



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, March 28, 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 March 21, 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 Minutes

PUBLIC HEARING: ACTION

7. Conduct a Public Hearing regarding Subdivision Case CP-23-0021 to adopt the Valor Schools Concept Plan and Preliminary Plat on one (1) parcel of land approximately 13.79 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R430223; generally located northwest of the intersection of Kauffman Loop and CR 267, Leander, Williamson County, Texas.
 - Discuss and consider action regarding the item as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing

- e. Discussion
 - f. Consider Action
8. Conduct a Public Hearing regarding Ordinance Case OR-24-0017 to amend the Subdivision Ordinance to adopt updates to the Parkland Dedication, Park Improvement, and Parkland Fee-in-Lieu regulations and requirements, and to provide for related matters; Williamson & Travis Counties, Texas.
- 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

9. Discuss and consider action on an appeal of an administrative decision regarding Article VI, Section 14 (c) of the Composite Zoning Ordinance pertaining to standards associated with utility lines on one (1) lot, approximately 22.27 acres in size, more particularly described by Williamson Central Appraisal District Parcel R031208, commonly addressed as 10930 E Crystal Falls Pkwy; Williamson County, Texas.
- Discuss and consider action regarding the item as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Consider Action
10. 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 22 day of March 2024 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Ellen Coufal, Secretary



EXECUTIVE SUMMARY
3/28/2024

AGENDA SUBJECT:

Approval of Minutes

BACKGROUND:

Approve of the draft Planning & Zoning Commission minutes from the March 14, 2024 meeting.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Staff recommends approval of the minutes.

PRESENTER:

Ellen Coufal, Senior Planning Coordinator

Attachments:

1. Att 1 Draft Planning & Zoning Commission Minutes 03/14/2024



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, March 14, 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.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the March 7, 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 20-FP-028 regarding Talia Homes Final Plat on two parcels of land approximately 3.63 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031263 and R031264; generally located east of Hazelwood Street and Horizon Park Boulevard, Leander, Williamson County, Texas.
7. Approval of Subdivision Case PP-23-0041 regarding Hawkes Landing North Phase 3 Preliminary Plat on one (1) parcel of land approximately 37.97 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031685; generally located south of Gilmer Way and Aquila Drive, Leander, Williamson County, Texas.
8. Approval of Subdivision Case SFP-21-0006 regarding B-Twisted Acres Short Form Final Plat on one (1) parcel of land approximately 12.402 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R605507; generally located on the south side of CR 281, approximately 2,950 feet west of N. Bagdad Road, Leander, Williamson County, Texas.

9. Approval of the Subdivision and Site Development Application Forms pursuant to Article IX, Section 9 (a) (1) c. of the Composite Zoning Ordinance; Leander, Williamson & Travis Counties, Texas.
10. Approval of Minutes

Motion: To approve the consent items 6-10.

By: John Cosgrove

Seconded: James Oliver

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

No: None

Abstain: None

PUBLIC HEARING: ACTION

11. Conduct a Public Hearing and consider action regarding Zoning Case Z-23-0072 to amend the current zoning of LC-2-A (Local Commercial) to adopt the Tiger Mountain PUD (Planned Unit Development) with the base zoning of LC-2-A (Local Commercial) on one (1) parcel of land approximately 10.314 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031710; and more commonly known as 100 Mockingbird Hill, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-23-0072 as described above.

No one spoke in favor or opposition of the request.

Motion: To approve the Zoning request Z-23-0072

By: Scott Calame

Seconded: Deirdre Moss

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

No: None

Abstain: None

12. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case CPA-24-0010 to amend the Comprehensive Plan land use category from Multi-Use Corridor (Priority) to Neighborhood Residential and consider action regarding Zoning Case Z-23-0082 to amend the current zoning of SFR-2-B (Single-Family Rural) and LC-2-B (Local Commercial) to adopt the Oakmont PUD (Planned Unit Development) with the base zoning districts of SFS-2-A (Single-Family Suburban), LC-2-A (Local Commercial) and GC-3-A (General Commercial) on six (6) parcels of land approximately 50.31 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R473796, R324593, R324592, R412990, R594957, and R594958; and to the east of the intersection of CR 274 and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

- Discuss and consider action regarding Comprehensive Plan Case CPA-24-0010 as described above.
- Discuss and consider action regarding Zoning Case Z-23-0082 as described above.

Chair Lantrip recused herself from the dais at 6:18 p.m.

Submitted comment via the website in opposition to the Zoning request:

Amelia Willis, Padmavardhan Annem

Spoke in person in favor of Zoning request:

Gregory Brinkley, Amanda Verell, James Spitler, Florence Spitler, Lynda Myers, Diana Waggoner, Kathy Partain, Bess Komersmann, Danny Adams, Sheri Wood, Frank Brewer, Linda Blanchard

Spoke in person against the Zoning request:

John Lux, Michelle Bolner, Beth Bernardo, Kelley Wood, Cindy Palomino, Johnny Palomino

Motion: To approve the Comprehensive Amendment Plan CPA-24-0010.

By: John Cosgrove

Seconded: Ron May

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

No: None

Abstain: None

Motion: To approve the Zoning request Z-23-0082.

By: John Cosgrove

Seconded: Scott Calame

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

No: None

Abstain: None

Commission took a 5 minute recess at 7:21 p.m.

Commission reconvened at 7:26 p.m.

13. Conduct a Public Hearing and consider action regarding Zoning Case Z-24-0106 to amend the Hero Way & Main Street Medical Office PUD (Planned Unit Development) with the base zoning districts of LC-2-A (Local Commercial) and GC-2-A (General Commercial) on two (2) parcels of land approximately 8.0822 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R619566 and R619565; and legally described as Lots 1 & 2, Block A of the Hero Way Medical Addition Subdivision, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-24-0106 as described above.

Taylor Howe spoke against the zoning request.

Linda Smith submitted comment via the website in opposition to the zoning request. Chair Lantrip read it into the record.

Motion: To deny the Zoning request Z-24-0106.

By: Donnie Mahan

Seconded: Deirdre Moss

Yes: None

No: Donnie Mahan, John Cosgrove, Ron May, Deirdre Moss, James Oliver, Laura Lantrip, Scott Calame

Abstain: None

14. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case CPA-23-0009 to amend the Comprehensive Plan land use category from Multi-Use Corridor to Neighborhood Residential and consider action regarding Zoning Case Z-23-0102 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) and Interim SFR-2-B (Single-Family Rural) to SFS-2-B (Single-Family Suburban), GC-3-A (General Commercial), and GC-2-A (General Commercial) on eight (8) parcels of land approximately 234 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R506005, R485247, R485248, R031575, R392187, R392188, R031534, and R031533; and more commonly known as 14750 Ronald W. Reagan Blvd, Leander, Williamson County, Texas.

