) 280-5160
FAX: (512) 280-5165



LOCATION MAP

SCALE: 1" = 2,000'

LEGAL DESCRIPTION: BEING ALL OF THAT CERTAIN 51.474 ACRES TRACT OR PARCEL OF LAND, OUT OF AND A PART OF THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF A CALLED 972.33 ACRE TRACT OF LAND CONVEYED TO HOWARD BARKLEY WEDEMEYER IN VOLUME 343, PAGE 553, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.TX.).

SURVEYORS CERTIFICATION

ALL EASEMENTS OF RECORD ARE HEREBY SHOWN OR NOTED ON THIS PRELIMINARY PLAT AS FOUND ON THE TITLE POLICY OR DISCOVERED WITH A TITLE SEARCH PREPARED FOR THE MOST RECENT PURCHASE OF PROPERTY.

WITNESS MY HAND THIS 6th DAY OF February, 2024.

Aaron V. Thomason

R.P.L.S. NO. 6214



SHEET INDEX

- COVER SHEET
- APPROVED CONCEPT PLAN
- EXISTING CONDITIONS
- PRELIMINARY PLAT
- PRELIMINARY WATER PLAN
- PRELIMINARY WASTEWATER PLAN
- INTERNAL DRAINAGE PLAN
- EXISTING CONDITIONS HYDROLOGY
- DEVELOPED CONDITIONS HYDROLOGY
- TREE SURVEY
- HERITAGE TREE SURVEY
- TREE LIST
- PARK PLAN

GENERAL PLAT NOTES:

- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CITY LIMITS OF THE CITY OF LEANDER, TEXAS, AND IS SUBJECT TO THE BAR W RANCH EAST PUD (23-019-00) AND THE AMENDMENT TO AGREEMENT REGARDING CONSENT TO CREATION OF MUNICIPAL UTILITY DISTRICT AND DEVELOPMENT OF THE WEDEMEYER RANCH.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY 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.
- BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE BAR W RANCH EAST PUD.
- NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP # 48491C0275E WILLIAMSON COUNTY, TEXAS DATED SEPTEMBER 26, 2008.
- SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF KAUFFMAN LOOP. SIDEWALKS ALONG RONALD REAGAN BLVD SHALL BE INSTALLED OR PAYMENT OF FEE IN LIEU SHALL BE PROVIDED TO THE CITY OF LEANDER. NO SIDEWALKS ARE REQUIRED ON CR 268.
- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND EXCEPTING RISERS TO ACCESS EXISTING OVERHEAD UTILITIES.
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
- THE BAR W EAST DEVELOPMENT OWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- TREE MITIGATION WILL COMPLY WITH THE AMENDMENT TO AGREEMENT REGARDING CONSENT TO CREATION OF MUNICIPAL UTILITY DISTRICT AND DEVELOPMENT OF THE WEDEMEYER RANCH (CONSENT AGREEMENT).
- TIA NOTE: REFER TO BAR W EAST TIA (TIA-23-0005) PREPARED BY B.O.E. ATTN: BOBAK J. TEHRANY, P.E.. REQUIRED MITIGATIONS AS RECOMMENDED IN THE TIA WILL BE DESIGNED AND CONSTRUCTED AT SITE DEVELOPMENT WITH THE CONSTRUCTION PLANS.
- PARKLAND DEDICATION AND RECREATION IMPROVEMENTS REQUIREMENTS ARE GOVERNED BY THE CONSENT AGREEMENT AND THE BAR W RANCH EAST PUD.
- THIS PROJECT IS SUBJECT TO ROW RESERVATION REQUIREMENTS AS FOUND IN TH THE CURRENT CITY OF LEANDER TRANSPORTATION POLICY. IN ADDITION THIS PROJECT IS ALSO SUBJECT TO THE CURRENT CITY OF LEANDER DRAINAGE POLICY.
- THIS PROJECT IS LOCATED IN THE EDWARDS AQUIFER RECHARGE AND CONTRIBUTING ZONES AND IS SUBJECT TO THE TCEQ GUIDELINES FOR WATER QUALITY TREATMENT.
- 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 AS MODIFIED BY THE BAR W EAST PUD.
- THE PROPOSED RIGHT-OF-WAY RESERVATION LINE SHOWN ALONG RONALD REAGAN BOULEVARD IS PRELIMINARY ONLY. THIS PROJECT IS ACTIVELY COORDINATING WITH WILLIAMSON COUNTY ON THE FINAL ALIGNMENT OF THE RIGHT-OF-WAY RESERVATION LINE. THE FINAL RIGHT-OF-WAY RESERVATION LINE ALIGNMENT ALONG RONALD REAGAN BOULEVARD SHALL BE FINALIZED PRIOR TO RELEASE OF THE FINAL PLAT.

ENGINEERS CERTIFICATION

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF LEANDER CODES AND ORDINANCES.

WITNESS MY HAND THIS 6th DAY OF February, 2024.

Charles R. Brigance, Jr.

P.E. NO. 64346

DESIGNED BY: CB	DRAFTED BY: ISL
DATE	
REVISION	
SHEET NAME: PRELIMINARY PLAT COVER SHEET	
JOB NAME: BAR W EAST MIXED USE	
PROJECT: PRELIMINARY PLAT	
DATE: JULY 2023	
JOB NUMBER: 5375	
SHEET 1 OF 13	

Carlson, Brigance & Doering, Inc.
Civil Engineering
FIRM ID #E3791
Main Office: 5501 West William Cannon Dr., Austin, Texas 78750
North Office: 12120 Rte 690, Suite 600, Austin, Texas 78750
Phone No. (512) 280-5160
www.cbdleng.com

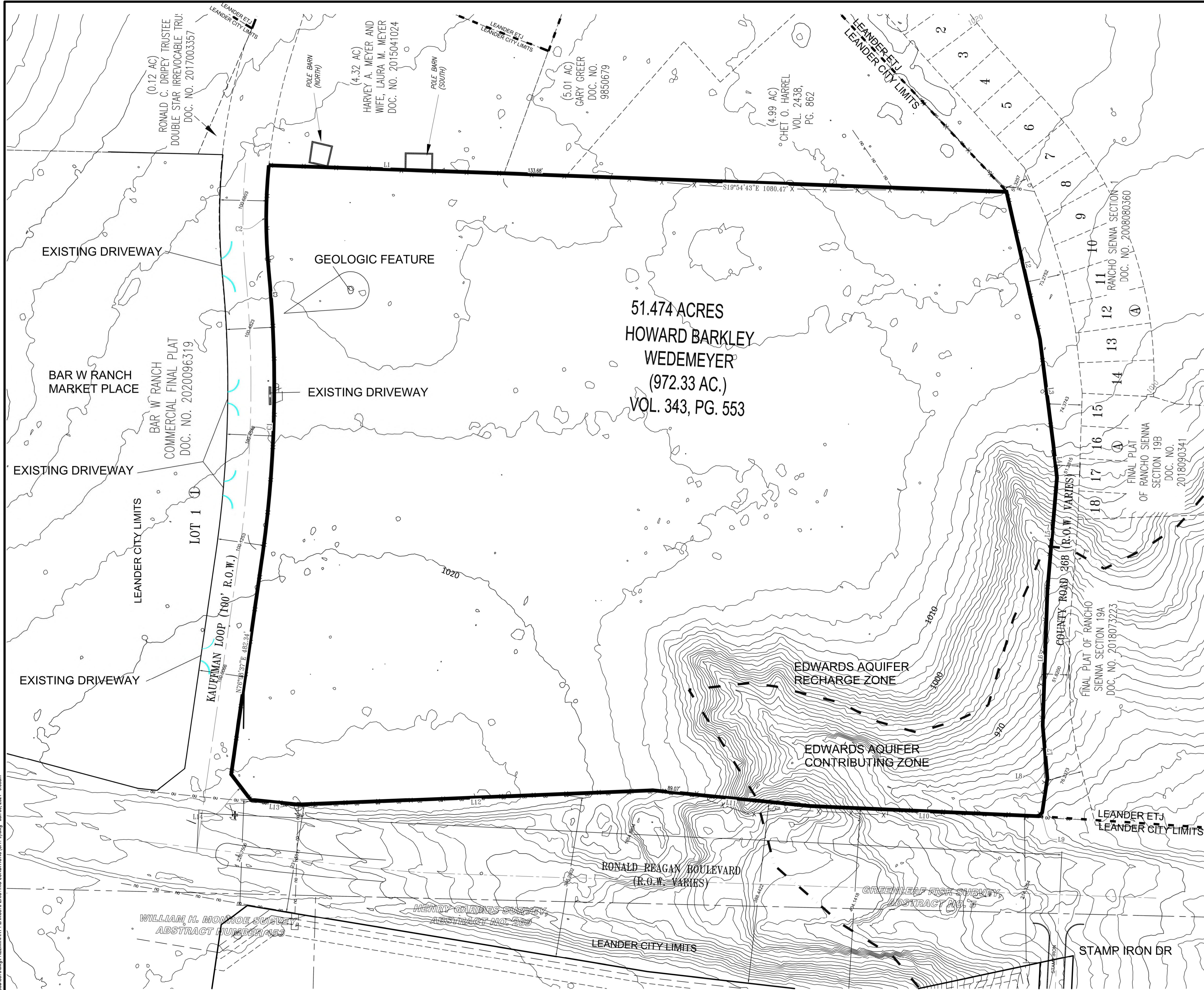
02/06/2024
Charles R. Brigance, Jr.
64346
Professional Engineer
Carlson, Brigance & Doering, Inc.
02/06/2024

BAR W RANCH WEST-REVISION #3



DESIGNED BY: CB	DATE	REVISION	Carlson, Brigrance & Doering, Inc. Civil Engineering ♦ Surveying C B D FIRM ID #F3791 Main Office South Office 5501 West William Cannon Dr. Austin, Texas 78749 12129 RR (20 N.) Ste. 600 Austin, Texas 78750 Phone No. (512) 280-5160 www.cbdieng.com	DRAFTED BY: JSL
SHEET NAME: APPROVED CONCEPT PLAN			BAR W' EAST' MIXED USE	PRELIMINARY PLAT'
JOB NAME: 				
PROJECT: 				
 01/30/2024  CHARLSON, BRIGRANCE & DOERING, INC. ID# F3791				
DATE: JULY 2023				
JOB NUMBER: 5375				
SHEET: 2 OF 13				

FILE PATH: J:\AC303575\dwg\PRELIMINARY PLANS\375-EXISTING CONDITIONS (SHT 3).dwg - Jan 30, 2024 - 9:58am

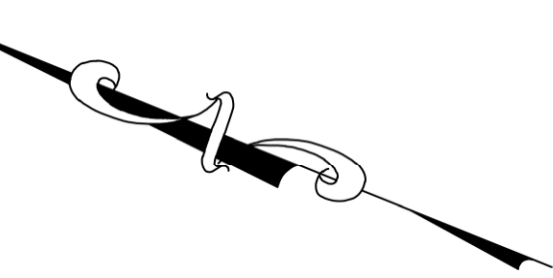


Line Table		
Line #	Length	Direction
L1	505.11	S20°00'59"E
L2	324.24	S55°23'14"W
L3	225.55	S60°47'40"W
L4	74.10	S61°52'01"W
L5	244.07	S72°48'45"W
L6	289.62	S69°58'10"W
L7	113.34	S63°02'12"W
L8	73.46	S76°38'27"W
L9	11.16	N70°33'37"W
L10	491.76	N19°26'31"W
L11	339.03	N16°14'56"W
L12	761.15	N24°20'24"W
L13	102.46	N16°11'26"W
L14	69.20	N30°26'13"E

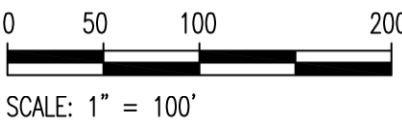
Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	607.44	2600.00	N69°08'42"E	606.06	305.11	13°23'10"
C2	224.16	1150.00	N68°04'15"E	223.80	112.44	11°10'05"
C3	112.97	2600.00	N63°41'48"E	112.96	56.49	2°29'22"

LEGEND	
	PROPERTY BOUNDARY
	RECHARGE ZONE BNDY
	CITY LIMITS LINE
	CENTERLINE STREET
	OVERHEAD UTILITY
	FENCE LINE

NOTE: SEE TREE SURVEY SHEET FOR TREE SURVEY



SCALE: 1"=100'



PP-23-0039

DESIGNED BY: CB

DRAFTED BY: JSL

DATE

REVISION

Carlson, Brigrance & Doering, Inc.

CBD

FIRM ID #F3791

Main Office: 5501 Westpark Dr., Austin, Texas 78750

Phone No: (512) 280-5160

SHEET NAME: PRELIMINARY PLAN EXISTING CONDITIONS 100 SCALE

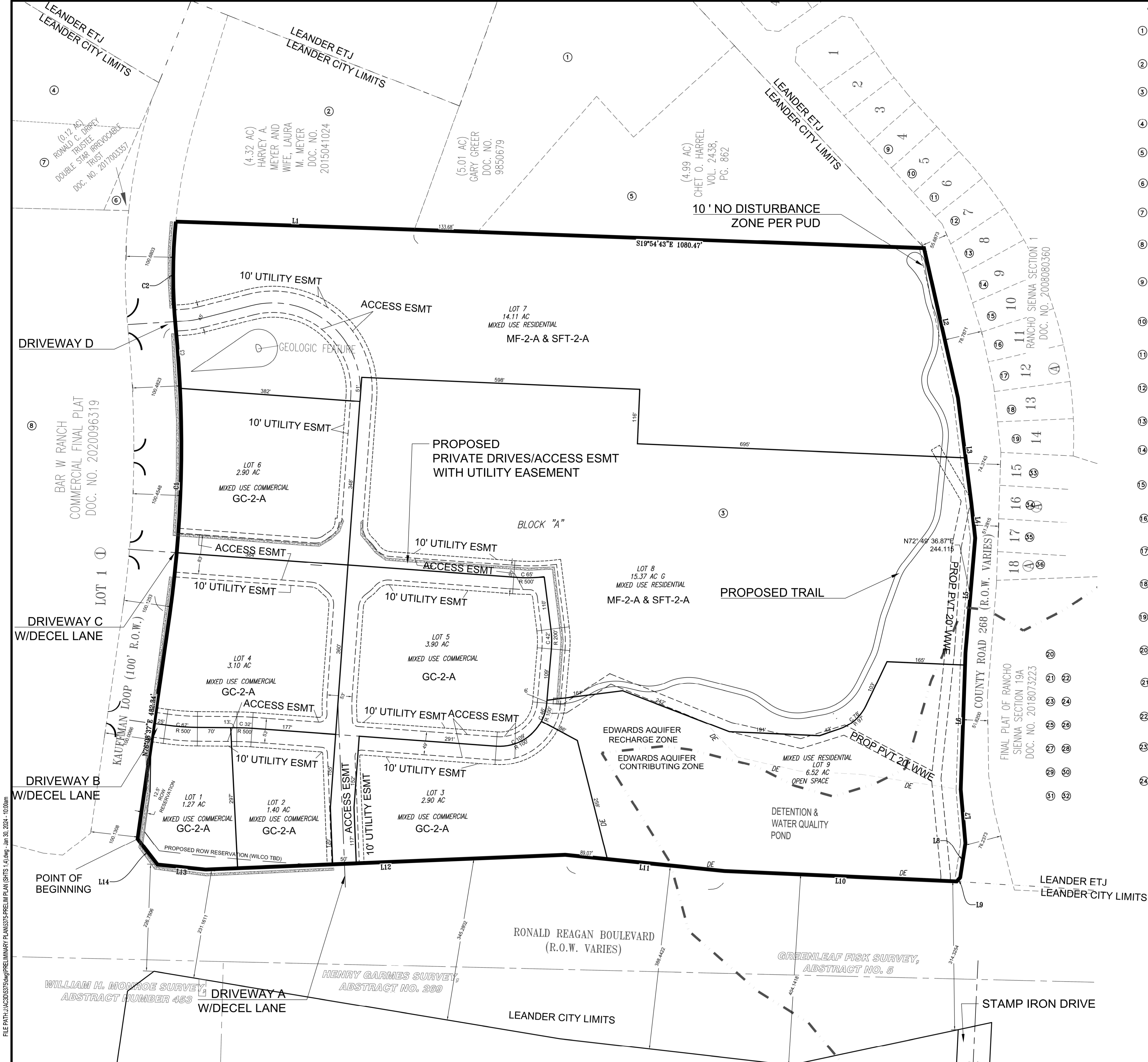
JOB NAME: BAR W EAST MIXED USE

PROJECT: PRELIMINARY PLAT

DATE: JULY 2023

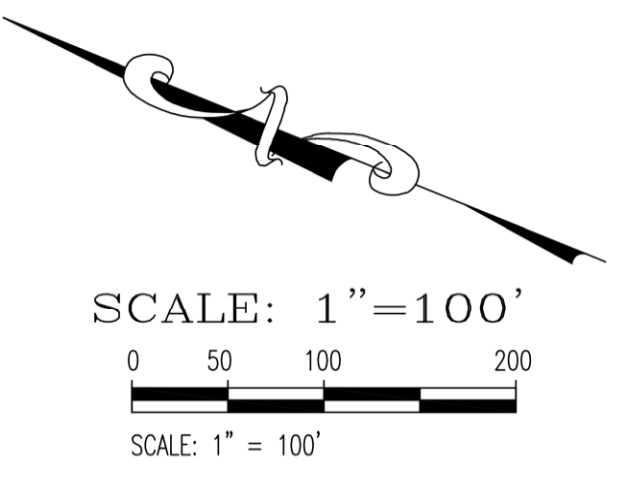
JOB NUMBER: 5375

SHEET 3 OF 13



ADJACENT OWNERS:

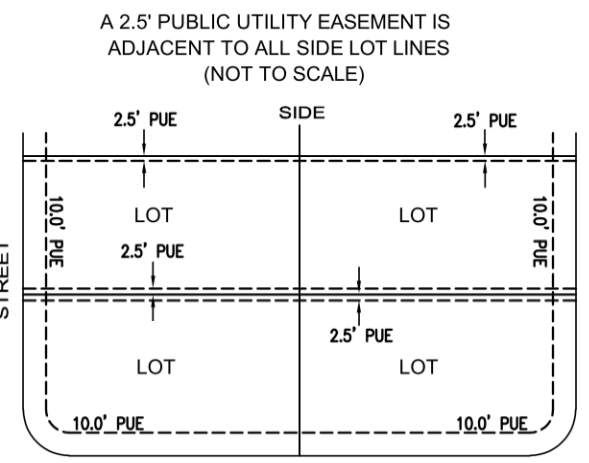
- ① R021681
GREER, GARY
1150 CR 268, GEORGETOWN, TX 78628
- ② R021691
MEYER, HARVEY A & LAURA M
700 KAUFFMAN LOOP, GEORGETOWN, TX 78628
- ③ R021711
WEDEMMEYER, HOWARD BARKLEY
CR 268, LIBERTY HILL, TX 78642
- ④ R328207
675 KAUFFMAN LP
675 KAUFFMAN LOOP, LIBERTY HILL, TX 78642
- ⑤ R382461
HARRELL, CHET D
CR 268, LIBERTY HILL, TX 78642
- ⑥ R505855
675 KAUFFMAN LP
CR 268, LIBERTY HILL, TX 78642
- ⑦ R555049
675 KAUFFMAN LP
675 KAUFFMAN LOOP, LIBERTY HILL, TX 78642
- ⑧ 6R60635
RR 29 RETAIL LTD
19348 RONALD W REAGAN BLVD, GEORGETOWN, TX 786287
- ⑨ R499766
WASHINGTON, DOUGLAS PAUL & POLINA PAVLOVNA, II
112 FLORENZ LN, GEORGETOWN, TX 786287
- ⑩ R499767
DELEON, JOSE D JR & STEPHANIE
116 FLORENZ LN, GEORGETOWN, TX 786287
- ⑪ R499768
DAVIS, JOSEPH & MARI
120 FLORENZ LN, GEORGETOWN, TX 786287
- ⑫ R499769
QUAIFE, SCOTT & SHANNON JOHNSON-QUAIFE
124 FLORENZ LN, GEORGETOWN, TX 786287
- ⑬ R499770
SMITH, GREGREY B
128 FLORENZ LN, GEORGETOWN, TX 786287
- ⑭ R499771
GARRISON, CHARLES E & LAURIE A
132 FLORENZ LN, GEORGETOWN, TX 786287
- ⑮ R499772
GRAHAM, DANIEL & SOCORRO
136 FLORENZ LN, GEORGETOWN, TX 786287
- ⑯ R499773
JOYCE, PAUL MICHAEL & ROBIN ELISE, JR
140 FLORENZ LN, GEORGETOWN, TX 786287
- ⑰ R499774
CARLSON, GREGORY ALLEN
144 FLORENZ LN, GEORGETOWN, TX 786287
- ⑱ R499775
BRAVO DE RUEDA, JUAN C & IRINA
148 FLORENZ LN, GEORGETOWN, TX 786287
- ⑲ R499776
KUCHEFSKI, JAMES M & MARY A
152 FLORENZ LN, GEORGETOWN, TX 78628
- ⑳ R573311
RANCHO SIENNA SEC 19 CONDO
COUNTY ROAD 268, GEORGETOWN, TX 78628
- ㉑ R573385
MAHAJAN, NINAD PARAMANAND & GIRIJA V MULAY
312 FLORENZ LN, UNIT #73, GEORGETOWN, TX 78628
- ㉒ R573386
ROZNOVAK, ADAM LEE & MARCIE LEEANN
308 FLORENZ LN, UNIT #74, GEORGETOWN, TX 78628
- ㉓ R573387
AMIROV, TURGUN
304 FLORENZ LN, UNIT #75, GEORGETOWN, TX 78628
- ㉔ R573388
BRIONES, LINDA ERIKA & JESUS H
300 FLORENZ LN, UNIT #76, GEORGETOWN, TX 78628
- R573389
ANGELA PATRICIA GONZALEZ HINOJOSA &
FRANCISCO JOSE GARCIA MONTMAYOR
212 FLORENZ LN, UNIT #77, GEORGETOWN, TX 78628
- R573390
HASSAN, HANI FOUAD & NOURAN I IWAIS
208 FLORENZ LN, UNIT #78, GEORGETOWN, TX 78628
- R573391
BULLOCK, ANGELA KATHLEEN
204 FLORENZ LN, UNIT #79, GEORGETOWN, TX 78628
- R573392
OMURKULOV, YLHAM & JEREN REJEPOVA
200 FLORENZ LN, UNIT #80, GEORGETOWN, TX 78628
- ㉙ R573393
BEANS, SAMUEL JUSTIN
176 FLORENZ LN, UNIT #81, GEORGETOWN, TX 78628
- R573394
SIDDQUI, MOHAMMAD SAFIULLAH & SAMIHA
172 FLORENZ LN, UNIT #82, GEORGETOWN, TX 78628
- R573418
DELEON, ASHLEY NICOLE
213 FLORENZ LN, UNIT #106, GEORGETOWN, TX 78628
- 8R573419
SHAH, PARTHIV & NIYATI
100 MERRICK RD, UNIT #107, GEORGETOWN, TX 786289
- R575088
WALKER, ERIN ELIZABETH & TINA LYNN
156 FLORENZ LN, GEORGETOWN, TX 786289
- R575089
KIM, DAE SOO & JAE WON
160 FLORENZ LN, GEORGETOWN, TX 786289
- R575090
CARRILLO, DAVID ERNESTO & ERIKA ELISA QUIJADA
164 FLORENZ LN, GEORGETOWN, TX 786289
- R575091
RANCHO SIENNA MASTER COMMUNITY INC
168 FLORENZ LN, GEORGETOWN, TX 78628



LEGEND	
P.U.E.	PUBLIC UTILITY EASEMENT
L.S.E.	LANDSCAPE LOT
D.E.	DRAINAGE EASEMENT
A.E.	ACCESS EASEMENT
S.W.E.	SIDEWALK ESMT
17	LOT NUMBER
(A)	BLOCK NUMBER
---	EASEMENT LINE
---	SIDEWALK LOCATION
---	OUTER BOUNDARY
---	LOT LINE
---	ADJACENT OWNER
---	PROP UTILITY ESMT
---	PROP ACCESS ESMT
---	CENTERLINE DRIVES
---	PROPOSED TRAIL

Line Table		
Line #	Length	Direction
L1	505.11	S20°00'59"E
L2	324.24	S55°23'14"W
L3	225.55	S60°47'40"W
L4	74.10	S61°32'01"W
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L6	289.62	S69°58'10"W
L7	113.34	S63°02'12"W
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C3	112.97	2600.00	N63°41'48"E	112.96	56.49



DESIGNED BY: CB

DRAFTED BY: JSE

DATE

REVISION

Carlson, Brigrance & Doering, Inc.

CBD

FIRM ID #F3791

Main Office: 5501 West William Cannon Dr. Austin, Texas 78750

North Office: 12120 RR 620 N. Site 600 Austin, Texas 78750

Phone No. (512) 280-5160

www.cbdi.com

SHEET NAME: PRELIMINARY PLAT 100 SCALE

JOB NAME: BAR W EAST MIXED USE

PROJECT: PRELIMINARY PLAT

DATE: JULY 2023

JOB NUMBER: 5375

SHEET 4 OF 13

01/30/2024

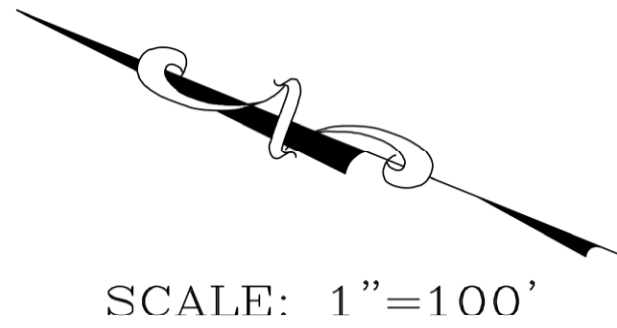
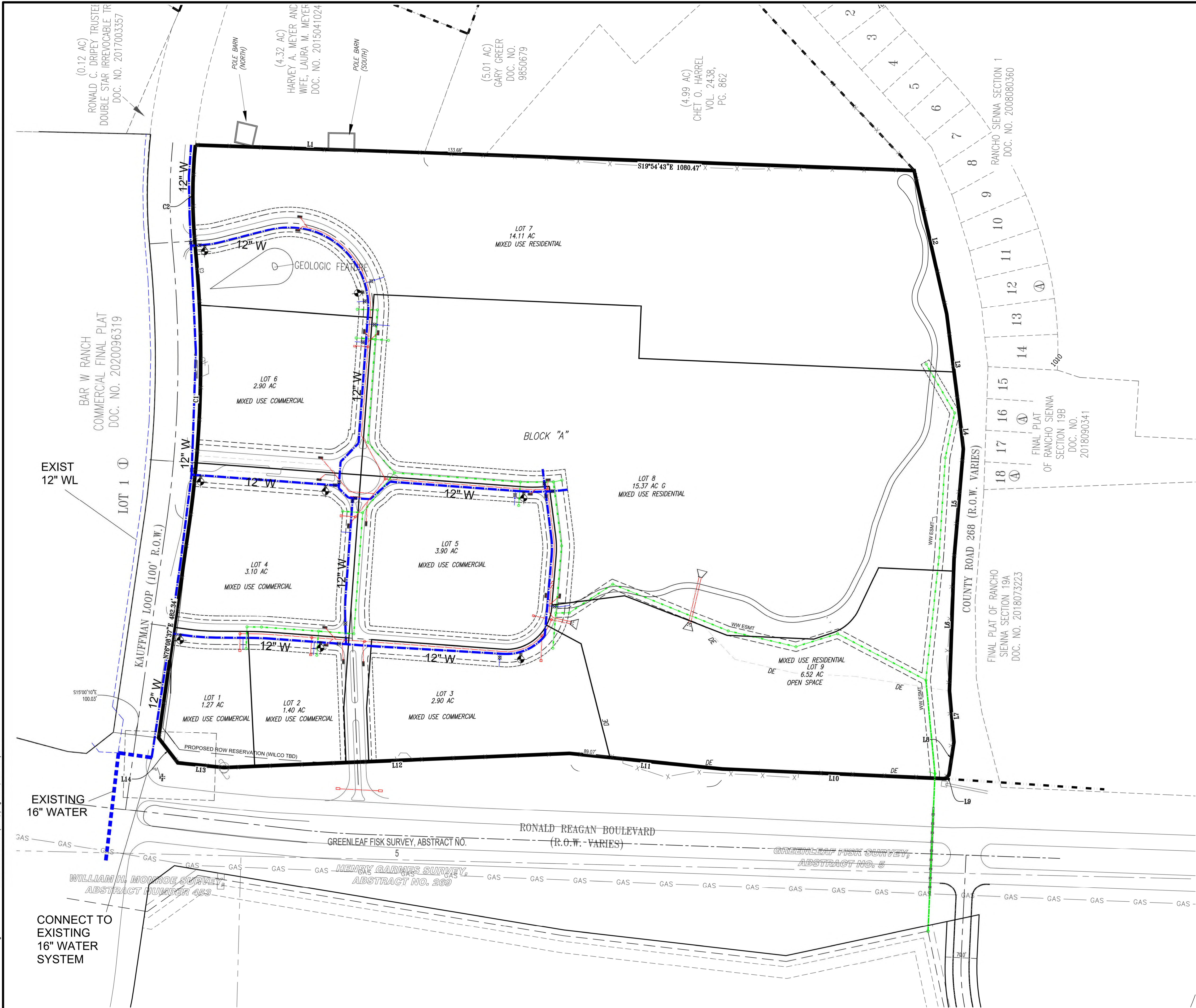
CHARLES R. BRIGRANCE, JR. 64346

PROFESSIONAL ENGINEER

CARLSON, BRIGRANCE & DOERING, INC. 01/30/2024

FILE PATH: J:\AC3D\375\5375\PRELIMINARY PLANS\375-PRELIM PLAN (SHTS) 1-4.dwg - Jan 30, 2024 - 10:00am

FILE PATH: J:\ACBDS\750mg\PRELIMINARY PLANS\75-PRELIM W & WW PLAN (SHT 5.6).img - Jan 30, 2024 - 12:27pm



LEGEND	
	BOUNDARY
	LOT LINE
	EASEMENT LINE
	WATER LINE
	WASTEWATER LINE
	STORM SEWER LINE
	FIRE HYDRANT
	GATE VALVE
	WATER LINE EASEMENT
	WASTEWATER EASEMENT
	PUBLIC UTILITY EASEMENT
	LANDSCAPE EASEMENT
	DRAINAGE EASEMENT
	ACCESS EASEMENT

- NOTES:
1. ALL WATER LINES ARE 12" UNLESS NOTED OTHERWISE. ALL WATER LINES SHOWN ARE PUBLIC WATER LINES.
 2. ALL WASTEWATER LINES ARE 8" UNLESS NOTED OTHERWISE.
 3. ALL SANITARY MANHOLES ARE 48" DIAMETER UNLESS NOTED OTHERWISE

LUE CALCULATION (BASED ON METER SIZE)

LOT 1: 2" = 8 LUE
LOT 2: 2" = 8 LUE
LOT 3: 2" = 8 LUE
LOT 4: 2" = 8 LUE
LOT 5: 4" = 25 LUE
LOT 6: 3" = 16 LUE
LOT 7: 4" = 25 LUE
LOT 8: 8" = 80 LUE
LOT 9: N/A
TOTAL: 178 LUES

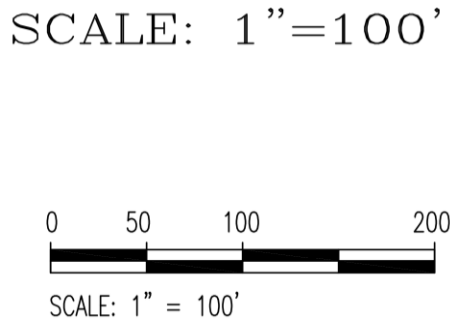
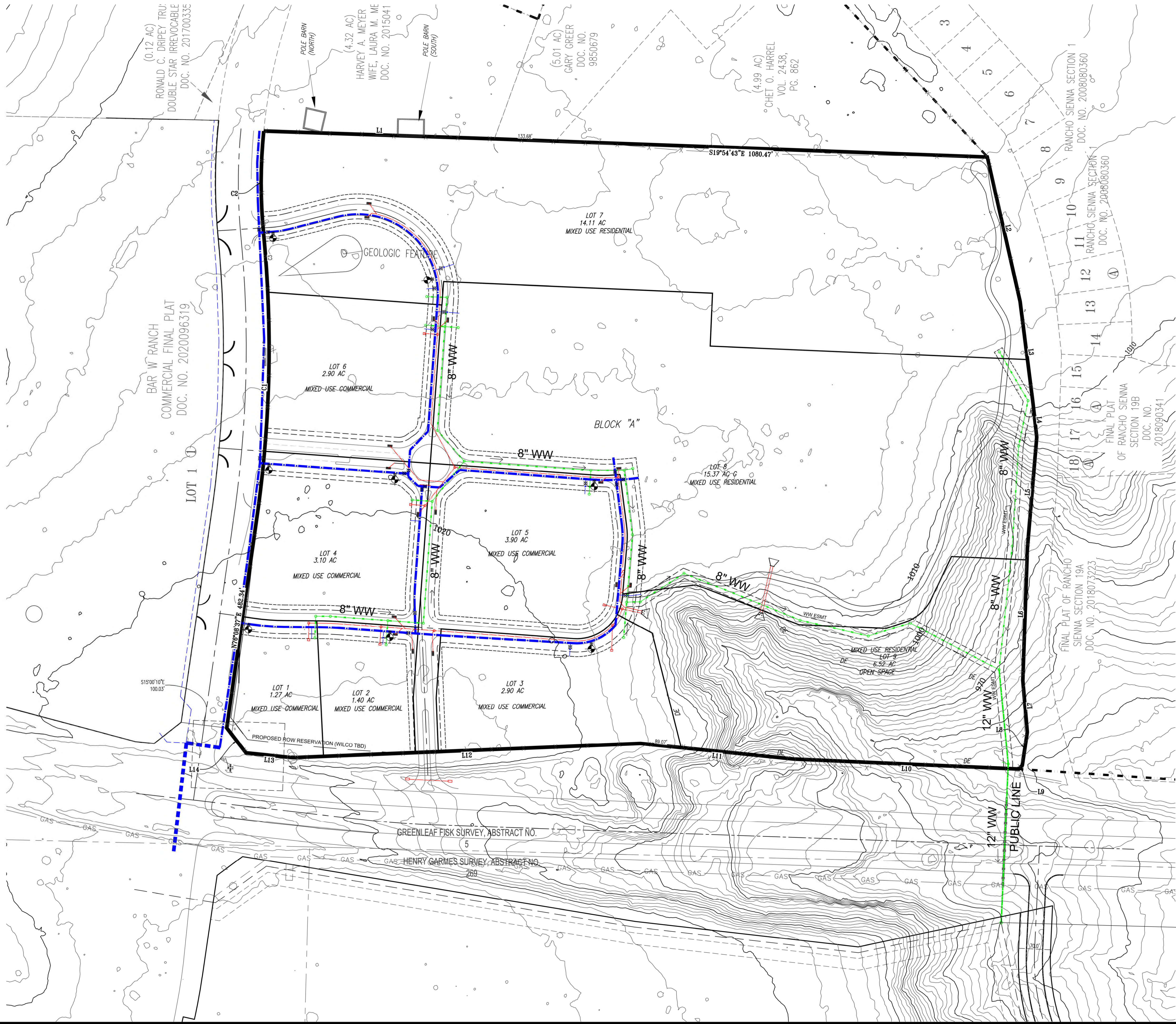
WATER DEMAND:
AVERAGE DAILY FLOW:
269 GPD/LUE x 178 LUE = 47,882 GPD = 33 GPM
PEAK DAILY FLOW:
636 GPD/LUE x 178 LUES = 113,208 GPD = 79 GPM
PEAK HOUR FLOW:
1195 GPD/LUE x 178 LUES = 212,710 GPD = 148 GPM
FIRE FLOW:
1,500 GPM FIRE DEMAND
ASSUMING AUTOMATIC SPRINKLER REDUCTION

K FRIESE WATER MODEL:
MINIMUM PRESSURE = 68 PSI (1,183 HGL)
MAXIMUM PRESSURE = 77 PSI (1,203 HGL)
FIRE FLOW AVAILABLE = 5,000 GPM @ 42 PSI RESID.

HGL FULL: 1200' MSL
HGL 1/2 FULL: 1180' MSL
HIGHEST SERVICE ELEVATION: 1022 MSL
LOWEST SERVICE ELEVATION: 1012 MSL
HIGHEST SERVICE PRESSURE: (1200-1012)/2.31 = 81 PSI
LOWEST SERVICE PRESSURE: (1180-1022)/2.31 = 68 PSI

DESIGNED BY: CB	DRAFTED BY: JSL
DATE	
REVISION	
Carlson, Brigrance & Doering, Inc. Civil Engineering FIRM ID #13791 Main Office: 12129 RR 230 N, Ste. 600 Austin, Texas 78750 Phone No. (512) 280-5160 www.cbeng.com	
PRELIMINARY WATER PLAN BAR W EAST MIXED USE PRELIMINARY PLAT	
SHEET NAME:	
JOB NAME:	
PROJECT:	
DATE: JULY 2023 JOB NUMBER: 5375 SHEET: 5 OF 13	

FILE PATH: J:\AC3D\3375\DWG\PRELIMINARY PLANS\3375-PRELIM W & WW PLAN (SHT 5).dwg - Jun 30, 2024 - 12:26pm



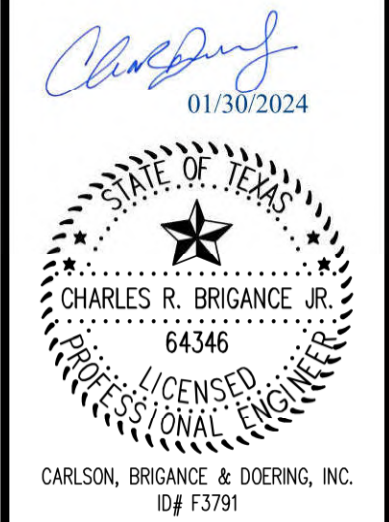
LEGEND	
	BOUNDARY
	LOT LINE
	EASEMENT LINE
	WATER LINE
	WASTEWATER LINE
	WW FLOW DIRECTION
	STORM SEWER LINE
	FIRE HYDRANT
	GATE VALVE
	WATER LINE EASEMENT
	WASTEWATER EASEMENT
	PUBLIC UTILITY EASEMENT
	LANDSCAPE EASEMENT
	DRAINAGE EASEMENT
	ACCESS EASEMENT

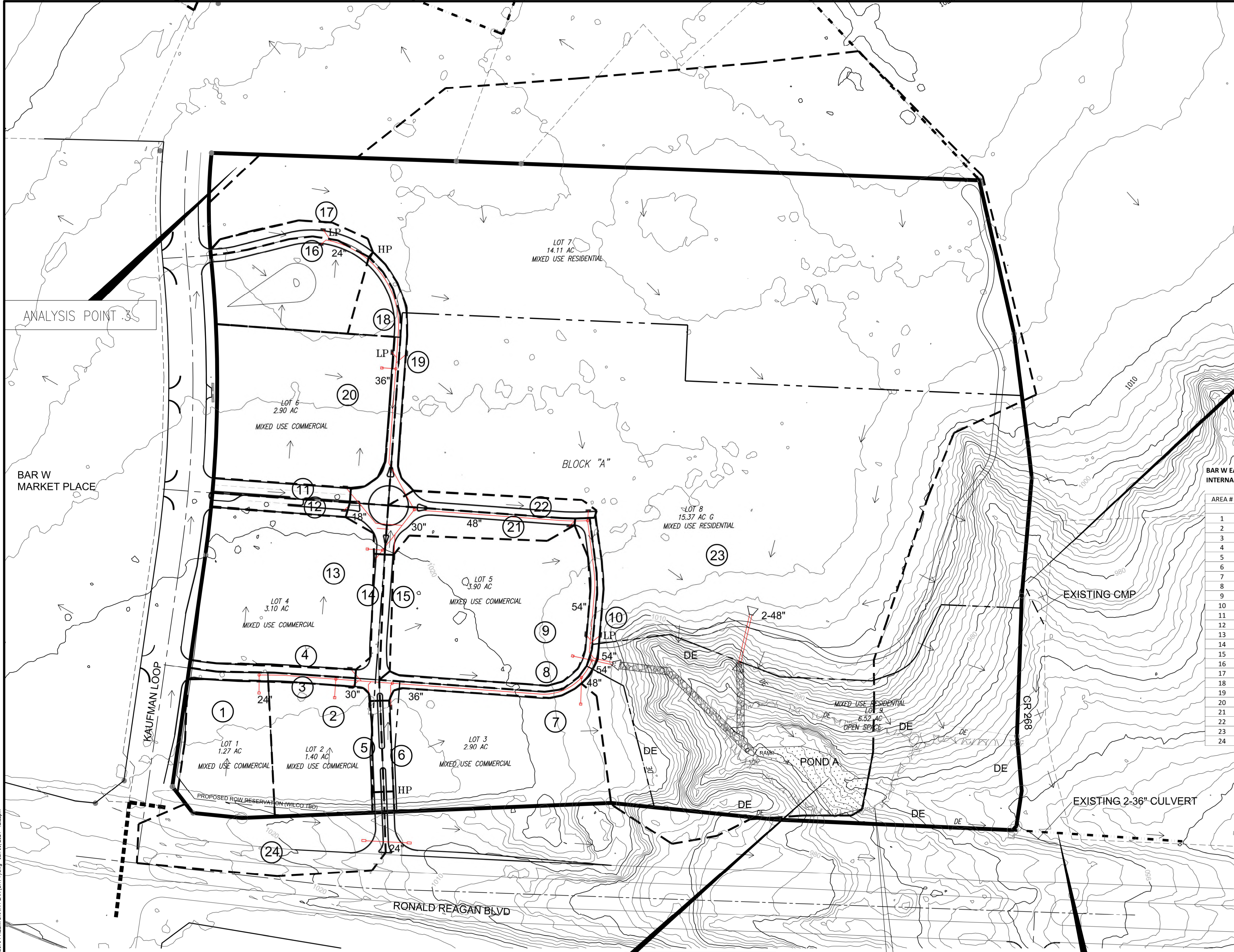
- NOTES:
1. ALL WATER LINES ARE 12" UNLESS NOTED OTHERWISE.
 2. ALL WASTEWATER LINES ARE PRIVATELY OWNED AND MAINTAINED WITHIN PRIVATE EASEMENTS UNLESS NOTED OTHERWISE.
 3. ALL SANITARY MANHOLES ARE 48" DIAMETER UNLESS NOTED OTHERWISE.
 4. BAR W RANCH LIFT STATION PHASE 2 IMPROVEMENTS (LS 25) ARE REQUIRED TO BE CONSTRUCTED BEFORE BAR W EAST MIXED USE IMPROVEMENTS CAN BE CLOSED-OUT AND ACCEPTED BY THE CITY OF LEANDER. THE PHASE 2 LIFT STATION PLANS WERE APPROVED BY THE CITY OF LEANDER ON 8-16-23.