- Discuss and consider action regarding Comprehensive Plan Case CPA-23-0009 as described above.
- Discuss and consider action regarding Zoning Case Z-23-0102 as described above.

Submitted a request via the website in opposition to the Zoning request:
Lanny Wadle, Geetha Chandrasekaran, David Smith, Ayush Khare, Bill Layton

Spoke against Zoning request:
RIC (anonymous), Lanny Wadle, Joni Wadle, Linet McClure

Motion: To approve the Zoning request Z-23-0102
By: John Cosgrove
Seconded: Scott Calame

Yes: Donnie Mahan, John Cosgrove, Ron May, Deirdre Moss, James Oliver, Laura Lantrip, Scott Calame
No: None
Abstain: None

Motion: Comprehensive Plan Case CPA-23-0009 - No action take (refer to P & Z meeting 1/25/2024)

REGULAR AGENDA

15. 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 approve the Comprehensive Plan Implementation Schedule and Old Town Master Plan Implementation. Following a discussion, the Planning and Zoning Commission recommends considering installing a traffic signal at the intersection of Ronald W. Reagan Blvd. and Palmera Ridge Blvd. / Vista Heights Dr.
By: James Oliver
Seconded: Scott Calame

Yes: Donnie Mahan, John Cosgrove, Ron May, Deirdre Moss, Laura Lantrip, Scott Calame
No: None
Abstain: None

16. Receive a presentation regarding updates to the Park Land Dedication, Park Improvement, and Park Land Fee-in-Lieu regulations and requirements
A presentation was received from Parks & Recreation Director Mark Tummons; discussion followed.
17. Adjournment at 8:48 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON



EXECUTIVE SUMMARY
3/28/2024

AGENDA SUBJECT:

Conduct a Public Hearing regarding Subdivision Case CP-23-0021 to adopt the Valor Schools Concept Plan and Preliminary Plat on one (1) parcel of land approximately 13.79 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R430223; generally located northwest of the intersection of Kauffman Loop and CR 267, Leander, Williamson County, Texas.

BACKGROUND:

This request is the first and second steps in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the concept plan satisfies the applicable regulations without requesting any variances.

HISTORY/TIMELINE:

04/20/2016 - Annexation

APPLICANT/AGENT:

Kimley-Horn & Associates, Inc. (Allison Kennaugh) on behalf of Valor Texas Education (Jesse Bates)

RECOMMENDATION:

The proposal includes one (1) non-residential lot. Staff recommends approval of this request.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. CP-23-0021 Att 1 Concept Plan & Prelim Plat - Valor Schools
2. CP-23-0021 Att 2 Location Map - Valor Schools

Plotted By: Ronald J. Zach Date: March 04, 2024 01:12:51pm File Path: K:\AUS-Civil\069252742-Valor-Leander\Cad\Prelim & Concept Plan\PlanSheets\C-Cover Sheet.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

REVISIONS/CORRECTIONS							
NO.	DESCRIPTION	REVISE (R) VOID (V) ADD (A) SHEET NO.'S	TOTAL NO SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)/%	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA ZONE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL 48491C0275E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

THIS PROJECT IS LOCATED IN THE EDWARDS ACQUIFER RECHARGE ZONE.

LEGAL DESCRIPTION

13.79 ACRES OF LAND OUT OF THE WILLIAM H. MONROE SURVEY, ABSTRACT 451, WILLIAMSON COUNTY, TEXAS AS DESCRIBED IN DOC. #2021072344 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

LAND USE SUMMARY:

ZONING: SINGLE-FAMILY RURAL (SFR-1-B) - 13.79 AC.

FUTURE LAND USE CATEGORY:

ACTIVITY CENTER - 13.79 AC.

LOT #	PERMITTED USES	AREA
LOT 1	SFR-1-B	13.51 AC
ROW TAKE		0.28 AC
TOTAL AREA		13.79 AC

PRELIMINARY PLAN NOTES:

- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- 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.
- PROPERTY OWNER SHALL PROVIDE 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.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0275E FOR WILLIAMSON COUNTY, EFFECTIVE SEPTEMBER 26, 2008.
- BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
- A TEN (10') FOOT SIDEWALK IS REQUIRED ALONG CR 267 AND KAUFFMAN LOOP. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF CR 267 AND KAUFFMAN LOOP. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION 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.
- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.

TRAFFIC IMPACT ANALYSIS NOTES:

THE RECOMMENDED TRAFFIC MITIGATIONS LISTED IN THE APPROVED INITIAL TIA FOR THE FULL SITE BUILDOUT INCLUDE:

- RONALD REAGAN BLVD AND KAUFFMAN LOOP, INTERSECTION AND SIGNAL TIMING IMPROVEMENTS
- DRIVEWAY 2 ON KAUFFMAN LOOP, NORTHBOUND LEFT TURN LANE AND SOUTHBOUND RIGHT-TURN TURN LANE
- DRIVEWAY 1 ON KAUFFMAN LOOP, RESTRICT ACCESS TO RIGHT-IN, RIGHT-OUT
- KAUFFMAN LOOP AND CR 267, INTERSECTION IMPROVEMENTS TO ADD NORTHBOUND LEFT TURN LANE AND NEW TRAFFIC SIGNAL.

THE SPECIFIC LIMITS, DESIGNS, AND EXTENT OF THE RECOMMENDED TRAFFIC MITIGATIONS REQUIRED TO BE BUILT BY THE DEVELOPER WILL BE FURTHER DEFINED AND REVIEWED AT THE TIME OF SITE DEVELOPMENT WITH THE PICP CONSTRUCTION PLANS, FINAL PLAT, AND SITE PLAN PERMIT SUBMITTALS. THE INITIAL TIA AND ASSOCIATED RECOMMENDED MITIGATIONS WILL BE RE-EVALUATED AS NEEDED.