WASTEWATER FLOW CALCULATION
TOTAL LUES: 178 (SEE SH 5)
ADWF: 178 lues x 245 gpd/lue/1440 = 30 GPM ADWF
Pf = [18+ (.0206x30)^0.5]/[4+ (.0206x30)^0.5] = 3.92
PDWF = ADWF x Pf = 30 gpm x 3.92 = 118 GPM PDWF
I/I = 53 ac x 750 gpa/day/1440 = 28 GPM
PWWF = 118 gpm + 30 gpm = 148 GPM PWWF

CONNECT TO EXISTING
WW MAIN

DESIGNED BY: CB	DRAFTED BY: ISL
DATE	
REVISION	
Carlson, Brigrance & Doering, Inc. Civil Engineering	
FIRM ID #F3791 Main Office: 12729 RR 620 N, Ste. 600 Austin, Texas 78750 Phone No. (512) 280-5160 www.cbeng.com	
SHEET NAME: PRELIMINARY WASTEWATER PLAN	
JOB NAME: BAR W EAST MIXED USE	
PROJECT: PRELIMINARY PLAT	
DATE: JULY 2023	
JOB NUMBER: 5375	
SHEET 6 OF 13	





SCALE: 1"=100'

SCALE: 1" = 100'

LEGEND

23 DRAINAGE AREA NUMBER

--- DRAINAGE BOUNDARY

HP HIGH POINT

LP LOW POINT

--- EASEMENT LINE

→ FLOW ARROW

--- BOUNDARY

--- LOT LINE

--- DRAINAGE SYSTEM/INLET

BAR W EAST MIXED USE
INTERNAL DRAINAGE CALCULATIONS (RATIONAL METHOD-ATLAS 14 INTENSITIES)

AREA #	AREA AC	IMP CVR %	C 25	C 100	Tc MIN	I 25 IN/HR	I 100 IN/HR	Q 25 CFS	Q 100 CFS
1	1.21	80	0.80	0.87	5	11.79	15.42	11.4	16.2
2	1.22	80	0.80	0.87	5	11.79	15.42	11.5	16.4
3	0.14	80	0.80	0.87	5	11.79	15.42	1.3	1.9
4	0.14	80	0.80	0.87	5	11.79	15.42	1.3	1.9
5	0.09	80	0.80	0.87	5	11.79	15.42	0.8	1.2
6	0.09	80	0.80	0.87	5	11.79	15.42	0.8	1.2
7	2.38	75	0.75	0.82	7	10.67	13.93	19.0	27.2
8	0.25	80	0.80	0.87	5	11.79	15.42	2.4	3.4
9	2.70	75	0.75	0.82	7	10.67	13.93	21.6	30.8
10	0.25	80	0.80	0.87	5	11.79	15.42	2.4	3.4
11	0.20	80	0.80	0.87	5	11.79	15.42	1.9	2.7
12	0.20	80	0.80	0.87	5	11.79	15.42	1.9	2.7
13	2.53	75	0.75	0.82	7	10.67	13.93	20.2	28.9
14	0.18	80	0.80	0.87	5	11.79	15.42	1.7	2.4
15	0.11	80	0.80	0.87	5	11.79	15.42	1.0	1.5
16	1.20	15	0.50	0.57	10	9.40	12.25	5.6	8.4
17	0.25	75	0.75	0.82	6	11.20	14.63	2.1	3.0
18	0.42	45	0.65	0.72	7	10.67	13.93	2.9	4.2
19	0.19	80	0.80	0.87	5	11.79	15.42	1.8	2.5
20	2.58	80	0.75	0.82	7	10.67	13.93	20.6	29.5
21	0.48	80	0.80	0.87	5	11.79	15.42	4.5	6.4
22	0.33	75	0.75	0.82	6	11.20	14.63	2.8	4.0
23	34.34	60	0.65	0.72	15	7.92	10.34	176.8	255.7
24	1.37	70	0.70	0.77	6	11.20	14.63	10.7	15.4

POND DESIGN WILL COMPLY WITH COA DCM 1.2.4 FOR PRIVATELY MAINTAINED PONDS.

DRAINAGE BASIN DOES NOT EXCEED MINIMUM ACREAGE (64 AC) TO REQUIRE A BUFFER ZONE.

ONSITE DRAINAGE EASEMENT IS SHOWN HEREON. NO OFFSITE DRAINAGE EASEMENTS ARE REQUIRED..

POND A IS A WATER QUALITY AND DETENTION POND REQUIRED BY TCEQ DUE TO LOCATION IN THE EDWARDS AQUIFER RECHARGE AND CONTRIBUTING ZONE.

REFER TO EXISTING AND DEVELOPED CONDITIONS HYDROLOGY MAPS FOR SCS METHOD ANALYSIS

DESIGNED BY: CB

DRAFTED BY: JSL

DATE

REVISION

Carlson, Brigrance & Doering, Inc.
Civil Engineering & Surveying
FIRM ID #E3791
Main Office: 5501 West Vassar Avenue Dr. Suite 200
North Office: 12129 RR 240 N. Suite 200
Phone No. (512) 280-5160
www.cbdeng.com

INTERNAL DRAINAGE PLAN
BAR W EAST MIXED USE
PRELIMINARY PLAT

SHEET NAME:

JOB NAME:

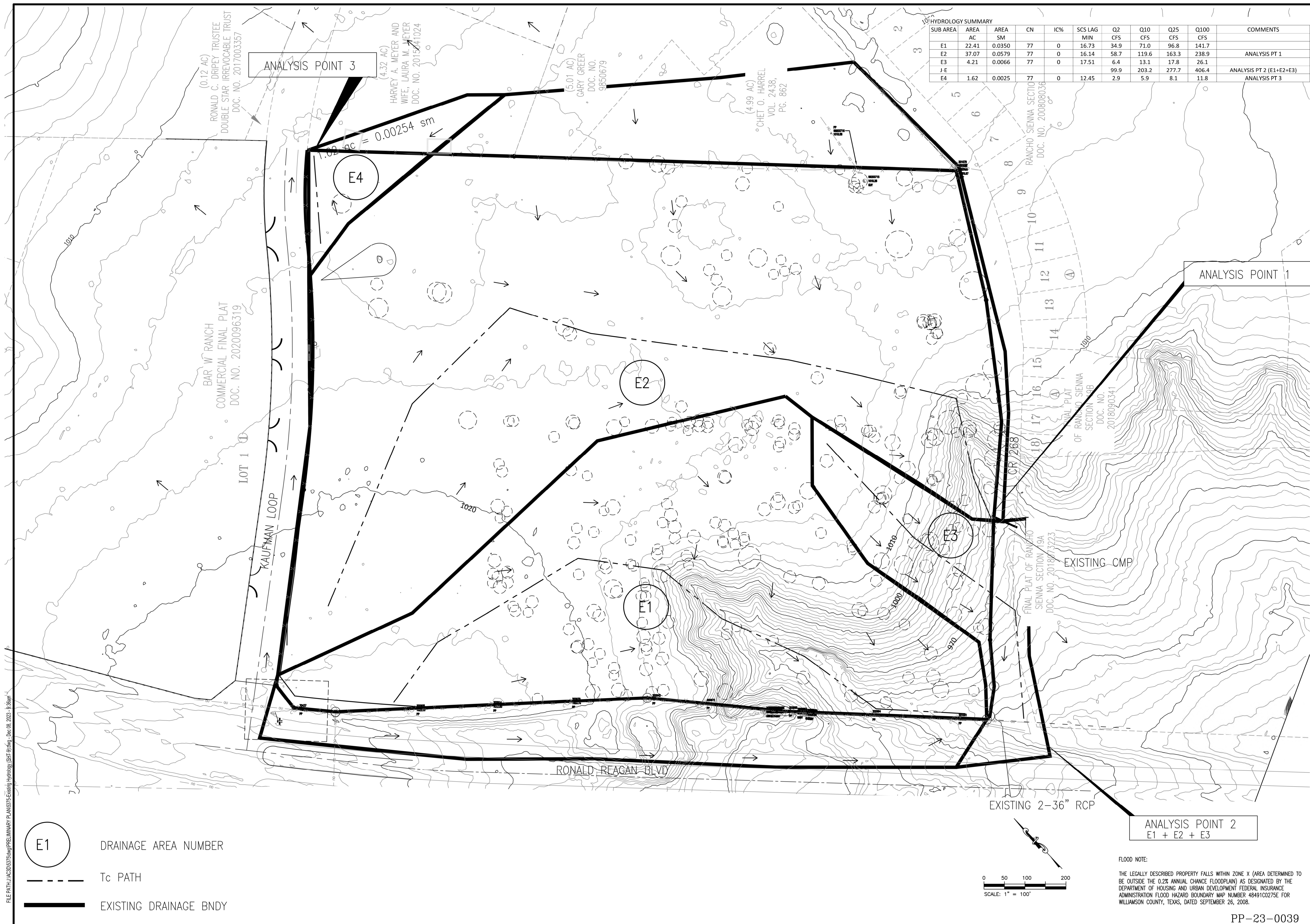
PROJECT:

DATE
JULY 2023

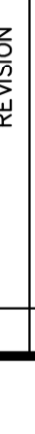
JOB NUMBER
5375

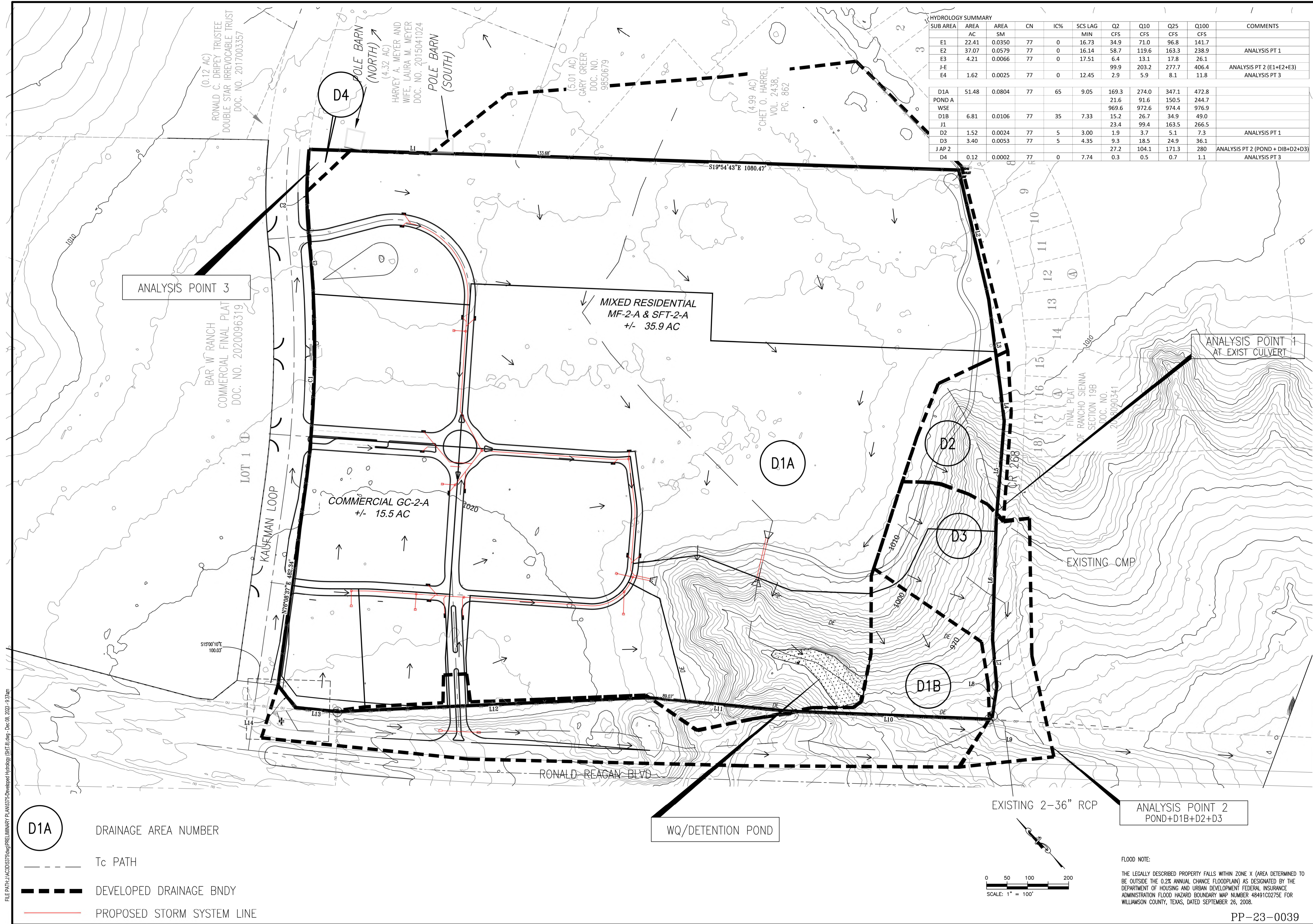
SHEET
7 OF 13

FILE PATH: J:\ACD\5375\5375-PRELIMINARY PLANS\5375-PRELIM DRAIN PLAN (SHT 7).dwg - Jan 30, 2024 - 12:22pm



HYDROLOGY SUMMARY										COMMENTS
SUB AREA	AREA AC	AREA SM	CN	IC%	SCS LAG MIN	Q2 CFS	Q10 CFS	Q25 CFS	Q100 CFS	
E1	22.41	0.0350	77	0	16.73	34.9	71.0	96.8	141.7	ANALYSIS PT 1
E2	37.07	0.0579	77	0	16.14	58.7	119.6	163.3	238.9	
E3	4.21	0.0066	77	0	17.51	6.4	13.1	17.8	26.1	
E4						99.9	203.2	277.7	406.4	ANALYSIS PT 2 (E1+E2+E3)
J E	1.62	0.0025	77	0	12.45	2.9	5.9	8.1	11.8	ANALYSIS PT 3

DESIGNED BY: CB	DATE	REVISION	 Carlson, Brigrance & Doering, Inc. Civil Engineering ♦ Surveying Main Office: 12129 RR (20) N., Ste. 660 Austin, Texas 78750 Phone No. (512) 280-5160 www.cbding.com	DRAFTED BY: JSL
SHEET NAME: EXISTING CONDITIONS HYDROLOGY			JOB NAME: BAR W EAST MIXED USE	PROJECT: PRELIMINARY PLAT
 DATE: <u>01/30/2024</u> SIGNED: <i>Charles R. Brigrance Jr.</i>			DATE: JULY 2023 JOB NUMBER: 5375 SHEET: 8 OF 13	



HYDROLOGY SUMMARY										COMMENTS
SUB AREA	AREA AC	AREA SM	CN	IC%	SCS LAG MIN	Q2 CFS	Q10 CFS	Q25 CFS	Q100 CFS	
E1	22.41	0.0350	77	0	16.73	34.9	71.0	96.8	141.7	ANALYSIS PT 1
E2	37.07	0.0579	77	0	16.14	58.7	119.6	163.3	238.9	
E3	4.21	0.0066	77	0	17.51	6.4	13.1	17.8	26.1	ANALYSIS PT 2 (E1+E2+E3)
J-E						99.9	203.2	277.7	406.4	
E4	1.62	0.0025	77	0	12.45	2.9	5.9	8.1	11.8	ANALYSIS PT 3

D1A	51.48	0.0804	77	65	9.05	169.3	274.0	347.1	472.8	
POND A						21.6	91.6	150.5	244.7	
WSE						969.6	972.6	974.4	976.9	
D1B	6.81	0.0106	77	35	7.33	15.2	26.7	34.9	49.0	
J1						23.4	99.4	163.5	266.5	ANALYSIS PT 1
D2	1.52	0.0024	77	5	3.00	1.9	3.7	5.1	7.3	
D3	3.40	0.0053	77	5	4.35	9.3	18.5	24.9	36.1	ANALYSIS PT 2 (POND + D1B+D2+D3)
JAP 2						27.2	104.1	171.3	280	
D4	0.12	0.0002	77	0	7.74	0.3	0.5	0.7	1.1	ANALYSIS PT 3

FILE PATH: J:\AC3D\3750\PRELIMINARY PLANS\375-Developed Hydrology (SHT 8).dwg - Date: 08-20-2023 - 3:37am

DESIGNED BY: CB

DRAFTED BY: ISL

DATE

REVISION

Carlson, Brigrance & Doering, Inc.

Civil Engineering

FIRM ID #F3791

Main Office: 5501 W. 9th St., Austin, Texas 78750

North Office: 12120 N. Loop West, Suite 600, Austin, Texas 78750

Phone No. (512) 280-5160

www.cbde.com

SHEET NAME: DEVELOPED CONDITIONS HYDROLOGY

JOB NAME: BAR W EAST MIXED USE

PROJECT: PRELIMINARY PLAT

01/30/2024

CARLSON, BRIGRANCE & DOERING, INC.

01/3791

DATE: JULY 2023

JOB NUMBER: 5375

SHEET: 9 OF 13

FLOOD NOTE:
THE LEGALLY DESCRIBED PROPERTY FALLS WITHIN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NUMBER 46491C0275E FOR WILLIAMSON COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

PP-23-0039

FILE PATH: J:\A30353756\PRELIMINARY PLANS\5375-PRELIM TREE SURVEY\5375-11-25-2021-11-25-2021.dwg - Dec 18, 2023 - 11:52am

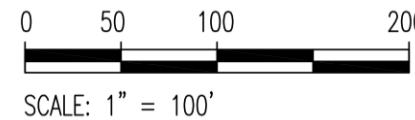


H - DESIGNATES HERITAGE TREE
[H] - DESIGNATES HERITAGE TREE TO BE REMOVED (NONE).

- TREE TO BE RETAINED
- SIGNIFICANT TREE TO BE REMOVED
- HERITAGE TREE TO BE RETAINED
- HERITAGE TREE TO BE REMOVED(NONE)

NOTE: IN THE EVENT OF A CONFLICT WITH TREE REMOVAL/PRESERVATION CALLOUTS ON THE PLAN SHEET(S) VERSUS THE TREE REMOVAL/PRESERVATION LIST, THE TREE LIST AND MITIGATION TABLE WILL APPLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY WITH CITY STAFF SHOULD ANY INCONSISTENCY EXIST WITHIN AN APPROVED PLAN SET. NO IN-FIELD CHANGES ARE MADE TO APPROVED PLANS, NO EXCEPTIONS.

SCALE: 1"=100'



TREE SURVEY DATE:
5-7-2021

DESIGNED BY:	CB	DRAFTED BY:	JSL
DATE			
REVISION			
Carlson, Brigrance & Doering, Inc. Civil Engineering Surveying FIRM ID #F5791 Main Office 5501 Wes William Cannon Dr. Austin, Texas 78750 Phone No. (512) 280-5160 North Office 12129 RR 620 N., Ste. 600 Austin, Texas 78750 www.cbding.com			
TREE SURVEY BAR W EAST MIXED USE PRELIMINARY PLAT			
SHEET NAME: JOB NAME: PROJECT:			
Charles R. Brigrance Jr. 01/30/2024 STATE OF TEXAS 64346 LICENSED PROFESSIONAL ENGINEER CARLSON, BRIGRANCE & DOERING, INC. ID# F3791			
DATE JULY 2023			
JOB NUMBER 5375			
SHEET 10 OF 13			

PP-23-0039

FILE PATH: J:\AC303375\dwg\PRELIMINARY PLANS\75-PRELU TREE SURVEY (SHTS 10-12).dwg - Dec 18, 2023 - 11:50pm



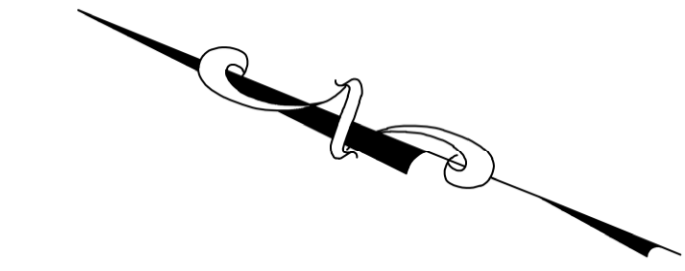
- H - DESIGNATES HERITAGE TREE
[H] - DESIGNATES HERITAGE TREE TO BE REMOVED (NONE).
- TREE TO BE RETAINED
○ SIGNIFICANT TREE TO BE REMOVED
● HERITAGE TREE TO BE RETAINED
○ HERITAGE TREE TO BE REMOVED(NONE)

NOTE: IN THE EVENT OF A CONFLICT WITH TREE REMOVAL/PRESERVATION CALLOUTS ON THE PLAN SHEET(S) VERSUS THE TREE REMOVAL/PRESERVATION LIST, THE TREE LIST AND MITIGATION TABLE WILL APPLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY WITH CITY STAFF SHOULD ANY INCONSISTENCY EXIST WITHIN AN APPROVED PLAN SET. NO IN-FIELD CHANGES ARE MADE TO APPROVED PLANS, NO EXCEPTIONS.

PP-23-0039

SCALE: 1"=100'

0 50 100 200
SCALE: 1" = 100'



DESIGNED BY:	CB
DRAFTED BY:	EST
DATE	
REVISION	
SHEET NAME: HERITAGE TREE SURVEY	
JOB NAME: BAR W EAST MIXED USE	
PROJECT: PRELIMINARY PLAT	
DATE: 01/30/2024	
JOB NUMBER: 5375	
SHEET: 11 OF 13	
CARLSON, BRIGANCE & DOERING, INC. ID# F33791	

Carlson, Brigrance & Doering, Inc.
Civil Engineering ♦ Surveying
FIRM ID #F33791
Main Office: North Office
5501 West William Cannon Dr. 12129 RR #20 N. Ste. 600
Austin, Texas 78749 Austin, Texas 78750
Phone No. (512) 280-5160 www.cbdleng.com

HERITAGE TREE SURVEY
BAR W EAST MIXED USE
PRELIMINARY PLAT

FILE PATH: J:\AC305375\dwg\PRELIMINARY PLANS\75-PRELIM TREE SURVEY (SHTS 10-12).dwg - Doc: 18, 2023 - 11:51pm

TREE LIST						
POINT	DESCRIPTION	CALIPER INCH	REMOVED	PROTECTED	HERITAGE	REMOVAL REASON
23174	TREE OAK 20IN	20		20		
23175	TREE OAK 13IN	13	13			EASEMENT
23176	TREE CLUSTER OAK 14IN 12IN	20		20		
23177	TREE OAK 17IN	17		17		
23178	TREE MULTI OAK 12IN 8IN	16		16		
23179	TREE OAK 14IN	14		14		
23180	TREE OAK 14IN	14		14		
23181	TREE OAK 15IN	15	15			EASEMENT
23182	TREE OAK 19IN	19		19		
23183	TREE CLUSTER OAK 12IN	12		12		
23184	TREE OAK 14IN	14		14		
23185	TREE OAK 14IN	14		14		
23186	TREE OAK 14IN	14		14		
23187	TREE OAK 17IN	17		17		
23188	TREE OAK 18IN	18		18		
23189	TREE OAK 13IN	13		13		
23192	TREE OAK 12IN	12		12		
23193	TREE MULTI OAK 15IN 8IN	19		19		
23194	TREE OAK 16IN	16		16		
23195	TREE MULTI OAK 18IN 10IN	23		23		
23196	TREE MULTI OAK 13IN 13IN	20		20		
23197	TREE OAK 14IN	14		14		
23198	TREE OAK 13IN	13		13		
23199	TREE OAK 15IN	15		15		
23200	TREE OAK 12IN	12		12		
23201	TREE OAK 18IN	18		18		
23202	TREE OAK 16IN	16		16		
23203	TREE OAK 15IN	15		15		
23204	TREE OAK 20IN	20		20		

TREE LIST						
POINT	DESCRIPTION	CALIPER INCH	REMOVED	PROTECTED	HERITAGE	REMOVAL REASON
23296	TREE OAK 16IN	16		16		
23297	TREE OAK 15IN	15		15		
23298	TREE OAK 14IN	14		14		
23299	TREE OAK 13IN	13		13		
23300	TREE OAK 13IN	13		13		
23301	TREE OAK 13IN	13		13		
23302	TREE OAK 14IN	14		14		
23303	TREE OAK 12IN	12		12		
23304	TREE CLUSTER OAK 19IN 17IN	28		28		
23305	TREE OAK 13IN	13		13		
23306	TREE OAK 12IN	12		12		
23307	TREE OAK 12IN	12		12		
23308	TREE OAK 15IN	15		15		
23309	TREE OAK 14IN	14		14		
23310	TREE OAK 15IN	15		15		
23311	TREE OAK 15IN	15		15		
23312	TREE OAK 12IN	12		12		
23313	TREE CLUSTER OAK 16IN 12IN	22		22		
23314	TREE OAK 14IN	14		14		
23315	TREE OAK 19IN	19		19		
23316	TREE OAK 12IN	12		12		
23319	TREE ELM 14IN	14		14		
23320	TREE ELM 12IN	12		12		
23321	TREE ELM 12IN	12		12		
23322	TREE MULTI ELM 12IN 11IN 10IN	23		23		
23323	TREE ELM 12IN	12		12		
23324	TREE OAK 15IN	15		15		
23325	TREE OAK 12IN	12		12		
23326	TREE OAK 12IN	12		12		

TREE LIST						
Point #	Row Description	CALIPER INCH	REMOVED	PROTECTED	HERITAGE	REMOVAL REASON
23205	TREE OAK 16IN	16		16		
23206	TREE MULTI OAK 16IN 13IN	23		23		
23207	TREE OAK 15IN	15		15		
23208	TREE OAK 14IN	14		14		
23209	TREE OAK 13IN	13		13		
23210	TREE OAK 12IN	12		12		
23211	TREE OAK 12IN	12		12		
23212	TREE OAK 14IN	14		14		
23213	TREE MULTI OAK 13IN 8IN	17		17		
23214	TREE OAK 13IN	13		13		
23215	TREE OAK 14IN	14		14		
23216	TREE OAK 12IN	12		12		
23219	TREE MULTI OAK 15IN 10IN	20		20		
23220	TREE OAK 12IN	12		12		
23221	TREE MULTI OAK 14IN 11IN	20		20		
23222	TREE OAK 14IN	14		14		
23223	TREE OAK 14IN	14		14		
23224	TREE OAK 12IN	12		12		
23225	TREE OAK 12IN	12		12		
23226	TREE ELM 12IN	12		12		
23227	TREE ELM 17IN	17		17		
23228	TREE OAK 13IN	13		13		
23229	TREE ELM 14IN	14		14		
23230	TREE OAK 16IN	16		16		
23231	TREE OAK 24IN	24		24		
23232	TREE MULTI OAK 16IN 9IN	21		21		
23233	TREE MULTI OAK 20IN 16IN 12IN	34		34		
23234	TREE OAK 12IN	12		12		
23235	TREE MULTI OAK 12IN 11IN	18		18		

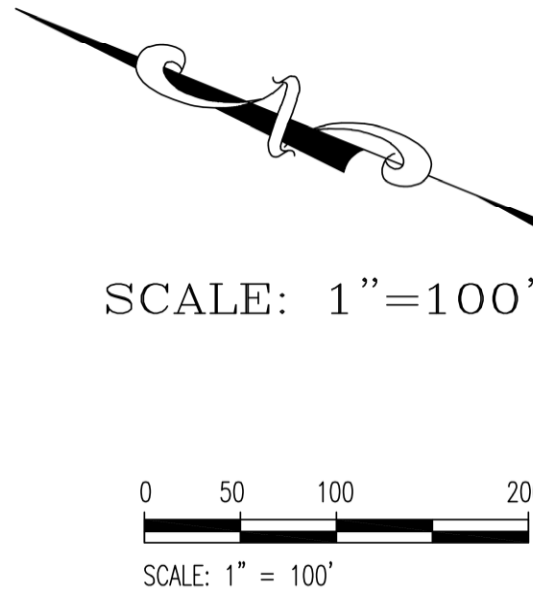
TREE LIST						
POINT	DESCRIPTION	CALIPER INCH	REMOVED	PROTECTED	HERITAGE	REMOVAL REASON
23327	TREE OAK 16IN	16		16		
23328	TREE OAK 12IN	12		12		
23329	TREE CLUSTER OAK 12IN 12IN	18		18		
23330	TREE OAK 14IN	14		14		
23331	TREE OAK 12IN	12		12		
23332	TREE CLUSTER OAK 14IN 13IN	21		21		
23333	TREE OAK 16IN	16		16		
23334	TREE OAK 13IN	13		13		
23335	TREE OAK 12IN	12	12			EASEMENT
23336	TREE OAK 13IN	13	13			EASEMENT
23337	TREE OAK 13IN	13	13			EASEMENT
23338	TREE OAK 16IN	16	16			EASEMENT
23339	TREE OAK 20IN	20		20		
23340	TREE MULTI OAK 13IN 12IN 9IN	24		24		
23341	TREE OAK 14IN	14		14		
23342	TREE MULTI ELM 16IN 14IN	23		23		
23343	TREE ELM 15IN	15		15		
23344	TREE MULTI OAK 14IN 11IN 8IN	24		24		
23346	TREE OAK 18IN	18		18		
23347	TREE OAK 20IN	20		20		
23348	TREE OAK 17IN	17		17		
23351	TREE OAK 24IN	24		24		
23352	TREE OAK 23IN	23		23		
23353	TREE OAK 24IN	24		24		
23354	TREE OAK 22IN	22		22		
23355	TREE OAK 17IN	17		17		
23356	TREE ELM 13IN	13		13		
23357	TREE OAK 14IN	14		14		
23358	TREE OAK 17IN	17		17		

TREE LIST						
POINT	DESCRIPTION	CAL INCH	REMOVED	PROTECTED	HERITAGE	REMOVAL REASON
23236	TREE MULTI OAK 12IN 9IN	17		17		
23237	TREE OAK 12IN	12		12		
23238	TREE OAK 13IN	13		13		
23239	TREE OAK 12IN	12		12		
23240	TREE OAK 16IN	16		16		
23241	TREE OAK 14IN	14		14		
23242	TREE OAK 14IN	14		14		
23243	TREE OAK 12IN	12		12		
23244	TREE OAK 14IN	14		14		
23245	TREE MULTI OAK 19IN 16IN	27		27		
23246	TREE OAK 15IN	15		15		
23247	TREE OAK 12IN	12		12		
23248	TREE MULTI ELM 14IN 10IN	19		19		
23249	TREE OAK 19IN	19		19		
23250	TREE OAK 15IN	15		15		
23251	TREE OAK 20IN	20		20		
23252	TREE OAK 29IN	29		29	Y	
23253	TREE ELM 12IN	12		12		
23254	TREE ELM 12IN	12		12		
23255	TREE MULTI OAK 14IN 14IN	21		21		
23256	TREE MULTI OAK 16IN 15IN 14IN	31		31		
23257	TREE OAK 13IN	13		13		
23258	TREE OAK 13IN	13		13		
23261	TREE MULT OAK 15IN 14IN 13IN 9IN	33		33		
23262	TREE ELM 13IN	13		13		
23263	TREE ELM 14IN	14		14		
23264	TREE MULTI ELM 18IN 11IN	24		24		
23265	TREE ELM 14IN	14		14		
23266	TREE ELM 14IN	14		14		

TREE LIST						
POINT	DESCRIPTION	CALIPER INCH	REMOVED	PROTECTED	HERITAGE	REMOVAL REASON
23359	TREE OAK 14IN	14		14		
23360	TREE OAK 12IN	12		12		
23361	TREE MULTI OAK 13IN 11IN	19		19		
23362	TREE OAK 12IN	12		12		
23363	TREE OAK 13IN	13		13		
23364	TREE OAK 13IN	13		13		
23365	TREE OAK 15IN	15		15		
23366	TREE OAK 13IN	13		13		
23367	TREE OAK 17IN	17		17		
23368	TREE OAK 15IN	15		15		
23369	TREE OAK 15IN	15		15		
23370	TREE MULTI OAK 15IN 10IN	20		20		
23371	TREE OAK 14IN	14		14		
23372	TREE OAK 14IN	14		14		
23373	TREE OAK 16IN	16		16		
23374	TREE OAK 14IN	14		14		
23375	TREE OAK 13IN	13		13		
23376	TREE OAK 12IN	12		12		
23377	TREE OAK 14IN	14		14		
23378	TREE OAK 12IN	12		12		
23379	TREE OAK 16IN	16		16		
23380	TREE OAK 16IN	16		16		
23381	TREE OAK 15IN	15		15		
23382	TREE OAK 16IN	16		16		
23383	TREE OAK 13IN	13		13		
23384	TREE MULTI OAK 13IN	13		13		
23385	TREE OAK 15IN	15		15		
23386	TREE OAK 13IN	13		13		
23387	TREE OAK 13IN	13		13		

TREE LIST						
POINT	DESCRIPTION	CALIPER INCH	REMOVED	PROTECTED	HERITAGE	REMOVAL REASON
23267	TREE OAK 15IN	15		15		
23268	TREE OAK 14IN	14		14		
23269	TREE OAK 15IN	15	15			EASEMENT
23270	TREE OAK 14IN	14	14			EASEMENT
23271	TREE OAK 14IN	14		14		
23272	TREE OAK 12IN	12		12		
23273	TREE OAK 12IN	12		12		
23274	TREE OAK 12IN	12		12		
23275	TREE OAK 17IN	17		17		
23276	TREE OAK 12IN	12		12		
23277	TREE OAK 19IN	19		19		
23278	TREE OAK 13IN	13		13		
23279	TREE ELM 16IN	16		16		
23280	TREE MULTI OAK 12IN 11IN	18		18		
23281	TREE OAK 13IN	13		13		
23282	TREE OAK 13IN	13		13		
23283	TREE OAK 14IN	14		14		
23284	TREE OAK 14IN	14		14		
23285	TREE OAK 15IN	15		15		
23286	TREE OAK 13IN	13		13		
23287	TREE OAK 14IN	14		14		
23288	TREE OAK 14IN	14		14		
23289	TREE OAK 15IN	15		15		
23290	TREE OAK 14IN	14		14		
23291	TREE OAK 13IN	13	13			EASEMENT
23292	TREE OAK 12IN	12	12			EASEMENT
23293	TREE ELM 15IN	15		15		
23294	TREE OAK 18IN	18		18		
23295	TREE OAK 15IN	15		15		

TREE LIST						
POINT	DESCRIPTION	CALIPER INCH	REMOVED	PROTECTED	HERITAGE	REMOVAL REASON
23388	TREE OAK 13IN	13		13		
23389	TREE OAK 12IN	12		12		
23390	TREE OAK 12IN	12		12		
23391	TREE OAK 12IN	12	12			EASEMENT
23392	TREE OAK 13IN	13	13			EASE

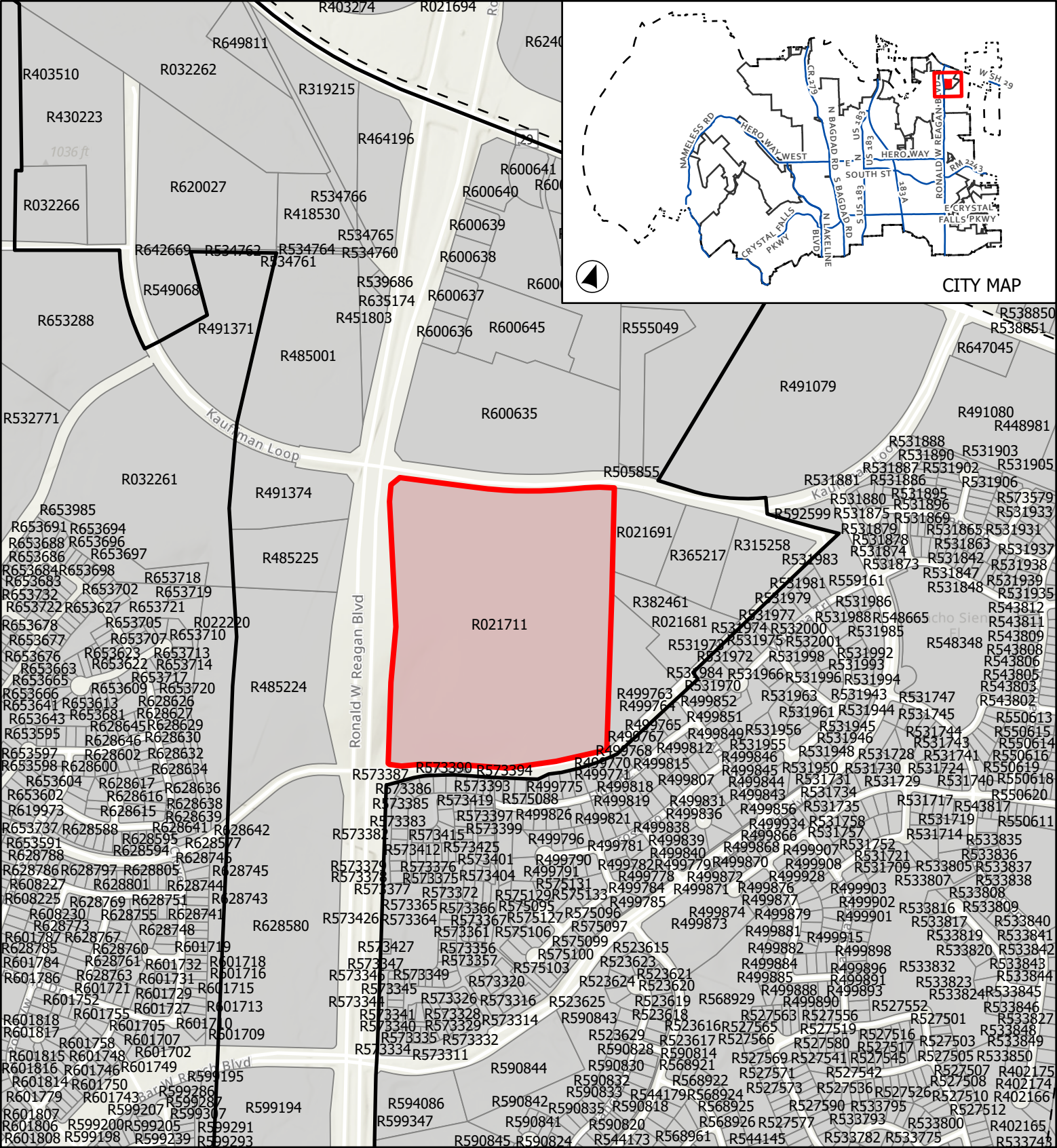


LEGEND	
P.U.E.	PUBLIC UTILITY EASEMENT
L.S.E.	LANDSCAPE LOT
D.E.	DRAINAGE EASEMENT
A.E.	ACCESS EASEMENT
S.W.E.	SIDEWALK ESMT
17	LOT NUMBER
(A)	BLOCK NUMBER
---	EASEMENT LINE
---	OUTER BOUNDARY
---	LOT LINE
(B)	ADJACENT OWNER
---	PROPOSED SIDEWALK
---	PROPOSED TRAIL

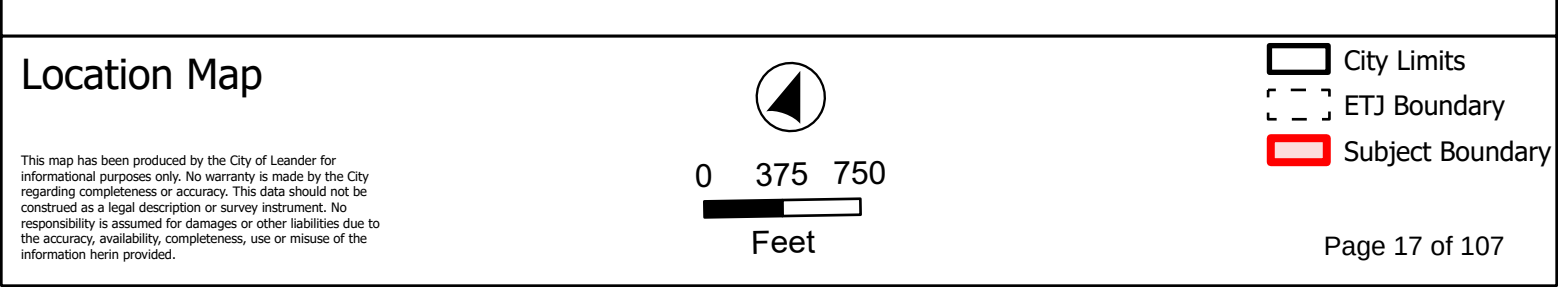
NOTE: PARKLAND FOR THIS SITE IS SATISFIED THROUGH THE AMENDMENT TO THE AGREEMENT REGARDING CONSENT TO CREATION OF MUNICIPAL UTILITY DISTRICT AND DEVELOPMENT OF THE WEDEMEYER RANCH.

REFERENCE: SECTION L (TRAIL) OF THE BAR W EAST COMMERCIAL PUD

DESIGNED BY: CB	DRAFTED BY: JSL
DATE	
REVISION	
Carlson, Brigrance & Doering, Inc. Civil Engineering ♦ Surveying FIRM ID #F3791 Main Office: 12129 RR 620 N., Ste. 600 Austin, Texas 78749 Phone No. (512) 280-5160 www.cbding.com	
SHEET NAME: PARK PLAN	
JOB NAME: BAR W EAST MIXED USE	
PROJECT: PRELIMINARY PLAT	
DATE: JULY 2023	
JOB NUMBER: 5375	
SHEET: 13 OF 13	



CASE: PP-23-0039 **ATTACHMENT 2** **BAR W RANCH EAST MIXED-USE**





EXECUTIVE SUMMARY
2/22/2024

AGENDA SUBJECT:

Approval of Subdivision Case FP-22-0012 regarding Bar W Ranch West Phase 10 Final Plat on six (6) parcels of land approximately 53.097 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R590364, R652645, R573683, R539735, R652644, and R654376; generally located northwest of Gold Dust Trail and Bar W Ranch Boulevard, 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:

09/22/2022 – Preliminary Plat Approved

APPLICANT/AGENT:

Carlson, Brigrance & Doering, Inc (Geoff Guerrero) on behalf of Continental Homes of Texas, LP (John A. Sparrow).

RECOMMENDATION:

This final plat includes 127 single-family lots, three (3) HOA landscape lots, and three (3) HOA parkland 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.

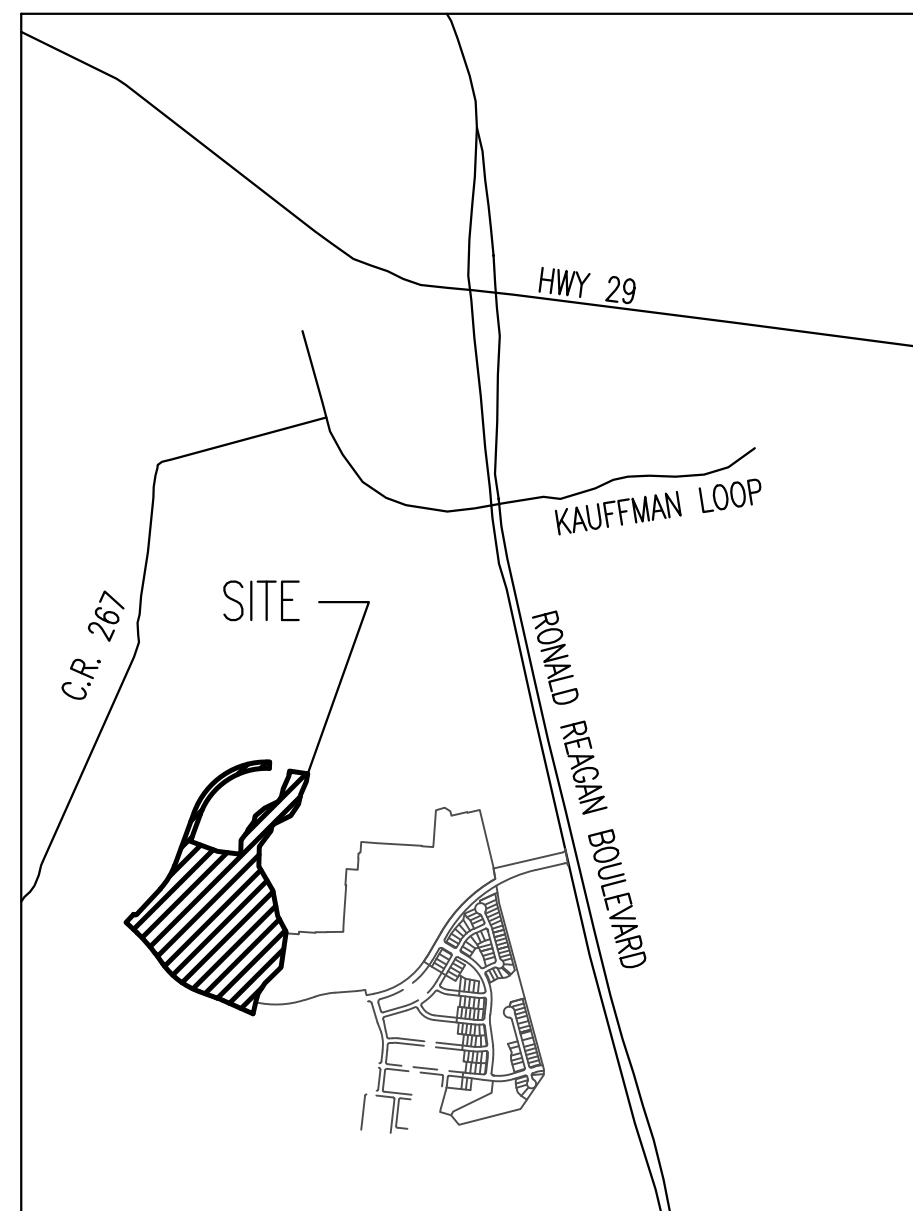
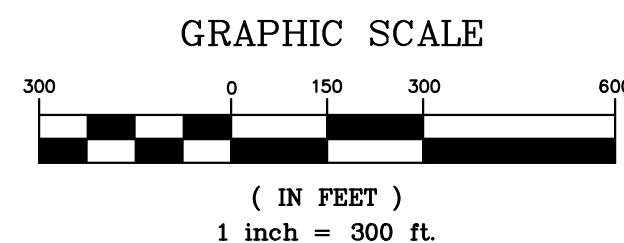
PRESENTER:

Michael Chenausky, AICP, Senior Planner

Attachments:

1. FP-22-0012 Att 1 - Bar W Ranch West Ph. 10 - Final Plat
2. FP-22-0012 Att 2 - Bar W Ranch West Ph 10 - Location Map

BAR W RANCH WEST PHASE 10 FINAL PLAT



VICINITY MAP
APPROX. SCALE: 1" = 2000'

OWNER/DEVELOPER:
CONTINENTAL HOMES OF TEXAS, L.P.
By: CHTEX OF TEXAS, INC.
10700 PECAN PARK BLVD., STE 400
AUSTIN, TEXAS 78750-1227
PHONE: (512)-345-4663

REVISED DATE: 02/14/2024

ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
PHONE: (512) 280-5160
FAX: (512) 280-5165

FILING DATE: 08/30/2022

BENCHMARK #1
1/2" CAPPED IRON ROD STAMPED "CONTROL"
NORTHING: 10,199,045.43
EASTING: 3,083,753.51
ELEVATION: 931.06' (NAVD '88)

BEARING BASIS: TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)

ELEVATION DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)

NORTH CORNER
HENRY GARMES SURVEY,
ABSTRACT NO. 269

INDEX:
SHEET 1 - COVER SHEET AND PROJECT INFORMATION
SHEET 2 - SOUTH PORTION OF PROJECT
SHEET 3 - MIDDLE PORTION OF PROJECT
SHEET 4 - NORTH PORTION OF PROJECT
SHEET 5 - CURVE AND LINE TABLES
SHEET 6 - METES & BOUNDS, PLAT NOTES
SHEET 7 - OWNERS' DEDICATION STATEMENT, PLAT NOTES, AND COUNTY
SIGNATURE BLOCKS, SURVEYOR & ENGINEER SIGNATURES

TOTAL ACREAGE: 53.097 ACRES
SURVEY: HENRY GARMES SURVEY, ABSTRACT NO. 269

F.E.M.A. MAP NO. 48491C0455F
WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
DATED: DECEMBER 20, 2019

TOTAL OF LOTS :	133	
NO. OF SINGLE FAMILY LOTS:	127	20.951 ACRES
NO. OF H.O.A., L.S.E. AND S.W.E. LOTS:	3	0.755 ACRE
NO. OF H.O.A., PARKLAND, M.U.D., D.E., P.U.E LOTS:	2	15.897 ACRES
NO. OF H.O.A., MUD, PARKLAND, D.E., P.U.E LOTS:	1	1.384 ACRES
R.O.W. ACREAGE:		14.110 ACRES

NO. OF BLOCKS: 5

STREET NAME	LINEAR FOOTAGE	PAVEMENT WIDTH	DESIGNATION
BAR W RANCH BLVD	1,711 L.F.	28' FOC-FOC	COLLECTOR (PUBLIC)
BOVINE PASS	522 L.F.	28' FOC-FOC	LOCAL (PUBLIC)
BRONC BUSTER WAY	1,483 L.F.	28' FOC-FOC	LOCAL (PUBLIC)
CROWNED EAGLE PASS	822 L.F.	28' FOC-FOC	LOCAL (PUBLIC)
FLANK SKIRT DRIVE	796 L.F.	28' FOC-FOC	LOCAL (PUBLIC)
MARCH HARE TRACE	992 L.F.	28' FOC-FOC	LOCAL (PUBLIC)
RANNY COVE	197 L.F.	28' FOC-FOC	LOCAL (PUBLIC)
STAMP IRON AVE.	2,462 L.F.	37' FOC-FOC	COLLECTOR (PUBLIC)
TOTAL:	8,985 L.F.		

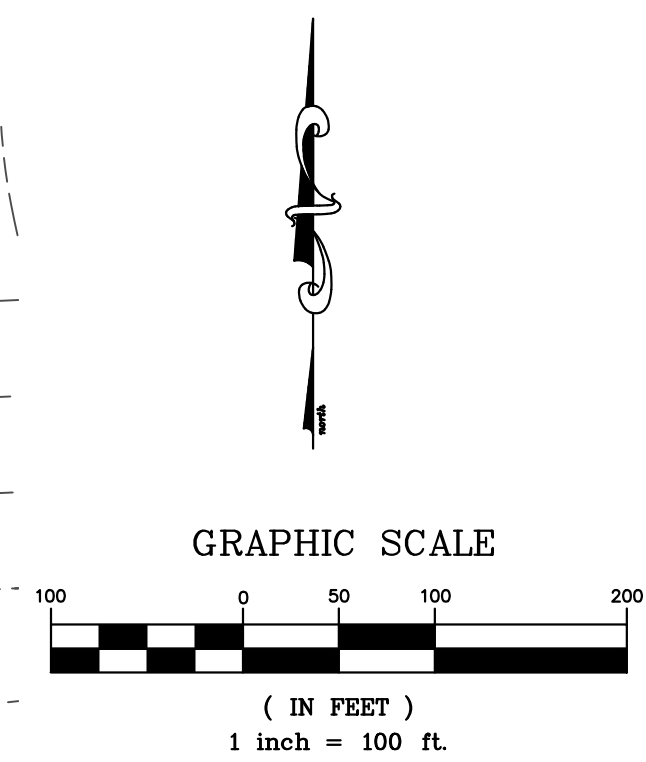
SHEET NO. 1 OF 7



Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900
Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

J:\AC3D\5430\Survey\PLAT - BAR W RANCH WEST PH 10

BAR W RANCH WEST PHASE 10 FINAL PLAT



- LEGEND**
- BENCHMARK
 - 1/2" IRON ROD FOUND WITH "CBD SETSTONE" CAP (UNLESS NOTED OTHERWISE)
 - 1/2" CAPPED IRON ROD SET
 - STAMPED "CBD SETSTONE"
 - CALCULATED POINT
 - 5' SIDEWALK (UNLESS OTHERWISE NOTED)
 - H.O.A. HOME OWNERS ASSOCIATION
 - L.S.E. LANDSCAPE EASEMENT
 - S.W.E. SIDEWALK EASEMENT
 - D.E. DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - W.W.E. WASTEWATER EASEMENT
 - M.U.D. MUNICIPAL UTILITY DISTRICT
 - P.A.E. PEDESTRIAN ACCESS EASEMENT
 - LMUD LEANDER MUNICIPAL UTILITY DISTRICT
 - BOUNDARY LINE
 - BLOCK DESIGNATION
 - RIPARIAN CORRIDOR
 - ATLAS-14 100 YEAR FLOODPLAIN
 - MUD BOUNDARY
 - MATCH LINE
 - O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS

SHEET NO. 2 OF 7

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

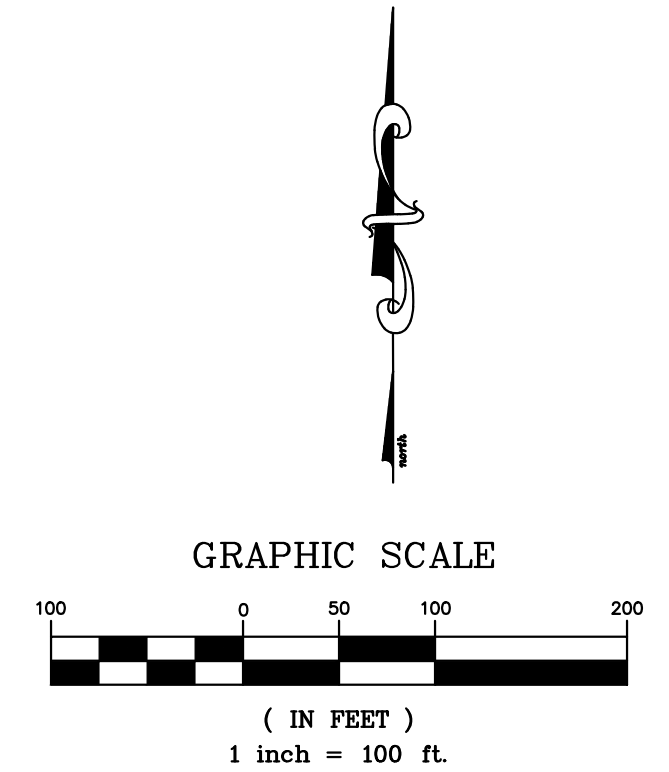
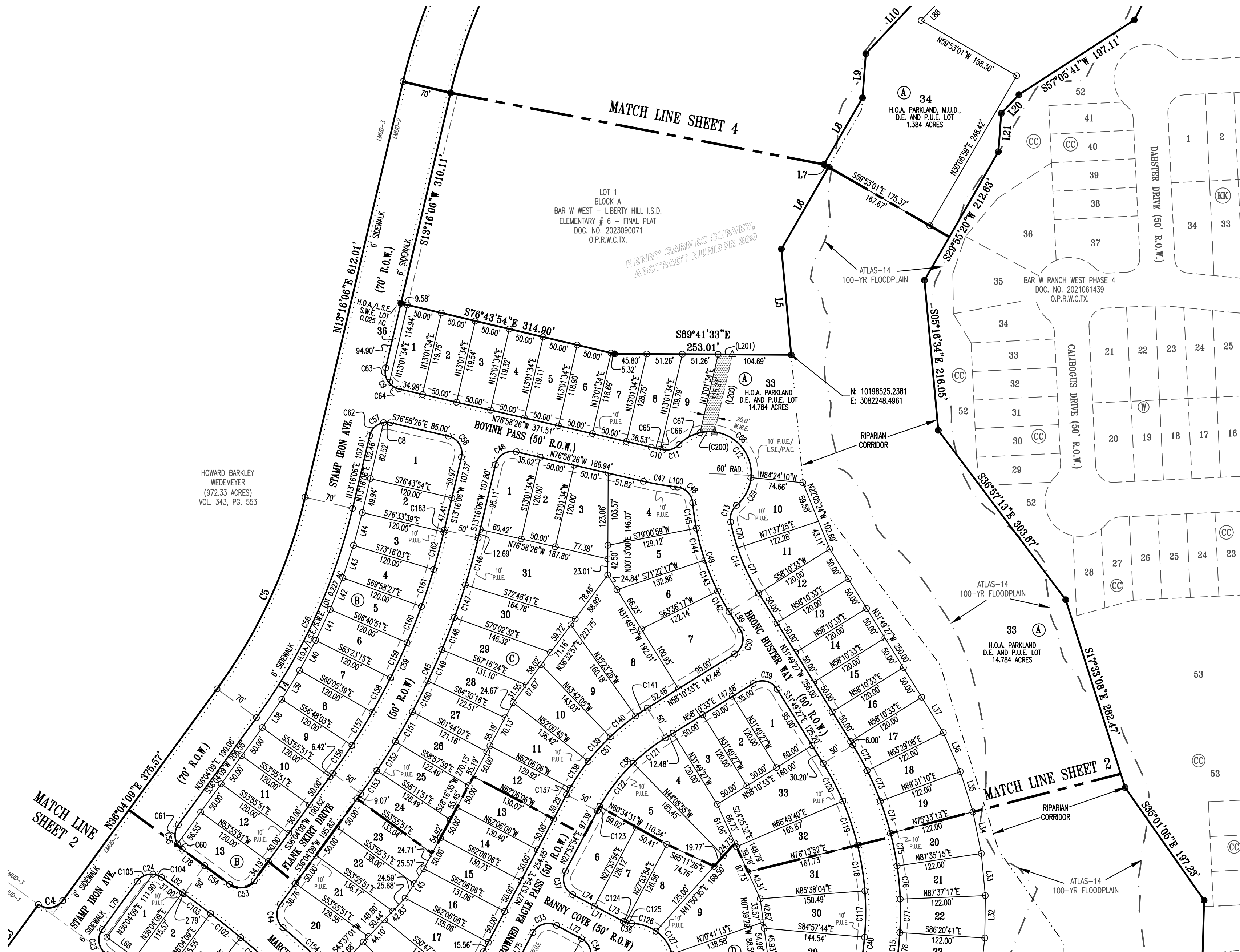
Civil Engineering 5501 West William Cannon Phone No. (512) 280-5160

Surveying Austin, Texas 78749 Fax No. (512) 280-5165



J:\AC3D\5430\Survey\PLAT - BAR W RANCH WEST PH 10

BAR W RANCH WEST PHASE 10 FINAL PLAT



LEGEND

- BENCHMARK
- 1/2" IRON ROD FOUND WITH "CBD SETSTONE" CAP (UNLESS NOTED OTHERWISE)
- 1/2" CAPPED IRON ROD SET STAMPED "CBD SETSTONE"
- CALCULATED POINT
- 5' SIDEWALK (UNLESS OTHERWISE NOTED)
- H.O.A. HOME OWNERS ASSOCIATION
- L.S.E. LANDSCAPE EASEMENT
- S.W.E. SIDEWALK EASEMENT
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- P.U.E. PUBLIC UTILITY EASEMENT
- W.W.E. WASTEWATER EASEMENT
- M.U.D. MUNICIPAL UTILITY DISTRICT
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- LMUD LEANDER MUNICIPAL UTILITY DISTRICT
- BOUNDARY LINE
- BLOCK DESIGNATION
- RIPIARIAN CORRIDOR
- ATLAS-14 100 YEAR FLOODPLAIN
- MUD BOUNDARY
- MATCH LINE
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS
- D.R.W.C.TX. DEED RECORDS OF WILLAMSON COUNTY, TEXAS

SHEET NO. 3 OF 7

Carlson, Brigrance & Doering, Inc.

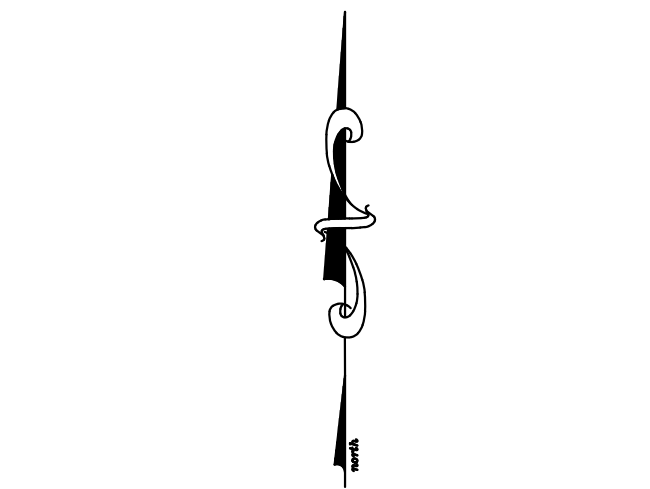
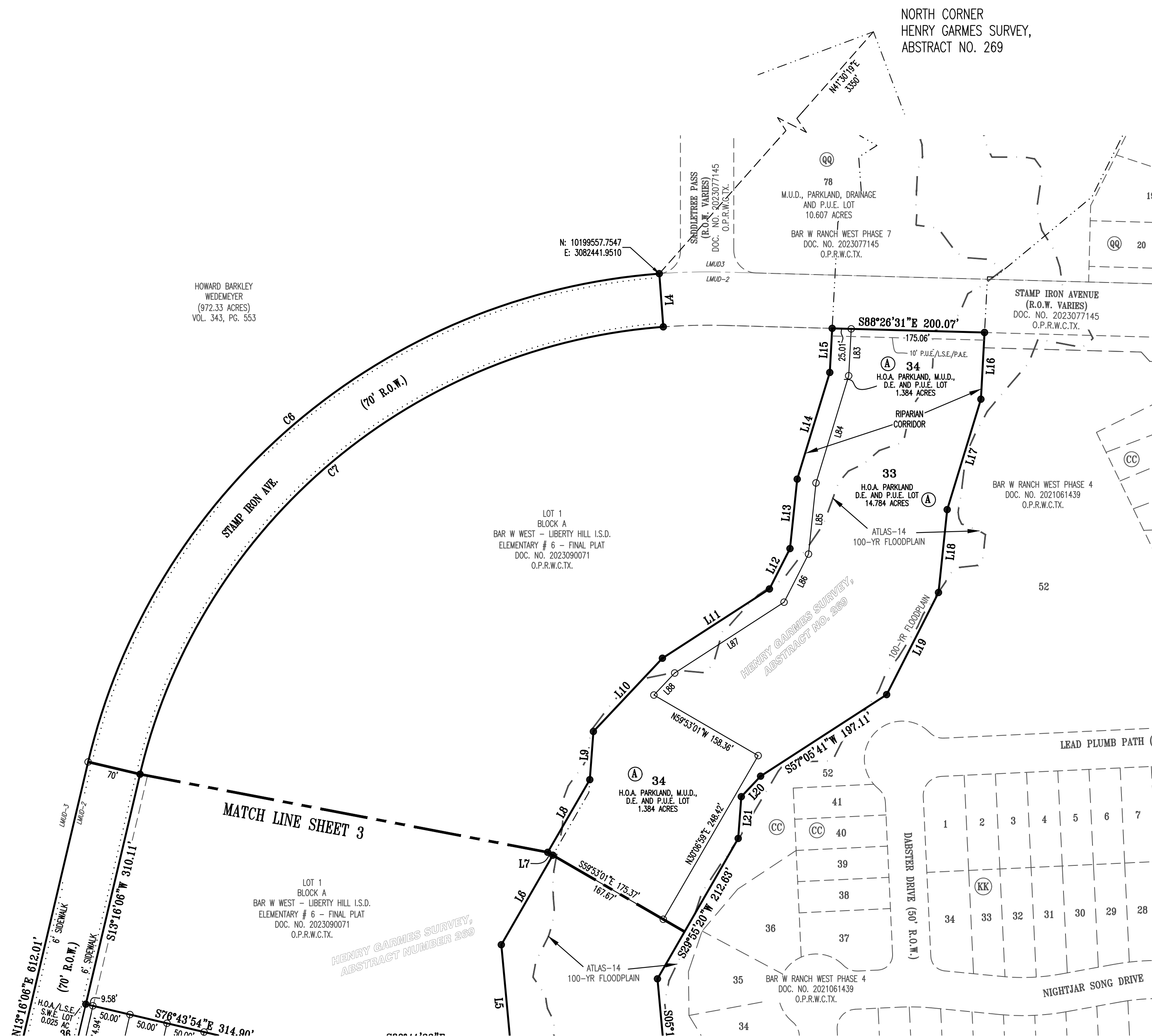
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Civil Engineering 5501 West William Cannon Phone No. (512) 280-5160

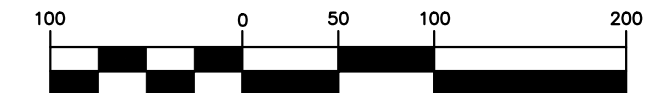
Surveying Austin, Texas 78749 Fax No. (512) 280-5165

J:\AC3D\5430\Survey\PLAT - BAR W RANCH WEST PH 10

BAR W RANCH WEST PHASE 10
FINAL PLAT



GRAPHIC SCALE

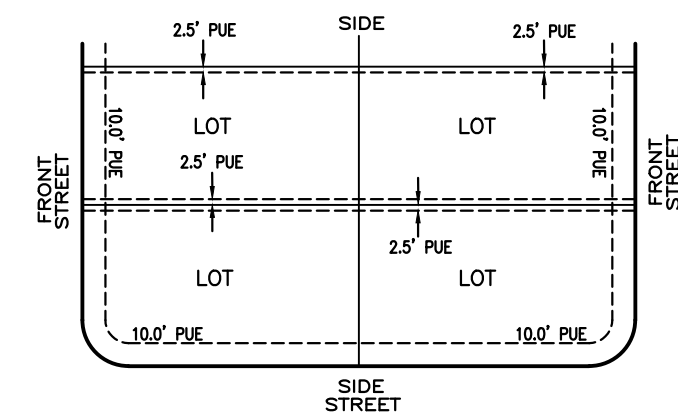


(IN FEET)
1 inch = 100 ft.

LEGEND

- | | |
|---|--|
|  | 1/2" IRON ROD FOUND WITH "CBD SETSTONE" CAP (UNLESS NOTED OTHERWISE) |
|  | 1/2" CAPPED IRON ROD SET STAMPED "CBD SETSTONE" |
|  | CALCULATED POINT |
|  | 5' SIDEWALK (UNLESS OTHERWISE NOTED) |
| H.O.A. | HOME OWNERS ASSOCIATION |
| L.S.E. | LANDSCAPE EASEMENT |
| S.W.E. | SIDEWALK EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| W.W.E. | WASTEWATER EASEMENT |
| M.U.D. | MUNICIPAL UTILITY DISTRICT |
| P.A.E. | PEDESTRIAN ACCESS EASEMENT |
| LMUD | LEANDER MUNICIPAL UTILITY DISTRICT |
|  | BOUNDARY LINE |
|  | BLOCK DESIGNATION |
|  | RIPARIAN CORRIDOR |
|  | ATLAS-14 100 YEAR FLOODPLAIN |
|  | MUD BOUNDARY |
|  | MATCH LINE |
| O.P.R.W.C.TX. | OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS |
| D.R.W.C.TX. | DEED RECORDS OF WILLAMSON COUNTY, TEXAS |

A 2.5' PUBLIC UTILITY EASEMENT IS
ADJACENT TO ALL SIDE LOT LINES
(NOT TO SCALE)



SHEET NO. 4 OF 7


Carlson, Brigrance & Doering, Inc.
 FIRM ID #F3791 REG. # 10024900
 Civil Engineering Surveying
 5501 West William Cannon Austin, Texas 78749
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

J:\AC3D\5430\Survey\PLAT - BAR W RANCH WEST PH 10

BAR W RANCH WEST PHASE 10
FINAL PLAT

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	75.98	1100.00	N74°51'21"W	75.96	38.00	3°57'27"
C2	511.21	850.00	N59°36'18"W	503.54	263.60	34°27'33"
C3	302.00	1500.00	N48°08'36"W	301.49	151.51	11°32'08"
C4	39.28	25.00	N81°04'45"E	35.36	25.01	90°01'11"
C5	304.43	765.00	N24°40'08"E	302.43	154.26	22°48'03"
C6	1055.39	835.00	N49°28'40"E	986.53	611.34	72°25'07"
C7	966.92	765.00	S49°28'40"W	903.83	560.09	72°25'07"
C8	10.18	25.00	N88°38'31"W	10.11	5.16	23°20'09"
C9	24.74	25.00	S71°58'46"W	23.74	13.49	56°42'07"
C10	194.76	60.00	N43°22'56"W	119.84	1148.98	185°58'43"
C11	26.50	25.00	N19°14'36"E	25.27	14.65	60°43'37"
C12	110.21	305.00	N21°28'20"W	109.61	55.71	20°42'14"
C13	603.20	455.00	N06°09'16"E	559.98	355.21	75°57'26"
C14	148.63	275.00	N28°38'57"E	146.83	76.18	30°58'04"
C15	39.27	25.00	N31°50'05"W	35.36	25.00	90°00'00"
C16	151.67	1200.00	S73°12'49"E	151.57	75.94	7°14'30"
C17	252.25	1000.00	N76°49'10"W	251.59	126.80	14°27'11"
C18	39.83	25.00	S58°48'11"W	35.75	25.56	91°16'30"
C19	422.80	730.00	N58°58'03"W	416.91	217.51	33°11'03"
C20	326.16	1620.00	N48°08'36"W	325.61	163.63	11°32'08"
C21	39.26	25.00	N08°55'15"W	35.35	24.99	89°58'49"
C22	39.27	25.00	N81°04'09"E	35.36	25.00	90°00'00"
C23	353.95	1755.00	S48°09'11"E	353.35	177.58	11°33'19"
C24	240.51	595.00	S53°57'19"E	238.87	121.92	23°09'35"
C25	37.89	25.00	S23°18'22"E	34.36	23.65	86°49'52"
C26	33.65	25.00	S75°54'02"W	31.17	19.93	77°07'42"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C116	66.47	405.00	N09°04'02"W	66.39	33.31	9°24'12"
C117	66.47	405.00	N18°28'14"W	66.39	33.31	9°24'12"
C118	61.16	405.00	N27°29'53"W	61.10	30.64	8°39'07"
C119	59.15	275.00	S52°00'49"W	59.04	29.69	12°19'29"
C120	78.84	275.00	S37°38'17"W	78.57	39.69	16°25'35"
C121	7.33	275.00	S28°39'42"W	7.33	3.66	1°31'36"
C122	55.75	970.00	N31°33'09"E	55.75	27.89	3°17'36"
C123	55.75	970.00	N21°40'21"E	55.75	27.89	3°17'36"
C124	3.28	25.00	S65°51'35"E	3.28	1.64	7°30'58"
C125	8.97	25.00	S79°53'46"E	8.92	4.53	20°33'23"
C126	37.21	60.00	S72°24'20"E	36.62	19.23	35°32'15"
C127	40.79	60.00	S35°09'38"E	40.01	21.22	38°57'08"
C128	37.19	60.00	S02°04'17"W	36.60	19.21	35°30'43"
C129	38.14	60.00	S38°02'15"W	37.50	19.74	36°25'12"
C130	38.14	60.00	S74°27'27"W	37.50	19.74	36°25'12"
C131	38.84	60.00	N68°47'12"W	38.17	20.13	37°05'31"
C132	63.92	60.00	N19°43'25"W	60.94	35.37	61°02'04"
C133	55.75	970.00	N18°22'45"E	55.75	27.89	3°17'36"
C134	74.17	325.00	S34°26'10"W	74.01	37.25	13°04'32"
C135	37.73	325.00	S44°17'57"W	37.70	18.88	6°39'03"
C136	55.75	970.00	N24°57'57"E	55.75	27.89	3°17'36"
C137	55.75	970.00	N28°15'33"E	55.75	27.89	3°17'36"
C138	40.39	275.00	N43°25'03"E	40.35	20.23	8°24'51"
C139	54.29	275.00	N33°33'16"E	54.21	27.24	11°18'43"
C140	10.71	325.00	N28°50'32"E	10.71	5.35	1°53'16"
C141	46.52	325.00	N33°53'12"E	46.48	23.30	8°12'06"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C27	220.30	545.00	N53°57'19"W	218.80	111.67	23°09'35"
C28	39.27	25.00	N02°37'28"E	35.36	25.00	90°00'00"
C29	111.89	325.00	N37°45'41"E	111.34	56.51	19°43'35"
C30	39.27	25.00	N72°53'54"E	35.36	25.00	90°00'00"
C31	31.81	25.00	S25°39'14"E	29.70	18.46	72°53'43"
C32	294.23	60.00	N50°18'35"E	76.36	49.49	280°58'04"
C33	12.25	25.00	N76°08'17"W	12.13	6.25	28°04'21"
C34	39.27	25.00	N17°06'06"W	35.36	25.00	90°00'00"
C35	145.32	275.00	N43°02'14"E	143.64	74.40	30°16'39"
C36	39.27	25.00	S76°49'27"E	35.36	25.00	90°00'00"
C37	536.91	405.00	S06°09'16"W	498.45	316.18	75°57'26"
C38	33.81	285.00	S40°44'05"W	33.79	16.92	6°47'48"
C39	17.64	375.00	N78°19'18"W	17.64	8.82	2°41'45"
C40	39.38	25.00	N31°51'10"W	35.43	25.11	90°14'33"
C46	386.01	970.00	S24°40'08"W	383.47	195.59	22°48'03"
C47	39.89	25.00	S81°46'37"W	35.79	25.63	91°24'56"
C49	39.38	25.00	S31°51'10"E	35.43	25.11	90°14'33"
C52	39.16	25.00	N58°08'50"E	35.28	24.89	89°45'27"
C53	332.29	835.00	N24°40'08"E	330.10	168.37	22°48'03"
C54	39.27	25.00	N08°55'51"W	35.36	25.00	90°00'00"
C58	29.63	245.00	S16°37'48"W	29.61	14.83	6°55'45"
C59	38.63	305.00	S14°44'54"E	38.60	19.34	7°15'22"
C60	71.59	305.00	S25°06'01"E	71.42	35.96	13°26'52"
C61	10.29	25.00	S42°08'30"E	10.22	5.22	23°34'41"
C62	28.98	25.00	S02°51'30"W	27.39	16.37	66°25'19"
C63	28.98	25.00	S46°28'46"W	27.39	16.37	66°25'19"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C142	47.14	325.00	N42°08'35"E	47.10	23.61	8°18'40"
C143	47.14	325.00	N50°27'15"E	47.10	23.61	8°18'40"
C144	20.23	325.00	N56°23'34"E	20.23	10.12	3°33'59"
C145	48.59	970.00	N34°38'03"E	48.59	24.30	2°52'13"
C146	33.64	355.00	N29°06'35"W	33.62	16.83	5°25'44"
C147	48.12	355.00	N22°30'43"W	48.08	24.10	7°45'59"
C148	47.37	355.00	N14°48'22"W	47.33	23.72	7°38'42"
C149	36.67	355.00	N08°01'29"W	36.65	18.35	5°55'04"
C150	97.55	1805.00	S47°49'53"E	97.54	48.79	3°05'47"
C151	113.35	1805.00	S44°29'03"E	113.33	56.70	3°35'53"
C152	69.79	1020.00	S15°13'43"W	69.78	34.91	3°55'13"
C153	49.29	1020.00	S18°34'23"W	49.29	24.65	2°46'08"
C154	49.29	1020.00	S21°20'32"W	49.29	24.65	2°46'08"
C155	49.29	1020.00	S24°06'40"W	49.29	24.65	2°46'08"
C156	49.29	1020.00	S26°52'48"W	49.29	24.65	2°46'08"
C157	49.29	1020.00	S29°38'57"W	49.29	24.65	2°46'08"
C158	49.29	1020.00	S32°25'05"W	49.29	24.65	2°46'08"
C159	40.35	1020.00	S34°56'09"W	40.35	20.18	2°16'00"
C160	13.47	375.00	S78°00'09"E	13.47	6.73	2°03'28"
C161	4.18	375.00	S79°21'02"E	4.18	2.09	0°38'17"
C163	108.79	1200.00	S74°14'15"E	108.75	54.43	5°11'40"
C164	42.88	1200.00	S70°36'59"E	42.88	21.44	2°02'50"
C165	39.27	25.00	N13°10'33"E	35.36	25.00	90°00'00"
C166	165.79	355.00	N18°26'42"W	164.29	84.44	26°45'30"
C167	33.94	25.00	N43°57'39"W	31.39	20.17	77°47'24"
C168	43.63	425.00	N79°54'54"W	43.61	21.83	5°52'55"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C64	2.89	970.00	N13°21'14"E	2.89	1.45	0°10'15"
C65	44.59	1805.00	N53°13'23"W	44.59	22.30	1°24'56"
C66	23.26	25.00	S13°23'14"E	22.43	12.55	53°18'40"
C67	16.11	25.00	S58°30'30"E	15.84	8.35	36°55'52"
C68	35.13	60.00	N60°24'13"E	34.63	18.09	33°33'02"
C69	113.54	60.00	S48°36'43"E	97.34	83.22	108°25'06"
C70	46.09	60.00	S27°36'08"W	44.96	24.25	44°00'35"
C71	42.17	455.00	S29°10'09"E	42.15	21.10	5°18'35"
C72	47.92	455.00	S23°29'51"E	47.89	23.98	6°02'02"
C73	47.92	455.00	S17°27'48"E	47.89	23.98	6°02'02"
C74	47.92	455.00	S11°25'46"E	47.89	23.98	6°02'02"
C75	47.92	455.00	S05°23'44"E	47.89	23.98	6°02'02"
C76	47.92	455.00	S00°38'18"W	47.89	23.98	6°02'02"
C77	47.92	455.00	S06°40'20"W	47.89	23.98	6°02'02"
C78	47.92	455.00	S12°42'22"W	47.89	23.98	6°02'02"
C79	47.92	455.00	S18°44'24"W	47.89	23.98	6°02'02"
C80	47.92	455.00	S24°46'26"W	47.89	23.98	6°02'02"
C81	47.92	455.00	S30°48'29"W	47.89	23.98	6°02'02"
C82	47.92	455.00	S36°50'31"W	47.89	23.98	6°02'02"
C83	33.94	455.00	S41°59'46"W	33.94	16.98	4°16'28"
C84	28.18	275.00	S41°11'52"W	28.16	14.10	5°52'14"
C85	120.46	275.00	S42°52'50"W	119.50	61.21	25°05'50"
C86	19.06	25.00	N01°43'37"W	18.60	10.02	43°40'21"
C87	18.83	25.00	N45°08'33"W	18.39	9.89	43°09'31"
C88	17.99	595.00	N64°40'09"W	17.99	8.99	1°43'56"
C89	48.83	595.00	N61°27'08"W	48.81	24.43	4°42'06"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C169	39.16	25.00	S58°08'50"W	35.28	24.89	89°45'27"
C170	405.91	1020.00	S24°40'08"W	403.23	205.68	22°48'03"
C171	37.28	25.00	S06°39'19"E	33.92	23.09	85°26'56"
C172	210.90	1805.00	S46°01'57"E	210.78	105.57	6°41'40"
C173	39.13	25.00	S87°31'49"E	35.26	24.87	89°41'25"
C174	94.68	275.00	N37°45'41"E	94.21	47.81	19°43'35"
C175	171.74	325.00	N43°02'14"E	169.75	87.93	30°16'39"

Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C200)	20.90	60.00	N87°09'25"E	20.79	10.56	19°57'22"

Easement Line Table		
Line #	Length	Direction
(L200)	114.04	N13°01'34"E
(L201)	20.50	N89°41'33"W

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C90	48.83	595.00	N56°45'02"W	48.81	24.43	4°42'06"
C91	48.80	595.00	N52°03'00"W	48.79	24.42	4°41'58"
C92	48.85	595.00	N47°20'53"W	48.84	24.44	4°42'15"
C93	27.21	595.00	N43°41'09"W	27.21	13.61	2°37'14"
C94	40.58	1755.00	N43°02'16"W	40.58	20.29	1°19'30"
C95	52.66	1755.00	N44°33'36"W	52.66	26.33	1°43'09"
C96	52.76	1755.00	N46°16'51"W	52.76	26.38	1°43'21"
C97	52.71	1755.00	N48°00'09"W	52.71	26.36	1°43'15"
C98	52.71	1755.00	N49°43'24"W	52.71	26.36	1°43'15"
C99	55.31	1755.00	N51°29'12"W	55.30	27.66	1°48'20"
C100	47.21	1755.00	N53°09'36"W	47.21	23.61	1°32'29"
C101	13.67	25.00	N69°35'49"W	13.50	7.01	31°19'56"
C102	25.60	25.00	S65°24'11"W	24.49	14.05	58°40'04"
C103	55.75	970.00	N15°05'09"E	55.75	27.89	3°17'36"
C104	50.26	545.00	S45°01'03"E	50.24	25.15	5°17'03"
C105	61.27	545.00	S50°52'48"E	61.24	30.67	6°26'28"
C106	61.27	545.00	S57°19'16"E	61.24	30.67	6°26'28"
C107	47.50	545.00	S63°02'19"E	47.48	23.76	4°59'36"
C108	33.42	285.00	N40°41'44"E	33.40	16.73	6°43'06"
C109	0.39	285.00	N44°05'38"E	0.39	0.20	0°04'42"
C110	10.48	405.00	N43°23'31"E	10.48	5.24	1°28'56"
C111	66.47	405.00	N37°56'58"E	66.39	33.31	9°24'12"
C112	66.47	405.00	N28°32'46"E	66.39	33.31	9°24'12"
C113	66.47	405.00	N19°08'34"E	66.39	33.31	9°24'12"
C114	66.47	405.00	N09°44'22"E	66.39	33.31	9°24'12"
C115	66.47	405.00	N00°20'10"E	66.39	33.31	9°24'12"

BAR W RANCH WEST PHASE 10
FINAL PLAT

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 53.097 ACRE TRACT OF LAND, OUT OF THE HENRY GARMES SURVEY, ABSTRACT NUMBER 269, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 59.745 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. BY DEED RECORDED IN DOCUMENT NUMBER 2023049558 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), BEING ALL OF A CALLED 1.384 ACRE TRACT OF LAND CONVEYED TO THE FOLLOWING: GREG SAMFORD (1/7 INTEREST) BY DEED RECORDED IN DOCUMENT NUMBER 2024001710, O.P.R.W.C.TX.; STEVEN COGBURN (1/7 INTEREST) BY DEED RECORDED IN DOCUMENT NUMBER 2024001709, O.P.R.W.C.TX.; CHRIS BIELSS (1/7 INTEREST) BY DEED RECORDED IN DOCUMENT NUMBER 2024001711, O.P.R.W.C.TX.; LAURA R. FRETWELL (1/7 INTEREST) BY DEED RECORDED IN DOCUMENT NUMBER 2024001708, O.P.R.W.C.TX.; AND CONTINENTAL HOMES OF TEXAS, L.P. (3/7 INTEREST) BY DEED RECORDED IN DOCUMENT NUMBER _____, O.P.R.W.C.TX., SAID 53.097 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CAPPED 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE' AT THE INTERSECTION OF THE NORTHWEST TERMINUS OF GOLD DUST TRAIL (R.O.W. VARIES) AND THE SOUTH RIGHT-OF-WAY LINE OF BAR W RANCH BOULEVARD (R.O.W. VARIES), BEING THE NORTH LINE OF BAR W RANCH WEST PHASE 3, A SUBDIVISION RECORDED IN DOCUMENT NO. 2021144194, O.P.R.W.C.TX., BEING ALSO THE SOUTHWEST CORNER OF BAR W RANCH WEST PHASE 2, A SUBDIVISION RECORDED IN DOCUMENT NO. 2020135808, O.P.R.W.C.TX.;

THENCE, WITH THE NORTH LINE OF SAID BAR W RANCH WEST PHASE 3, PARTIALLY WITH THE EAST LINE OF SAID 59.745 ACRE TRACT, AND OVER AND ACROSS SAID 59.745 ACRE TRACT, N72°52'38"W, PASSING AT A DISTANCE OF 122.56 FEET A 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR THE NORTHWEST CORNER OF SAID BAR W RANCH WEST PHASE 3, CONTINUING FOR A TOTAL DISTANCE OF 360.14 FEET TO A 1/2" IRON ROD SET STAMPED 'CBD SETSTONE' AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, OVER AND ACROSS SAID 59.745 ACRE TRACT OF LAND, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES, NUMBERED 1 THROUGH 12:

1. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1100.00 FEET, AN ARC LENGTH OF 75.98 FEET, AND WHOSE CHORD BEARS N74°51'21"W, A DISTANCE OF 75.96 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED 'CBD SETSTONE';
2. N76°50'05"W A DISTANCE OF 193.36 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED 'CBD SETSTONE' AT THE BEGINNING OF A CURVE TO THE RIGHT;
3. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 850.00 FEET, AN ARC LENGTH OF 511.21 FEET, AND WHOSE CHORD BEARS N59°36'18"W, A DISTANCE OF 503.54 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED 'CBD SETSTONE';
4. N42°22'32"W A DISTANCE OF 136.70 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED 'CBD SETSTONE' AT THE BEGINNING OF A CURVE TO THE LEFT;
5. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1500.00 FEET, AN ARC LENGTH OF 302.00 FEET, AND WHOSE CHORD BEARS N48°08'36"W, A DISTANCE OF 301.49 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED 'CBD SETSTONE';
6. N53°54'40"W A DISTANCE OF 163.12 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED 'CBD SETSTONE';
7. N36°05'20"E A DISTANCE OF 120.00 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED 'CBD SETSTONE' AT THE BEGINNING OF A CURVE TO THE LEFT;
8. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.28 FEET, AND WHOSE CHORD BEARS N81°04'45"E A DISTANCE OF 35.36 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED 'CBD SETSTONE';
9. N36°04'09"E A DISTANCE OF 375.57 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED 'CBD SETSTONE' AT THE BEGINNING OF A CURVE TO THE LEFT;
10. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 765.00 FEET, AN ARC LENGTH OF 304.43 FEET, AND WHOSE CHORD BEARS N24°40'08"E A DISTANCE OF 302.43 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED 'CBD SETSTONE';
11. N13°16'06"E A DISTANCE OF 612.01 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED 'CBD SETSTONE' AT THE BEGINNING OF A CURVE TO THE RIGHT;
12. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 835.00 FEET, AN ARC LENGTH OF 1055.39 FEET, AND WHOSE CHORD BEARS N49°28'40"E A DISTANCE OF 986.53 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE' ON THE WEST LINE OF BAR W RANCH WEST PHASE 7, A SUBDIVISION RECORDED IN DOCUMENT NO. 2023077145, O.P.R.W.C.TX., SAME BEING AN ANGLE POINT ON THE NORTH LINE OF SAID 59.745 ACRE TRACT;

THENCE, WITH THE WEST LINE OF SAID BAR W RANCH WEST PHASE 7 AND WITH THE NORTH LINE OF SAID 59.745 ACRE TRACT, S04°18'47"E A DISTANCE OF 70.00 FEET TO A 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE' ON THE SOUTH LINE OF STAMP IRON AVENUE (R.O.W. VARIES PER DOCUMENT NO. 2023077145, O.P.R.W.C.TX.), BEING THE NORTHWEST CORNER OF LOT 1, BLOCK A, BAR W WEST - LIBERTY HILL I.S.D. ELEMENTARY # 6 - FINAL PLAT, A SUBDIVISION RECORDED IN DOCUMENT NO. 2023090071, O.P.R.W.C.TX., SAME BEING AN ANGLE POINT ON THE NORTH LINE OF SAID 59.745 ACRE TRACT AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, WITH THE WEST, SOUTH, AND EAST LINES OF SAID LOT 1, WITH THE NORTH LINE OF SAID 59.745 ACRE TRACT, AND WITH THE SOUTH AND WEST LINES OF SAID 1.384 ACRE TRACT, THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES, NUMBERED 1 THROUGH 15:

1. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 765.00 FEET, AN ARC LENGTH OF 966.92 FEET, AND WHOSE CHORD BEARS S49°28'40"W A DISTANCE OF 903.83 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE';
2. S13°16'06"W A DISTANCE OF 310.11 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE';
3. S76°43'54"E A DISTANCE OF 314.90 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE';
4. S89°41'33"E A DISTANCE OF 253.01 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE';
5. N05°16'34"W A DISTANCE OF 152.28 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE';
6. N29°55'20"E A DISTANCE OF 135.54 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE';
7. N59°53'01"W A DISTANCE OF 7.70 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE';
8. N30°06'59"E A DISTANCE OF 110.13 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE';
9. N04°14'11"E A DISTANCE OF 63.48 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE';
10. N43°19'20"E A DISTANCE OF 132.11 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE';
11. N57°05'41"E A DISTANCE OF 167.37 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE';
12. N26°55'54"E A DISTANCE OF 59.45 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE';
13. N05°59'39"E A DISTANCE OF 91.68 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE';
14. N16°58'32"E A DISTANCE OF 146.41 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE';
15. N03°04'20"E A DISTANCE OF 57.99 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE' ON THE SOUTH RIGHT-OF-WAY LINE OF SAID STAMP IRON AVENUE, FOR THE NORTHWEST CORNER OF SAID 1.384 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID LOT 1;

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID STAMP IRON AVENUE, SAME BEING THE SOUTH LINE OF SAID BAR W RANCH WEST PHASE 7, WITH THE NORTH LINE OF SAID 1.384 ACRE TRACT, AND WITH THE NORTH LINE OF SAID 59.745 ACRE TRACT OF LAND, S88°26'31"E A DISTANCE OF 200.07 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED 'CBD SETSTONE' AT THE NORTHEAST CORNER OF SAID 59.745 ACRE TRACT OF LAND AND OF THE HEREIN DESCRIBED TRACT;

METES AND BOUNDS (CONT'D)

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID STAMP IRON AVENUE, SAME BEING THE SOUTH LINE OF SAID BAR W RANCH WEST PHASE 7, WITH THE EAST LINE OF SAID 59.745 ACRE TRACT OF LAND, WITH THE WEST LINE OF BAR W RANCH WEST PHASE 4, A SUBDIVISION RECORDED IN DOCUMENT NO. 2021061439, O.P.R.W.C.TX., AND WITH THE WEST LINE OF SAID BAR W RANCH WEST PHASE 2, THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES, NUMBERED 1 THROUGH 17:

1. S03°04'20"W A DISTANCE OF 87.66 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE';
2. S16°58'32"W A DISTANCE OF 151.57 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE';
3. S05°59'39"W A DISTANCE OF 109.41 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE';
4. S26°55'54"W A DISTANCE OF 150.30 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE';
5. S57°05'41"W A DISTANCE OF 197.11 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE';
6. S43°19'20"W A DISTANCE OF 36.96 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE';
7. S04°14'11"W A DISTANCE OF 54.99 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE';
8. S29°55'20"W A DISTANCE OF 212.63 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE';
9. S05°16'34"E A DISTANCE OF 216.05 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE';
10. S36°57'13"E A DISTANCE OF 303.87 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE';
11. S17°33'08"E A DISTANCE OF 282.47 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE';
12. S35°01'05"E A DISTANCE OF 197.23 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE';
13. S01°36'13"W A DISTANCE OF 388.14 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE';
14. S38°33'35"W A DISTANCE OF 246.71 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED 'CBD SETSTONE';
15. S26°33'54"W A DISTANCE OF 132.17 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED 'CBD SETSTONE';
16. S09°32'25"W A DISTANCE OF 89.94 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED 'CBD SETSTONE';
17. S05°59'26"W A DISTANCE OF 138.93 FEET TO THE SAID POINT OF BEGINNING AND CONTAINING 53.097 ACRES OF LAND.

BEARING BASIS: TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48491C0455F FOR WILLIAMSON COUNTY, TEXAS, EFFECTIVE DATED DECEMBER 20, 2019.

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, LEE A. WHITED, P.E., 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.

ENGINEERING BY:

LEE A. WHITED, P.E. NO. 102471
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
LEE@CBDENG.COM

DATE

1-25-24



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, AARON V. THOMASON, R.P.L.S., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF 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 TITLE POLICY ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 2016587, WITH AN EFFECTIVE DATE OF MAY 16, 2023, HAVE BEEN SHOWN OR NOTED HEREON.

SURVEYED BY:

AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
AARON@CBDENG.COM

DATE

25 Jan 2024



Carlson, Brigrance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900
Civil Engineering 5501 West William Cannon
Phone No. (512) 280-5160

Surveying
Austin, Texas 78749
Fax No. (512) 280-5165

BAR W RANCH WEST PHASE 10 FINAL PLAT

STATE OF TEXAS:

COUNTY OF TRAVIS:

THAT CONTINENTAL HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING IT'S HOME OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH JOHN A. SPARROW, ASSISTANT SECRETARY, BEING THE OWNER OF A 52.713 ACRE TRACT OF LAND AND AN UNDIVIDED 3/7TH INTEREST IN A 1.384 ACRE TRACT OF LAND, BOTH OUT OF AND A PART OF THE HENRY GARMES SURVEY, ABSTRACT NO. 269, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BOTH BEING A PART OF THE LAND DESCRIBED IN DOCUMENT NO. 2023049558, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THERE ARE NO LIENHOLDERS WITH RESPECT TO SUCH LAND; AND THAT CHRIS BIELSS, LAURA R. FRETWELL, GREG SAMFORD, AND STEVEN COGBURN, EACH BEING THE OWNERS OF AN UNDIVIDED 1/7TH INTEREST IN A CALLED 1.384 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NOS. 2024007711, 2024007708, 2024007710, AND 2024007709, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND CONTINENTAL HOMES OF TEXAS, L.P., BEING THE LIENHOLDER WITH RESPECT TO SUCH UNDIVIDED 1/7TH INTERESTS IN SUCH 1.384 ACRE TRACT, DO HEREBY SUBDIVIDE SAID 53.097 ACRE TRACT AS SHOWN HEREON, DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS:

"BAR W RANCH WEST PHASE 10"

[Signature]

JOHN A. SPARROW, ASSISTANT SECRETARY
CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
10700 PECAN PARK BOULEVARD, SUITE 400
AUSTIN, TX, 78750

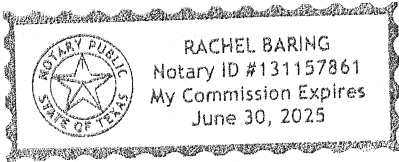
STATE OF TEXAS:

COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 24 DAY OF JANUARY, 2024, PERSONALLY APPEARED, JOHN SPARROW, AS ASSISTANT SECRETARY, ON BEHALF OF SAID CONTINENTAL HOMES OF TEXAS, L.P., A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 24 DAY OF JANUARY, 2024, A.D.

[Signature]
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



CHRIS BIELSS, AS THE OWNER OF AN UNDIVIDED 1/7TH INTEREST IN 1.384 ACRES OF LAND INCLUDED IN THIS SUBDIVISION AND DEDICATED AS LOT 34, BLOCK A "H.O.A. PARKLAND, M.U.D., D.E., AND P.U.E. LOT" BY THIS PLAT, HEREBY JOINS IN THIS PLAT FOR THE SOLE PURPOSE OF CONSENTING TO THE PLAT.

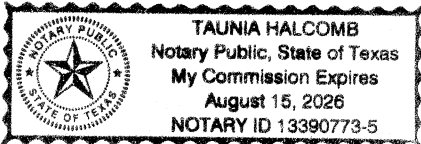
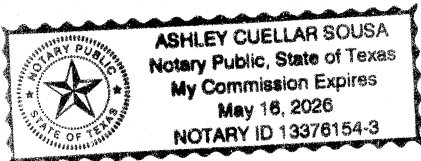
[Signature]
CHRIS BIELSS

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS BIELSS, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 25th DAY OF JANUARY, 2024, A.D.

[Signature]
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS



LAURA R. FRETWELL, AS THE OWNER OF AN UNDIVIDED 1/7TH INTEREST IN 1.384 ACRES OF LAND INCLUDED IN THIS SUBDIVISION AND DEDICATED AS LOT 34, BLOCK A "H.O.A. PARKLAND, M.U.D., D.E., AND P.U.E. LOT" BY THIS PLAT, HEREBY JOINS IN THIS PLAT FOR THE SOLE PURPOSE OF CONSENTING TO THE PLAT.

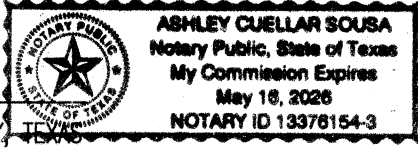
[Signature]
LAURA R. FRETWELL

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAURA R. FRETWELL, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 25 DAY OF JANUARY, 2024, A.D.

[Signature]
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS



GREG SAMFORD, AS THE OWNER OF AN UNDIVIDED 1/7TH INTEREST IN 1.384 ACRES OF LAND INCLUDED IN THIS SUBDIVISION AND DEDICATED AS LOT 34, BLOCK A "H.O.A. PARKLAND, M.U.D., D.E., AND P.U.E. LOT" BY THIS PLAT, HEREBY JOINS IN THIS PLAT FOR THE SOLE PURPOSE OF CONSENTING TO THE PLAT.

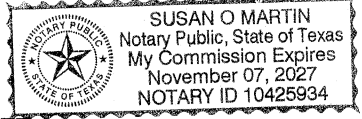
[Signature]
GREG SAMFORD

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GREG SAMFORD, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 24th DAY OF JANUARY, 2024, A.D.

[Signature]
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS



STEVEN COGBURN, AS THE OWNER OF AN UNDIVIDED 1/7TH INTEREST IN 1.384 ACRES OF LAND INCLUDED IN THIS SUBDIVISION AND DEDICATED AS LOT 34, BLOCK A "H.O.A. PARKLAND, M.U.D., D.E., AND P.U.E. LOT" BY THIS PLAT, HEREBY JOINS IN THIS PLAT FOR THE SOLE PURPOSE OF CONSENTING TO THE PLAT.

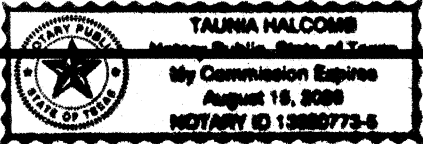
[Signature]
STEVEN COGBURN

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVEN COGBURN, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 24th DAY OF JANUARY, 2024, A.D.

[Signature]
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS



PLAT NOTES:

1. THE RESIDENTIAL LOTS IN THIS SUBDIVISION ARE WHOLLY CONTAINED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF LEANDER, TEXAS.
2. A 10' PUBLIC UTILITY EASEMENT WILL BE DEDICATED ADJACENT TO ALL STREET RIGHT OF WAY FOR RESIDENTIAL LOTS, AND A 10' WIDE P.U.E., LANDSCAPE, AND PEDESTRIAN ACCESS EASEMENT WILL BE DEDICATED ON ALL NON RESIDENTIAL LOTS AND A 2.5' PUBLIC UTILITY EASEMENT WILL BE DEDICATED ALONG THE SIDE YARDS OF THE PROPOSED LOTS.
3. ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.
4. IN ADDITION TO THE BUILDING SETBACK LINES SHOWN HEREON, ALL LOTS WILL BE SUBJECTED TO THE BUILDING SETBACK LINES AS DEPICTED IN THE AMENDED AND RESTATED AGREEMENT REGARDING CONSENT TO CREATION OF LEANDER MUNICIPAL UTILITY DISTRICTS NO. 1, 2, AND 3, AND DEVELOPMENT OF THE BAR W RANCH CONSENT AGREEMENT.
5. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF BOVINE PASS, BRONC BUSTER WAY, CROWNED EAGLE PASS, FLANK SKIRT DRIVE, MARCH HARE TRACE, RANNY COVE, BAR W RANCH BLVD., & STAMP IRON AVENUE. 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. SIDEWALKS SHALL BE SIX (6') FOOT ON COLLECTOR ROADS, STAMP IRON AVENUE AND BAR W RANCH BLVD., AND FIVE (5') FOOT MINIMUM ON LOCAL STREETS.
6. ANALYSIS OF THE SOUTH SAN GABRIEL RIVER WATERSHED WITH THIS DEVELOPMENT INDICATES THAT THERE IS NO INCREASE IN THE RIVER WATER SURFACE ELEVATION FOR THE 2, 10, 25 AND 100-YR STORM EVENTS. THEREFORE THERE IS NO ADVERSE IMPACT TO THE RIVER AND DETENTION IS NOT NECESSARY FOR THIS DEVELOPMENT.
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
8. H.O.A., THE LEANDER MUD NO. 1, NO. 2 AND NO. 3, OR HOMEOWNERS MUST MAINTAIN LANDSCAPE EASEMENTS, PEDESTRIAN ACCESS EASEMENTS, DRAINAGE/WATER QUALITY EASEMENTS AND FENCES ALONG RIGHTS-OF-WAYS AND DRAINAGE AREAS.
9. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
10. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
11. DEVELOPMENT OF THIS TRACT IS SUBJECT TO COMPLIANCE WITH THE AMENDED AND RESTATED AGREEMENT REGARDING CONSENT OF CREATION OF MUNICIPAL UTILITY DISTRICTS 1, 2, AND 3, AND DEVELOPMENT OF THE "BAR W RANCH" AS AMENDED (CONSENT AGREEMENT) AS RECORDED IN DOC # 2015089728.
12. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
13. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.

APPROVED THIS THE ____ DAY OF _____, 20____, A.D., AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

LAURA LANTRIP, CHAIR
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE,

ON THIS THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____ M., AND DULY RECORDED THIS THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____ M., IN THE PLAT RECORDS, OF SAID COURT IN DOCUMENT NO. _____.
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN.

BY DEPUTY
NANCY E. RISTER, CLERK
COUNTY COURT, WILLIAMSON COUNTY, TEXAS

PLAT NOTES (CON'T):

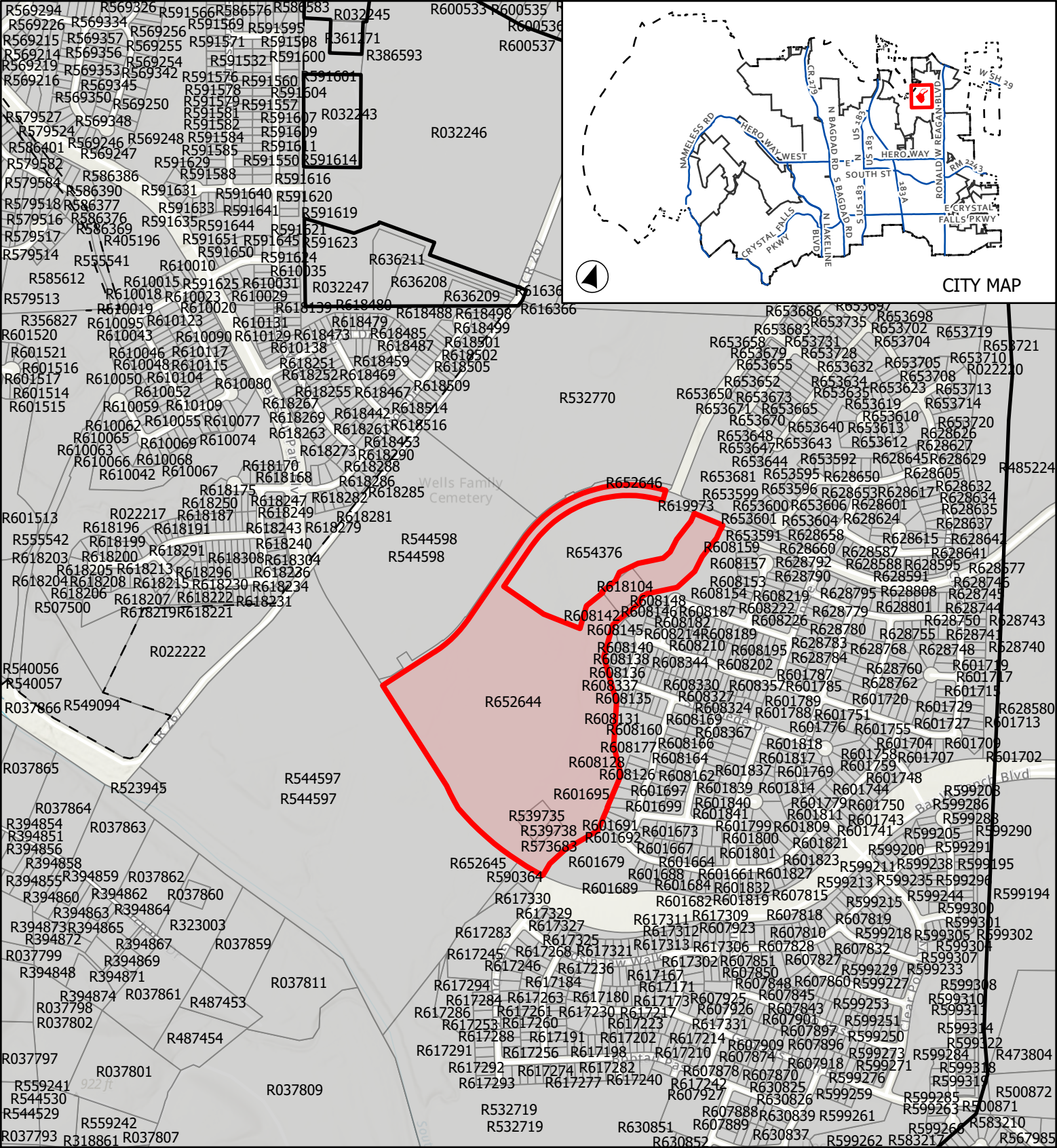
14. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOTS 33, 35 AND 36, BLOCK A; LOT 14, BLOCK B; AND LOT 19, BLOCK E. THE HOA WILL MAINTAIN THE FOLLOWING LOT: LOT 34, BLOCK A.
15. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER 2015101121
17. THE MUD ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
18. FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA CALCULATED WITH A DEPTH OF TEN FEET (10') INTO THE LANDSCAPE LOT 36, BLOCK A, LOT 14, BLOCK B, AND LOT 19, BLOCK E. TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.
19. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
20. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON 5-22-2022.
21. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
22. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
23. NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT DISTANCE EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.
24. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE MUD.
25. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
26. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY OR THE CITY OF LEANDER, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
27. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING SIDEWALKS IN PUBLIC RIGHTS-OF-WAY AND PUBLIC SIDEWALK EASEMENTS.
28. THIS PROPERTY IS SUBJECT TO A BLANKET UTILITY AND ACCESS EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 2023049571, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

ATTEST:
ELLEN COUFAL, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

SHEET NO. 7 OF 7



J:\AC3D\5430\Survey\PLAT - BAR W RANCH WEST PH 10



CASE: FP-22-0012 ATTACHMENT 2 BAR W RANCH WEST PHASE 10

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.

0 400 800
Feet

- City Limits
- ETJ Boundary
- Subject Boundary

Page 26 of 107



EXECUTIVE SUMMARY
2/22/2024

AGENDA SUBJECT:

Approval of Subdivision Case FP-22-0016 regarding Northline Block O, Lot 1 Final Plat on one (1) parcel of land approximately 5.6466 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R031604; generally located northwest of the intersection of Weathersby Street and John Webster Street, 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 the municipality is required since the final plat satisfies the applicable regulations without requesting any variances.

HISTORY/TIMELINE:

06/21/2018 – Zoning approved

APPLICANT/AGENT:

Kimley-Horn and Associates, LLC (Bradley Wilkins) on behalf of Northline Leander Development, LP (Alex Tynberg)

RECOMMENDATION:

This final plat includes one (1) lot; This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following condition.

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:

Justin Hunt, Planner

Attachments:

1. FP-22-0016 Att 1 Northline Block O - Final Plat
2. FP-23-0016 Att 2 Northline Block O - Location Map

NORTHLINE BLOCK O FINAL PLAT

OWNER:
ALEX TYNBERG, MANAGER
NORTHLINE LEANDER DEVELOPMENT COMPANY, LP
2601 WOOLDRIDGE DRIVE
AUSTIN, TEXAS 78703
512-496-5373

SURVEYOR:
4WARD LAND SURVEYING, LLC
4120 FREIDRICH LANE, SUITE 200
AUSTIN, TX 78744
512-537-2384

ENGINEER:
KIMLEY-HORN
10814 JOLLYVILLE ROAD, BUILDING IV, SUITE 200
AUSTIN, TX 78759
512-418-1771

SUBMITTAL DATE:
OCTOBER 18, 2023

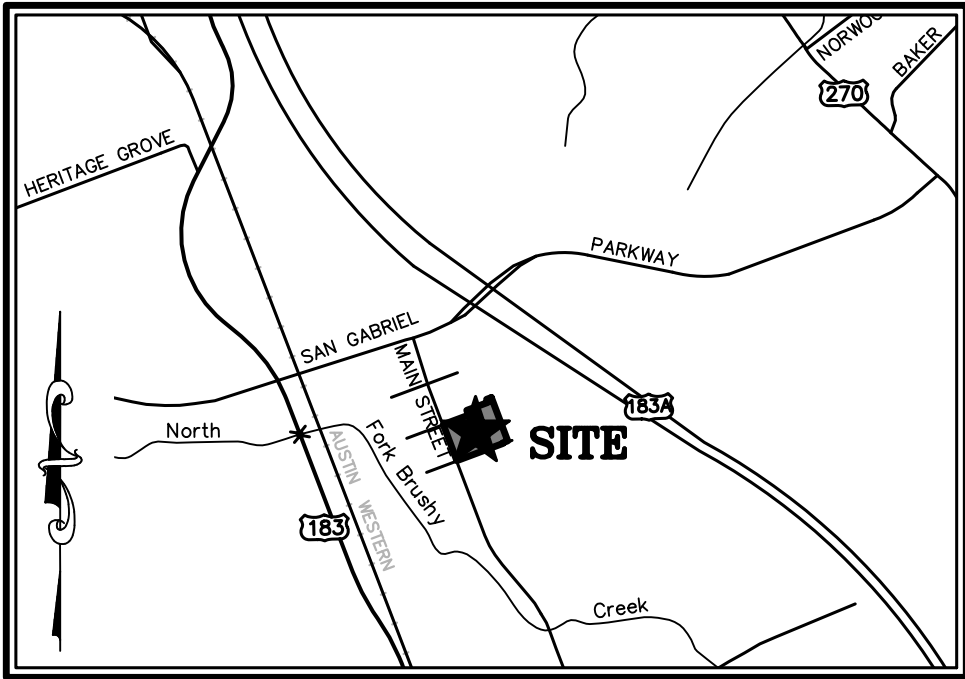
SHEET INDEX:
1. COVER SHEET
2. PLAT
3. NOTES AND SIGNATURES

LOT TABLE:

NUMBER OF BLOCKS: 1

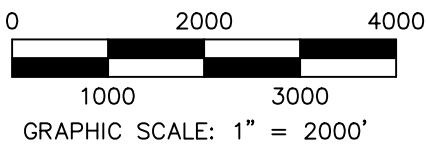
TOTAL NUMBER OF LOTS: 1

TOTAL ACREAGE: 5.6466



VICINITY MAP

SCALE: 1" = 2000'



LINEAR FEET OF NEW STREETS: 745 L.F.
WEATHERSBY STREET - 484 L.F.
WILLIAM PARKER STREET - 261 L.F.

* NEW STREET LINEAR FEET IS MEASURED
FROM CENTERLINE OF R.O.W. INTERSECTIONS.

LOT SUMMARY TABLE

LOT	PROPOSED INITIAL USE	LOT AREA (ACRES)	LOT AREA (SQ. FT.)
	R.O.W.	0.8900 ACRES	38,769 SQ. FT.
BLOCK O, LOT 1	COMMERCIAL, RESIDENTIAL AND/OR MIXED USE	4.7566 ACRES	207,196 SQ. F.
	TOTAL	5.6466 ACRES	245,965 SQ. FT.

Kimley»Horn

PRELIMINARY PLAT: 18-TOD-PP-012
MINOR REVISION PRELIMINARY PLAT:
20-TOD-PP-012



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	10/4/2023
Project:	00508
Scale:	1" = 100'
Reviewer:	PRB
Tech:	CC
Field Crew:	TF/BAP
Survey Date:	MAR. 2018
Sheet:	1 OF 3

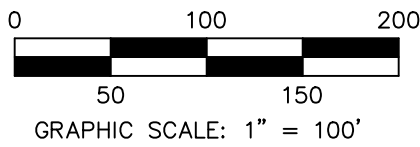
NORTHLINE BLOCK O FINAL PLAT
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

TALBOT CHAMBERS
SURVEY
ABSTRACT NO. 125

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N20°32'34"W	54.00'
L2	N20°32'34"W	35.00'
L3	N69°27'26"E	54.00'
L4	S69°27'26"W	54.00'
L5	S20°32'34"E	8.03'
L6	S20°32'34"E	8.03'
L7	S20°28'36"E	52.00'
L8	N20°32'34"W	52.00'
L9	S69°27'26"W	60.00'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
[L1]	N20°32'34"W	54.00'
[L4]	S69°27'26"W	54.00'
[L5]	S20°32'34"E	8.03'
[L6]	S20°32'34"E	8.03'
[L7]	S20°28'36"E	52.00'
[L8]	N20°32'34"W	52.00'
[L9]	S69°27'26"W	60.00'

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	PROPOSED SIDEWALK PER PRELIMINARY PLAT NO. 18-TOD-PP-012
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
	SURVEY CONTROL POINT
DOC. #	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
CAB./SLD.	CABINET, SLIDE
R.O.W.	RIGHT-OF-WAY
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
[.....]	RECORD INFORMATION PER PLAT DOC. # 2020035600



BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000138805545.

SURVEY CONTROL:

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS (NAVD 88) (GEOID 18 (CONUS)) SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON DATE 06-23-2016, 4WARD CONTROL POINT WAS CHECKED TO LCRA, MON AZ53, HAVING A PUBLISHED GRID COORDINATE & NAVD 88, ELEVATION OF N 10183259.8400, E 3077908.5950, ELEV. 972.29'.

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 48491C0455F, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED DECEMBER 20, 2019.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. LINE WORK SHOWN WAS GATHERED FROM THE CAPITAL AREA COUNCIL OF GOVERNMENTS GIS DATA.

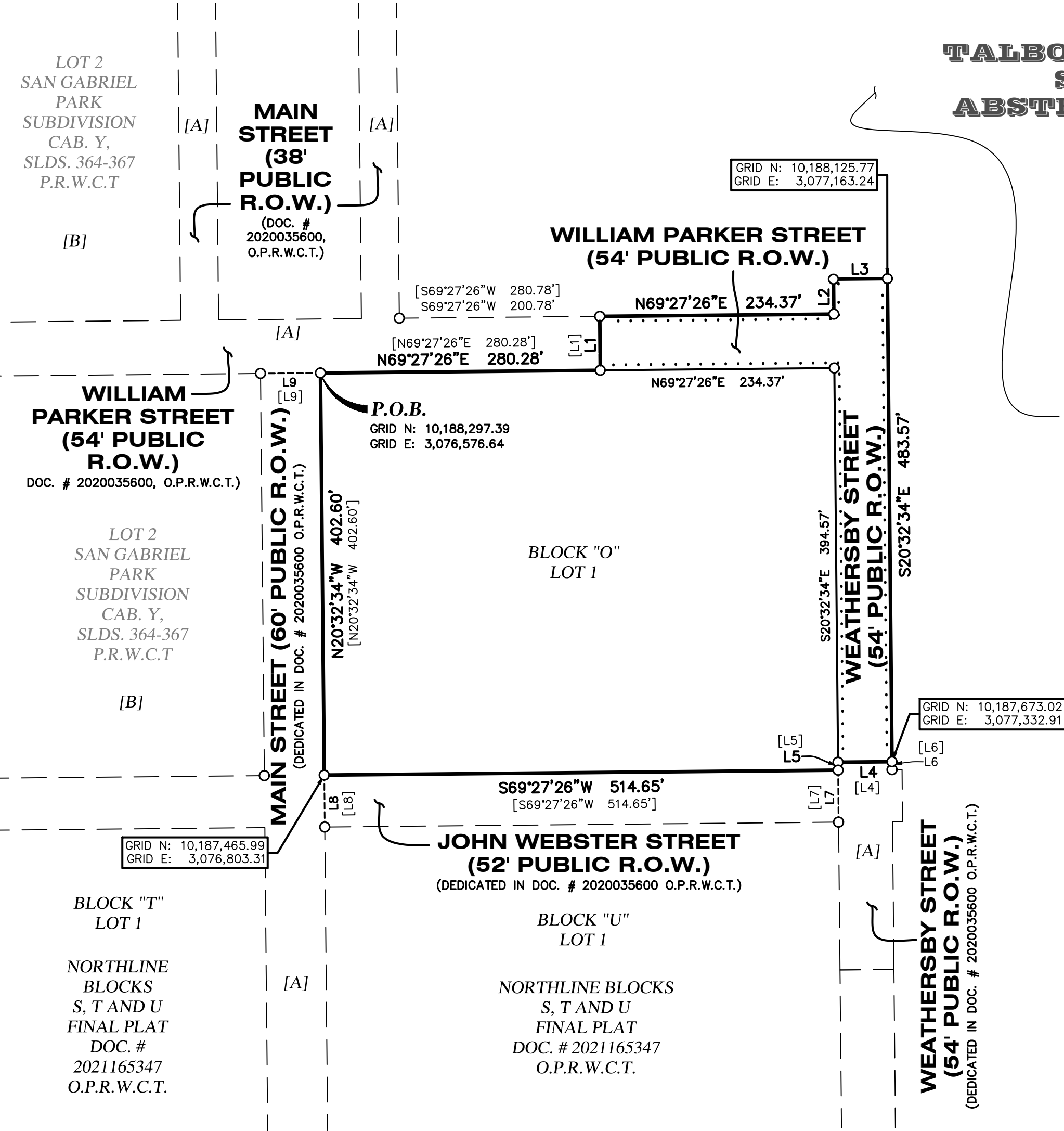
BENCHMARK NOTE:

TBM #1- SQUARE CUT ON TOP OF CONCRETE CURB ON A CURB ISLAND IN THE SAN GABRIEL PARKWAY R.O.W., ±50' NORTH FROM A STORM SEWER MANHOLE ON A CURB INLET ON THE SOUTH SIDE OF SAN GABRIEL PARKWAY ROAD, AND ±14' FROM A TRAFFIC SIGNAL POLE ON A CURB ISLAND IN THE SAN GABRIEL PARKWAY R.O.W. GRID NORTHING: 10189097.365, GRID EASTING: 3076865.714, ELEVATION = 981.84'.

TBM #2- SQUARE CUT ON TOP OF CONCRETE CURB INLET ON THE SOUTH SIDE OF WEST METRO ROAD, BEING ±8.5' FROM A STORM SEWER MANHOLE ON THE SAME CURB INLET, ALSO BEING ±69' FROM A FIRE HYDRANT ON THE NORTH SIDE OF WEST METRO ROAD. GRID NORTHING: 10186297.583, GRID EASTING: 3076187.031, ELEVATION = 957.11'.

[A]
NORTHLINE FIRST RIGHTS
OF WAY AND LOT 1,
BLOCK I FINAL PLAT
DOC. # 2020035600
O.P.R.W.C.T.

[B]
PORTION OF
CALLED 115.7076 ACRES
NORTHLINE LEANDER
DEVELOPMENT COMPANY, LP
DOC. # 2022069952
O.P.R.W.C.T.



Kimley»Horn

PRELIMINARY PLAT: 18-TOD-PP-012
MINOR REVISION PRELIMINARY PLAT:
20-TOD-PP-012

4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
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Survey Date:	MAR. 2018
Sheet:	2 OF 3

NORTHLINE BLOCK O FINAL PLAT
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOW ALL MEN BY THESE PRESENTS
THAT NORTHLINE LEANDER DEVELOPMENT COMPANY, LP, A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN 5.6466 ACRE (245,965 SQUARE FEET) TRACT OF LAND SHOWN HEREON OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125 IN WILLIAMSON COUNTY, TEXAS, SAID 5.6466 ACRES BEING A PORTION OF A CALLED 115.7076 ACRES RECORDED IN DOCUMENT NO. 2022069952 (O.P.R.W.C.T.), DOES HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL RIGHT-OF-WAY, STREETS, EASEMENTS 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:

"NORTHLINE BLOCK O FINAL PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 20__.

NORTHLINE LEANDER DEVELOPMENT COMPANY, LP, A TEXAS LIMITED PARTNERSHIP
BY: NLDC GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER
BY: TYNBERG LLC, A TEXAS LIMITED LIABILITY COMPANY, MANAGER

BY: _____
ALEX, TYNBERG, MANAGER

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 ALEX TYNBERG, AS MANAGER OF TYNBERG, LLC, A TEXAS LIMITED LIABILITY COMPANY, MANAGER OF NLDC GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF NORTHLINE LEANDER DEVELOPMENT COMPANY, LP, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT S(HE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC OF _____

PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES DEDICATED TO THE CITY OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY THE LIEN HOLDER, INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED DEED OF TRUST AND SECURITY AGREEMENT, DATED DECEMBER 27, 2019, FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT DOCUMENT NO. 2019125629.

LIENHOLDER NAME: VERABANK, N.A.

BY: _____
NAME: JONATHAN VOIGHT
TITLE: SENIOR VICE PRESIDENT

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE ____ DAY OF _____, 20__, PERSONALLY APPEARED, JONATHAN VOIGHT, AS SENIOR VICE PRESIDENT OF VERABANK, N.A., ON BEHALF OF SAID VERABANK, N.A., A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC-STATE OF TEXAS

PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

ENGINEER'S CERTIFICATION:

A CERTIFIED STATEMENT BY THE ENGINEER IS PROVIDED AS FOLLOWS.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, BRADLEY M. WILKINS, 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.

BRADLEY M. WILKINS P.E. DATE
REGISTERED PROFESSIONAL ENGINEER
NO.141652, STATE OF TEXAS

SURVEYOR:
4WARD LAND SURVEYING
4120 FREIDRICH LANE, SUITE 200
AUSTIN, TX 78744
512-537-2384

ENGINEER:
KIMLEY-HORN
10814 JOLLYVILLE ROAD
BUILDING IV, SUITE 200
AUSTIN, TX 78759
512-669-5560

SURVEYOR'S CERTIFICATION:

THAT I, STEVEN M. DUARTE, 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 FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT GF NO. 202103143 (EFFECTIVE 10/29/21), WHICH AFFECT THIS SUBDIVISION IS SHOWN.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY.

STEVEN M. DUARTE DATE
REGISTERED PROFESSIONAL SURVEYOR
NO. 5940 STATE OF TEXAS

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 5.6466 ACRES (245,965 SQUARE FEET) OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 115.7076 ACRES CONVEYED TO NORTHLINE LEANDER DEVELOPMENT COMPANY, LP IN DOCUMENT NO. 2022069952 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 5.6466 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF MAIN STREET (RIGHT-OF-WAY VARIES) DEDICATED IN DOCUMENT NO. 2020035600 (O.P.R.W.C.T.) AND THE SOUTH RIGHT-OF-WAY LINE OF WILLIAM PARKER STREET (54' RIGHT-OF-WAY) DEDICATED IN DOCUMENT NO. 2020035600 (O.P.R.W.C.T.), AND BEING THE NORTHWEST CORNER AND POINT OF BEGINNING HEREOF, FROM WHICH A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID MAIN STREET AND THE SOUTH RIGHT-OF-WAY LINE OF SAID WILLIAM PARKER STREET BEARS S69°27'26"W, A DISTANCE OF 60.00 FEET;

THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WILLIAM PARKER STREET N69°27'26"E, A DISTANCE OF 280.28 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET IN THE SOUTH RIGHT-OF-WAY LINE OF SAID WILLIAM PARKER STREET;

THENCE, CROSSING THE RIGHT-OF-WAY LINE OF SAID WILLIAM PARKER STREET N20°32'34"W, A DISTANCE OF 54.00 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET IN THE NORTH RIGHT-OF-WAY LINE OF SAID WILLIAM PARKER STREET;

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID WILLIAM PARKER STREET OVER AND ACROSS SAID REMAINDER OF NORTHLINE LEANDER DEVELOPMENT COMPANY TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1)N69°27'26"E, A DISTANCE OF 234.37 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- 2)N20°32'34"W, A DISTANCE OF 35.00 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- 3)N69°27'26"E, A DISTANCE OF 54.00 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF, AND
- 4)S20°32'34"E, A DISTANCE OF 483.57 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR THE SOUTHEAST CORNER HEREOF, BEING THE NORTHEAST CORNER OF WEATHERSBY STREET (54' RIGHT-OF-WAY) DEDICATED IN DOCUMENT NO. 2020035600 (O.P.R.T.C.T.);

THENCE, LEAVING THE EAST RIGHT-OF-WAY LINE OF SAID WEATHERSBY STREET, CROSSING SAID WEATHERSBY STREET, S69°27'26"W, A DISTANCE OF 54.00 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET IN THE WEST RIGHT-OF-WAY LINE OF SAID WEATHERSBY STREET FOR AN ANGLE POINT HEREOF,

THENCE, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WEATHERSBY STREET S20°32'34"E, A DISTANCE OF 8.03 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF, BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID WEATHERSBY STREET AND THE NORTH RIGHT-OF-WAY LINE OF JOHN WEBSTER STREET (52' RIGHT-OF-WAY) DEDICATED IN DOCUMENT NO. 2020035600 (O.P.R.T.C.T.);

THENCE, LEAVING THE WEST RIGHT-OF-WAY LINE OF SAID WEATHERSBY STREET, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID JOHN WEBSTER STREET, S69°27'26"W, A DISTANCE OF 514.65 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR THE SOUTHWEST CORNER HEREOF, BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID JOHN WEBSTER STREET AND THE EAST RIGHT-OF-WAY LINE OF SAID MAIN STREET;

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID JOHN WEBSTER STREET, WITH THE EAST RIGHT-OF-WAY LINE OF SAID MAIN STREET, N20°32'34"W, A DISTANCE OF 402.60 FEET TO THE POINT OF BEGINNING HEREOF, CONTAINING 5.6466 ACRES (245,965 SQUARE FEET) MORE OR LESS.

NOTES:

- 1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER.
- 2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- 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 ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.
- 5. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE LEANDER SMARTCODE, AS MODIFIED BY THE NORTHLINE PUD ORDINANCE AS AMENDED FROM TIME TO TIME.
- 6. 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.
- 7. THE SURFACE OF ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 8. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF WEATHERSBY STREET, AND WILLIAM PARKER STREET. 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.
- 9. THIS PLAT CONFORMS TO THE MINOR REVISED PRELIMINARY PLAT AND THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON JULY 25, 2019.
- 10. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
- 11. 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.
- 12. THE CITY IS NOT RESPONSIBLE FOR DAMAGE TO IMPROVEMENTS CAUSED BY THE CITY'S MAINTENANCE OR REPAIR OF CITY OWNED UTILITY LINES CONTAINED IN AN EASEMENT.
- 13. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- 14. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN IN THE FLOOD INSURANCE RATE MAP PANEL #48491C0455F FOR WILLIAMSON CO., EFFECTIVE DATE DECEMBER 20, 2019.