PREPARED BY:

Kimley»Horn

10814 JOLLYVILLE ROAD, AVALON IV, SUITE 300
AUSTIN, TEXAS 78759
CERTIFICATE OF REGISTRATION #928

Tel. No. (512) 418-1771
Fax No. (512) 418-1791

SURVEYOR

PAPE-DAWSON ENGINEERS
10801 N MOPAC EXPY.
BLDG 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711

OWNER:

VALOR TEXAS EDUCATION
FOUNDATION
220 FOREMOST DR.
AUSTIN, TX 78745
(214) 514-3356

DEVELOPER:

PMSI
JASON ORIOL
1822 W. BRAKER LANE, #81734
AUSTIN, TX 78708
JORIOL@PMSITX.COM

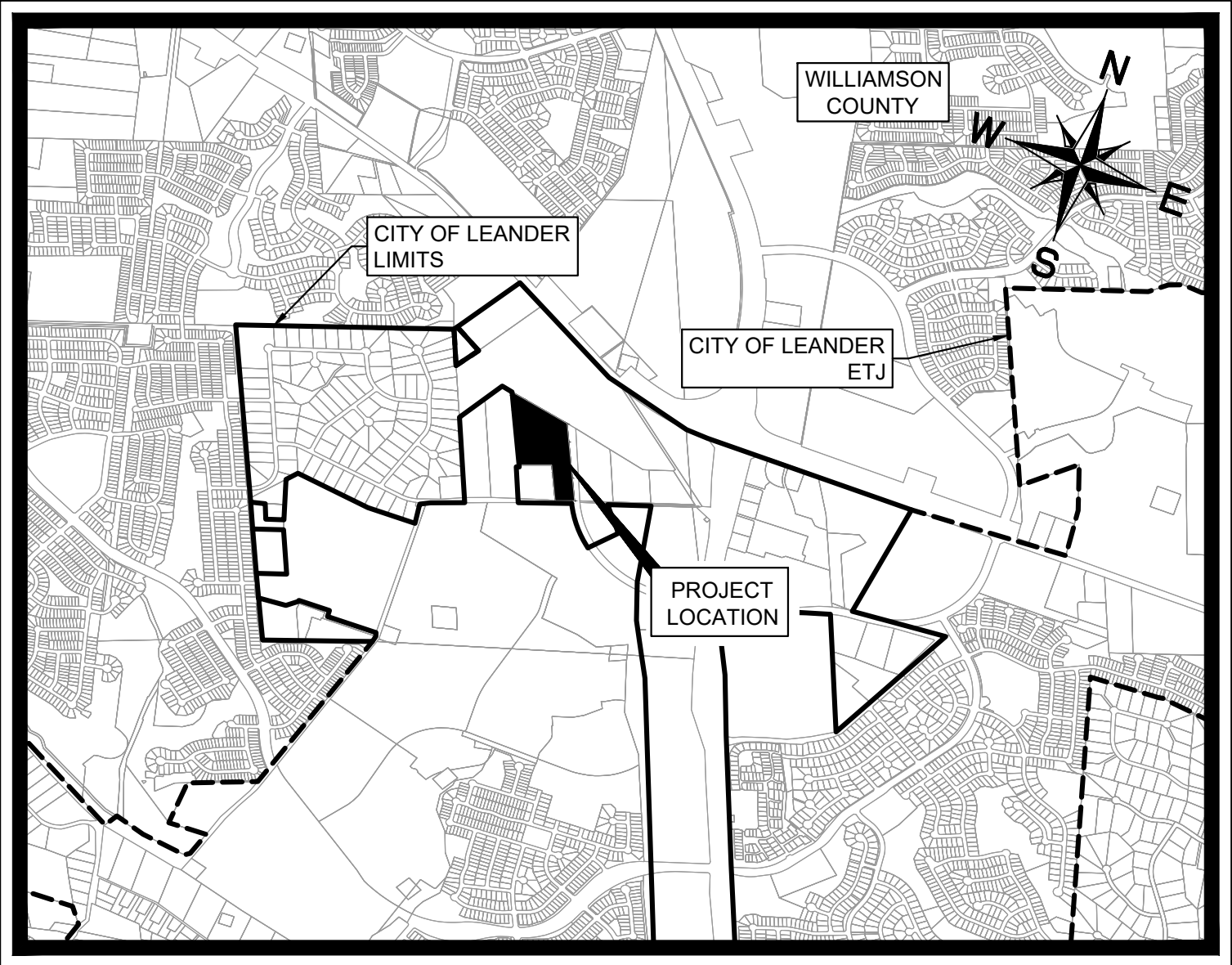
PROJECT AGENT:

KIMLEY-HORN AND ASSOCIATES INC.
ALLISON KENNAUGH, P.E.
10814 JOLLYVILLE RD, AVALON IV SUITE 200
AUSTIN, TX 78759
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ENGINEER:

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CONCEPT PLAN & PRELIMINARY PLAT FOR VALOR SCHOOLS 168 KAUFFMAN LOOP, LEANDER, TEXAS 78641



VICINITY MAP

SCALE: 1" = 2,000'

MARCH 2024



ALLISON KENNAUGH, P.E.

PROJECT MANAGER

3/4/24
DATE

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETNESS, THE ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	CONCEPT PLAN
3	EXISTING CONDITIONS
4	PRELIMINARY PLAT
5	IMPROVEMENTS PLAN
6	EXISTING DRAINAGE AREA MAP
7	PROPOSED DRAINAGE AREA MAP
8	WATER PLAN
9	WASTEWATER PLAN
10	TREE PROTECTION PLAN

FILING DATE:
PRELIMINARY PLAT 10/17/2023

BENCHMARKS

BENCHMARKS ARE BASED ON NAD83
COORDINATES ARE STATE PLANE CENTRAL ZONE WITH
A COMBINED SCALE FACTOR OF 0.9998800143982722

BM #10: SIX COTTON SPINDLE
GRID NORTH: 10,203,075.39
GRID EAST: 3,082,766.80
1035.47

BM #11: SET MAGNETIC NAIL (TRAVIS)
GRID NORTH: 10,203,986.98
GRID EAST: 3,082,429.05
1031.92

Kimley»Horn

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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM E-928