APPROVED THIS THE ____ DAY OF _____, 20__ A.D. AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK

OF _____ COUNTY.

ATTEST:

JOHN COSGROVE, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

ELLEN COUFAL, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

I, NANCY E. RISTER, CLERK OF COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE

DAY OF _____, 20__, A.D., AT ____ O'CLOCK, ____M. AND DULY RECORDED THIS THE

DAY OF _____, 20__, A.D., 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

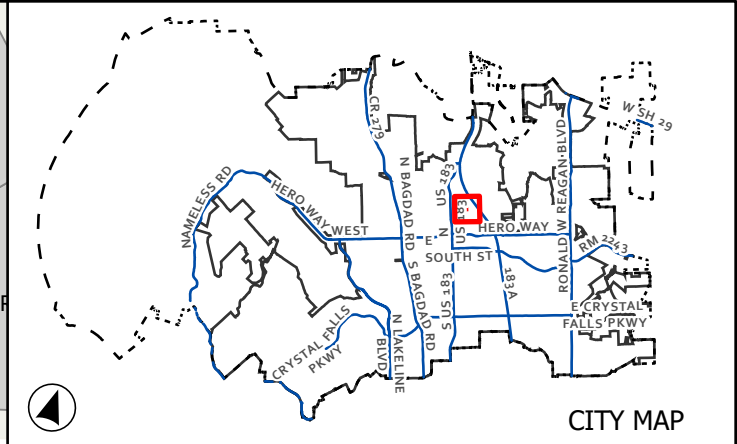
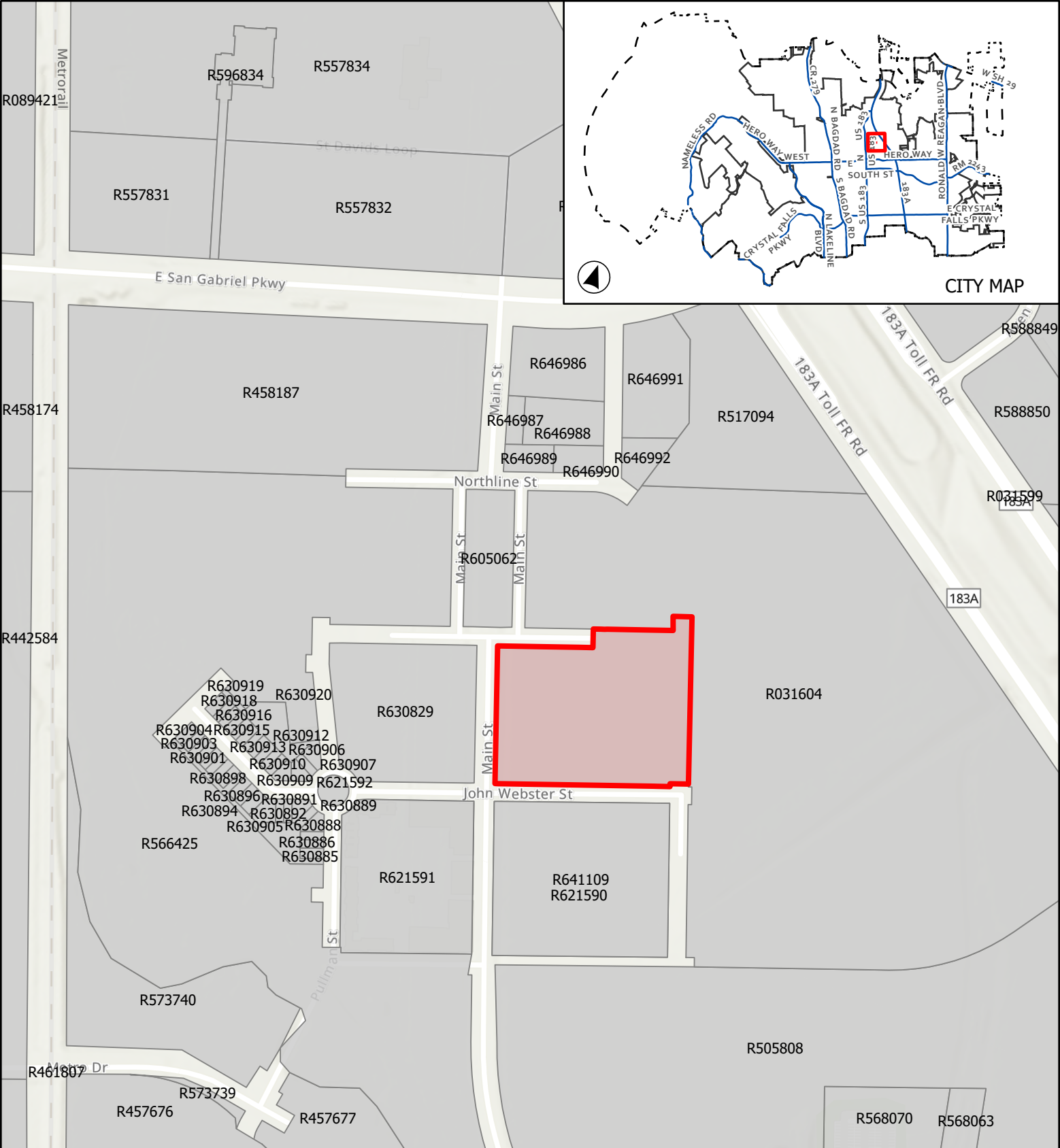
BY: _____ DEPUTY

PRELIMINARY PLAT: 18-TOD-PP-012
MINOR REVISION PRELIMINARY PLAT:
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4WARD
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A Limited Liability Company

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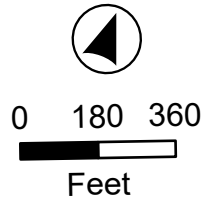
CASE: FP-22-0016

ATTACHMENT 2

NORTHLINE BLOCK O

Location Map

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



- City Limits
- ETJ Boundary
- Subject Boundary



EXECUTIVE SUMMARY
2/22/2024

AGENDA SUBJECT:

Approval of Minutes

BACKGROUND:

Approval of Draft P & Z Minutes 2/8/2024

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Approval of Draft 2/8/2024 P & Z Minutes

PRESENTER:

Attachments:

1. 2-8-2024 P & Z Minutes



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, February 8, 2024
Regular Meeting at 6:00 PM



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

**Place 5 – James Oliver, Vice Chair
Place 6 – Laura Lantrip, Chair
Place 7 – Scott Calame
Staff Liaison – Robin Griffin**

REGULAR MEETING

1. Call to Order. at 6:00 p.m.
2. Roll Call. All Commissioners were present except Commissioner Donnie Mahan.
3. Director's report to the Planning & Zoning Commission on action taken by City Council during the February 1, 2024 meeting.
4. Review of meeting protocol.
5. Public comments on items not listed in the agenda.

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

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

No one wished to speak.

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case FP-23-0060 regarding Michelle Subdivision Final Plat on one (1) parcel of land approximately 9.342 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R031699; generally located at South Brook Drive and US 183, Leander, Williamson County, Texas.
7. Approval of minutes

Motion: To approve Consent Agenda Items 6 & 7.

By: Commissioner John Cosgrove

Seconded: Vice Chair James Oliver

Yes: John Cosgrove, Ron May, Deirdre Moss, James Oliver, Laura Lantrip, Scott Calame

No: None

Abstain: None

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing and consider action regarding Zoning Case Z-23-0095 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development/ Planning Unit Development – Conventional Development Sector) to adopt the Spillars Project Minor PUD (Planned Unit Development) with the base zoning district of GC-2-A (General Commercial) on one (1) parcel of land approximately 1.574 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R086306; and located to the east of the intersection of Tulum Terrace and US 183, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-23-0095 as described above.

Frank Stiles had questions and concerns about placement of entrances and exits.

Motion: To approve the Spillars Project Minor PUD

By: Vice Chair James Oliver

Seconded: Commissioner John Cosgrove

Yes: John Cosgrove, Ron May, Deirdre Moss, James Oliver, Laura Lantrip

No: Scott Calame

Abstain: None

The Planning and Zoning Commission recommended approval of the request with the condition that bars/night clubs and vape shops are added as prohibited uses during the February 8, 2024 meeting with a 5 to 1 vote (Commissioner Scott Calame opposing).

9. Conduct a Public Hearing and consider action regarding Zoning Case Z-23-0099 to amend the current zoning of Hill Country Bible PUD (Planning Unit Development) with the base zoning district of SFS-3-A (Single-Family Rural) to change the base zoning district to LC-2-A (Local Commercial) on two (2) parcels of land approximately 19 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R647584 and R647585; and more commonly known as 589 W San Gabriel Pkwy, Leander, Williamson County, Texas. Applicant/Agent: Southwest Land Services, Inc (David Singleton) on behalf of Hill Country Bible Church (William Conor O'Hearn).

- Discuss and consider action regarding Zoning Case Z-23-0099 as described above.

No one spoke in favor or opposition of the request.

Motion: To approve the Hill Country Bible PUD

By: Commissioner Ron May

Seconded: Vice Chair James Oliver

Yes: John Cosgrove, Ron May, Deidre Moss, James Oliver, Laura Lantrip, Scott Calame

No: None

Abstain: None

REGULAR AGENDA

10. Discussion regarding the Comprehensive Plan Implementation Schedule and Old Town Master Plan Implementation, and consider action on recommendations from the Planning & Zoning Commission for the FY 2024/2025 City Budget and CIP Plan.

Motion: To postpone action to the next Planning and Zoning meeting on February 22, 2024 to allow Commissioners time to review the implementation plan.

By: Commissioner John Cosgrove

Seconded: Commissioner Ron May

Yes: John Cosgrove, Ron May, Deidre Moss, James Oliver, Laura Langrip, Scott Calama

No: None

Abstain: None

11. Adjournment at 6:44 p.m.

APPROVED

CHAIRMAN

ATTEST:

PLANNING SECRETARY



EXECUTIVE SUMMARY
2/22/2024

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Comprehensive Plan Case CPA-24-0011 to update the Water Masterplan; Leander, Williamson and Travis Counties, Texas.

- Discuss and consider action regarding Comprehensive Plan Case CPA-24-0011 as described above.

BACKGROUND:

In September 2018, K Friese & Associates, Inc had completed a city-wide Water Masterplan study which is currently available under Appendix G of City's 2020 Comprehensive Plan. The original study included water demand projections within Leander's water service area for 5-, 10- and 20-year planning horizons. The study identified and prioritized various water projects to be completed by 2020, 2025 and 2035 based on the demand projections.

In July 2023, the above Water Masterplan was updated with new demand projections based on the current existing infrastructures and new growth data. This study was completed by K Friese & Associates, Inc and included identifying and prioritizing projects for 5, 10 and 20-year horizons reaching the full buildout expected to be in 2040. The study was named 20-Year Water Capital Improvement Plan which serves as an update to Appendix G Water Masterplan.

HISTORY/TIMELINE:

APPLICANT/AGENT:

City of Leander

RECOMMENDATION:

Staff recommends approval of the Water CIP Plan update.

PRESENTER:

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

Attachments:

1. CPA-24-0011 Att 1 Water CIP Update

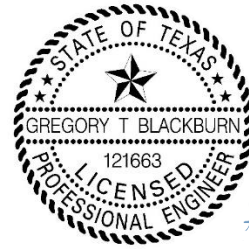
MEMORANDUM

TO: City of Leander

FROM: Greg Blackburn, PE

DATE: July 19, 2023

SUBJECT: 20-Year Water Capital Improvements Plan



The City of Leander (City) retained K Frieese & Associates, Inc. (KFA) to prepare a Water Capital Improvements Program (CIP) Plan for the 20-year period between 2022 and 2040 (note that the data, growth projections, etc. are based on data from 2022). The primary goals of the plan include:

- Calculate demand projections for the water service area based on population projections provided by City Staff;
- Capacity evaluations of existing significant water infrastructure, including storage tanks, pump stations and transmission mains;
- Analysis and planning methods to distribute treated water throughout the service area as it expands while providing sufficient pressure and capacity
- Analysis of proposed improvements by utilizing WaterCAD V8i by Bentley to create system models and evaluate various scenarios for system expansion
- Preparation of cost estimates of the proposed improvements required over the study period

Population Growth

During the 20-year study period, the population in the City is anticipated to almost double from the current population of 95,928 to 225,000 in 2040. See **Table 1** for the projected annual population growth rates between 2022 and 2040. It is assumed that the City will reach full build-out by 2040 and the growth rate for this year will be zero percent. The projected population for each planning year was distributed throughout the City using proposed developments that were provided by the City and estimated development of undeveloped properties.

Table 1: Annual Population Growth Rates

Year	Annual Growth Rate	Population	Living Unit Equivalent (LUEs)
2022	12.0%	95,928	33,689
2023	12.0%	107,440	37,732
2024	10.0%	118,184	41,505
2025	10.0%	130,002	45,656
2026	10.0%	143,003	50,221
2027	7.5%	153,728	53,988
2028	7.5%	165,257	58,037
2029	5.0%	173,520	60,939
2030	5.0%	182,196	63,986
2031	4.0%	189,484	66,545
2032	4.0%	197,063	69,207
2033	3.0%	202,975	71,283
2034	3.0%	209,065	73,421
2035	2.0%	213,246	74,890
2036	2.0%	217,511	76,388
2037	2.0%	221,861	77,915
2038	1.0%	224,080	78,695
2039	0.4%	225,000	79,018
2040 ¹	0.0%	225,000	79,018

¹ Population expected to reach full buildout by year 2040

Design Criteria

In order to properly model, size, and plan for future facilities, design criteria must be established. The design criteria developed with the previous master plan were reviewed and updated to reflect current demand and conditions. The modeling criteria used for the updated CIP plan is shown in **Table 2**.

Table 2: Planning and Design Criteria

Criteria	Value
People per connection	3.36
Average Day Demand	268.88 gpd/LUE
Maximum Day Demand	635.90 gpd/LUE
Peak Hour Demand	1,194.53 gpd/LUE
Fire Flow (Residential)	1,000 gpm for 1 hour
Fire Flow (Commercial)	3,500 gpm for 3 hours
Minimum Pressure	50 psi
Minimum Fire Flow Pressure	20 psi a Maximum Day Demand
Total Storage	200 gpm/connection
Pump Capacity	0.6 gpm/connection
Maximum Peak Hour Velocity	5 fps
Maximum Fire Flow Velocity	10 fps
Maximum Static Pressure	110 psi
Maximum Pressure	85 psi
C-Factor	120 (12-inch and smaller) 100 (larger than 12-inch)

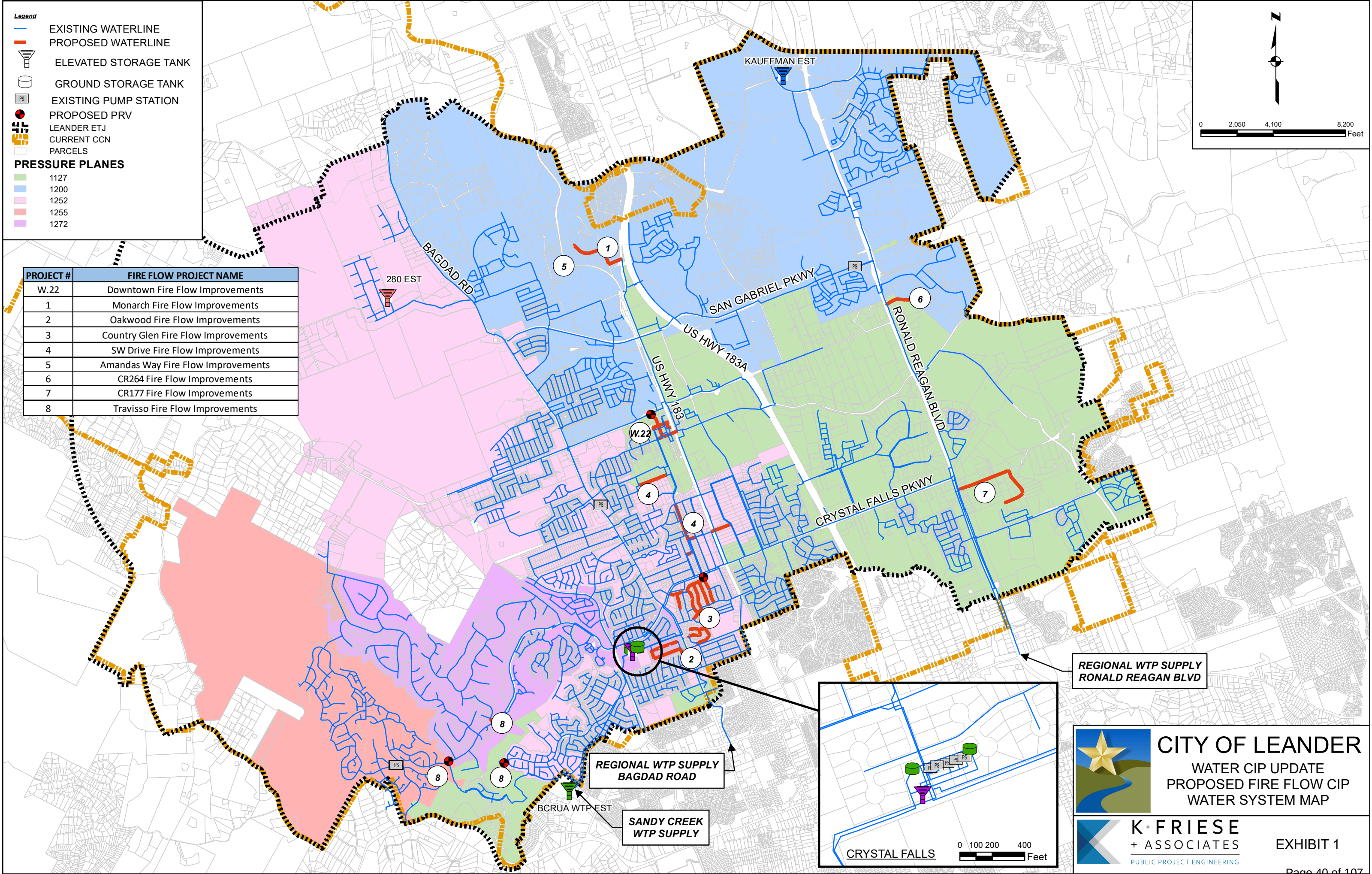
These criteria were used to generate water demands for the service area during static, extended period, and fire flow scenarios. Once the water demands were determined, the design criteria were utilized to calculate capacity of the existing facilities and to size the planned facilities.

Proposed CIP Projects

As the City's service area and demands increase, additional transmission mains, storage tanks, pump stations, pressure reducing stations, and other associated water infrastructure will be required to meet the increased demands. Proposed water system maps for each CIP planning period showing the proposed improvements are attached.

Cost estimates for each of the proposed improvements during the 20-year study period have been prepared and are attached. The total estimated cost of water improvements through 2040 is approximately \$353,125,212 (2023 Dollars). The breakdown per planning period is below:

- Fire Flow Improvements = \$16,476,041
- 5-Year CIP = \$247,100,201
- 10-Year CIP = \$44,699,845
- 20-Year CIP = \$44,849,125



Proposed Fire Flow CIP Improvements					
CIP W.22 - DOWNTOWN FIRE FLOW IMPROVEMENTS					
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST
1	DESIGN COST ESTIMATE	LS	1	\$ 2,500,000	\$ 2,500,000
SUBTOTAL					\$ 2,500,000
CONTINGENCY (15%)					\$ 375,000
TOTAL					\$ 2,875,000
FIRE FLOW #1 - MONARCH FIRE FLOW IMPROVEMENTS					
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST
1	8" PVC PIPE, COMPLETE AND IN PLACE	LF	850	\$ 325.00	\$ 276,250
2	12" PVC PIPE, COMPLETE AND IN PLACE	LF	1200	\$ 350.00	\$ 420,000
SUBTOTAL					\$ 696,250
MOBILIZATION (5% OF SUBTOTAL)					\$ 34,813
CONTINGENCY (15%)					\$ 109,660
ENGINEERING (15%)					\$ 126,109
TOTAL					\$ 966,832
FIRE FLOW #2 - OAKWOOD FIRE FLOW IMPROVEMENTS					
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST
1	8" PVC PIPE, COMPLETE AND IN PLACE	LF	4200	\$ 325.00	\$ 1,365,000
SUBTOTAL					\$ 1,365,000
MOBILIZATION (5% OF SUBTOTAL)					\$ 68,250
CONTINGENCY (15%)					\$ 214,988
ENGINEERING (15%)					\$ 247,236
TOTAL					\$ 1,895,474
FIRE FLOW #3 - COUNTRY GLEN FIRE FLOW IMPROVEMENTS					
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST
1	8" PVC PIPE, COMPLETE AND IN PLACE	LF	14500	\$ 325	\$ 4,712,500
2	PRV	EA	1	\$ 50,000	\$ 50,000
SUBTOTAL					\$ 4,762,500
MOBILIZATION (5% OF SUBTOTAL)					\$ 238,125
CONTINGENCY (15%)					\$ 750,094
ENGINEERING (15%)					\$ 862,608
TOTAL					\$ 6,613,327
FIRE FLOW #4 - SOUTHWEST DRIVE FIRE FLOW IMPROVEMENTS					
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST
1	8" PVC PIPE, COMPLETE AND IN PLACE	LF	4900	\$ 325	\$ 1,592,500
2	12" PVC PIPE, COMPLETE AND IN PLACE	LF	1200	\$ 350	\$ 420,000
SUBTOTAL					\$ 2,012,500
MOBILIZATION (5% OF SUBTOTAL)					\$ 100,625
CONTINGENCY (15%)					\$ 316,969
ENGINEERING (15%)					\$ 364,515
TOTAL					\$ 2,794,609
FIRE FLOW #5 - AMANDAS WAY FIRE FLOW IMPROVEMENTS					
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST
1	8" PVC PIPE, COMPLETE AND IN PLACE	LF	2000	\$ 350	\$ 700,000
SUBTOTAL					\$ 700,000
MOBILIZATION (5% OF SUBTOTAL)					\$ 35,000
CONTINGENCY (15%)					\$ 110,250
ENGINEERING (15%)					\$ 126,788
TOTAL					\$ 972,038
FIRE FLOW #6 - CR 264 FIRE FLOW IMPROVEMENTS					
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST
1	8" PVC PIPE, COMPLETE AND IN PLACE	LF	1900	\$ 325	\$ 617,500
SUBTOTAL					\$ 617,500
MOBILIZATION (5% OF SUBTOTAL)					\$ 30,875
CONTINGENCY (15%)					\$ 97,257
ENGINEERING (15%)					\$ 111,845
TOTAL					\$ 857,477
FIRE FLOW #7 - CR 177 FIRE FLOW IMPROVEMENTS					
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST
1	8" PVC PIPE, COMPLETE AND IN PLACE	LF	5800	\$ 325	\$ 1,885,000
SUBTOTAL					\$ 1,885,000
MOBILIZATION (5% OF SUBTOTAL)					\$ 94,250
CONTINGENCY (15%)					\$ 296,888
ENGINEERING (15%)					\$ 341,421
TOTAL					\$ 2,617,559
FIRE FLOW #8 - TRAVISSO FIRE FLOW IMPROVEMENTS					
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST
1	8" PVC PIPE, COMPLETE AND IN PLACE	LF	600	\$ 325	\$ 195,000
2	12" PVC PIPE, COMPLETE AND IN PLACE	LF	650	\$ 350	\$ 227,500
3	PRV	EA	2	\$ 50,000	\$ 100,000
SUBTOTAL					\$ 522,500
MOBILIZATION (5% OF SUBTOTAL)					\$ 26,125
CONTINGENCY (15%)					\$ 82,294
ENGINEERING (15%)					\$ 94,638
TOTAL					\$ 725,557
TOTAL FOR ALL PROPOSED FIRE FLOW PROJECTS					\$ 16,476,041

Costs are 2023 dollars

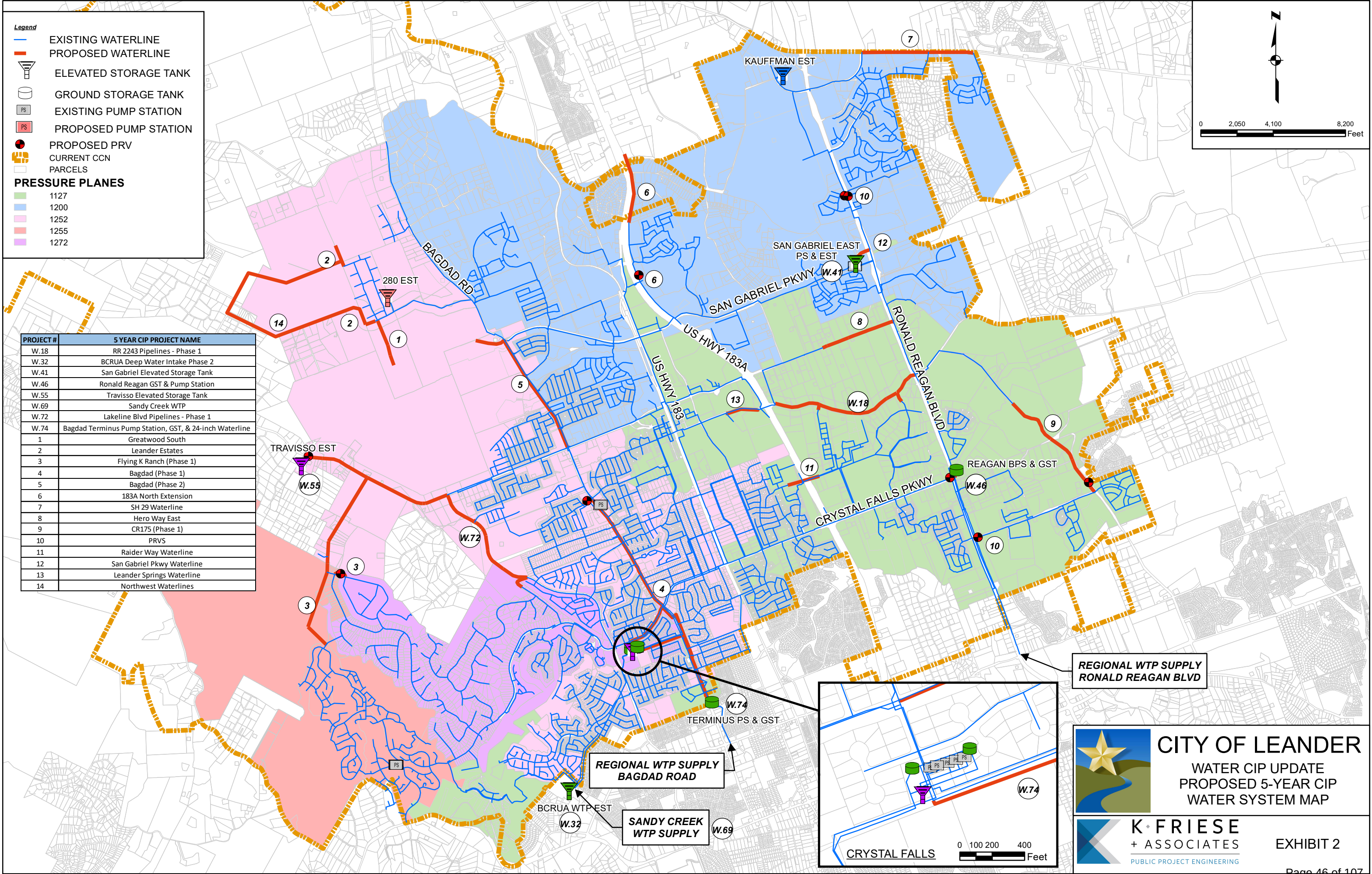
Proposed 5-Year CIP Improvements						
CIP W.18 (RR 2243 PIPELINES - PHASE 1)						
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST	
1	8" PVC PIPE, COMPLETE AND IN PLACE	LF	900	\$ 325	\$ 292,500	
2	16" DI PIPE, COMPLETE AND IN PLACE	LF	8950	\$ 375	\$ 3,356,250	
SUBTOTAL					\$ 3,648,750	
MOBILIZATION (5% OF SUBTOTAL)					\$ 182,438	
CONTINGENCY (15%)					\$ 574,679	
ENGINEERING (15%)					\$ 660,881	
TOTAL					\$ 5,066,748	
CIP W.32 (BCRUA DEEP WATER INTAKE PHASE 2)						
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST	
1	LEANDER SHARE	LS	1	\$ 80,000,000	\$ 80,000,000	
SUBTOTAL					\$ 80,000,000	
CONTINGENCY (15%)					\$ 12,000,000	
TOTAL					\$ 92,000,000	
CIP W.41 (SAN GABRIEL ELEVATED STORAGE TANK)						
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST	
1	ELEVATED STORAGE TANK	MG	1.25	\$ 6,624,806	\$ 8,281,008	
SUBTOTAL					\$ 8,281,008	
CONTINGENCY (15%)					\$ 1,242,152	
TOTAL					\$ 9,523,160	
CIP W.46 (RONALD REAGAN GROUND STORAGE TANK AND PUMP STATION)						
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST	
1	24" DI PIPE, COMPLETE AND IN PLACE	LF	500	\$ 425	\$ 212,500	
2	36" DI PIPE, COMPLETE AND IN PLACE	LF	150	\$ 475	\$ 71,250	
3	48" DI PIPE, COMPLETE AND IN PLACE	LF	250	\$ 650	\$ 162,500	
4	54" DI PIPE, COMPLETE AND IN PLACE	LF	500	\$ 700	\$ 350,000	
5	GROUND STORAGE TANK	MG	2.5	\$ 3,000,000	\$ 7,500,000	
6	PUMP STATION IMPROVEMENTS	MGD	17.5	\$ 750,000	\$ 13,125,000	
7	PRV	EA	1	\$ 50,000	\$ 50,000	
8	LAND ACQUISITION	LS	1	\$ 6,000,000	\$ 6,000,000	
9	FCV	EA	1	\$ 50,000	\$ 50,000	
SUBTOTAL					\$ 27,521,250	
MOBILIZATION (5% OF SUBTOTAL)					\$ 1,376,063	
CONTINGENCY (15%)					\$ 4,334,597	
ENGINEERING (15%)					\$ 4,984,787	
TOTAL					\$ 38,216,697	
CIP W.55 (TRAVISSO ELEVATED STORAGE TANK)						
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST	
1	16" PVC PIPE, COMPLETE AND IN PLACE	LF	4250	\$ 375	\$ 1,593,750	
2	24" DI PIPE, COMPLETE AND IN PLACE	LF	9700	\$ 425	\$ 4,122,500	
3	ELEVATED STORAGE TANK	MG	1.25	\$ 6,000,000	\$ 7,500,000	
4	LAND ACQUISITION	LS	1	\$ 2,300,000	\$ 2,300,000	
SUBTOTAL					\$ 15,516,250	
MOBILIZATION (5% OF SUBTOTAL)					\$ 775,813	
CONTINGENCY (15%)					\$ 2,443,810	
ENGINEERING (15%)					\$ 2,810,381	
TOTAL					\$ 21,546,254	

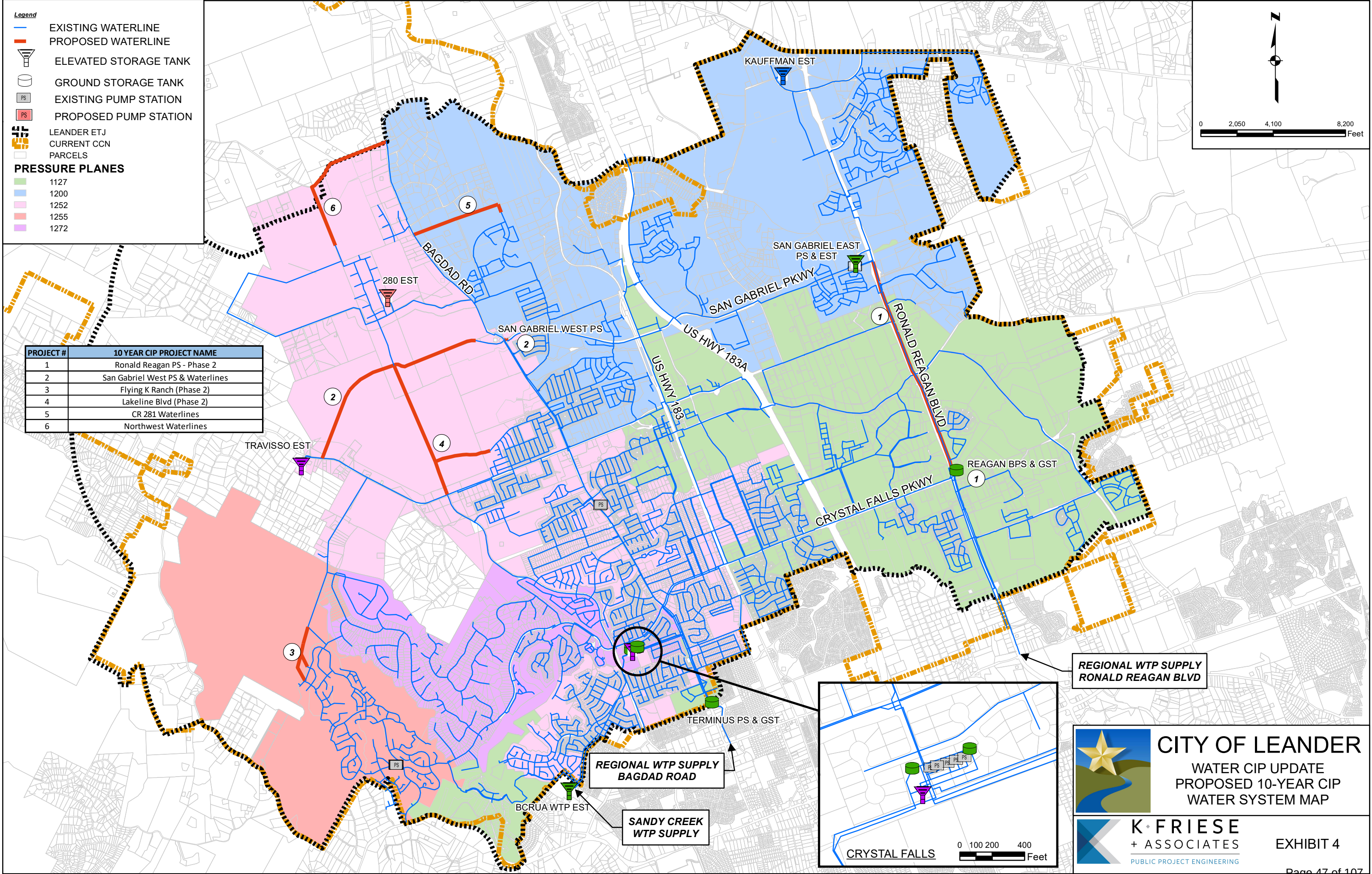
Proposed 5-Year CIP Improvements						
CIP W.69 (SANDY CREEK WTP RESIDUALS & TREATMENT MODULE)						
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST	
1	DESIGN COST ESTIMATE	LS	1	\$ 18,721,000	\$ 18,721,000	
SUBTOTAL					\$ 18,721,000	
CONTINGENCY (15%)					\$ 2,808,150	
TOTAL					\$ 21,529,150	
CIP W.72 (LAKELINE BOULEVARD PIPELINES - PHASE 1)						
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST	
1	DESIGN COST ESTIMATE	LS	1	\$ 2,000,000	\$ 2,000,000	
SUBTOTAL					\$ 2,000,000	
CONTINGENCY (15%)					\$ 300,000	
TOTAL					\$ 2,300,000	
CIP W.74 (BAGDAD TERMINUS PUMP STATION, GST, AND 24-INCH WATERLINE)						
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST	
1	DESIGN COST ESTIMATE	LS	1	\$ 13,500,000	\$ 13,500,000	
SUBTOTAL					\$ 13,500,000	
CONTINGENCY (15%)					\$ 2,025,000	
TOTAL					\$ 15,525,000	
5-YEAR CIP #1 - GREATWOOD SOUTH						
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST	
1	16" DI PIPE, COMPLETE AND IN PLACE	LF	2750	\$ 375	\$ 1,031,250	
SUBTOTAL					\$ 1,031,250	
MOBILIZATION (5% OF SUBTOTAL)					\$ 51,563	
CONTINGENCY (15%)					\$ 162,422	
ENGINEERING (15%)					\$ 186,786	
TOTAL					\$ 1,432,021	
5-YEAR CIP #2 - LEANDER ESTATES						
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST	
1	16" DI PIPE, COMPLETE AND IN PLACE	LF	4400	\$ 375	\$ 1,650,000	
SUBTOTAL					\$ 1,650,000	
MOBILIZATION (5% OF SUBTOTAL)					\$ 82,500	
CONTINGENCY (15%)					\$ 259,875	
ENGINEERING (15%)					\$ 298,857	
TOTAL					\$ 2,291,232	
5-YEAR CIP #3 - FLYING K RANCH (PHASE 1)						
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST	
1	16" DI PIPE, COMPLETE AND IN PLACE	LF	4050	\$ 375	\$ 1,518,750	
2	24" DI PIPE, COMPLETE AND IN PLACE	LF	1500	\$ 425	\$ 637,500	
3	PRV	EA	1	\$ 50,000	\$ 50,000	
SUBTOTAL					\$ 2,206,250	
MOBILIZATION (5% OF SUBTOTAL)					\$ 110,313	
CONTINGENCY (15%)					\$ 347,485	
ENGINEERING (15%)					\$ 399,608	
TOTAL					\$ 3,063,656	

Proposed 5-Year CIP Improvements					
5-YEAR CIP #4 - BAGDAD (PHASE 1)					
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST
1	8" PVC PIPE, COMPLETE AND IN PLACE	LF	650	\$ 325	\$ 211,250
2	24" DI PIPE, COMPLETE AND IN PLACE	LF	10250	\$ 425	\$ 4,356,250
2	PRV	EA	1	\$ 50,000	\$ 50,000
SUBTOTAL					\$ 4,617,500
MOBILIZATION (5% OF SUBTOTAL)					\$ 230,875
CONTINGENCY (15%)					\$ 727,257
ENGINEERING (15%)					\$ 836,345
TOTAL					\$ 6,411,977
5-YEAR CIP #5 - BAGDAD (PHASE 2)					
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST
1	12" PVC PIPE, COMPLETE AND IN PLACE	LF	1750	\$ 350	\$ 612,500
2	24" DI PIPE, COMPLETE AND IN PLACE	LF	7200	\$ 425	\$ 3,060,000
3	PRV	LF	1	\$ 50,000	\$ 50,000
SUBTOTAL					\$ 3,722,500
MOBILIZATION (5% OF SUBTOTAL)					\$ 186,125
CONTINGENCY (15%)					\$ 586,294
ENGINEERING (15%)					\$ 674,238
TOTAL					\$ 5,169,157
5-YEAR CIP #6 - 183A NORTH EXTENSION					
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST
1	8" PVC PIPE, COMPLETE AND IN PLACE	LF	4000	\$ 325	\$ 1,300,000
2	12" PVC PIPE, COMPLETE AND IN PLACE	LF	500	\$ 350	\$ 175,000
3	PRV	EA	1	\$ 50,000	\$ 50,000
SUBTOTAL					\$ 1,525,000
MOBILIZATION (5% OF SUBTOTAL)					\$ 76,250
CONTINGENCY (15%)					\$ 240,188
ENGINEERING (15%)					\$ 276,216
TOTAL					\$ 2,117,654
5-YEAR CIP #7 - SH 29 WATERLINE					
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST
1	12" PVC PIPE, COMPLETE AND IN PLACE	LF	3800	\$ 350	\$ 1,330,000
2	18" DI PIPE, COMPLETE AND IN PLACE	LF	2550	\$ 400	\$ 1,020,000
SUBTOTAL					\$ 2,350,000
MOBILIZATION (5% OF SUBTOTAL)					\$ 117,500
CONTINGENCY (15%)					\$ 370,125
ENGINEERING (15%)					\$ 425,644
TOTAL					\$ 3,263,269

Proposed 5-Year CIP Improvements						
5-YEAR CIP #8 - HERO WAY EAST						
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST	
1	12" PVC PIPE, COMPLETE AND IN PLACE	LF	4500	\$ 350	\$ 1,575,000	
SUBTOTAL					\$ 1,575,000	
MOBILIZATION (5% OF SUBTOTAL)					\$ 78,750	
CONTINGENCY (15%)					\$ 248,063	
ENGINEERING (15%)					\$ 285,272	
TOTAL					\$ 2,187,085	
5-YEAR CIP #9 - CR175 (PHASE 1)						
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST	
1	8" PVC PIPE, COMPLETE AND IN PLACE	EA	550	\$ 325	\$ 178,750	
2	16" DI PIPE, COMPLETE AND IN PLACE	EA	7200	\$ 375	\$ 2,700,000	
3	PRV	EA	1	\$ 50,000	\$ 50,000	
SUBTOTAL					\$ 2,928,750	
MOBILIZATION (5% OF SUBTOTAL)					\$ 146,438	
CONTINGENCY (15%)					\$ 461,279	
ENGINEERING (15%)					\$ 530,471	
TOTAL					\$ 4,066,938	
5-YEAR CIP #10 - PRVS						
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST	
1	8" PVC PIPE, COMPLETE AND IN PLACE	LF	150	\$ 325	\$ 48,750	
2	12" PVC PIPE, COMPLETE AND IN PLACE	LF	150	\$ 350	\$ 52,500	
3	18" DI PIPE, COMPLETE AND IN PLACE	LF	150	\$ 400	\$ 60,000	
4	PRV	EA	3	\$ 50,000	\$ 150,000	
SUBTOTAL					\$ 311,250	
MOBILIZATION (5% OF SUBTOTAL)					\$ 15,563	
CONTINGENCY (15%)					\$ 49,022	
ENGINEERING (15%)					\$ 56,376	
TOTAL					\$ 432,211	
5-YEAR CIP #11 - RAIDER WAY WATERLINE						
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST	
1	8" DI PIPE, COMPLETE AND IN PLACE	LF	1900	\$ 325	\$ 617,500	
SUBTOTAL					\$ 617,500	
MOBILIZATION (5% OF SUBTOTAL)					\$ 30,875	
CONTINGENCY (15%)					\$ 97,257	
ENGINEERING (15%)					\$ 111,845	
TOTAL					\$ 857,477	
5-YEAR CIP #12 - SAN GABRIEL PKWY WL						
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST	
1	16" DI PIPE, COMPLETE AND IN PLACE	EA	1350	\$ 375	\$ 506,250	
2	PRV	EA	1	\$ 50,000	\$ 50,000	
SUBTOTAL					\$ 556,250	
MOBILIZATION (5% OF SUBTOTAL)					\$ 27,813	
CONTINGENCY (15%)					\$ 87,610	
ENGINEERING (15%)					\$ 100,751	
TOTAL					\$ 772,424	
5-YEAR CIP #13 - LEANDER SPRINGS WATERLINE						
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST	
1	12" DI PIPE, COMPLETE AND IN PLACE	LF	1900	\$ 350	\$ 665,000	
SUBTOTAL					\$ 665,000	
MOBILIZATION (5% OF SUBTOTAL)					\$ 33,250	
CONTINGENCY (15%)					\$ 104,738	
ENGINEERING (15%)					\$ 120,449	
TOTAL					\$ 923,437	
5-YEAR CIP #14 - WEST NORTHWEST WATERLINES						
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST	
1	16" DI PIPE, COMPLETE AND IN PLACE	LF	16140	\$ 375	\$ 6,052,500	
SUBTOTAL					\$ 6,052,500	
MOBILIZATION (5% OF SUBTOTAL)					\$ 302,625	
CONTINGENCY (15%)					\$ 953,269	
ENGINEERING (15%)					\$ 1,096,260	
TOTAL					\$ 8,404,654	
TOTAL FOR ALL PROPOSED 5 YEAR PROJECTS					\$ 247,100,201	

Costs are 2023 dollars





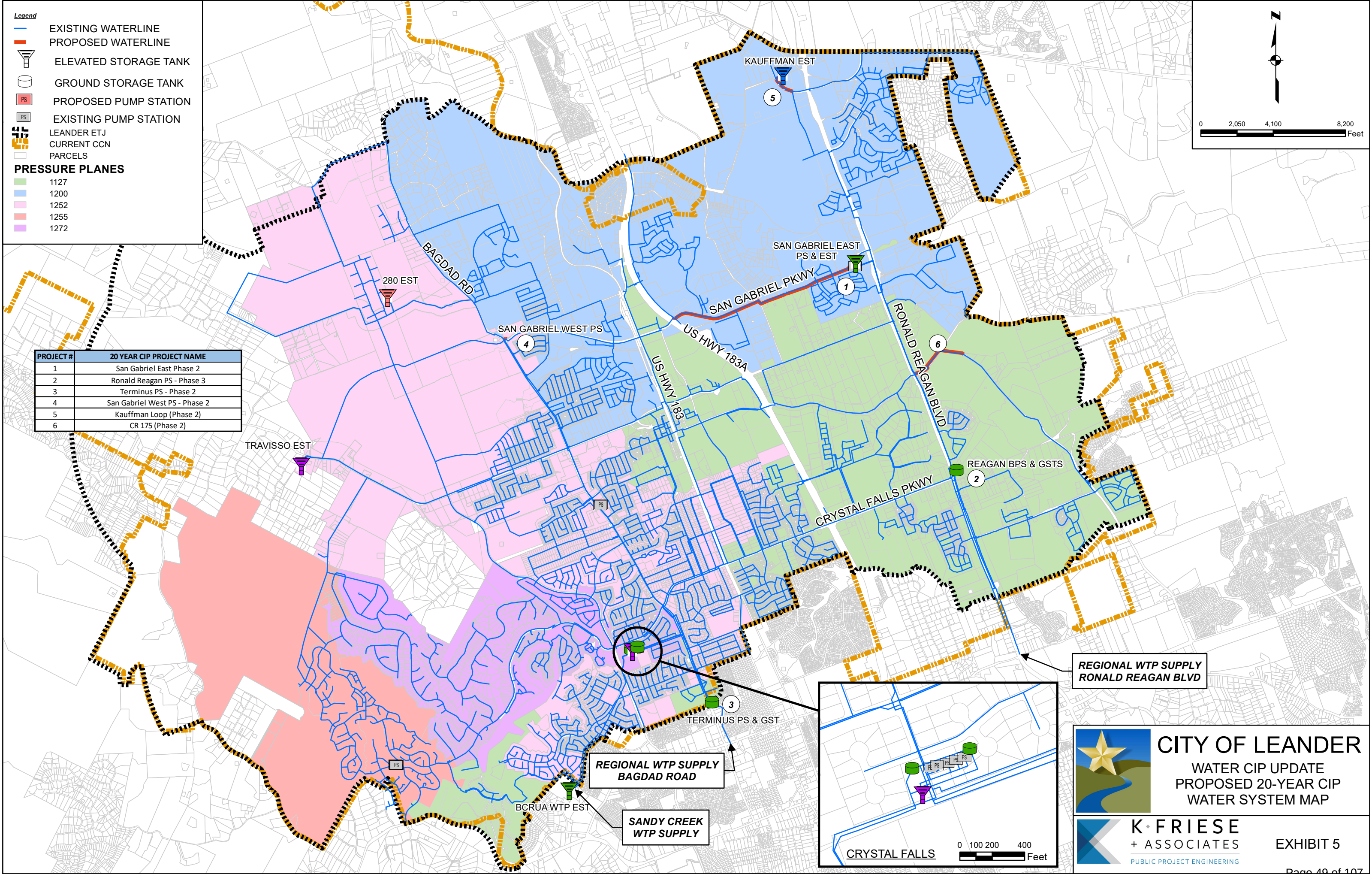
CITY OF LEANDER
WATER CIP UPDATE
PROPOSED 10-YEAR CIP
WATER SYSTEM MAP



EXHIBIT 4

Proposed 10-Year CIP Improvements						
10-YEAR CIP #1 - RONALD REAGAN PS - PHASE 2						
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST	
1	24" DI PIPE, COMPLETE AND IN PLACE	LF	200	\$ 425	\$ 85,000	
2	30" DI PIPE, COMPLETE AND IN PLACE	LF	150	\$ 450	\$ 67,500	
3	36" DI PIPE, COMPLETE AND IN PLACE	LF	12750	\$ 475	\$ 6,056,250	
4	PUMP STATION IMPROVEMENTS	MGD	7.5	\$ 750,000	\$ 5,625,000	
SUBTOTAL					\$ 11,833,750	
MOBILIZATION (5% OF SUBTOTAL)					\$ 591,688	
CONTINGENCY (15%)					\$ 1,863,816	
ENGINEERING (15%)					\$ 2,143,389	
TOTAL					\$ 16,432,643	
10-YEAR CIP #2 - SAN GABRIEL WEST PS AND WATERLINES - PHASE 1						
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST	
1	12" PVC PIPE, COMPLETE AND IN PLACE	LF	9800	\$ 350	\$ 3,430,000	
2	16" DI PIPE, COMPLETE AND IN PLACE	LF	5700	\$ 375	\$ 2,137,500	
3	24" DI PIPE, COMPLETE AND IN PLACE	LF	150	\$ 425	\$ 63,750	
4	PUMP STATION IMPROVEMENTS	MGD	2.3	\$ 750,000	\$ 1,725,000	
5	LAND ACQUISITION	AC	1	\$ 500,000	\$ 500,000	
SUBTOTAL					\$ 7,856,250	
MOBILIZATION (5% OF SUBTOTAL)					\$ 392,813	
CONTINGENCY (15%)					\$ 1,237,360	
ENGINEERING (15%)					\$ 1,422,964	
TOTAL					\$ 10,909,387	
10-YEAR CIP #3 - FLYING K RANCH (PHASE 2)						
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST	
1	8" PVC PIPE, COMPLETE AND IN PLACE	LF	2500	\$ 325	\$ 812,500	
2	16" DI PIPE, COMPLETE AND IN PLACE	LF	5500	\$ 375	\$ 2,062,500	
SUBTOTAL					\$ 2,875,000	
MOBILIZATION (5% OF SUBTOTAL)					\$ 143,750	
CONTINGENCY (15%)					\$ 452,813	
ENGINEERING (15%)					\$ 520,735	
TOTAL					\$ 3,992,298	
10-YEAR CIP #4 - LAKELINE (PHASE 2)						
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST	
1	8" PVC PIPE, COMPLETE AND IN PLACE	LF	3200	\$ 325	\$ 1,040,000	
2	16" DI PIPE, COMPLETE AND IN PLACE	LF	9500	\$ 375	\$ 3,562,500	
SUBTOTAL					\$ 4,602,500	
MOBILIZATION (5% OF SUBTOTAL)					\$ 230,125	
CONTINGENCY (15%)					\$ 724,894	
ENGINEERING (15%)					\$ 833,628	
TOTAL					\$ 6,391,147	
10-YEAR CIP #5 - CR 281 WATERLINES						
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST	
1	12" PVC PIPE, COMPLETE AND IN PLACE	LF	5600	\$ 350	\$ 1,960,000	
SUBTOTAL					\$ 1,960,000	
MOBILIZATION (5% OF SUBTOTAL)					\$ 98,000	
CONTINGENCY (15%)					\$ 308,700	
ENGINEERING (15%)					\$ 355,005	
TOTAL					\$ 2,721,705	
10-YEAR CIP #6 - NORTHWEST WATERLINES						
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST	
1	12" PVC PIPE, COMPLETE AND IN PLACE	LF	8750	\$ 350	\$ 3,062,500	
SUBTOTAL					\$ 3,062,500	
MOBILIZATION (5% OF SUBTOTAL)					\$ 153,125	
CONTINGENCY (15%)					\$ 482,344	
ENGINEERING (15%)					\$ 554,696	
TOTAL					\$ 4,252,665	
TOTAL FOR ALL PROPOSED 10 YEAR PROJECTS					\$ 44,699,845	

Costs are 2023 dollars



Proposed 20-Year CIP Improvements						
20-YEAR CIP #1 - SAN GABRIEL EAST PHASE 2						
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST	
1	16" DI PIPE, COMPLETE AND IN PLACE	LF	100	\$ 375	\$ 37,500	
2	24" DI PIPE, COMPLETE AND IN PLACE	LF	11150	\$ 425	\$ 4,738,750	
3	30" DI PIPE, COMPLETE AND IN PLACE	LF	100	\$ 475	\$ 47,500	
4	PUMP STATION IMPROVEMENTS	MGD	7	\$ 750,000	\$ 5,250,000	
SUBTOTAL					\$ 10,073,750	
MOBILIZATION (5% OF SUBTOTAL)					\$ 503,688	
CONTINGENCY (15%)					\$ 1,586,616	
ENGINEERING (15%)					\$ 1,824,609	
TOTAL					\$ 13,988,663	
20-YEAR CIP #2 - RONALD REAGAN PHASE 3						
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST	
1	24" DI PIPE, COMPLETE AND IN PLACE	LF	250	\$ 425	\$ 106,250	
2	PUMP STATION IMPROVEMENTS	MGD	7.5	\$ 750,000	\$ 5,625,000	
3	GROUND STORAGE TANK	MG	2.5	\$ 3,000,000	\$ 7,500,000	
SUBTOTAL					\$ 13,231,250	
MOBILIZATION (5% OF SUBTOTAL)					\$ 661,563	
CONTINGENCY (15%)					\$ 2,083,922	
ENGINEERING (15%)					\$ 2,396,511	
TOTAL					\$ 18,373,246	
20-YEAR CIP #3 - TERMINUS PHASE 2						
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST	
1	24" DI PIPE, COMPLETE AND IN PLACE	LF	150	\$ 425	\$ 63,750	
2	PUMP STATION IMPROVEMENTS	MGD	7	\$ 750,000	\$ 5,250,000	
SUBTOTAL					\$ 5,313,750	
MOBILIZATION (5% OF SUBTOTAL)					\$ 265,688	
CONTINGENCY (15%)					\$ 836,916	
ENGINEERING (15%)					\$ 962,454	
TOTAL					\$ 7,378,808	
20-YEAR CIP #4 - SAN GABRIEL WEST (PHASE 2)						
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST	
1	16" DI PIPE, COMPLETE AND IN PLACE	LF	150	\$ 375	\$ 56,250	
2	PUMP STATION IMPROVEMENTS	MGD	2.3	\$ 750,000	\$ 1,725,000	
SUBTOTAL					\$ 1,781,250	
MOBILIZATION (5% OF SUBTOTAL)					\$ 89,063	
CONTINGENCY (15%)					\$ 280,547	
ENGINEERING (15%)					\$ 322,629	
TOTAL					\$ 2,473,489	
20-YEAR CIP #5 - KAUFFMAN LOOP (PHASE 2)						
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST	
1	24" DI PIPE, COMPLETE AND IN PLACE	LF	1750	\$ 425	\$ 743,750	
SUBTOTAL					\$ 743,750	
MOBILIZATION (5% OF SUBTOTAL)					\$ 37,188	
CONTINGENCY (15%)					\$ 117,141	
ENGINEERING (15%)					\$ 134,712	
TOTAL					\$ 1,032,791	
20-YEAR CIP #6 - CR175 (PHASE 2)						
ITEM	DESCRIPTION	UNITS	QTY	UNIT COST	TOTAL COST	
1	8" PVC PIPE, COMPLETE AND IN PLACE	LF	3550	\$ 325	\$ 1,153,750	
SUBTOTAL					\$ 1,153,750	
MOBILIZATION (5% OF SUBTOTAL)					\$ 57,688	
CONTINGENCY (15%)					\$ 181,716	
ENGINEERING (15%)					\$ 208,974	
TOTAL					\$ 1,602,128	
TOTAL FOR ALL PROPOSED 20 YEAR PROJECTS					\$ 44,849,125	

Costs are 2023 dollars



EXECUTIVE SUMMARY
2/22/2024

AGENDA SUBJECT:

Discussion regarding the Comprehensive Plan Implementation Schedule and Old Town Master Plan Implementation, and consider action on recommendations from the Planning & Zoning Commission for the FY 2024/2025 City Budget and CIP Plan.

BACKGROUND:

The City Council adopted the current Comprehensive Plan on April 1, 2021 and updated it on March 3, 2022, June 1, 2023, and January 4, 2024. Chapter 6 of the Plan includes an implementation schedule that lists the goals and strategies with timeframes. This agenda item includes a status update for the implementation schedule to show progress on the items.

The City Charter calls for the Commission to submit a list of recommended capital improvements that are desired to implement the adopted Comprehensive Plan. The Commission has the opportunity to make recommendations based on the current goal statements listed in the adopted Plan.

Examples of previously proposed capital improvements include:

1. Sidewalk gaps project – Approved & Completed
2. Old Town Master Plan – Approved, RFQ is in process
3. Architectural Pattern Book – Approved & Not Adopted
4. Landscape & Beautification along corridors – No Action
5. Strong Towns Community Presentation – No Action
6. Improving Heritage Grove Road – Approved & Scheduled for this year
7. Complete Sidewalk Network – HEB to Old Town – No Action
8. Improve Entrance Old Town including Signage – Old Town Master Plan Approved
9. Build Dinosaur Park in Old Town – Approved, RFQ completed
10. Resolve High Speed Internet Inequality – No Action
11. Bus Connectivity, Involve Public Arts Commission with Bus Stops – No Action
12. Access to businesses, infrastructure, and bus service – No Action

Section 10.05 Planning Commission Powers and Duties

(e) Submit annually to the city manager, not less than one hundred fifty days prior to the beginning of the budget year, a list of any capital improvements recommended by the planning commission as necessary or desirable to implement the adopted comprehensive plan or element or portion thereof during the forthcoming five-year period;

HISTORY/TIMELINE:

04/01/2021 Adoption of the Comprehensive Plan Update

10/12/2021 Applicant update to the Future Land Use Map (Hampton Park Estates)

03/03/2022 COL update to the Future Land Use Map
04/07/2022 Applicant update to the Future Land Use Map (M Ranch)
05/19/2022 Applicant update to the Future Land Use Map (Leander Estates)
02/02/2023 COL update to the Comprehensive Plan to update the Transportation Master Plan (Republic Trails)
06/01/2023 COL update to the Comprehensive Plan to update the Transportation Master Plan
09/21/2023 Adoption of Old Town Master Plan
01/04/2024 COL update to the Comprehensive Plan and Future Land Use Map
02/08/2024 Staff Presentation to Planning & Zoning Commission

APPLICANT/AGENT:

City of Leander

RECOMMENDATION:

During the Planning & Zoning meeting of February 8, 2024, the Commission voted unanimously to postpone action to the meeting of February 22, 2024 to allow the Commissioners time to review the implementation plan.

PRESENTER:

Karina L. Castillo, AICP, Planning Manager

Attachments:

1. Att 1 Planning Analysis Comprehensive Plan Implementation Update
2. Att 2 Planning Analysis Old Town Master Plan
3. Att 3 Implementation Schedule 2024 Update
4. Att 4 Old Town Priority Projects



PLANNING ANALYSIS

COMPREHENSIVE PLAN IMPLEMENTATION SCHEDULE 2024 UPDATE

BACKGROUND

The City Council adopted the current Comprehensive Plan on April 1, 2021 and updated it on March 3, 2022, June 1, 2023, and January 4, 2024. Chapter 6 of the Plan includes an implementation schedule that lists the goals and strategies with timeframes. This agenda item includes a status update for the implementation schedule to show progress on the items.

SUMMARY

The Planning & Zoning Commission is presented with an update to the Comprehensive Plan's Implementation Schedule to identify the progress made to the Comprehensive Plan and to inform of upcoming updates. The Commission has the opportunity to make recommendations to Staff for Capital Improvement Projects to be included in the upcoming Capital Improvement Plan.

GOALS COMPLETED

The following goals have been completed:

- 1.2.5 Review the lighting ordinance to ensure appropriate and compatible site and building lighting for new development.
- 2.2.1 Identify and prioritize recruiting through a targeted industry analysis.
- 3.1.1 Identify and prioritize the recruitment of primary jobs through a targeted industry analysis.
- 3.2.2 Develop marketing and branding material that responds to key information needs of site selectors, brokers, developers, and targeted prospects. Website Update
- 4.1.4 Create a targeted marketing campaign for the Leander Station activity center as a premier regional destination.
- 5.2.5 Consider the creation of a "Leander Beautification" committee to identify improvements citywide.
- 6.1.1 Develop a detailed master plan for Old Town Leander.
- 6.2.3 Conduct a parking assessment in Old Town.
- 6.2.5 Explore funding opportunities for public improvements.
- 6.3.1 Create a Leander heritage promotion program that educates and celebrates Leander's rich history.
- 9.1.2 Update the City's street cross-sections to ensure a balance of safety and people-centered streetscape elements.
- 9.2.1 Regularly re-evaluate the City's methods for studying traffic impacts and assessing mitigation costs.
- 11.2.4 Conduct the five-year update of the Water and Wastewater Impact Fees.
- 12.2.6 Develop digital tools to provide information and education to the public.

PLANS AND ORDINANCES UPDATES

The following updates were made to ordinances and plans:

1. In April 2023, the Building Code was updated to remove local amendments that were in conflict with new codes and require that shell buildings are pre-plumbed for multiple restrooms.
2. In June 2023, the Transportation Master Plan was updated to revise the classification of several roads.
3. In September 2023, Old Town Master Plan was completed.
4. In November 2023, the Sign Ordinance was amended to overhaul the standards and address changes in response to new sign types, materials, and technology.

5. In January 2024, the Comprehensive Plan was updated to reduce residential zoning permitted in Urban Mixed-Use, Activity Centers and Employment Centers, update the Comprehensive Plan and Future Land Use Map to address changes to the Transportation Master Plan and provide clarity on some land use categories.
6. In January 2024, the Subdivision Ordinance was updated to support the newly adopted Roadway Impact Fees by revising Roadway Adequacy Fee to Roadway Adequacy Payment, implement the use of a Traffic Study Screening Evaluation Form, and general clean up.

UPCOMING UPDATES

Staff is working on updates to the following ordinances:

1. Noise Ordinance Update – Feb. 2024
2. Entertainment District Creation– Feb./March 2024
3. Water Master Plan Update – March 2024
4. Parkland Dedication Ordinance Update – Spring 2024
5. Short Term Rentals – Spring 2024
6. Composite Zoning Ordinance updates and clean up – Spring 2024
7. Building and Fire Code 2024 code package – End of 2024

CAPITAL IMPROVEMENT PROJECT OPTIONS

The Planning & Zoning Commission has an opportunity to provide a list of recommended items to be considered for the Capital Improvement Project (CIP) Plan. The following items are from the Comprehensive Plan and could be considered as options.

- Initiate a Gateway and Signage Plan,
- Install landscaping enhancements on major highways,
- Move City Hall and civic center facilities partially or entirely to another location,
- Conduct a feasibility study for the future San Gabriel River Regional Trail,
- Acquire trail access corridor to the Balcones Canyonlands Preserve
- Replace and/or upgrade playscapes,
- Acquire property for signature community park in northwest Leander,
- Install traffic signals and turn lanes,
- Initiate a Library Strategic Master Plan update.



PLANNING ANALYSIS

OLD TOWN MASTER PLAN & PRIORITY PROJECTS

BACKGROUND

The Comprehensive Plan identified Old Town Leander as a unique community asset. Through public outreach and stakeholder involvement the vision for Old Town to be a destination for arts, shopping, entertainment and honoring Leander's Heritage were key take aways. Due to its importance, improving Old Town was listed as 1 of the 12 major Goals within the Comprehensive Plan.

In 2023, the City Council approved the Old Town Master Plan. This plan included a thorough analysis of Old Town focusing on a parking assessment and an implementation plan to include priority projects. Attachment 4 in the agenda packet includes a list of the priority projects and costs.

The purpose in this agenda item is to offer the Commission the opportunity to consider including some of the master plan priority items in the capital improvement proposal of the upcoming budget year.

CURRENT DEVELOPMENTS & CITY PROJECT IN OLD TOWN

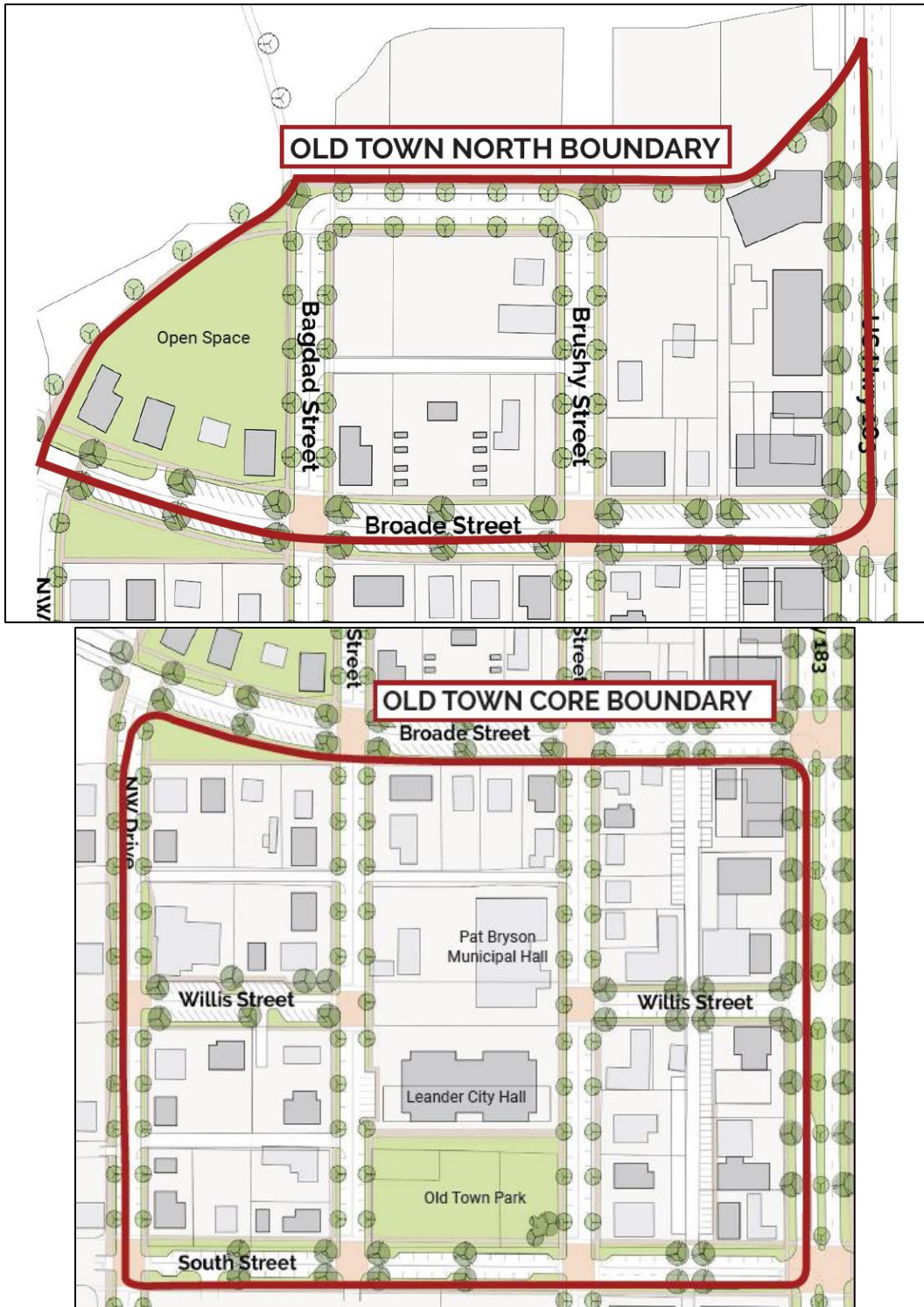
Currently, there are several new projects in Old Town:

DATE	PROJECT NAME	STATUS
03/10/2023	5 th Element Brewing	Complete
05/29/2023	Whiskey Tango Foxtrot Bar	Permit Issued
09/07/2023	Downtown Fire Improvements	Under Construction
09/21/2023	Old Town Master Plan	Complete
09/18/2023	Night Owl Bar	Complete
10/01/2023	W Broade St Striping Project	Funded, Construction Planned for 2024
10/30/2023	Wahoo Fish Tacos Restaurant	Review Complete, Pending Permit
12/07/2023	Old Town Master Plan Interactive Story Map	Complete
	Moun-ton's Bistro Expansion	Under Review
	Parkside Shops	Under Review
	Shady Brew Beer Garden	Under Review
	South Street Improvements	In Design
	Wildfire Phase 2	Under Review

CAPITAL IMPROVEMENT PROJECT OPTIONS
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The Planning & Zoning Commission has an opportunity to provide a list of recommended items to be considered for the Capital Improvement Project (CIP) Plan. The following items are from the Comprehensive Plan and could be considered as options.

1. Complete the roadway network along the City's existing right-of-way within Old Town North. Extend Bagdad Street and Brushy Street and complete the network with the proposed east/west connection (OTMP - Old Town North Action Item 9) (+/- \$5 Million).
2. Extend the City's sanitary sewer lines throughout the Old Town North character district to properly serve new development (OTMP - Old Town North Action Item 11).
3. Establish an Old Town Committee to focus on ordinance updates in the Old Town. The Old Town Committee would identify policy changes such as:
 - a. Streetscape improvements in Old Town Core (OTMP - Old Town Core Action Item 2).
 - b. Create a landscaping and streetscape elements palette for consistency of all new development in Old Town (OTMP - Placemaking and Urban Design, Action Item 5.7).
 - c. Establish a shared parking program with surrounding organizations or businesses. Paint on-street parking spaces on Bagdad Street (OTMP - Old Town Core Action Item 6).
 - d. Adopt a policy that prioritizes pedestrians over automobiles in the Old Town district. When competing priorities are present, default to the decision that makes walking and biking easier in Old Town, rather than driving (OTMP - Placemaking and Urban Design, Action Item 5.2).
 - e. Require all outdoor seating areas to have some form of sun protection via trees, sunshades, or other shading tools, with a particular focus along the Priority Character Corridors (OTMP - Placemaking and Urban Design, Action Item 5.5).
4. Complete construction of the trail network in Old Town North character district. Although outside of the Old Town boundary, construct the trail network that is identified in the northwest portion of Old Town (OTMP - Old Town North Action Item 3), Priority Project 1, Segment 1 (\$500,000 – 600,000) and Priority Project 3, Segment 2 (\$400,000 – 500,000).
5. Incorporate the recommendations made for US 183 in this plan into the Leander Transportation Master Plan (OTMP - Placemaking and Urban Design, Action Item 5.1).
6. Connect the Railway East character district to the rest of Old Town through innovative multimodal connections such as through intersection improvements and enhanced crosswalks, (OTMP - Priority Project 6 Phase 1 (\$650,000 – 850,000)).
7. Primary gateway at South Street and US 183 to act as a branding tool to showcase and enhance Old Town's existing unique and historic brand. Gateway features may include decorative banners, pedestrian level lighting, and gateway structures with mast arm components for an arch. (OTMP - Priority Project 8 (\$1.5 – 2 Million)).





COMPREHENSIVE PLAN GOALS - IMPLEMENTATION SCHEDULE

ECONOMIC PROSPERITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)	STATUS
			0-2	3-5	6-10	Ongoing		
Goal 1: Economic Growth - Quality growth and development to generate a diverse tax base.								
Strategy 1.1: Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.								
1.1.1	Follow the Future Land Use Map guidance for zoning and development decisions.	Policy				X	Development Services	Ongoing
1.1.2	Implement the comprehensive plan’s design character framework to ensure appropriate design characteristics.	Regulation				X	Planning	Ongoing
1.1.3	Maintain and implement fiscal, administrative and regulatory policies and processes designed to stimulate increased economic activity and investment in the City.	Policy				X	Planning, Economic Development	Ongoing
1.1.4	Prioritize value-intense development within the boundaries of the Tax Increment Reinvestment Zone (TIRZ) financing district.	Policy				X	Planning, Economic Development	Ongoing
Strategy 1.2: Maintain development codes that achieve the community’s desired character and quality.								
1.2.1	Encourage and promote quality development through predictable and flexible development codes.	Policy				X	Planning	Ongoing
1.2.2	Pursue a near-term, comprehensive assessment of the development codes.	Study				X	Planning	Ongoing - Initiated staff committee to evaluate codes and suggest updates. The committee meets once a month.
1.2.3	Prepare amendments to the development codes to address changing market demands and development patterns.	Regulation	✗			X	Planning	Ongoing - Code updates are in discussion to increase the size of accessory structures to support work from home options.
1.2.4	Prepare amendments to the development codes and investment strategies for development along greenways.	Regulation	✗				Planning, Parks and Recreation, Economic Development	Ongoing - Code updates are in discussion to amend parkland and greenway requirements.
1.2.5	Review the lighting ordinance to ensure appropriate and compatible site and building lighting for new development.	Regulation	X				Planning, Code Enforcement	Complete - Amended the sign ordinance to update standards. Dark Sky Ordinance is in place for all new development. Added updates to the Sign Ordinance with regards to lighting.

COMPREHENSIVE PLAN GOALS - IMPLEMENTATION SCHEDULE

ECONOMIC PROSPERITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)	STATUS	
			0-2	3-5	6-10	Ongoing			
Goal 2: Commercial Development - A dynamic commercial marketplace welcoming business opportunity.									
Strategy 2.1: Expand commercial tax base through strategic investment, support for local businesses, and partnerships with regional economic entities.									
2.1.1	Support the success of existing businesses and cultivate a robust entrepreneurship and innovation eco-system.	Policy				X	Economic Development, Public Information Office	Ongoing - Promoting the success of legacy businesses like One Source Manufacturing	
2.1.2	Devise a unique Leander “shop local” strategy.	Program				X	Economic Development, Public Information Office	Ongoing - Coordinating with Chamber on video series, sharing ribbon cutting events on social, and thanking local business sponsorship	
2.1.3	Evaluate opportunities to utilize public investment tools and programs to grow the local economy.	Policy				X	Economic Development	Ongoing	
2.1.4	Develop and utilize an economic impact analysis tool such as a cost-to-serve model to examine the tax base and service implications of new developments.	Study	✕			✗	Economic Development	Ongoing - Implemented use of Impact DataSouce to examine economic impact of potential projects and prospects.	
2.1.5	Monitor Leander’s tax and fee structure to maintain competitive rates in the region.	Policy				X	Economic Development	Ongoing - Staff evaluates tax and fee structure of nearby communities when adopting new rates.	
Strategy 2.2: Facilitate quality commercial development through targeted marketing and a commitment by the City to help businesses grow and expand									
2.2.1	Identify and prioritize recruiting through a targeted industry analysis.	Regulation	X				Planning, Economic Development, (With The Chamber of Commerce)	Completed- Identified target industries in Economic Development Strategic Plan.	
2.2.2	Prioritize commercial growth through the use of zoning, the Future Land Use Map, and prioritized investments and incentives.	Study				X	Economic Development	Ongoing -	
2.2.3	Consider the impacts of economic development in all aspects of City decision-making and operations.	Program				X	Economic Development, Public Information Office	Ongoing - Coordinating with all departments on utility, road, budget and growth impacts.	
2.2.4	Promote Leander’s positive outlook through story feeds and experiences as part of a cohesive digital communications strategy that aligns with the Leander brand.	Program				X	Public Information Office	Ongoing - Working with local video production companies to promote small businesses and highlight legacy employers. Also promoting profiles of city staff.	
2.2.5	Conduct an annual regulatory review meeting.	Coordination				X	Development Services	Ongoing - Should schedule first meeting in 2024	
2.2.6	Convene a task force of local and area commercial real estate developers to examine challenges and opportunities for Leander to succeed with commercial development.	Coordination				X	Economic Development, (With The Chamber of Commerce)	Ongoing - Have held multiple industry roundtable discussions with the Leander Chamber of Commerce and stakeholders.	
2.2.7	Streamline the development process through identification of process improvements.	Study	✕			X	Development Services	Ongoing - Development Hub was launched in 2022. Staff is evaluating the annual report to analyze the performance of the software.	

COMPREHENSIVE PLAN GOALS - IMPLEMENTATION SCHEDULE

ECONOMIC PROSPERITY ACTIONS			ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)	STATUS
				0-2	3-5	6-10	Ongoing		
Goal 3: Employment - Leander is well-positioned as an attractive place for employers.									
Strategy 3.1: Expand promotional and recruitment efforts to proactively position Leander to attract top-level talent and primary jobs.									
3.1.1	Identify and prioritize the recruitment of primary jobs through a targeted industry analysis.	Study	X				Economic Development	Completed - Identified target industries in Economic Development Strategic Plan.	
3.1.2	Aggressively market and cultivate both large, high-wage employers and smaller, locally-owned entrepreneurial businesses and startup firms.	Coordination				X	Economic Development, Public Information Office	Ongoing - Staff creates customized marketing collateral when visiting with prospects.	
3.1.3	Prioritize the recruitment of destination-oriented concepts, including entertainment, restaurants, and retail venues identified in the Retail Leakage Study.	Policy	✕			X	Economic Development	Ongoing - Implemented Destination Incentive Restaurant Incentive Program.	
3.1.4	Promote Leander's community amenities, quality of life elements, and award-winning schools as a recruitment strategy.	Program				X	Economic Development, Public Information Office, (With The Chamber of Commerce)	Ongoing - Completed video highlighting Leander assests.	
3.1.5	Strengthen cooperation and partner with the Leander Chamber of Commerce to ensure regional patnerships.	Coordination				X	Economic Development, (With The Chamber of Commerce)	Ongoing - Maintain partnerships with the Leander Chamber, Williamson County Economic Development Partnership, Opportunity Austin and the Governor's Office of Economic Development.	
3.1.6	Pursue state and national recognition certifications to promote Leander.	Coordination				X	Public Information Office	In research	
Strategy 3.2: Utilize partnerships to assist in the effort to prepare economic development sites for employment.									
3.2.1	Engage with landowners to encourage quality desired development in Employment Center and Activity Center areas.	Coordination				X	Planning, Engineering, Economic Development	Ongoing - Staff routinely engages with landowners to determine interest in responding to leads for development opportunities	
3.2.2	Develop marketing and branding material that responds to key information needs of site selectors, brokers, developers, and targeted prospects. Website Update	Program	✕			✕	Public Information Office	Complete/Ongoing - Launched new website in Nov 2023 and City joined the Wilco EDP in Feb 2023 to initiate joint marketing to targeted prospects.	
3.2.3	Consider methods of public-private partnerships and cost- sharing.	Coordination				X	Economic Development	Ongoing - All available incentives are listed on the city website and staff evalutes all available tools for economic development projects.	

COMPREHENSIVE PLAN GOALS - IMPLEMENTATION SCHEDULE

ECONOMIC PROSPERITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)	STATUS
			0-2	3-5	6-10	Ongoing		
Goal 4: City Center - A new urban city center to capitalize on the Leander Station.								
Strategy 4.1: Continue efforts regarding the construction of projects within the Leander Central/Transit-Oriented Development District as a mixed-use urban environment.								
4.1.1	Study moving City Hall to the Leander Central area.	Study	✕		✗		Administration	Pending - City gathering more information to determine future location of City Hall.
4.1.2	Begin to treat the Leander Central area as the city center in future decision-making to distinguish it from Old Town.	Policy				X	Development Services	Ongoing - Old Town Master Plan is complete. Northline has began operations in some of the development as the rest continues under construction.
4.1.3	Continue the regulatory and financial design framework for the Leander Central and Urban Mixed-Use areas.	Regulation				X	Planning, Economic Development	Ongoing
4.1.4	Create a targeted marketing campaign for the Leander Station activity center as a premier regional destination.	Program		✕		✗	Economic Development, Public Information Office (With The Chamber of Commerce)	Complete/Ongoing - Coordinated video to highlight Leander assets. Continuing Chamber partnership.

COMPREHENSIVE PLAN GOALS - IMPLEMENTATION SCHEDULE

COMMUNITY CHARACTER ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)	STATUS
			0-2	3-5	6-10	Ongoing		
Goal 5: Community Branding - Establishment of a community brand that showcases Leander’s uniqueness.								
Strategy 5.1: Create a brand for Leander that captures Leander’s identity.								
5.1.1	Begin a branding conversation to elevate Leander’s identity. Provide a scope.	Study	✕			✕	Public Information Office	Ongoing - Launched new website in Nov 2023, received input on Leander identity during Old Town Master Plan development, approved Sept 2023.
5.1.2	Promote community history and points of interest in the branding plan.	Study				X	Public Information Office	Ongoing - working on multiple projects including Bryson Farmstead, Old Town Park, Old Town Master Plan, and US 183 Corridor Study.
5.1.3	Prepare marketing and promotional materials as part of the new brand.	Program		✕	✕		Public Information Office	In research
Strategy 5.2: Develop gateway features and wayfinding that delineate the boundaries of the City and guide visitors and residents to key destinations.								
5.2.1	Create a gateway and signage plan to showcase the new brand and identity elements.	Study		X			Public Information Office	In Progress - Old Town Master Plan approved Sept 2023 includes recommendation for branded wayfinding in Old Town. Citywide plan in research.
5.2.2	Study regional corridors for gateway enhancements.	Study			X		Planning, Public Information Office	Pending - US 183 Corridor Study started Nov 2023.
5.2.3	Prepare a corridor study for US 183 to create a “main street” arrival adjacent to Old Town.	Study			X		Planning, Public Information Office	Pending - US 183 Corridor Study started Nov 2023.
5.2.4	Explore landscaping enhancements on major highway corridors.	Study			X		Planning, Parks and Recreation	
5.2.5	Consider the creation of a “Leander Beautification” committee to identify improvements citywide.	Coordination		X			Planning, Public Information Office, Parks and Recreation	Completed - Ad Hoc Committee on beautification created by the Mayor.

COMPREHENSIVE PLAN GOALS - IMPLEMENTATION SCHEDULE

COMMUNITY CHARACTER ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)	STATUS
			0-2	3-5	6-10	Ongoing		
Goal 6: Old Town - A destination focused on the arts, shopping, and entertainment honoring Leander’s heritage.								
Strategy 6.1: Develop a cohesive plan to make Old Town Leander a unique place with a distinct identity.								
6.1.1	Develop a detailed master plan for Old Town Leander.	Study	X				Planning, Engineering	Completed - Old Town Master Plan was completed in 2023.
Strategy 6.2: Encourage development and activity in Old Town with locally-owned and unique shopping, dining, and entertainment opportunities.								
6.2.1	Consider amendments to the development codes to encourage desired uses in Old Town.	Regulation				X	Planning	Ongoing - The Entertain District is under consideration with potential for a committee to work on updating standards to the development codes.
6.2.2	Develop annual work plans for Old Town development initiatives.	Program		X			Planning, Parks and Recreation, Economic Development	Ongoing - The Old Town Master Plan was completed in 2023 and implementation will begin soon.
6.2.3	Conduct a parking assessment in Old Town.	Study	X				Planning, Engineering	Completed - The Old Town Master Plan was completed in 2023 and includes a parking assessment.
6.2.4	Continue the Old Town Revitalization Program.	Program				X	Economic Development	Ongoing - Old Town gas line expansion completed in 2023. The fire improvements project, Old Town Park, and the Broade Street striping project are ongoing.
6.2.5	Explore funding opportunities for public improvements.	Capital Investment	✗			✗	Administration, Finance	Complete/Ongoing – City received \$7.9 million from CapMetro in 2022 for Old Town improvement projects. City also is evaluating potential funding sources identified in Old Town Master Plan approved Sept 2023.
6.2.6	Carefully consider the transitional compatibility with existing residential as Old Town evolves into an all-day activity area.	Study				X	Planning	Ongoing - The Old Town Master Plan provides suggestions for code updates. We will consider transitional compatibility with the updates.
Strategy 6.3: Promote the desired Old Town development character by incorporating and preserving elements of Leander’s heritage and history into Old Town Leander.								
6.3.1	Create a Leander heritage promotion program that educates and celebrates Leander’s rich history.	Program	✗			✗	Economic Development, Public Information Office	Complete/Ongoing - Historical Preservation Commission hosts historical displays at the library and promotes history at Council meetings. Historical art displays also being considered in future park developments.
6.3.2	Explore opportunities to qualify for state and federal resources related to historic preservation and public art.	Program				X	Economic Development	
6.3.3	Encourage the preservation and rehab of contributing historic structures.	Policy				X	Economic Development	
6.3.4	Allocate funds for the construction of an Old Town park.	Capital Investment	✗	✗			Parks and Recreation	Pending - Funds are in place for the Old Town Park.
6.3.5	Consider moving City Hall and civic center facilities partially or entirely to another location in the city.	Study	✗		✗		Administration	Pending - City gathering more information to determine future location of City Hall.