Allison Kennaugh

STATE OF TEXAS
ALLISON KENNAUGH
114356
LICENSED PROFESSIONAL ENGINEER

3/4/24

KHA PROJECT
069252742

DATE
MARCH 2024

SCALE: AS SHOWN

DESIGNED BY: ZJR

DRAWN BY: ZJR

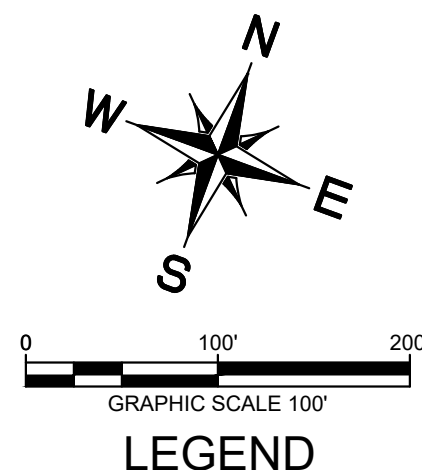
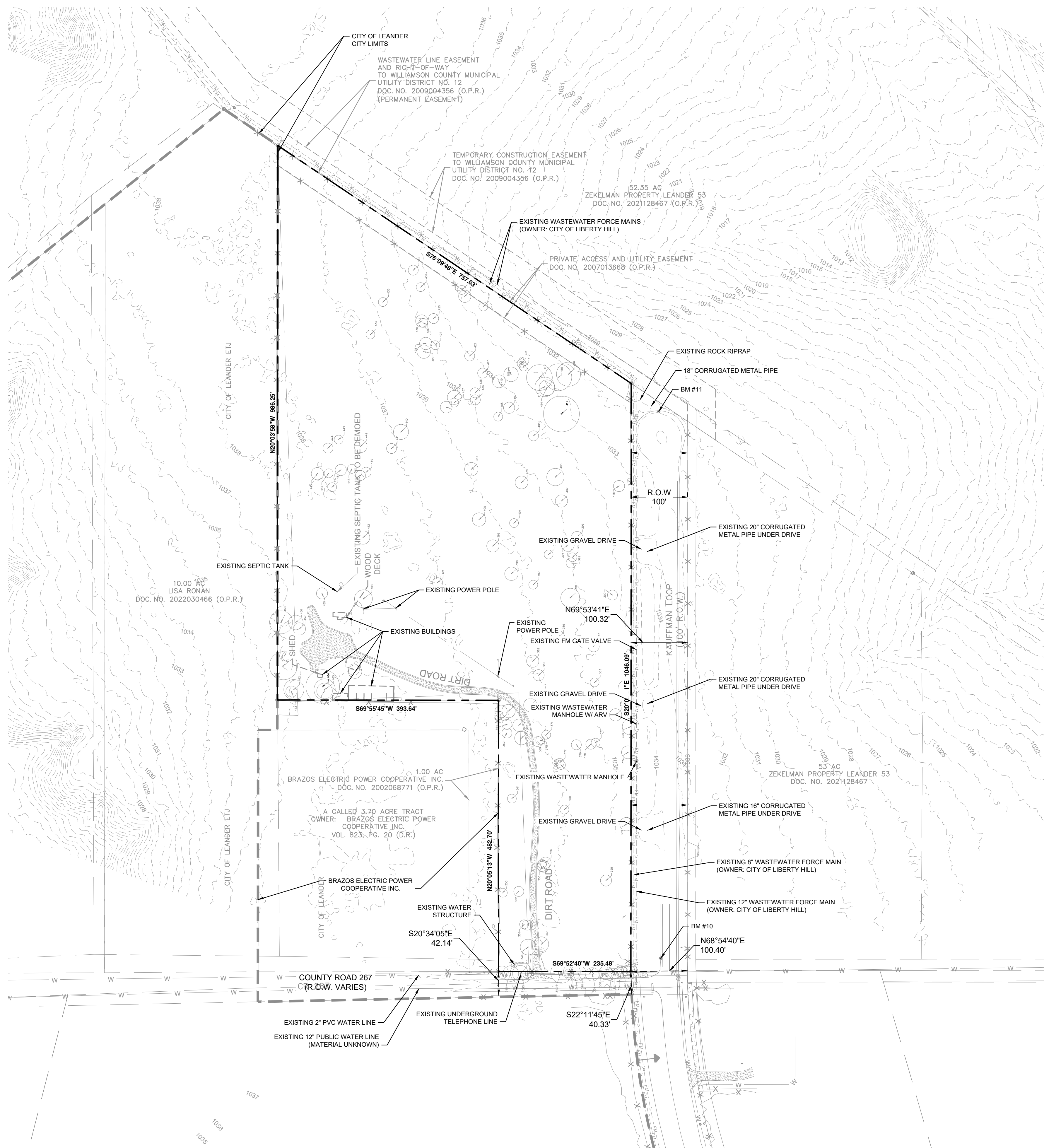
CHECKED BY: ACK

COVER SHEET

VALOR SCHOOLS
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
1
OF 10

CP-23-00210 of 42



	PROPERTY LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAIN MAIN
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING POWER POLE
	OVERHEAD POWER LINE
	EXISTING GAS LINE
	EXISTING CONTOUR
	EXISTING FENCE
	EXISTING UNDERGROUND CABLE LINE
	EXISTING TREE TO BE REMOVED
	CITY OF LEANDER ETJ

NOTES:

1. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA ZONE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL 48491C0275E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
2. THIS PROJECT IS LOCATED IN THE EDWARDS ACQUIFER RECHARGE ZONE.

BENCHMARKS

BENCHMARKS ARE BASED ON NAD83
COORDINATES ARE STATE PLANE CENTRAL ZONE WITH
A COMBINED SCALE FACTOR OF 0.9998800143982722

BM #10: SIX COTTON SPINDLE
GRID NORTH: 10,203,075.39
GRID EAST: 3,082,766.80
1035.47

BM #11: SET MAGNETIC NAIL (TRAVIS)
GRID NORTH: 10,203,986.98
GRID EAST: 3,082,429.05
1031.92'

[illegible]

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

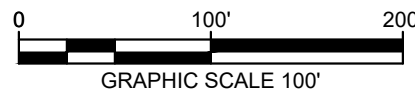


3/4/24	
KHA PROJECT 069252742	
DATE MARCH 2024	
SCALE: AS SHOWN	
DESIGNED BY: ZJR	
DRAWN BY: ZJR	
CHECKED BY: ACK	

EXISTING CONDITIONS

VALOR SCHOOLS
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
3
OF 10



PROPERTY LINE

R.O.W.

PROPOSED EASEMENT LINE

EXISTING EASEMENT LINE

CITY OF LEANDER CITY LIMITS

PROPOSED ROW DEDICATION

BENCHMARK

PROPOSED 10' SIDEWALK

CENTERLINE OF EXISTING ROW

1. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA ZONE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL 48491C0275E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
2. THIS PROJECT IS LOCATED IN THE EDWARDS ACQUIFER RECHARGE ZONE.
3. ALL EASEMENTS OF RECORD, AS FOUND IN THE TITLE COMMITMENT, ARE SHOWN ON THIS SHEET PREPARED BY VALERIE ZURCHER, RPLS OF PAPE-DAWSON ENGINEERS.
4. STREET TYPES A, B, AND C NAMING CLASSIFICATION NO LONGER APPLICABLE.
5. A TEN (10) FOOT SIDEWALK IS REQUIRED ALONG CR 267 AND KAUFFMAN LOOP. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF CR 267 AND KAUFFMAN LOOP. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTS OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION 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.

ZONING: SINGLE- FAMILY RURAL (SFR-1-B) - 13.79 AC

ACTIVITY CENTER - 13.79 AC.

LOT #	PERMITTED USES	AREA
LOT 1	SFR-1-B	13.51 AC
	ROW TAKE	0.28 AC
	TOTAL AREA	13.79 AC

BENCHMARKS ARE BASED ON NAD83
COORDINATES ARE STATE PLANE CENTRAL ZONE WITH
A COMBINED SCALE FACTOR OF 0.9998800143982722

BM #10: SIX COTTON SPINDLE
GRID NORTH: 10,203,075.39
GRID EAST: 3,082,766.80
1035.47'

BM #11: SET MAGNETIC NAIL (TRAVIS)
GRID NORTH: 10,203,986.98
GRID EAST: 3,082,429.05
1031.92'

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 1700 W. WYLLIE ROAD, CAMPUS IV, SUITE 200, AUSTIN, TX 78759
 PHONE: 512-418-1771 FAX: 512-418-1791
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928



KHA PROJECT 069252742	DATE MARCH 2024	SCALE: AS SHOWN	DESIGNED BY: ZJR	DRAWN BY: ZJR	CHECKED BY: ACK
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PRELIMINARY PLAT

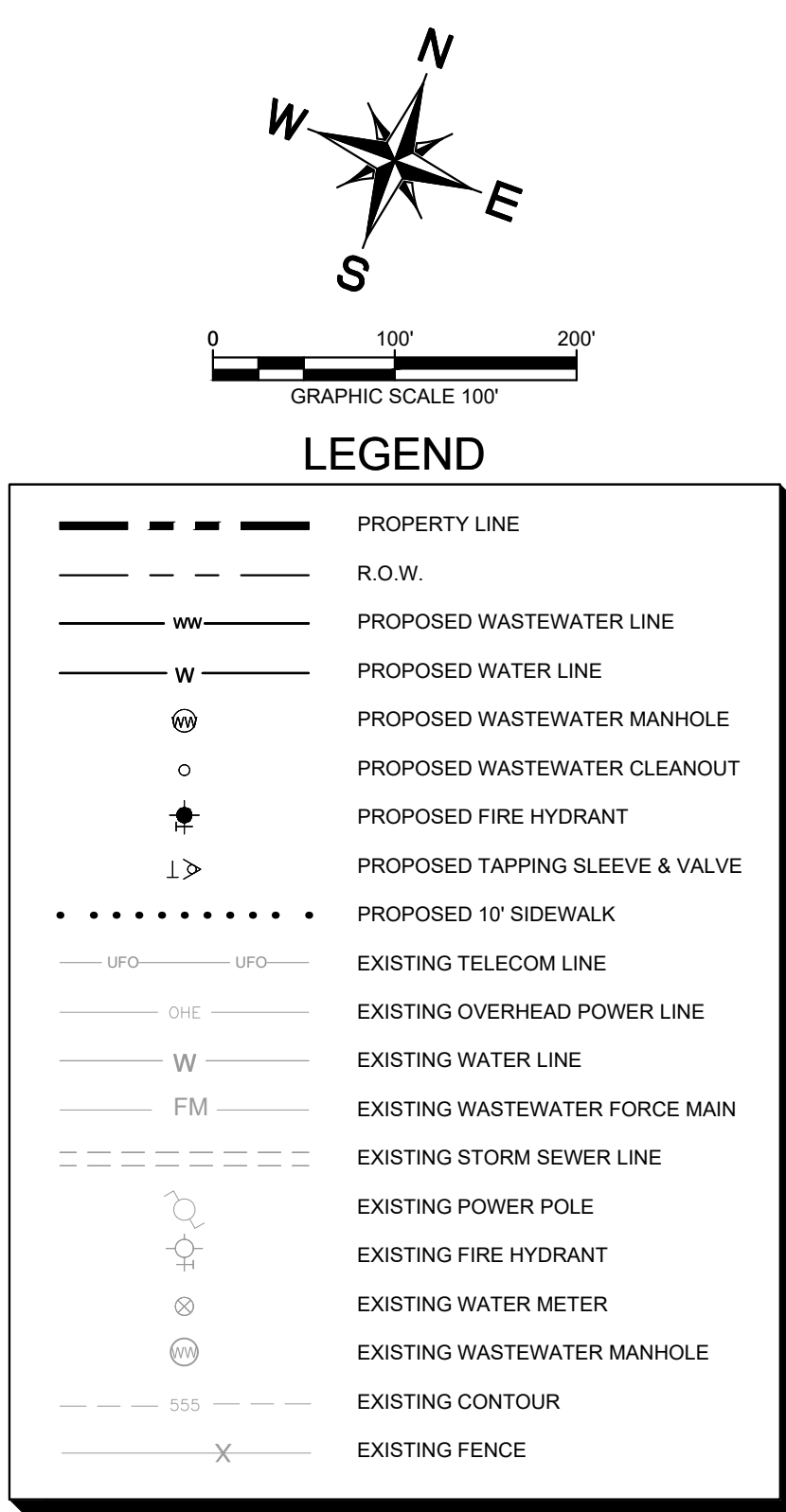
VALOR SCHOOLS

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER

4

OF 10



- NOTES:
1. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF LEANDER.
 2. SITE IMPROVEMENTS ARE SHOWN PRELIMINARY IN NATURE.

PROPOSED # LOTS: 1
ESTIMATED LUE'S = 48

TRAFFIC IMPACT ANALYSIS NOTES:

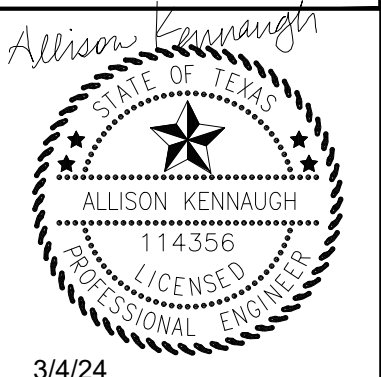
1. AT THE TIME OF THE APPROVAL OF THIS PRELIM CONCEPT PLAN, THE TIA IS SUBSTANTIALLY APPROVED BUT IS NOT YET FINALIZED. THE TRAFFIC MITIGATION NOTE BELOW IS REFLECTIVE OF THE DEVELOPER REQUIRED IMPROVEMENTS FOR THE ULTIMATE CONDITION, AS REFLECTED IN THE TIA AT THIS TIME. ULTIMATELY, THE APPROVED TIA WILL GOVERN REQUIRED TRAFFIC MITIGATION AND SHALL SUPERSEDE THE TIA. THE FOLLOWING REQUIREMENTS ARE NOTED HEREIN. ADDITIONALLY, THE TIA MUST BE FULLY APPROVED PRIOR TO THE APPROVAL OF THE PICP, FINAL PLAT AND SITE PLAN ASSOCIATED WITH THIS SITE.
2. DEVELOPER REQUIRED IMPROVEMENTS FOR ULTIMATE BUILD OUT CONSISTS OF A 170 FOOT NORTHBOUND LHTL ON KAUFFMAN LOOP ENTERING THE SCHOOL, SITE AND A RESTRICTED EASTBOUND AND WESTBOUND APPROACH TO RIGHT IN RIGHT OUT AT DRIVEWAY 1/GATEWAY 29 DRIVEWAY AT KAUFFMAN LOOP.