COMPREHENSIVE PLAN GOALS - IMPLEMENTATION SCHEDULE

COMMUNITY CHARACTER ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)	STATUS
			0-2	3-5	6-10	Ongoing		
Goal 7: Outdoor Spaces - Activated, connected, and destination-based outdoor spaces.								
Strategy 7.1: Build and connect a community-wide system of linear greenway parks and trails.								
7.1.1	Establish a greenways network through partnerships and regulations.	Coordination/ Regulation				X	Parks and Recreation	
7.1.3	Conduct a detailed feasibility study for the future San Gabriel River Regional Trail.	Study		X			Parks and Recreation	Ongoing - will look to budget for study in FY 25.
7.1.4	Pursue a trail access corridor to the Balcones Canyonlands Preserve.	Capital Investment			X		Parks and Recreation	Ongoing - will work with GIS to identify routes.
7.1.5	Partner with Cedar Park to connect Lakewood Park to the Williamson County Southwest Regional Park and Brushy Creek trail extension.	Coordination		X			Parks and Recreation	Ongoing - segments along the route are being developed.
7.1.6	Partner with public and private organizations to expand regional trail connectivity that support transportation and recreation.	Coordination				X	Parks and Recreation	
Strategy 7.2: Expand the parks system and recreation offerings to keep pace with community growth.								
7.2.1	Implement the 2019 Parks Master Plan.	Coordination				X	Parks and Recreation	
7.2.2	Increase recreation opportunities and programming throughout the community to serve a diverse, multi-generational population.	Program				X	Parks and Recreation	Ongoing - Hired a consultant in July of 2022 to provide a master plan and design fo the South San Gabriel River Park and Leander Atheletic Complex. Leander Activity Center opened in spring of 2022
7.2.3	Develop a phasing plan to replace and/or upgrade playscapes.	Program	X	X			Parks and Recreation	Ongoing - Complete replacement of Devine Lake and Bledsoe Park playscapes in 2023
7.2.4	Acquire property for a signature community park in northwest Leander.	Capital Investment	X	X			Parks and Recreation	
7.2.5	Review the parkland dedication ordinance to ensure desired neighborhood park outcomes.	Study				X	Parks and Recreation	Ongoing - In process, anticipated approval of revised parkland dedication ordinance to be completed in 2024
Strategy 7.3: Pursue signature destinations for events and regional attractions.								
7.3.1	Encourage and invest in event spaces for entertainment and activities for local and regional attraction. Hotel legislation	Capital Investment				X	Economic Development, (With The Chamber of Commerce)	Ongoing - Completed Hotel Study in 2024. Passed HB 4103 to create incentives for potential event space.

7.3.2	Identify opportunities to use parks for tourism and events.	Coordination				X	Parks and Recreation, Public Information Office, (With The Chamber of Commerce)	Ongoing - Partnered with third parties to host Diwali and Bathukamma festivals in 2023 and updated Parks User Fees Policy in Jan 2024 to utilize Lakewood Park for more large-scale events.
7.3.3	Expand opportunities for public art in outdoor spaces throughout Leander	Program				X	Parks and Recreation	Ongoing - New sculpture was added to Lakewood Park along with new mural at Robin Bledsoe Park in 2023
7.3.4	Increase the number of community events (festivals, concerts, farmer's markets, etc.).	Coordination				X	Parks and Recreation, Public Information Office, (With The Chamber of Commerce)	Ongoing - Parks Fees Policy was updated in January 2024 to utilize Lakewood Park for more large-scale events.
7.3.5	Develop the future San Gabriel Park property and consider additional expansion acreage, if possible.	Capital Investment		X			Parks and Recreation	Ongoing - Hired a consultant in July of 2022 to provide a master plan and design fo the South San Gabriel River Park and Leander Atheletic Complex.

COMPREHENSIVE PLAN GOALS - IMPLEMENTATION SCHEDULE

COMMUNITY CHARACTER ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)	STATUS
			0-2	3-5	6-10	Ongoing		
Goal 8: Education and Community Partnerships - Strong partnerships with education providers and community groups to achieve community goals and foster civic pride.								
Strategy 8.1: Support education providers to promote quality education for the next generation in Leander.								
8.1.1	Establish centers of excellence through engagements with Leander ISD, higher education institutions and local businesses.	Coordination				X	Planning, Engineering	Ongoing - Staff meets with the LISD demographer annually. Staff also meets with LISD during the planning and development stages of new schools. LISD receives a zoning notice for all residential cases.
8.1.2	Support and expand safe and connected routes to school.	Program				X	Planning, Engineering, Parks and Recreation	Ongoing - Will also be supported by the Transportation Master Plan.
8.1.3	Support efforts to integrate elementary schools within neighborhoods.	Coordination				X	Planning, Engineering	Ongoing
8.1.4	Consider shared-use facilities with schools.	Coordination				X	Parks and Recreation	
Strategy 8.2: Support institutions of higher learning to expand educational opportunity.								
8.2.1	Leverage ACC’s San Gabriel campus to cater the corporate training solutions programs to the needs of Leander such as developing strong technology and manufacturing fields.	Coordination				X	Administration	Pending – City is meeting with ACC and LISD officials to confirm needs. ACC currently exploring Early College High School program.
8.2.2	Partner with ACC San Gabriel campus on expansion of their campus, including a potential four-year university.	Coordination				X	Administration	Pending – City is meeting with ACC and LISD officials to confirm needs. ACC currently exploring Early College High School program.
Strategy 8.3: Continue to support community service groups, non-profits, and volunteers.								
8.3.1	Identify opportunities to partner with local groups for community action steps.	Coordination				X	Fire, Code Enforcement, Police, Public Information Office	Ongoing - The Fire Department’s risk reduction program and the Police Departments’s crisis response unit has established several partners within the community who have been instrumental in providing community action as it relates to assisting our vulnerable and at-risk populations.
8.3.2	Partner with medical institutions to promote health and activity.	Coordination				X	Human Resources	Ongoing - HR confirmed that staff is eligible for a corporate discount with YMCA and Planet Fitness. We use Next Level Urgent Care & CareNow for workers' comp, drug testing, fitness for duty, etc.
8.3.3	Encourage volunteer assistance to generate civic pride and enthusiasm.	Program				X	Public Information Office, (With The Chamber of Commerce)	Ongoing - Established an online form for all volunteer interest
8.3.4	Consider partnership opportunities for a new community space.	Coordination				X	Parks and Recreation	Ongoing – partnership with Northline to create new Town Park.

COMPREHENSIVE PLAN GOALS - IMPLEMENTATION SCHEDULE

GROWTH AND MOBILITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)	STATUS
			0-2	3-5	6-10	Ongoing		
Goal 9: Transportation - Safe, connected, attractive streets as part of a balanced and diverse transportation network.								
Strategy 9.1: Continue to support well-designed and maintained streets to ensure safety and durability.								
9.1.1	Prioritize street safety elements in upcoming CIP projects.	Policy				X	Engineering	Ongoing - Several traffic signal and turn lane projects will improve safety.
9.1.2	Update the City's street cross-sections to ensure a balance of safety and people-centered streetscape elements.	Regulation	X				Engineering	Completed - Transportation Master Plan has this updated
9.1.3	Support and expand pedestrian and bicycle connectivity. TMP	Program				X	Engineering, Parks and Recreation	Ongoing - Transportation Master Plan has this updated
9.1.4	Continue to assess pavement condition on City streets.	Study				X	Public Works	Ongoing - Pavement assessments were performed in 2015, 2020, and 2021 (after Winter Storm Uri)
9.1.5	Assess on-street parking situations where existing narrow streets challenge emergency response.	Study		X			Engineering, Fire, Police	Pending - Old Town Master Plan was completed in 2023, but study for the entire City has not been started. Public Works has provided a list of streets that are below the current street standards to the Fire Department. This list will allow us to perform a further analysis of the street areas and demands and if any improvements are needed.
9.1.6	Consider grant opportunities for residential screening walls and compatibility elements that coincide with major street expansion.	Coordination		X			Planning	
Strategy 9.2: Ensure a connected, balanced network of streets and prioritize timely improvements through managed planning systems.								
9.2.1	Regularly re-evaluate the City's methods for studying traffic impacts and assessing mitigation costs. Traffic Impact Fees	Study	X				Engineering	Completed - Roadway Impact Fees Ordinance was adopted in July 2022, fees will be assessed in 2023 and collected in 2024
9.2.2	Account for growth-based traffic congestion through managed planning and study.	Policy				X	Planning, Engineering	Pending - Transportation Master Plan includes and several Corridor Studies are in process and being finalized to manage the traffic congestion
9.2.3	Continue to monitor emerging modes of transportation.	Study				X	Engineering, Public Works	Ongoing - City is working with CapMetro
9.2.4	Evaluate opportunities to consider transportation demand management and smart city technologies.	Study				X	Engineering, Public Works	Ongoing - Demand study included in the Transportation Master Plan and No update to smart city technologies
9.2.5	Develop a formal signalized intersection review and approval process.	Program		X			Engineering, Public Works, (With TxDOT)	Ongoing - Engineering works with consultants for signal warrant studies for this as formal process. In addition to signal warrant studies, ENG and PW work together to review standard practices (MUTCD, TxDOT, etc.) and accident data provided by PD to review other intersection improvement requests (i.e. flashing beacons, crosswalks, signage, etc.)

Strategy 9.3: Foster strong relationships with regional mobility partners to expand Leander’s influence on regional transportation decisions.								
9.3.1	Engage with TxDOT to evaluate a future US 183 turnback	Coordination			X		Public Works	Ongoing
9.3.2	Partner with regional transportation organizations to plan for priority transportation projects in Leander.	Coordination				X	Administration, Engineering	Ongoing - Working with Williamson County, TxDOT and CAMPO to partner on current and future transportation projects including Hero Way East Expansion, Bar W traffic signal, North Bagdad Road widening, and Crystal Falls Pkwy extension design. County bond funds approved by voters in Nov 2023.
9.3.3	Seek to expand enhanced transit service with CapMetro.	Coordination			X		Administration	Pending – City working with CapMetro to identify expansion opportunities for current Pickup service.
9.3.4	Partner with smaller cities in the CapMetro program to ensure equitable participation rates and service offerings.	Coordination				X	Administration	Ongoing – Council rep on CapMetro Board is communicating with small city counterparts.
9.3.5	Conduct a study to examine potential grade-separated railroad crossings.	Study			X		Engineering	
9.3.6	Seek to integrate trail crossings and park signage on the 183A Toll extension.	Coordination	✕	X			Parks and Recreation	Ongoing - Working with CTRMA to provide trail crossing under new 183A bridge to connect San Gabriel Park to the pedestrian trail on the westside of 183A

COMPREHENSIVE PLAN GOALS - IMPLEMENTATION SCHEDULE

GROWTH AND MOBILITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)	STATUS
			0-2	3-5	6-10	Ongoing		
Goal 10: Housing - Long-term neighborhood integrity and a balanced, diverse mix of housing.								
Strategy 10.1: Maintain and/or improve affordability and diversity in the housing market.								
10.1.1	Encourage a variety of market-driven housing types.	Policy				X	Planning	Ongoing - This can be achieved through zoning. Currently the resolution regarding water has placed this strategy on hold.
10.1.2	Support senior living communities near neighborhoods and infill locations.	Regulation				X	Planning	Ongoing - This can be supported as development occurs.
10.1.3	Prepare amendments to the development codes to address Transitional development options.	Regulation	✕			✗	Planning	Pending - Planning will evaluate this update with our next round of ordinance updates.
10.1.4	Support emerging, flexible residential types in appropriate areas.	Regulation	✕			✗	Planning	Pending - Planning is working on updates to the ordinance that includes amendments to address the accessory dwelling concept.
Strategy 10.2: Support housing that has well-defined design character, compatibility with adjacent uses, and balanced density.								
10.2.1	Prepare amendments to the development codes that limit high- density multi-family in mixed-use activity centers.	Regulation	✕			✗	Planning	Ongoing - The Comprehensive Plan was amended to update the percentage of allowed residential uses in the mixed-use acitivity centers.
10.2.2	Review and assess compatibility standards between residential and non-residential uses.	Regulation	✕			X	Planning	Pending - Staff presented updates to the ordinance in 2022 to update the compatibility standards for development. Staff will continue to monitor.
10.2.3	Prepare amendments to the development codes to improve the design quality and compatibility of attached residential products.	Regulation	✕			✗	Planning	Pending - Planning is working on updates to the ordinance and will include this proposal in the review.
10.2.4	Prepare amendments to the development codes to preserve the aesthetic in the Rural land use area depicted on the Future Land Use Map.	Regulation	✕			✗	Planning	Pending - Planning is working on updates to the ordinance and will include this proposal in the review.
10.2.5	Prepare amendments to the development codes to create a mid- density zoning district.	Regulation	✕			✗	Planning	On hold - This can be achieved through zoning. Currently the resolution regarding water has placed this strategy on hold.

COMPREHENSIVE PLAN GOALS - IMPLEMENTATION SCHEDULE

GROWTH AND MOBILITY ACTIONS		ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)	STATUS
			0-2	3-5	6-10	Ongoing		
Goal 11: Utilities - Integrated and well-planned utility infrastructure to serve desired growth.								
Strategy 11.1: Continue to plan ahead of growth through integrated utility infrastructure planning.								
11.1.1	Align the Leander Capital Improvement Plan (CIP) with the comprehensive plan.	Coordination				X	Planning, Engineering	Ongoing - CIP projects are developed based on the Comprehensive Plan, Transportation Master Plan, Wastewater Master Plan, and Water Master Plan
11.1.2	Continue to partner with franchise utility providers to plan ahead for critical infrastructure.	Coordination				X	Planning, Engineering	Ongoing - Engineering is working on developing a joint duct bank standard with franchise utility providers for future City projects
11.1.3	Design and manage the City’s stormwater system to mitigate against flooding.	Capital Investment		X			Engineering, Public Works	Ongoing - A FEMA LOMR is currently in process to update on FEMA Floodplains in the City to Atlas 14 Rainfall intensities. LOMR is expected to be completed in 2025. Public Works maintains an annual pond maintenance program to perform major rehabilitation on city maintained stormwater ponds in order to maintain optimum, designed, functionality. Current study of stormwater in Brushy Creek. A Stormwater Master Plan will initiate in FY2024
11.1.4	Work with telecommunication providers to facilitate enhanced broadband and 5G wireless service.	Coordination	X			X	Administration, IT, Engineering	Ongoing - City has started a quarterly meeting with Utility Providers to discuss issues and projects. In 2023, Spectrum, Verizon, and Grande have expanded services in Leander.
11.1.5	Periodically review the City’s Standard Details construction document.	Study				X	Engineering	Ongoing - Engineering has completed a review of the Standard Product List. Engineering will review City’s Standard Details and the proposed modifications in 2024.
Strategy 11.2: Prioritize the long-term strategic planning and system health of the water and utilities.								
11.2.1	Consider options to solidify Leander’s water system to ensure consistent service delivery.	Study	X			X	Engineering	Ongoing - The City is working with the BCRUA Partners to expand the BCRUA Water Plant Capacity. In addition, the city working on several city water projects to ensure consistent water service delivery. Capital Improvements Program (CIP) continually assesses and adds to improve and expand water supply and resources as our highest priority.
11.2.2	Pursue and implement an update to the Water Master Plan.	Study	X	X			Engineering	Pending - An update to the Water Master Plan has been completed and will be presented to Council for approval in 2024.
11.2.3	Pursue and implement an update to the Wastewater Master Plan.	Study	X	X			Engineering	Pending - An update to the Wastewater Master Plan is ongoing and is expected to be completed in 2025.
11.2.4	Conduct the five-year update of the Water and Wastewater Impact Fees.	Study		X			Engineering	Complete - Impact Fee study was completed in 2023 and approved by Council.

11.2.5	Pursue an update to the City's 2019 Water Conservation ordinance.	Study	✕			X	Engineering, Public Works, Public Information Office	Ongoing - Updated in October 2023 with staff continuously reviewing to make needed adjustments based on current water system status and demand.
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COMPREHENSIVE PLAN GOALS - IMPLEMENTATION SCHEDULE

GROWTH AND MOBILITY ACTIONS			ACTION TYPE	TIMEFRAME (YEARS)				INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)	STATUS
				0-2	3-5	6-10	Ongoing		
Goal 12: Municipal Services - Cost-effective, exceptional municipal services commensurate with growth.									
Strategy 12.1: Maintain the public’s expectations and confidence in an effective public safety system.									
12.1.1	Regularly evaluate Police and Fire Department resource needs.	Study				X	Fire, Police	Ongoing - Part of the CIP program. Both departments will continue to evaluate demands on the department and resource needs.	
12.1.2	Support Police and Fire Department use of contemporary service methods and technology.	Capital Investment				X	Administration, Fire, Police	Ongoing - Both departments will continue to monitor needs and demands on service and evaluate various methods and innovative ways to meet those demands.	
12.1.3	Partner with Williamson County on potential expansion of the City’s communication center and future need for a County Medical Examiner.	Coordination		X			Administration, Fire, Police, (With Williamson County)	Ongoing - The Fire Department will continue communication with Williamson County representatives about dispatching needs. Have not engaged yet in a discussion regarding a medical examiner.	
12.1.4	Evaluate the need for a combined Fire and Police training center.	Study	✗			X	Fire, Police	Ongoing - Police and fire are working with City staff on identifying available land to support a joint training center.	
12.1.5	Maintain support for community involvement programs for the Police and Fire Department.	Policy				X	Fire, Police	Ongoing - The Fire and Police Department will continue to evaluate our community programs and utilize community volunteer members as much as possible	
12.1.6	Regularly evaluate response time for Fire and EMS to determine station needs.	Study				X	Fire, Police		
Strategy 12.2: Ensure that the Leander community receives outstanding general municipal services.									
12.2.1	Create a new Facility Master Plan to account for community needs.	Study	✗		X		Administration	Pending – City received facilities build-out projections from BRW Architects in Nov 2021. City gathering more information to determine next steps.	
12.2.2	Provide educational and training opportunities for policymakers, staff and citizen volunteers.	Coordination/ Programs				X	Public Information Office	Ongoing - Currently meeting with HOAs about city topics. Launched new website in Nov 2023 and new Citizen University program in Sept 2023.	
12.2.3	Conduct an update to the Library Strategic Master Plan.	Study	✗	X			Parks and Recreation		
12.2.4	Conduct an update of the 2015 Multi-Hazard Mitigation Plan.	Study	✗			X	Fire	Ongoing - nearing completion of updating the HMAP. Will be presented to Council in 2024 for adoption.	
12.2.5	Proactively plan for anticipated service needs in future annexation areas.	Program				X	Development Services, (With Williamson County), (With Travis County)	Ongoing - Annexation is currently only voluntary requests per SB6 from the 85th Legislature.	
12.2.6	Develop digital tools to provide information and education to the public.	Program	✗			X	Public Information Office	Complete/Ongoing - Launched new website in Nov 2023 and new Citizen University program in Sept 2023.	

Funding and Economic Development

Existing Programs

Since the Comprehensive Plan was completed in 2020, the City has established ways to help the revitalization of Old Town and support economic development. Below are local programs and incentives that impact the development of Old Town Leander.

- **Old Town Development Incentive Program:** This program was established to encourage commercial activity in Old Town, promote pedestrian-friendly environment, preservation, and enhancement of the aesthetics of Old Town. The program offers loans and grants to encourage revitalization of Old Town.
- **Destination Restaurant Incentive Program:** This program is available to qualified restaurants that are new to or expanding in Leander. The purpose of the program is to draw in new unique restaurants.
- **Tax Reinvestment Zone:** A Tax Increment Reinvestment Zone (TIRZ) is a political subdivision created to implement tax increment financing as a tool to support structural improvement and enhancements to public infrastructure.
- **CIP:** A Capital Improvement Program is the city's five-year plan to purchase, construct, or replace the City's physical assets.

Grant Identification Grant opportunities provide funding sources for municipalities to help fund downtown revitalization projects. Grants are based on available funding mechanisms from regional, state, and federal sources.

Priority Projects

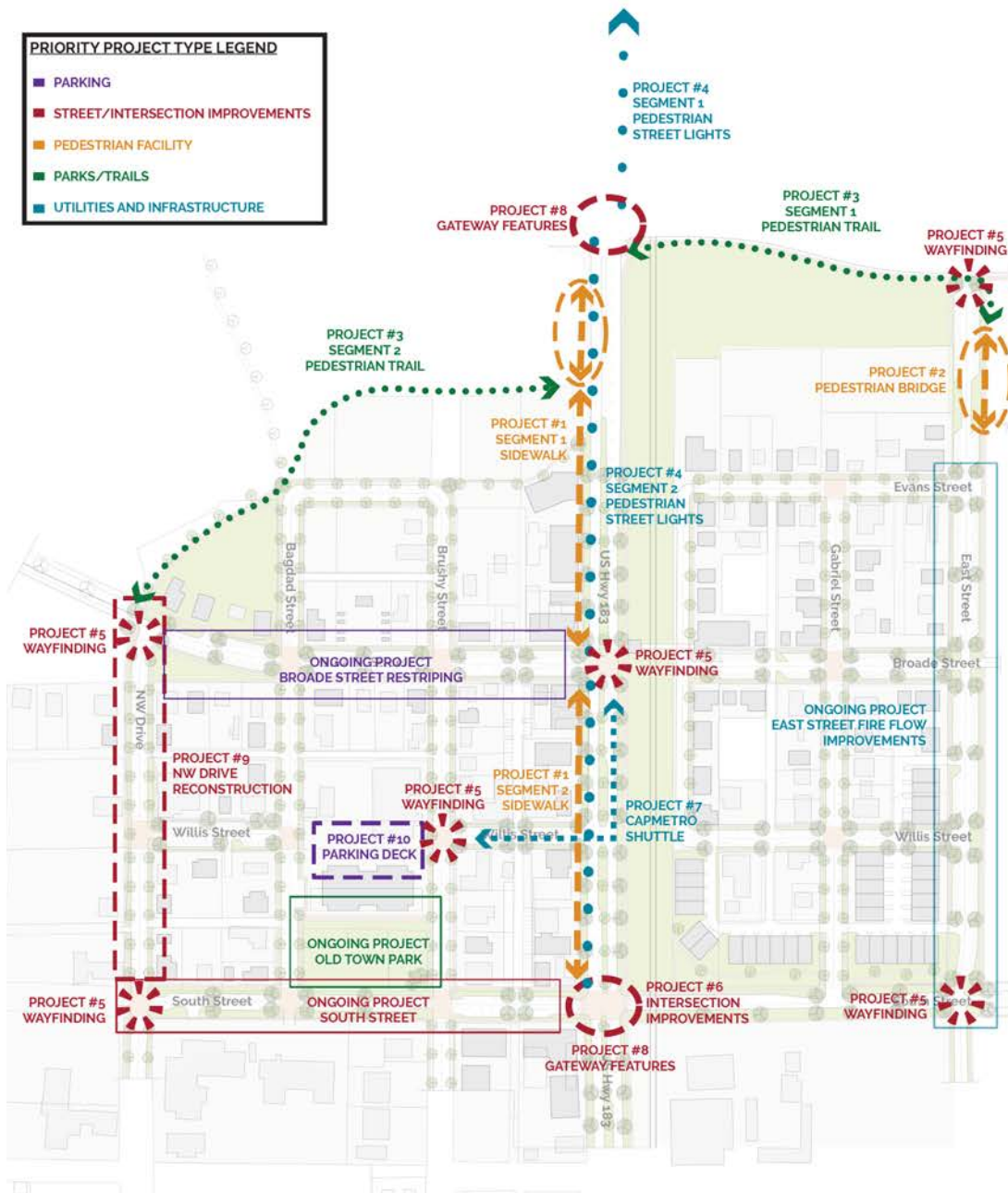
Throughout the planning process, several projects were identified, but a select group of projects were identified as having the highest impact to be pursued in the short term. Additional action items and projects found later in this Chapter are intended to be longer-term as part of a nearly 30 year vision for Old Town in 2050. The following low-cost high-impact projects, listed in priority order, include:

- Priority Project #1 - Sidewalk Infrastructure
- Priority Project #2 - Pedestrian Bridge
- Priority Project #3 - Pedestrian Trail
- Priority Project #4 - Pedestrian Street Lights
- Priority Project #5 - Wayfinding
- Priority Project #6 - Intersection Improvements
- Priority Project #7 - CapMetro Shuttle

The seven projects listed represent a Short-Term Capital Plan for implementation in the next 5-10 years to pursue project development and funding to make progress on the Old Town Master Plan vision. Each project is described in detail and includes a project background and description, a rough order of magnitude cost, and provides potential funding sources to help achieve the project.

In addition to these seven low-cost high-impact projects, three additional priority projects were identified that were higher-cost but would be high-impact in nature, and include:

- Priority Project #8 - Gateway Improvements
- Priority Project #9 - NW Drive Reconstruction
- Priority Project #10 - Parking Deck



PROJECT #	PROJECT	PROJECT TYPE	LOCATION
1	SIDEWALKS	PEDESTRIAN FACILITY	WEST SIDE OF HWY 183
2	PEDESTRIAN BRIDGE	PEDESTRIAN FACILITY	ACROSS BRUSHY CREEK PARALLEL TO EAST ST
3	TRAIL	PARKS/TRAILS	EAST TO WEST ALONG BRUSHY CREEK
4	PEDESTRIAN STREET LIGHTS	UTILITIES	ALONG 183 - SOUTH STREET TO LEANDER STATION
5	WAYFINDING	STREETS/INTERSECTION	STRATEGIC LOCATIONS THROUGHOUT OLD TOWN
6	INTERSECTION IMPROVEMENTS	STREETS/INTERSECTION	HWY 183 & SOUTH STREET AND 183 & HERO WAY
7	CAPMETRO SHUTTLE	PARKING	CITY HALL TO LEANDER STATION
OTHER ONGOING PROJECTS: SOUTH STREET RECONSTRUCTION; BROADE STREET RESTRIPING; EAST STREET FIRE FLOWS IMPROVEMENTS; OLD TOWN PARK			
8	GATEWAY IMPROVEMENTS	STREETS/INTERSECTION	HWY 183 & SOUTH STREET AND 183 & HERO WAY
9	NW DRIVE RECONSTRUCTION	STREETS/INTERSECTION	NW DR. FROM BROADE TO SOUTH ST.
10	PARKING DECK	PARKING	LEANDER CITY HALL PARKING LOT

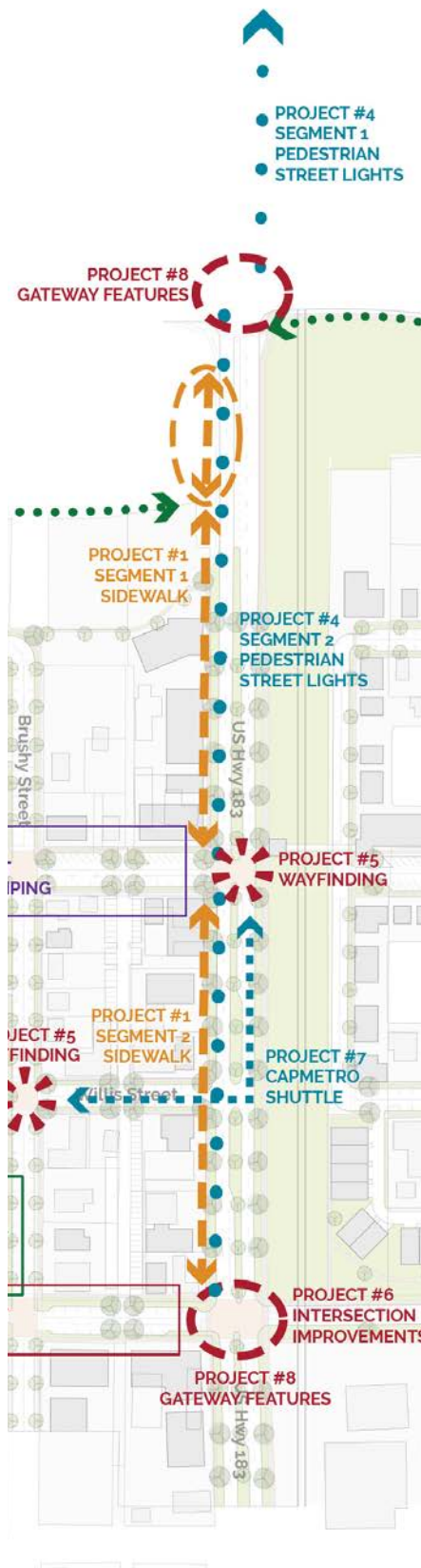
PRIORITY PROJECT #1 - SIDEWALK INFRASTRUCTURE

Project Background

The most substantial corridor in Old Town Leander is without a doubt the 183 corridor. This primary thoroughfare connects north to south and carries the highest volume of traffic along its extents. A major feature of Hwy 183 is that it also bisects the Old Town. Because of its significance as it passes through this urban district, it is important to accommodate a multi-modal environment as well. When complete, this network will have a major impact on the district because it will connect the Downtown to the surrounding area and ultimately Leander Station.

Project Description

A continuous 10 ft sidewalk section is planned along the west side of Hwy 183 from South Street to Hero Way. This priority project is broken into two segments and includes a pedestrian bridge where it crosses Brushy Creek. The first segment is newly constructed sidewalk infrastructure from Hero Way to Broade Street along Hwy 183. The second segment is a sidewalk retrofit along existing pavement from Broade Street to South Street along Hwy 183.



PRIORITY PROJECT #1 - SIDEWALK INFRASTRUCTURE

ROUGH ORDER OF MAGNITUDE COSTS

Segment 1 - Project Components	
+/- 875 linear Ft. of paved 10' sidewalk from Broade Street to Hero Way	+/- \$600,000 -800,000
+/- 150 linear ft pre-fabricated pedestrian bridge (Priority Project #2 Segment #1)	+/- \$500,000 - 600,000
Segment 1 - Estimated Cost	+/- \$1.1 - 1.4 Million
Segment 2 - Project Components	
+/- 680 linear ft paved 10' sidewalk from Broade Street to South Street	
Segment 2 - Estimated Cost	+/- \$150,000 - 200,000
PRIORITY PROJECT #1 - TOTAL ESTIMATED PROJECT COST	+/- \$1.2 - 1.6 Million
PROJECTED TIMEFRAME	
3-5 Years	

POTENTIAL FUNDING SOURCES

Funding Source	Description	Frequency of Opportunity
CAMPO - STBG/ CMAQ/TA	Federal-Aid Highway Program that provides funds for Transportation Projects contributing to Clean Air Act	Fiscal Years 2023 through 2028
Highway Safety Improvement Program	Federal-aid program with the purpose to achieve a significant reduction in traffic fatalities and serious injuries on all public roads, including non-State-owned roads	Annual
Economic Development Incentives	Incentives on a case-by-case basis	Annual
Highway Infrastructure Program	Federal-Aid Program and Special Funding	Annual
Build Central Texas (BCT) CapMetro Funding	Funding for transit-supportive capital projects when sales tax contributions exceed the Capital Metro board-established service levels.	Annual

PRIORITY PROJECT #2 - PEDESTRIAN BRIDGE

Project Background

Since Hwy 183 and the railroad create a substantial barrier between the west side of Old Town and the east, it is of the highest priority to provide connectivity in key locations to establish a unified district. Currently the only link across 183 is along South Street and resides on the southernmost part of Railway East District and only services cars, with no pedestrian facilities crossing US 183. The Illustrative Plan identifies other key pedestrian opportunities and linkages that would improve pedestrian access to the north side of Old Town as well. With prefabricated pedestrian bridges crossing Brushy Creek to the north in two key locations, pedestrian connectivity can be enhanced for the district.

Project Description

This priority project includes two pedestrian bridges as part of key sequences focused on enhancing pedestrian connectivity to the north and along Brushy Creek. The first segment is part of the trail sequence on the north and east side of town where East Street is planned to cross Brushy Creek. The second segment is part of the sidewalk extension along the west side of Hwy 183, connecting north across Brushy Creek to Hero Way.



PRIORITY PROJECT #2 - PEDESTRIAN BRIDGE

ROUGH ORDER OF MAGNITUDE COSTS

Project Components	
+/- 85 linear ft pre-fabricated pedestrian bridge across Brushy Creek at East Street	
Segment 2 - Estimated Cost	+/- \$350,000 - 400,000

PROJECTED TIMEFRAME
1-3 Years

POTENTIAL FUNDING SOURCES

Funding Source	Description	Frequency of Opportunity
TXDOT Transportation Alternatives	Federal funding programs related to TxDOT's Bicycle and Pedestrian Program for transit in Texas. Various programs available with specific eligibility and funding requirements	Varies
Highway Infrastructure Program	Federal-Aid Program and Special Funding	Annual
CAMPO - STBG/ CMAQ/TA	Federal-Aid Highway Program that provides funds for Transportation Projects contributing to Clean Air Act	Fiscal Years 2023 through 2028
Neighborhood Access and Equity Program	Program to provide funds that improve walkability, safety, and affordable transportation access through context-sensitive strategies and address barriers to community connectivity	Fiscal Year 2022 through 2026
Build Central Texas (BCT) CapMetro Funding	Funding for transit-supportive capital projects when sales tax contributions exceed the Capital Metro board-established service levels.	Annual

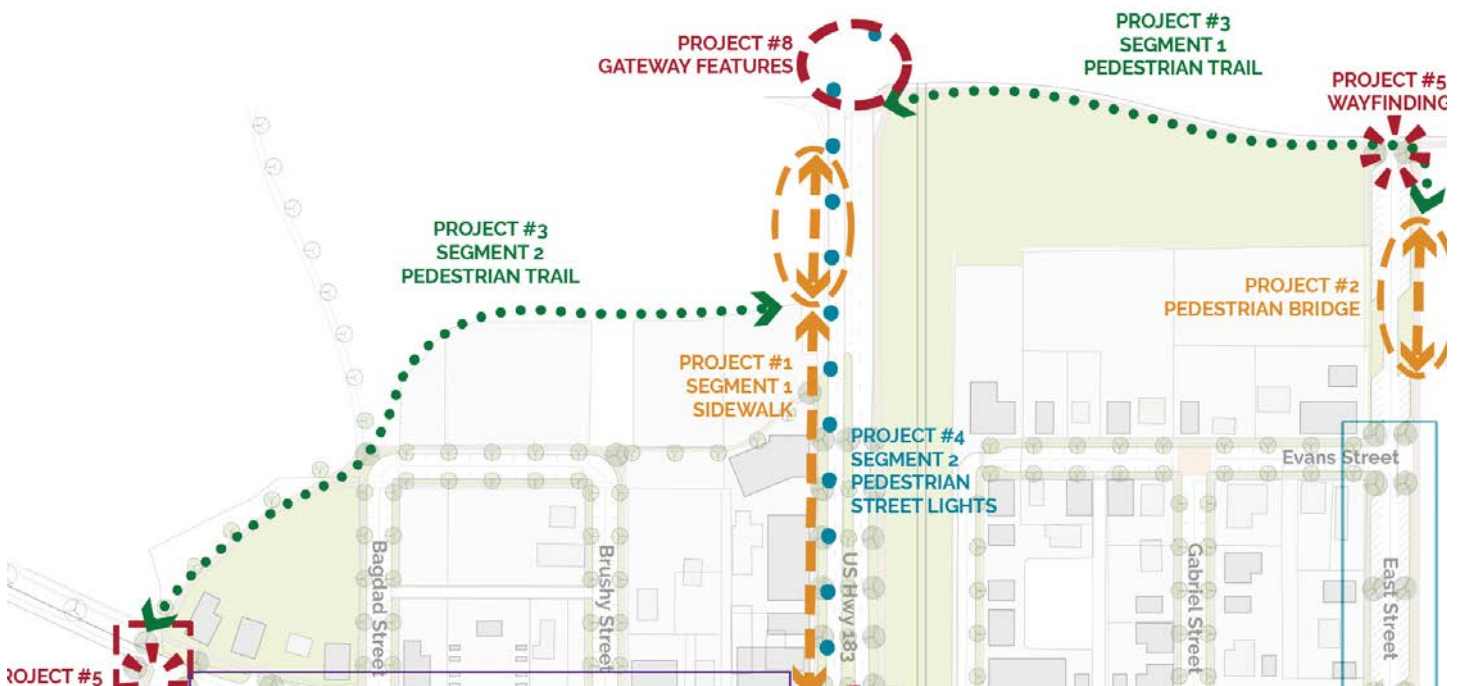
PRIORITY PROJECT #3 PEDESTRIAN TRAIL

Project Background

Old Town Leander has the unique opportunity to create pedestrian connectivity throughout its sub-districts via trails and open space through the floodplain of Brushy Creek. This connection will not only provide an amenity to the community but also provide needed connections from east to west. The proposed trail is organized in two segments working from east to west.

Project Description

The proposed pedestrian trail is a 10' paved path that runs through Brushy Creek and connects to the existing trail system on the east. The first segment crosses the proposed pedestrian bridge at Brushy Creek north along East Street and then runs west to the intersection at Hwy 183 and Hero Way. The second segment runs along Brushy Creek from the intersection at Hwy 183 and Hero Way to Broade Street on the west.



PRIORITY PROJECT #3 - PEDESTRIAN TRAIL

ROUGH ORDER OF MAGNITUDE COSTS

Segment 1 - Project Components

+/- 800 linear ft of paved trail (10' wide)	Limited Utility Work, Drainage, and Irrigation	
Pedestrian level lighting	Park Benches and Furniture	
Segment 1 - Estimated Cost		+/- \$250,000 - 300,000

Segment 2 - Project Components

+/- 1500 linear ft of paved trail (10’ wide)	Limited Utility Work, Drainage, and Irrigation	
Pedestrian level lighting	Park Benches and Furniture	
Segment 2 - Estimated Cost		+/- \$400,000 - 500,000

PROJECTED TIMEFRAME

3-5 Years

POTENTIAL FUNDING SOURCES

Funding Source	Description	Frequency of Opportunity
Highway Infrastructure Program	Federal-Aid Program and Special Funding	Annual
Economic Development Initiatives	Incentives on a case-by-case basis	Annual
CAMPO - STBG/ CMAQ/TA	Federal-Aid Highway Program that provides funds for Transportation Projects contributing to Clean Air Act	Fiscal Years 2023 through 2028

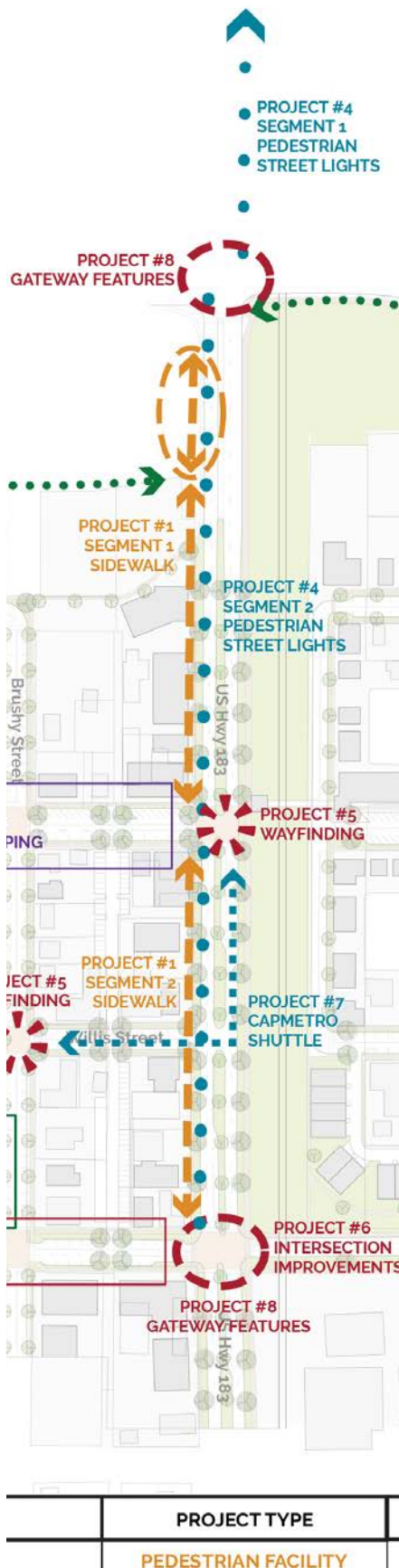
PRIORITY PROJECT #4 - PEDESTRIAN STREET LIGHTS

Project Background

One of the primary objectives of the Old Town Leander Master Plan is to provide enhanced pedestrian connectivity throughout the district. Enhancing the sidewalk environment with pedestrian street lighting is recommended to ensure a walkable network that is safe and accessible after sunset. In addition, pedestrian scaled lighting can also be accessorized with street signs, banners, planters and wired for a sound system.

Project Description

Priority Project #4 is broken into two segments over the length of 3200 linear feet. The first segment spans along the east side of Hwy 183 from Hero Way to Leander Station. The second segment spans along the west side of Hwy 183 from Hero Way to South Street. In both applications pedestrian level street lighting should be complimentary to the decorative street lights along Brushy Street.