BENCHMARKS

BENCHMARKS ARE BASED ON NAD83
COORDINATES ARE STATE PLANE CENTRAL ZONE WITH
A COMBINED SCALE FACTOR OF 0.99998800143982722

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1031.92'

[illegible]

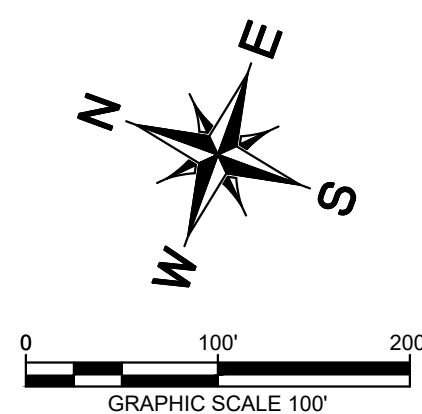
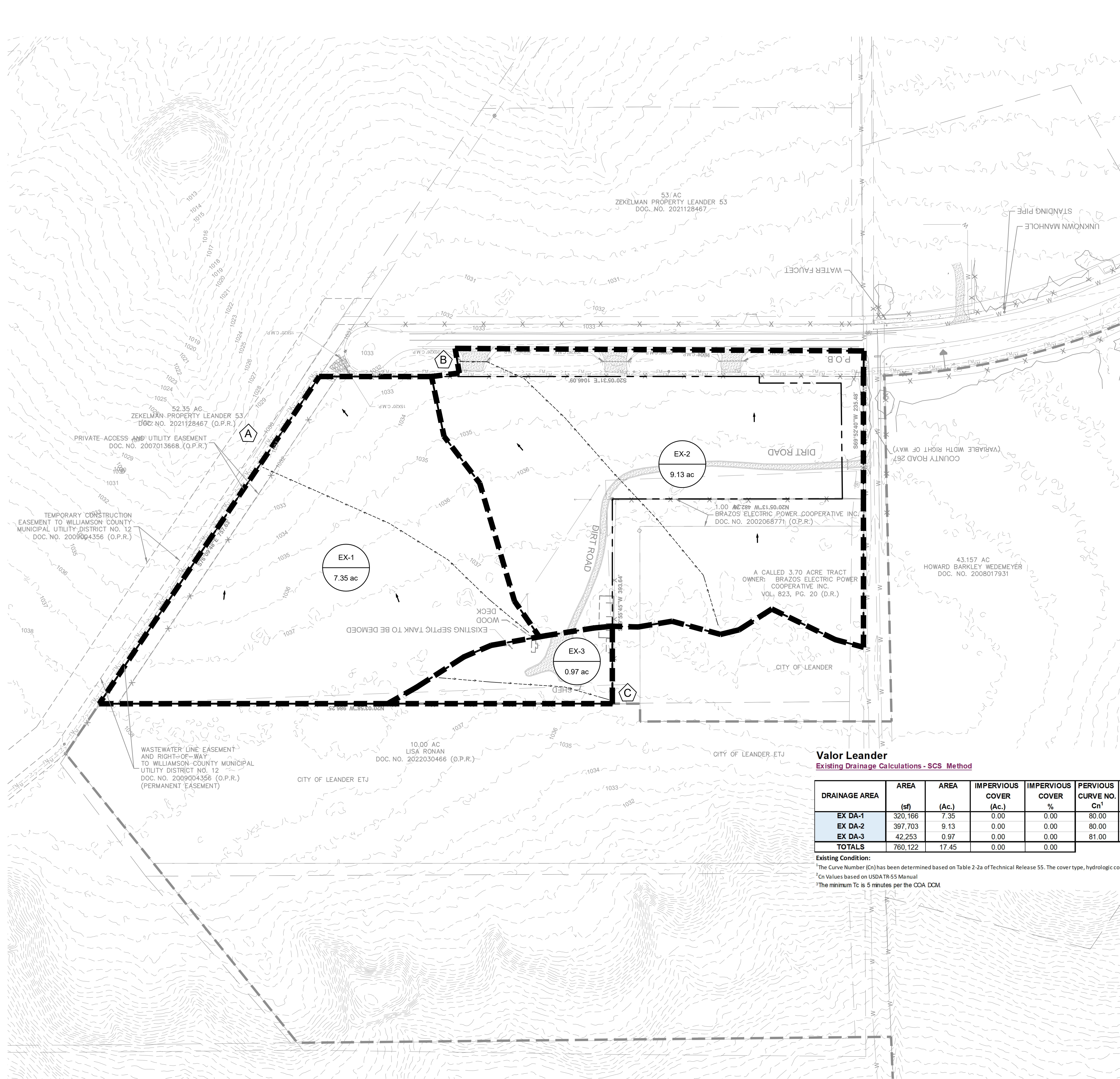
KHA PROJECT 069252742	DATE MARCH 2024	SCALE: AS SHOWN	DESIGNED BY: ZJR	DRAWN BY: ZJR	CHECKED BY: ACK
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IMPROVEMENTS PLAN

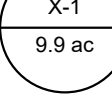
VALOR SCHOOLS

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
5
OF 10



LEGEND

	AREA DESIGNATOR AREA IN ACRES
	PROPERTY LINE
	EXISTING STORM DRAIN LINE
	EXISTING DRAINAGE DIVIDE
	EXISTING STORM DRAIN INLET
	EXISTING STORM DRAIN MANHOLE
	EXISTING STORM DRAIN HEADWALL
	EXISTING FLOW DIRECTION
	EXISTING CONTOUR
	TIME OF CONCENTRATION

NOTES:

1. EXISTING CONDITIONS FOR THIS PRELIMINARY PLAN ARE SHOWN IN A DRAINAGE REPORT PREPARED BY PAPE-DAWSON ON JUNE 2022. EXISTING CONDITIONS ASSUMES THAT THE EXISTING SITE IS IN A GREENFIELD CONDITION.
2. DRAINAGE CALCULATIONS SHOWN ON THIS SHEET WERE CALCULATED USING THE UPDATED CITY OF LEANDER ATLAS 14 HYDROLOGY DATA.

[illegible]

Existing Condition:

¹The Curve Number (Cn) has been determined based on Table 2-2a of Technical Release 55. The cover type, hydrologic condition, and soil group determined for the proposed conditions are open space, good condition (grass cover >75%), and Type D soil group w

²Cn Values based on USDATR-55 Manual

³The minimum Tc is 5 minutes per the COA DCM.

ANALYSIS POINT 1	
EVENT	EXISTING (CFS)
2-YR	17.00
10-YR	32.50
25-YR	43.10
100-YR	60.90

ANALYSIS POINT 2	
EVENT	EXISTING (CFS)
2-YR	15.10
10-YR	29.10
25-YR	38.80
100-YR	55.10

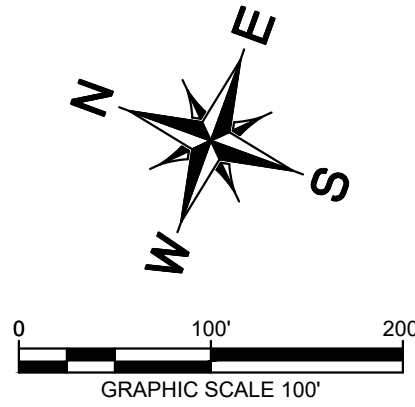
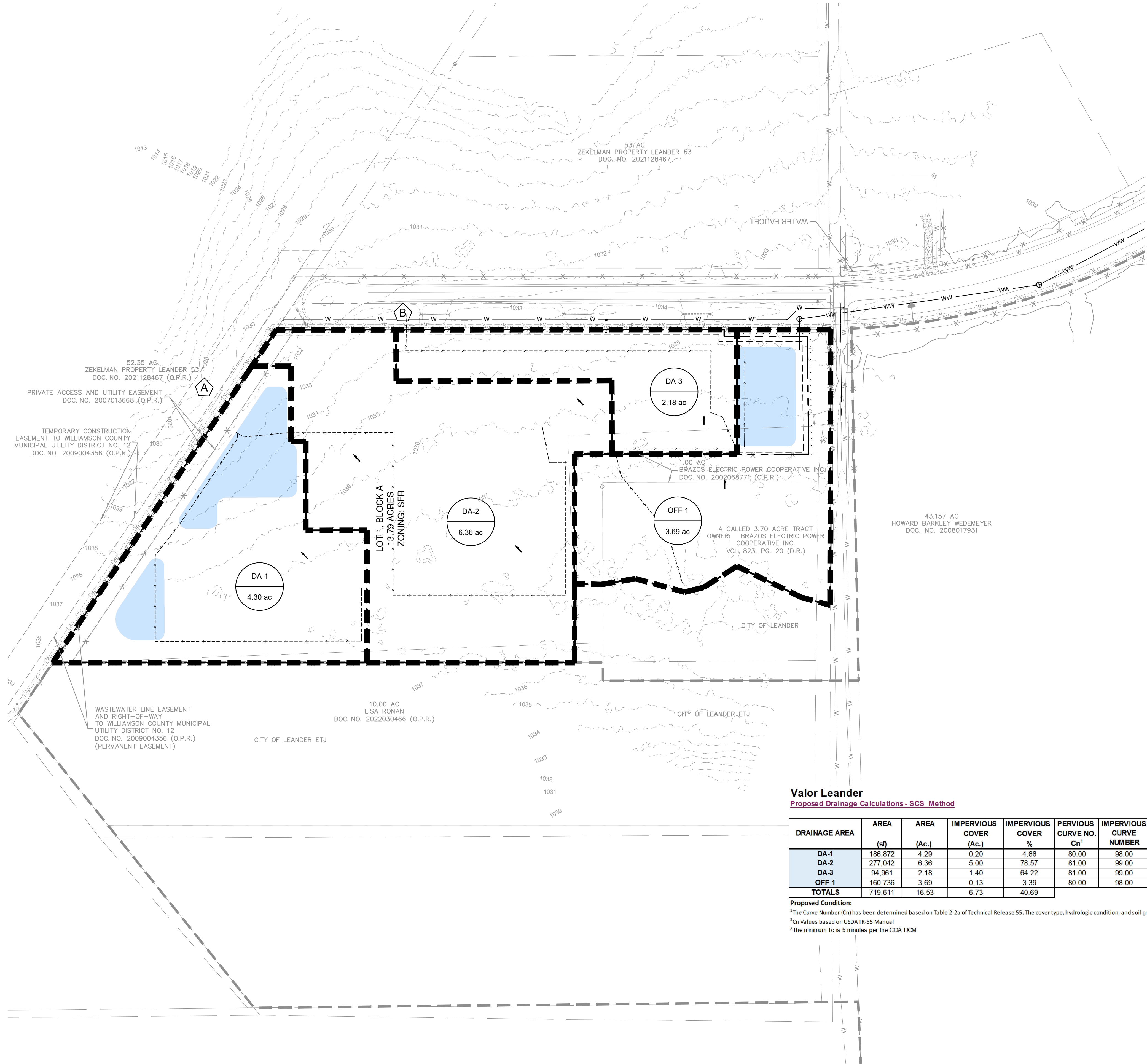
BENCHMARKS

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1031.92'

Plotted By:Ronald, Zach Date:March 04, 2024 01:14:38pm File Path:K:\AUS_Civil\069252742-Valor Leander\Cad\Prelim & Concept Plan\PlanSheets\C-Proposed Drainage Area Map.dwg
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LEGEND

X-1

9.9 ac

A-1

AREA DESIGNATOR
AREA IN ACRES

—

—

—

INLET NUMBER
PROPERTY LINE

—

—

—

PROPOSED STORM DRAIN LINE
EXISTING STORM DRAIN LINE

—

—

—

PROPOSED DRAINAGE DIVIDE
PROPOSED STORM DRAIN INLET

—

—

—

PROPOSED STORM DRAIN MANHOLE
PROPOSED STORM DRAIN HEADWALL

—

—

—

PROPOSED FLOW DIRECTION
PROPOSED CONTOUR

—

—

—

EXISTING CONTOUR
TIME OF CONCENTRATION

- NOTES:
- EXISTING CONDITIONS FOR THIS PRELIMINARY PLAN ARE SHOWN IN A DRAINAGE REPORT PREPARED BY PAPE-DAWSON ON JUNE 2022. EXISTING CONDITIONS ASSUMES THAT THE EXISTING SITE IS IN A GREENFIELD CONDITION.
 - DRAINAGE CALCULATIONS SHOWN ON THIS SHEET WERE CALCULATED USING THE UPDATED CITY OF LEANDER ATLAS 14 HYDROLOGY DATA.