PRIORITY PROJECT #4 - PEDESTRIAN STREET LIGHTS

ROUGH ORDER OF MAGNITUDE COSTS

Segment 1 - Project Components

Pedestrian Level Street lights +/- 1700 Linear Ft. at 60' - 80' o.c. (21-28 poles)
Hero Way to Leander Station along the east side of Hwy 183

Segment 1 - Estimated Cost	+/- \$250,000 - 350,000
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Segment 2 - Project Components

Pedestrian Level Street lights +/- 1500 Linear Ft. at 60' - 80' o.c. (19-25 poles)
Hero Way to South Street along the west side of Hwy 183

Segment 2 - Estimated Cost	+/- \$200,000 - 300,000
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PRIORITY PROJECT #4 - TOTAL ESTIMATED PROJECT COST	+/- \$450,000 - 600,000
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PROJECTED TIMEFRAME

1-3 Years

POTENTIAL FUNDING SOURCES

Funding Source	Description	Frequency of Opportunity
Highway Safety Improvement Program	Federal-aid program with the purpose to achieve a significant reduction in traffic fatalities and serious injuries on all public roads, including non-State-owned roads	Annual
Economic Development Initiatives	Incentives on a case-by-case basis	Annual
Build Central Texas (BCT) CapMetro Funding	Funding for transit-supportive capital projects when sales tax contributions exceed the Capital Metro board-established service levels.	Annual

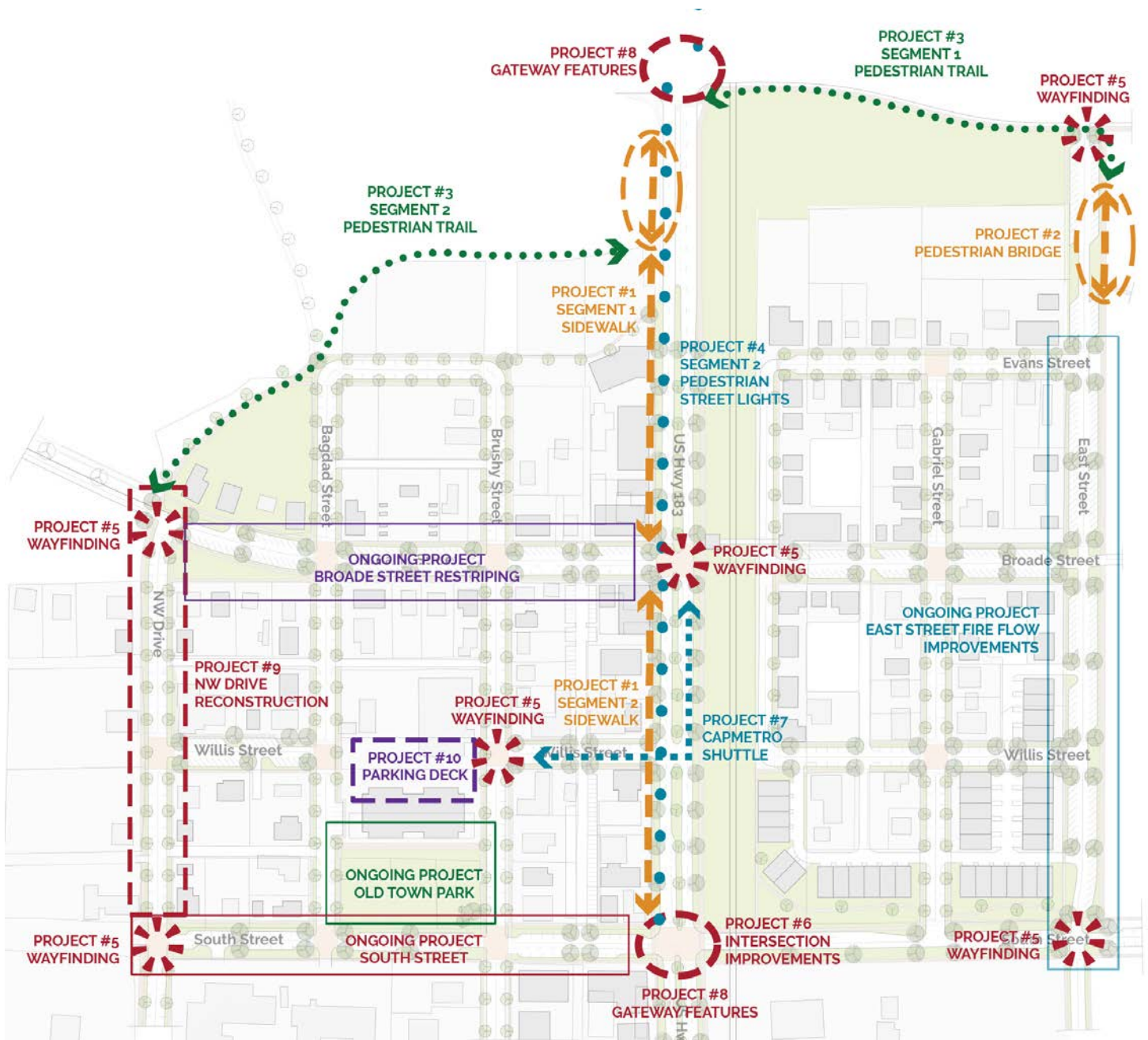
PRIORITY PROJECT #5 - WAYFINDING SIGNAGE

Project Background

Wayfinding is an important part of the future of Old Town Leander, as it provides a necessary means to direct visitors and orient them to the various amenities throughout the district. It is also a lower cost item that can have a high impact and better define the boundaries of the district.

Project Description

In addition to the proposed gateway features, wayfinding signage is proposed at key intersections and locations throughout the district. Wayfinding should be complimentary to the Old Town brand, and work with the historic district theme already established.



PRIORITY PROJECT #5 - WAYFINDING SIGNAGE

ROUGH ORDER OF MAGNITUDE COSTS

Project Components

8-10 district specific identity wayfinding signs in strategic locations

PRIORITY PROJECT #5 - TOTAL ESTIMATED PROJECT COST

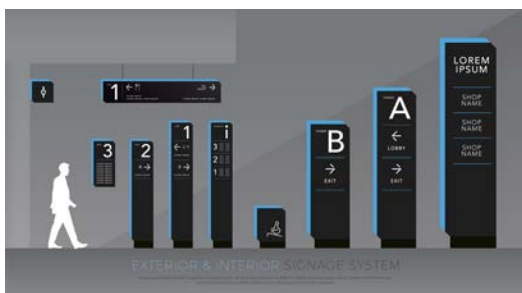
+/- \$70,000 - 150,000

PROJECTED TIMEFRAME

1-3 Years

POTENTIAL FUNDING SOURCES

Funding Source	Description	Frequency of Opportunity
Economic Development Initiatives	Incentives on a case-by-case basis	Annual



PRIORITY PROJECT #6 - INTERSECTION IMPROVEMENTS

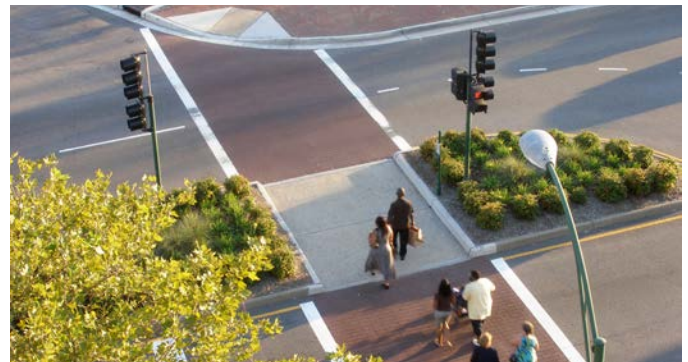
Project Background

Old Town is an urban center that is pedestrian focused, where walkability is a key factor in creating a vibrant and active district. Intersection improvements can enhance the experience for pedestrians and provide a safer and more convenient means of crossing.

The intersection at Hwy 183 and South Street is one of the only locations where access is provided from east to west across the Old Town. For this reason, the intersection in this location should be reconstructed to accommodate pedestrian enhancements.

Project Description

The proposed intersection enhancement accommodates the designated 70' ROW Old Town Connector Street type on South Street and contains sidewalks, landscaping, crosswalk and intersection paver enhancements, pedestrian level lighting, pedestrian refuge islands, turn lanes, restriping, and railroad crossings.



PRIORITY PROJECT #6 - INTERSECTION IMPROVEMENTS

ROUGH ORDER OF MAGNITUDE COSTS

Project Components and Description	
Crosswalk Pavers, Intersection Pavers, and Lane Striping	
Lighting and Signals	
Landscaping	
Sidewalks and Drive Lanes	
Curb and Gutter	
Estimated Cost	+/- \$650,000 - \$850,000
Railroad Crossing with gates	
Estimated Cost	+/- \$400,000 - \$600,000
PROJECTED TIMEFRAME	
3-5 Years	

POTENTIAL FUNDING SOURCES

Funding Source	Description	Frequency of Opportunity
TXDOT Transportation Alternatives	Federal funding programs related to TxDOT's Bicycle and Pedestrian Program for transit in Texas. Various programs available with specific eligibility and funding requirements	Varies
Highway Infrastructure Program	Federal-Aid Program and Special Funding	Annual
Highway Safety Improvement Program	Federal-aid program with the purpose to achieve a significant reduction in traffic fatalities and serious injuries on all public roads, including non-State-owned roads	Annual

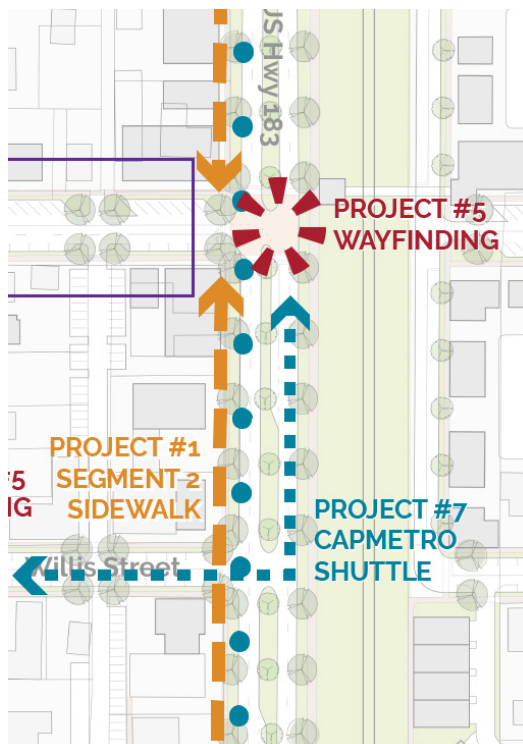
PRIORITY PROJECT #7 - CAPMETRO SHUTTLE

Project Background

Providing enhanced connectivity throughout Old Town Leander is a major priority. Old Town is situated close to Leander Station, which links the community to even more destinations. CapMetro currently provides an on-demand, curb-to-curb pickup service in Leander. Because the service zone already includes Old Town and the Park & Ride Station, the city should pursue the establishment of a CapMetro Shuttle program into the Old Town, to provide its visitors the opportunity to more regularly utilize CapMetro Parking facilities and link both sites together. During off-peak and weekend hours, a shuttle can have a major impact on the vitality of the Old Town District and extend it's usability beyond office hours.

Project Description

The CapMetro Shuttle should link from Leander Station to Old Town Leander City Hall. A stop with benches, signage, and lighting, can further enhance the experience.



PRIORITY PROJECT #7 - CAPMETRO SHUTTLE

ROUGH ORDER OF MAGNITUDE COSTS

Project Components and Description

CapMetro Shuttle

Enhanced Shuttle Stop: Benches, Lighting, Signage

The overall cost of Priority Project #7 will be determined in partnership with CapMetro, should any additional costs need to be incurred outside of a CapMetro shuttle service. Because Leander already dedicates 1 percent sales tax into CapMetro and is a member city serviced by this program, Leander should pursue the extension of CapMetro services into it's Old Town Core. A shuttle program as an additional service during off-peak hours and on weekends should compliment its already established connection at Leander Station.

PROJECTED TIMEFRAME

3-5 Years

POTENTIAL FUNDING SOURCES

Funding Source	Description	Frequency of Opportunity
CapMETRO 5307/5310 funding made available	Promote innovative solutions to provide services to address critical community needs as well as increase wheel chair accessible transportation options for people who have limited access to transportation	Annual
Build Central Texas (BCT) CapMetro Funding	Funding for transit-supportive capital projects when sales tax contributions exceed the Capital Metro board-established service levels.	Annual

PRIORITY PROJECT #8 - GATEWAY FEATURES

Project Background

A great opportunity exists to showcase the Old Town as a destination to its visitors. Monumentation and signage at key locations can provide a dynamic environment that celebrates Old Town Leander's character while providing a sense of arrival. Gateway features are proposed along key entry points and corridors that provide the greatest number of people passing by (via train, car, bike or pedestrian travel). For this reason gateway features are designated where South Street and Hero Way intersect with Hwy 183.

Project Description

This project looks at two intersections where gateway improvements/features can be made (one at Hwy 183 and South Street, and the second at Hwy 183 and Hero Way). The rough order of magnitude (ROM) cost for a gateway improvement includes mast arm lighting, decorative banners, pedestrian level lighting, and gateway structures crossing the roadway. It should be noted that the ROM cost included in this plan can be scaled back to lesser implementations depending on funding and City preferences and is representative of a higher end gateway treatment.



PRIORITY PROJECT #8 - GATEWAY FEATURES

ROUGH ORDER OF MAGNITUDE COSTS

Project Components and Description	
Mast Arm Components	
Decorative Banners	
Pedestrian Level Lighting	
Gateway Structures	
Estimated Cost	+/- \$1.5-2 Million (Per Intersection)
PROJECTED TIMEFRAME	
3-5 Years	

POTENTIAL FUNDING SOURCES

Funding Source	Description	Frequency of Opportunity
Economic Development Incentive Funding	Incentives on a case-by-case	Annual
Anice Read Fund	The Anice Read Fund is a program that provides funding for downtown projects and programs. It was formed in 1999 to honor Anice read for her contributions to Texas Downtowns. Grants from the fund are use for variety of Downtown projects, professional development and program and staff development.	Annual

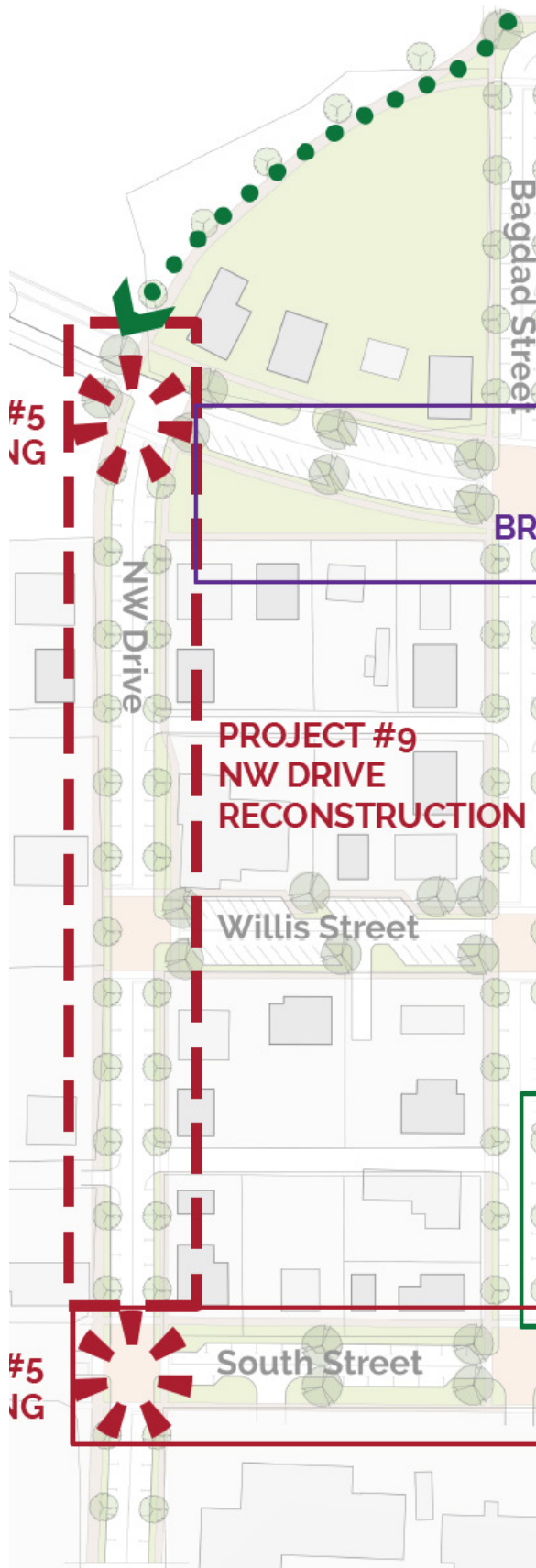
PRIORITY PROJECT #9 - NW DRIVE RECONSTRUCTION

Project Background

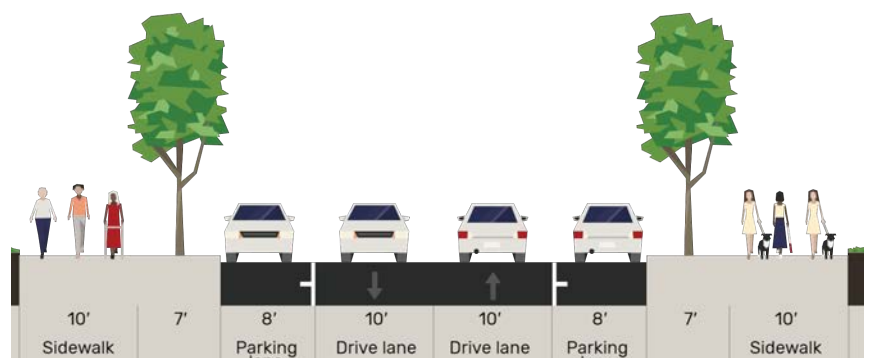
Several streets in Old Town are deserving of enhancement in order to fully implement the vision for a walkable, downtown district. Currently, there are several key roadways undergoing enhancement or reconstruction that includes South Street, Broade Street, and East Street. In addition to these segments, NW Drive from Broade Street to South Street is a key route that should be considered for reconstruction, to match the proposed street segment in the plan. Because the current right-of way section is less than 70 ft, the first priority is to obtain that right-of way in order to widen the road.

Project Description

In order to fully implement the plan, the street segment along NW Drive should ultimately include the full 70ft right-of way section as designated in the Framework Plan. Similar to the South Street roadway improvements, this street segment calls for 10 ft sidewalks, 7 ft planter strips, 8 ft on-street parallel parking, and 10 ft drive lanes which may be reconfigured for a turn lane at Broade Street and South Street without parking near the intersections as shown in the Framework Plan for an Old Town Connector Street.



Old Town Connector Street Section



PRIORITY PROJECT #9 - NW DRIVE RECONSTRUCTION

ROUGH ORDER OF MAGNITUDE COSTS

Project Components and Description	
Complete Pavement with Enhanced Pavers Banding	
Traffic control	
Pavement Markings/Markers	
Roadway Drainage/Landscape and Irrigation	
Illumination (Ped Street Lights 60' o.c.)	
Limited Utilities	
Traffic Signal (One Permanent at NW Drive and South Street)	
Construction Contingency, Mobilization, General Site Prep and 12% Inflation Contingency to 2026	
Professional Services	
Estimated Cost	+/- \$3.5-4 Million
PROJECTED TIMEFRAME	
2-5 Years	

POTENTIAL FUNDING SOURCES

Funding Source	Description	Frequency of Opportunity
City of Leander CIP	Annual comprehensive planning effort that identifies public infrastructure needs	Annual

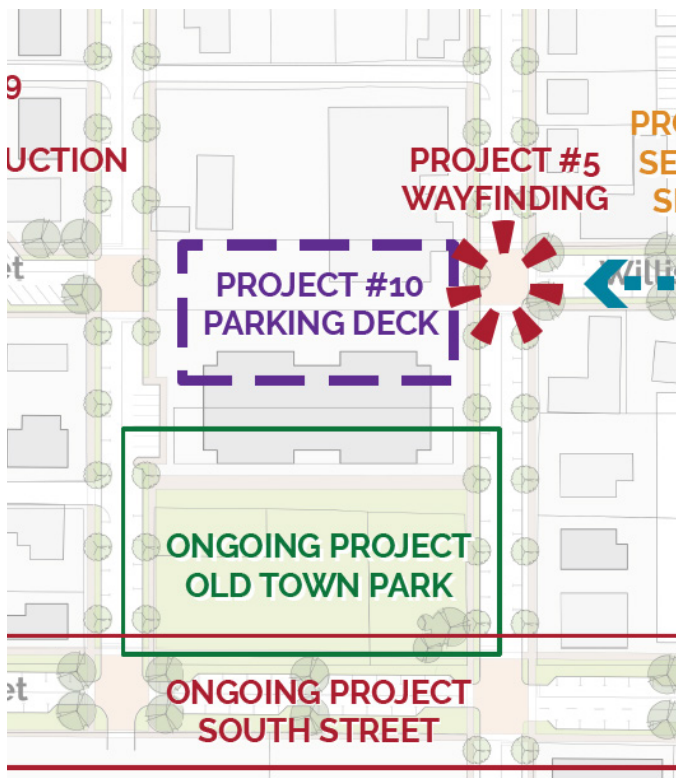
PRIORITY PROJECT #10 - PARKING DECK

Project Background

Parking availability within the Old Town Core is currently at a deficit during peak hours. As Old Town Leander grows, addressing parking concerns will continue to be a priority to ensure it keeps pace with an active and vibrant district. A parking deck can efficiently provide for the demand in the core. The proposed location for the parking deck is on the former Willis Street location between Brushy Street and Bagdad Street and Pat Bryson Municipal Hall and the municipal services building at 105 N. Brushy Street, where the current land is being utilized as a linear surface parking lot.

Project Description

The proposed parking deck is a one story structure, embedded in the block, set back from the street in accordance with the Smart Code. The total rough order magnitude cost for the parking deck is \$3.5-4 million dollars as reflected below.



PRIORITY PROJECT #10 - PARKING DECK

ROUGH ORDER OF MAGNITUDE COSTS

Project Components and Description

115' x 220' - 1 story parking deck

Screening and Landscaping

Wayfinding Signage

Estimated Cost

+/- \$3.5-4 million

PROJECTED TIMEFRAME

5-10 Years

POTENTIAL FUNDING SOURCES

Funding Source	Description	Frequency of Opportunity
Economic Development Incentive Funding	Incentives on a case-by-case basis	Annual
Federal Transit Administration (if transit Connection)	Includes federal and non-federal funding financing for the construction, operation and maintenance of public transportation systems	Annual

Implementation Toolkit

Implementation of this Master Plan is vital in making the vision of Old Town become a reality. Tools and actions detailed out in this chapter aim to guide future decision making for prioritization of projects. The first section of this chapter takes a closer look at how to measure success overtime. The second section of this chapter is the implementation matrix that outlines the action items for Old Town and includes timeframe, key partnerships, and a planning level estimated project budget. The third section outlines funding mechanisms that can be utilized to help the realization of Old Town.

Measuring Success

The Old Town Master Plan is a living document that should be continually reviewed and utilized by City staff, elected officials, and other Leander boards and commissions. Planning staff should regularly update City Council on this plan's progress. It is recommended that an annual Old Town Master Plan Update Report be created once a year by City staff. This report should be distributed to the Leander City Council and should contain staff report updates on action items identified in this plan.

The City should make a policy commitment to implementing the Old Town Master Plan. Implementing this plan is vital to Old Town's economic vitality, health, and sustainability. Additionally, it is absolutely critical that multimodal connections be made between Old Town and the Northline development. Within the next 10 years, it is recommended that the City fund and construct (or at minimum design) at least six of Old Town's identified priority projects from the previous section. These catalyst projects include the following priority projects:

- Broade Street Restriping (currently underway)
- South Street Reconstruction (planning underway)
- Pedestrian Lighting (priority item #4)
- Wayfinding (priority item #5)
- US 183 Pedestrian Bridge (priority item #6)
- Parking Deck (priority item #10)

Old Town Master Plan Annual Update Report

- Effort should be led by the Leander Planning Department in collaboration with the Old Town Advisory Committee
- An annual meeting should be held with the OTAC to build the report and to review accomplishments and actions items within the plan
- The report should have an executive summary that outlines the past year's accomplishments and any impediments encountered or anticipated.
- The report should also contain any recommended amendments to the Old Town Master Plan.
- The report should organize all plan recommendations by short-, mid, and long-term action items and goals with updates provided to each action item from the action's identified responsible party.
- Specific metrics and indicators should be used where necessary to describe the plan's progress.

Implementation Matrix

While every action item identified in the Old Town Master Plan is important, strategic implementation must be considered to best serve the community with the City's available funds. Because of this, an implementation matrix was created for the City to use as a guidebook when implementing the various recommendations found in this plan that is supported by feedback from the community.

Initially, the action taken by the city to accomplish the vision for 2050 should be to implement the priority projects from the previous section. Once these items are complete or as appropriate funding becomes available, the action items described in the following implementation matrix can be prioritized and reassessed for completion.

The implementation matrix assigns each action item with a degree of effort, alignment with priority project, and responsible party (City of Leander groups and/or departments). Below describes the assumptions made for the action item ranges

Degree of Effort (as it relates to cost and effort):

- **L** - Low
- **M** - Medium
- **H** - High

Alignment with Priority Project

- This column helps Identify the priority project that the action item aligns with.

The implementation matrix on the following pages are the action toolkit for the Old Town Framework. The matrix is organized by the reoccurring themes introduced in **Chapter 4**: Connectivity and Mobility; Trails and Open Space; District Identification, Branding, Arts, Culture, and Wayfinding; Economic Growth, Health, and Competitive Positioning; Placemaking and Urban Design; and Parking. Additionally, several action items were created specifically for each character district. Each action item has a reference number and associated information.



Sidewalk on Brushy Street



Connectivity & Mobility

Action Number	Action Item	Degree of Effort	Aligns with Priority Project	Responsible Party
1.1	Update the SmartCode and the Leander Thoroughfare Plan to incorporate the Old Town Connector and Old Town Local street type typical cross sections. Allow for a case-by-case assessment to be conducted on the on-street parking treatments for each roadway improvement project to implement the best on-street parking solutions for the road segment.	L	-	Planning
1.2	Initiate coordination efforts with TxDOT and CapMetro to discuss the proposed US 183/Broade Street pedestrian bridge.	L	Pedestrian Bridge	Planning / Public Works
1.3	Conduct a feasibility study for the US 183/Broade Street pedestrian bridge to determine specific alignment and design. Ensure the Old Town brand is incorporated into bridge design.	M	Pedestrian Bridge	Public Works
1.4	Discuss a public transportation program with City Council, local business owners, and key stakeholders to determine specific timeline for implementation and route maps, including the flexibility for a Cap Metro pickup shuttle program as an option. As development in the Railway East district and Northline continues, monitor pedestrian activity to determine a start date for the program.	H	-	Economic Development
1.5	Initiate conversions with adjacent property owners where ROW expansion is needed.	L	NW Drive Reconstruction	Planning
1.6	Obtain additional ROW for several streets in Old Town to prepare for streetscape/parking enhancements: - Obtain 10' of additional ROW on N West Drive from Broade Street to South Street (for cross section expansion and trail design). - Obtain 10' of additional ROW on South Street from the western Old Town Limit to US 183.	M	NW Drive Reconstruction	Planning
1.7	Initiate conversations with TxDOT to install medians along US 183, specifically the entire frontage along Old Town, between Old 2243/Hero Way and South Street, but further exploration of median construction along the US 183 corridor in Leander can be discussed.	H	-	Planning
1.8	Create an Old Town pedestrian activity monitoring program to periodically count pedestrian activity during weekends and peak event/festival times. Utilize the data to periodically update the Leander City Council and other municipal boards to provide transparency on Old Town pedestrian growth and activity.	L	-	Engineering / Planning / Economic Development
1.9	Incorporate key roadway redesign projects identified in this chapter into the Leander Capital Improvements Program or city bond programs. Utilize the prioritized list to phase improvements where the community wants to see them most.	H	-	City Council CIP Task Force / Mayor / City Manager



Parks, Trails, and Open Space

Action Number	Action Item	Degree of Effort	Aligns with Priority Project	Responsible Party
2.1	Utilize the identified priority trailhead list to construct new trailheads at the identified specific intersections as trails develop. Additional trailheads can be constructed along future trails, but the priority trailhead list should be completed first.	M-H	Pedestrian Trail	Parks and Recreation
2.2	Coordinate planned trail construction efforts in the floodplain north of the Old Town boundary to include connections to existing and planned destinations in the Old Town North character area.	M	Pedestrian Trail	Parks and Recreation / Planning
2.3	Initiate conversations with the existing property owners to coordinate efforts for a new park development in the Old Town North character area.	L	-	Parks and Recreation / Planning
2.4	Engage with property owners in the Railway East character area to determine a specific location for a future park in Old Town east of US 183.	L	-	Parks and Recreation / Planning
2.5	Retain a park developer to create a park design for the Old Town North proposed park. If possible, plan for driveway connections to the park from Old 2243 W and US 183. Include branded Old Town play structures in the park design.	H	-	Parks and Recreation
2.6	Work with existing developers to incorporate a 10' trail facility into the design plans for East Street.	H	-	Public Works
2.7	Work with Old Town Park developers to ensure Old Town branding is incorporated into future park and playground design.	L	-	Planning
2.8	Explore possibilities of adding on-street parking or a parking area into the Old Town Park design.	L	-	Engineering / Planning
2.9	Initiate conversations with TxDOT and CapMetro to construct a 12' shared-use path along US 183 from South Street to Old 2243 West.	H	-	Engineering / Planning



District Identification, Branding, Arts, Culture, and Wayfinding

Action Number	Action Item	Degree of Effort	Aligns with Priority Project	Responsible Party
3.1	Identify an existing (or new) employee (or group of employees) to expand on Old Town marketing and advertisement. Specific duties would include: - Create and manage Old Town Leander social media pages (including Facebook, Twitter, Instagram, and TikTok). - Create and update Old Town maps, information, and current development projects to be posted on Old Town and City of Leander webpages and social media pages. - Manage existing and proposed Old Town events.	M	-	Planning / Economic Development / PIO
3.2	Partner with the Leander Chamber of Commerce and Visitors Center to initiate a website redesign for OldTownLeander.com to further advertise and showcase the unique destinations and amenities found in Old Town. Include maps of nearby destinations, trails, parking locations, parks, and other amenities.	L	-	Economic Development
3.3	Partner with the City of Leander Economic Development Department to expand the Old Town webpage on the department's website to include additional information, maps, events, and other Old Town amenities. Link directly to the newly updated OldTownLeander.com website. Add the Old Town Master Plan action items to this webpage for the public to view the City's progress.	L	-	Economic Development
3.4	Once the construction of the Old Town Park is complete, aim to host at least three programs a week at the park. Programs can include exercise classes, after school youth programs, pet training classes, art classes, or other local community groups.	M	-	Economic Development / Parks and Recreation
3.5	Conduct a gateway and wayfinding study to identify specific locations and designs for vehicle and pedestrian wayfinding signage in Old Town. Ensure that the wayfinding signage includes parking, destination, and other amenity information. Create designs for all Primary and Secondary Gateway locations.	M	-	Planning
3.6	Partner with the Leander Historic Preservation Commission and meet in the planning stages of any major Old Town public improvement efforts to coordinate efforts and to showcase and integrate Old Town heritage into the urban fabric of district.	L	-	Planning
3.7	Coordinate with local breweries and wineries to host Old Town's first "sip and stroll" event. Continue to host the event on an annual or more basis.	L	-	Economic Development
3.8	Start implementation of Old Town's proposed Primary Gateways by funding and constructing an Old Town gateway at the intersection of South Street and US 183.	M-H	Gateway Features	Planning / Engineering
3.9	Create a new banner design that emphasizes Old Town's history to be placed in the existing streetlamps throughout Old Town.	L	-	Economic Development



Economic Growth, Health, and Competitive Positioning

Action Number	Action Item	Degree of Effort	Aligns with Priority Project	Responsible Party
4.1	Conduct a feasibility study for an Old Town 'Train Depot' to be constructed in the Railway East district.	L	Pedestrian Bridge	Economic Development
4.2	Conduct quarterly meetings with the City of Leander Economic Development department, Urban Design department, and Planning department, as well as other local Old Town partners such as the Leander Chamber of Commerce and Visitors Center, the Leander Economic Development Committee, and Old Town property owners to initiate conversations about Old Town branding, advertising, and economic development enhancements. Discuss current development projects and action items that need to be completed in this Old Town Master Plan, as well as identifying innovative partnerships to continually brand and advertise Old Town to Leander residents and the region.	L	-	Economic Development / Planning
4.3	Invest in catalyst projects identified in this plan, including the construction of the Old Town Park, streetscape improvement projects, the proposed train depot, the shuttle program, and the pedestrian bridge across US 183.	H	Pedestrian Bridge, NW Drive Reconstruction, Intersection Improvement	Planning
4.4	Continually engage with key partners in surrounding areas, especially with developers in the Northline development, on ways to connect Old Town to surrounding destinations through multimodal networks.	L	-	Planning
4.5	Keep the City of Leander present in Old Town to encourage area vitality and City support.	L-H	-	Planning / City Leadership
4.6	Focus on creating activity – including new businesses, programs, and events – outside of traditional business hours (such as nights and weekends).	L-H	-	Planning
4.7	Diversify and establish new downtown anchors that attract a wider range of visitors to Old Town.	M	-	Planning / Economic Development
4.8	Meet with Atmos Energy and share the contents of the Old Town Master Plan. Work with Atmos to identify areas of current and future high demand for natural gas and ensure the proper areas are supplied as development comes in.	L	-	Planning
4.9	Conduct a capacity analysis for water and sanitary sewer infrastructure in Old Town. Utilize the Illustrative Master Plan for proposed development capacities.	M	-	Planning
4.10	Conduct a downstream assessment for Old Town's 100-Year floodplain area.	M	-	Planning



Placemaking and Urban Design

Action Number	Action Item	Degree of Effort	Aligns with Priority Project	Responsible Party
5.1	Incorporate the recommendations made for US 183 in this plan into the Leander Transportation Master Plan.	L-M	-	Planning
5.2	Adopt a policy that prioritizes pedestrians over automobiles in the Old Town district. When competing priorities are present, default to the decision that makes walking and biking easier in Old Town, rather than driving.	L-M	-	Planning / City Leadership
5.3	Coordinate with local property owners, local artists, and the Leander Public Arts Commission to fund and create several Old Town branded murals that can become a community asset and photo-opportunity destination.	M	-	Planning / Economic Development
5.4	Present the vision for Old Town established in this Plan to the Leander Public Arts Commission to rally support for continued partnerships for new Old Town murals, sculptures, and other public art designs.	L	-	Planning
5.5	Require all outdoor seating areas to have some form of sun protection via trees, sunshades, or other shading tools, with a particular focus along the Priority Character Corridors.	L	-	Planning
5.6	Implement a strategic land purchasing program to guide strategic reinvestment in Old Town.	M	-	Planning / Economic Development
5.7	Create a landscaping and streetscape elements palette for consistency of all new development in Old Town.	L	-	Parks and Recreation

 Parking

Action Number	Action Item	Degree of Effort	Aligns with Priority Project	Responsible Party
6.1	Identify streets in Old Town that are in need of redesign or reconfiguration to maximize parking spaces. In the interim before full street redesign is achieved, stripe on-street parallel parking lines to officially dedicate a portion of the right-of-way for parking purposes to help ease high parking demand.	M	-	Engineering
6.2	Work with park developers to explore the possibility of dedicating a portion of the proposed Old Town Park to include on street parking or a small parking area.	M-H	-	Planning
6.3	Conduct a feasibility study for parking deck construction.	M	Parking Deck	Planning / Engineering
6.4	Engage local surrounding partners, including the Leander ISD, the Leander United Methodist Church, 7-Eleven, and others to gauge interest in shared-use parking agreements. Shared-use parking agreements should be recommended for weekends, events, or other high activity times when parking supply is limited.	L-M	-	Planning
6.5	Create a series of both vehicle and pedestrian parking wayfinding signs. Key parking locations should be identified and advertised along heavily traveled corridors, such as US 183, South Street, Broade Street, and Brushy Street. Include parking wayfinding signage in both Primary and Secondary Gateway reconstruction projects.	M-H	-	Planning / Engineering
6.6	Reevaluate Old Town's off-street parking requirements. Determine if parking requirements should be established for Old Town if efforts to construct additional public parking lots or garages fail. In addition utilize alleys as potential options for providing access to adjacent off-street parking facilities.	L-M	-	Planning

Old Town Core Action Items

Action Number	Action Item	Degree of Effort	Aligns with Priority Project	Responsible Party
OTC 1	Strongly encourage new development to be built towards the property lines facing the internal street network, focusing future parking in the center of the block.	L	-	Planning
OTC 2	Prioritize streetscape improvements in Old Town Core.	L	-	Planning
OTC 3	Convert alleys from residential service corridors to parking, commercial, or fire lane usage.	M-H	-	Engineering / Public Works
OTC 4	Conduct a facility needs assessment for the City of Leander Municipal Hall.	L	-	Planning / City Leadership
OTC 5	Identify and fund a parking lot or parking deck in a location that does not interfere with the 'main street feel' the Old Town Core should represent. Follow guidance for lot or deck location in the Parking section of this report.	M-H	Parking Deck	Planning / Public Works
OTC 6	To solve short-term interim parking issues in the Old Town Core, do the following: - Establish a shared parking program with surrounding organizations or businesses - Paint on-street parking spaces on Bagdad Street	L	-	Planning
OTC 8	Focus on diversifying Old Town anchors to encourage activity throughout the entire day and into the evening and weekend hours.	L	-	Planning
OTC 9	Within the next five years, invest and finish at least one catalyst project in the Old Town Core. This project could include the construction of the Old Town Park, streetscape improvement projects, a Primary Gateway, or other key recommendations found in this plan.	H	NW Drive Reconstruction, Intersection Improvement, Gateway Features	Planning
OTC 10	Identify parcels that are ripe for redevelopment.	L	-	Planning
OTC 12	Promote Old Town programming by establishing one new event that occurs at the Pat Bryson Municipal Hall plaza.	L	-	Economic Development
OTC 13	Install at least three new wayfinding signs throughout the Old Town Core within the next five years.	M	-	Planning / Public Works
OTC 14	Hire photographer to take photos of the recent streetscape improvements along Brushy Street, local popular Old Town destinations, and other key locations. Utilize these photos in future marketing and branding efforts.	L	-	Economic Development
OTC 15	When constructing Primary and Secondary Gateway signage, prioritize investments that are either in or are adjacent to the Old Town Core subdistrict.	L	-	Planning

OTC 16	Apply for a façade grant program and/or beautification program such as through the Anice Read Fund that provides an annual opportunity for funding towards downtown projects and programs (https://texasdowntown.org/programs/anice-read-fund).	M	-	Planning
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Old Town North Action Items

Action Number	Action Item	Degree of Effort	Aligns with Priority Project	Responsible Party
OTN 1	Strongly encourage new development along US 183 to be built towards the property lines facing the highway, focusing future parking in the center of the block.	L	-	Planning
OTN 2	Fund and construct a city-owned park near the existing food truck park in the northwest corner of the Old Town North character district. Ensure this park has the following elements: • Entry from Hero Way/Old 2443 W • Trail network connections identified in this plan and in the Leander Parks, Public Spaces, and Recreation Comprehensive Plan. • At least one playground with play structures capitalizing on Old Town's railroad-theme branding identity. • Open space and seating areas • Shade trees • Dog park • Connections to existing food truck park • Detention pond or other green infrastructure to ensure proper drainage and floodplain management on the site.	H	-	Planning / Parks and Recreation
OTN 3	Complete construction of the trail network in this character district. Although outside of the Old Town boundary, construct the trail network that is identified in the northwest portion of Old Town.	M-H	Pedestrian Trail	Planning / Parks and Recreation
OTN 4	Attract new development that focuses on outdoor activities and a connection to nature. This can be breweries, wineries, or bars with outdoor seating areas, new food trucks for the existing food truck park, and other recreational activities.	L	-	Planning
OTN 5	Construct a gateway feature at the intersection of Broade Street and N West Drive.	M-H	-	Planning / Engineering
OTN 6	Improve Broade Street between N West Drive and US 183. Retrofit this street to include wide sidewalks and angled on-street parking.	M-H	-	Planning / Engineering

OTN 7	Strategize with the existing owners of the food truck park to identify partnership opportunities to improve the park and to attract new activity.	L	-	Planning
OTN 8	Construct a community feature in the Old Town North character district that references the City's natural resources. This feature could be constructed in the proposed park and should showcase sculptures and imagery that honors Old Town's history. Moreover, the feature would encourage a connection to the environmental resources of Leander.	M-H	-	Planning / Engineering
OTN 9	Complete the roadway network along the City's existing right-of-way. Extend Bagdad Street and Brushy Street and complete the network with the proposed east/west connection.	H	-	Engineering / Public Works
OTN 10	Plan for green infrastructure investments in the Old Town North character area, specifically in the floodplain. Consider constructing a detention pond to enhance stormwater management.	M	-	Public Works
OTN 11	Extend the City's water and sanitary sewer lines throughout the Old Town North character district to properly serve new development.	M-H	-	Public Works

Railway East Action Items

Action Number	Action Item	Degree of Effort	Aligns with Priority Project	Responsible Party
RWE 1	Incorporate the proposed Train Depot redevelopment catalyst project into Leander's Capital Improvement Program budget or identify another funding source (or partnership) to complete this project.	M-H	Pedestrian Bridge	Economic Development
RWE 2	Attract new mid-density residential development in the Railway East character district. Encourage new residential development to be either small-lot single-family homes, apartments, townhomes, live/work buildings, or other forms of mid-density development. Avoid traditional large lot, single-family residential development in this district.	L	-	Planning
RWE 3	Ensure that new development in the Railway East district has adequate parking. Where possible, implement midblock shared parking in key locations.	M	-	Planning
RWE 4	Generally, attempt to orient new development outwards (facing US 183, South Street, and Hero Way), rather than orienting buildings internally.	L	-	Planning
RWE 5	Incorporate a 10-foot trail into the design of the proposed East Street and ensure the street is constructed over the floodplain, connecting to Hero Way.	M	-	Engineering / Public Works
RWE 6	Identify an area to provide a park or open space in the Railway East district.	L	-	Planning / Parks and Recreation
RWE 7	Attract a developer to construct townhomes with potential green space along South Street.	L-M	-	Planning / Economic Development

RWE 8	Work with CapMetro to leverage existing Pickup on-demand transit services or consider similar Park-and-Ride shuttle services that could support key City events and enhance retail activities throughout the district.	M-H	-	Planning
RWE 9	Improve circulation along the western border of the Railway East district to provide frontage for redevelopment.	M-H	-	Engineering
RWE 10	Construct curb, gutter, and the recommended streetscape elements identified for the Old Town Local Streets in this district.	H	-	Planning / Engineering
RWE 11	Connect the Railway East character district to the rest of Old Town through innovative multi-modal connections such as through intersection improvements and enhanced crosswalks.	L	Pedestrian Bridge, Pedestrian Trail, Gateway Features	City Leadership

Transitional Action Items

Action Number	Action Item	Degree of Effort	Aligns with Priority Project	Responsible Party
T 1	Construct primary gateways identified in the Transitional Character District.	H	-	Economic Development / Engineering / Planning
T 2	Realign the intersection of South Street and N West Drive to facilitate better traffic flow and pedestrian connectivity.	H	-	Engineering / Planning
T 3	Convert existing driveway located on the south Old Town border to a full city street to improve connectivity to US 183.	H	-	Engineering
T 4	Obtain the right-of-way necessary to construct a trail along N West Drive. Ensure this trail is connected to the Leander ISD school facilities and the existing trail network.	M	-	Planning
T 5	Encourage adaptive reuse of residential buildings along S Brushy Street into small businesses and live/work buildings.	L	-	Planning
T 6	Initiate partnerships with the neighboring Leander ISD to discuss shared parking opportunities, programming/usage of the new Old Town Park, and any enhanced crossings needed for school children crossing South Street.	L	-	Planning
T 7	Encourage development along US 183 to develop in accordance with the SmartCode by placing buildings closer to the street and parking to the sides and rear of the lot.	L	-	Planning
T 8	Explore reinvestment opportunities for the southwest corner of US 183 and South Street for gateway and branding opportunities. Ensure redevelopment is in line with Leander's SmartCode.	H	-	Planning