Valor Leander
Proposed Drainage Calculations - SCS Method

DRAINAGE AREA	AREA (sf)	AREA (Ac.)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER %	PERVIOUS CURVE NO. Cn ¹	IMPERVIOUS CURVE NUMBER	WEIGHTED CURVE NO. Cn ²	SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW				TOTAL Tc ³ (min)
								P-2yr24hr		4.06 IN		Grass Surface		Pipe Flow		Pipe Flow		Pipe Flow		
								N	L (ft)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	Tt(min)		
DA-1	186,872	4.29	0.20	4.66	80.00	98.00	80.84	0.150	100	0.020	9.45	832	1.61	0.010	8.59	-	-	0.00	18.04	
DA-2	277,042	6.36	5.00	78.57	81.00	99.00	95.14	0.150	100	0.020	9.45	99	1.61	0.010	1.02	1114	6.0	3.09	13.57	
DA-3	94,961	2.18	1.40	64.22	81.00	99.00	92.56	0.150	56	0.020	5.94	-	-	-	0.00	786	6.0	2.18	8.12	
OFF 1	160,736	3.69	0.13	3.39	80.00	98.00	80.61	0.180	100	0.020	10.93	341	1.61	0.010	3.52	262	6.0	0.73	15.18	
TOTALS	719,611	16.53	6.73	40.69																

Proposed Condition:
¹The Curve Number (Cn) has been determined based on Table 2-2a of Technical Release 55. The cover type, hydrologic condition, and soil group determined for the proposed conditions are open space, good condition (grass cover >75%), and Type D soil group with a Cn of 80
²Cn Values based on USDA TR-55 Manual
³The minimum Tc is 5 minutes per the COA DCM.

ANALYSIS POINT 1		
EVENT	EXISTING (CFS)	PROPOSED (CFS)
2-YR	17.00	14.70
10-YR	32.50	27.60
25-YR	43.10	37.70
100-YR	60.90	56.40

ANALYSIS POINT 2		
EVENT	EXISTING (CFS)	PROPOSED (CFS)
2-YR	15.10	14.00
10-YR	29.10	25.40
25-YR	38.80	31.20
100-YR	55.10	40.30

BENCHMARKS

BENCHMARKS ARE BASED ON NAD83
COORDINATES ARE STATE PLANE CENTRAL ZONE WITH
A COMBINED SCALE FACTOR OF 0.9998800143982722

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1031.92

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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM E-928



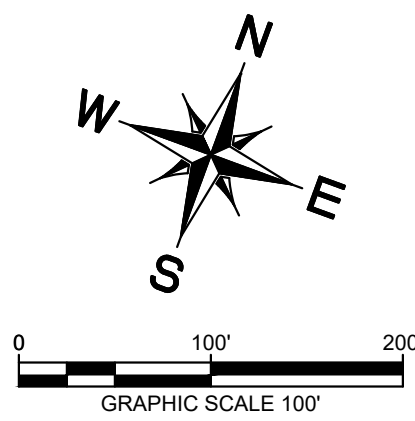
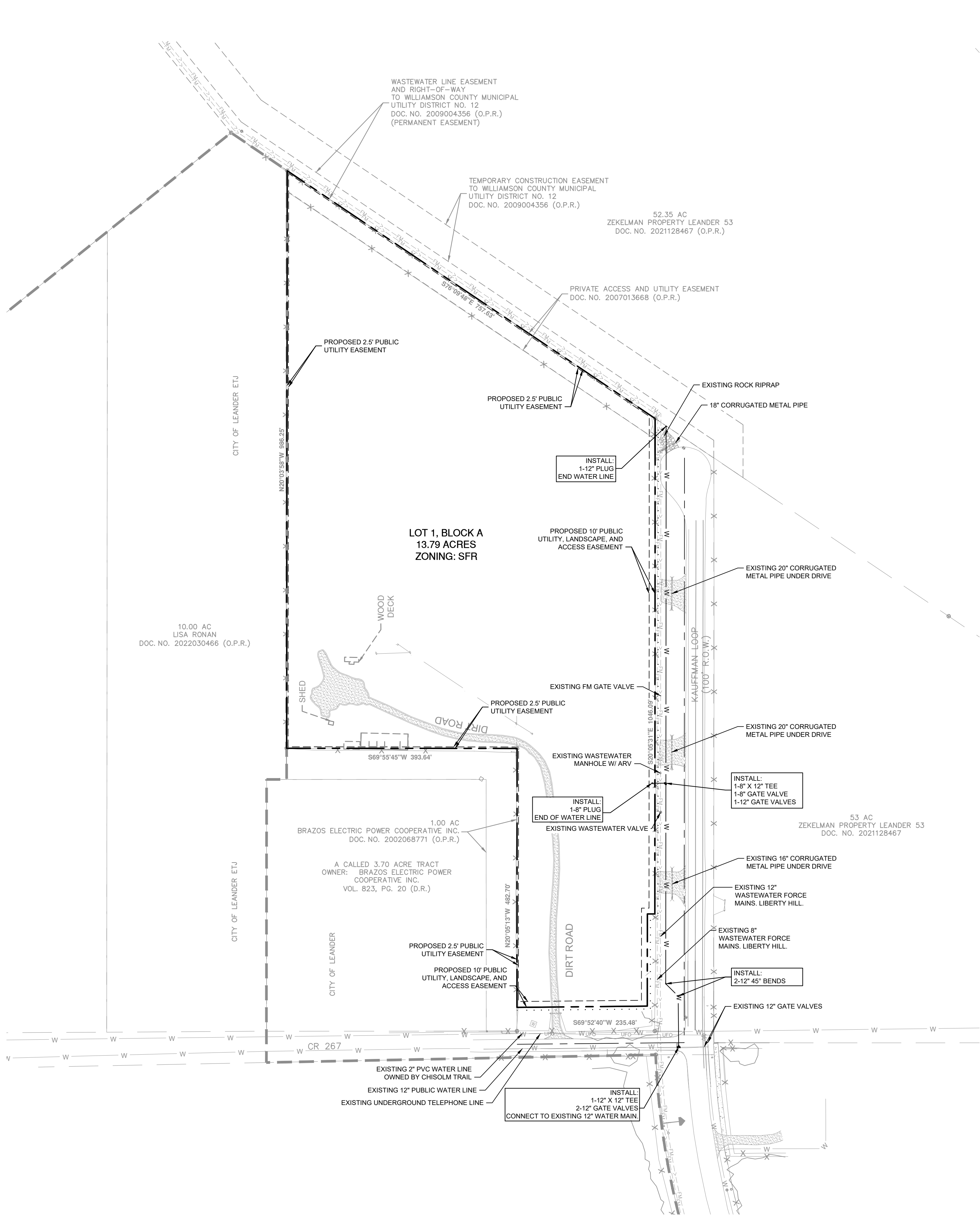
KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
069252742	MARCH 2024	AS SHOWN	ZJR	ZJR	ACK

PROPOSED DRAINAGE
AREA MAP

VALOR SCHOOLS
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
7
OF 10

Plotted By: Ronald, Zach Date: March 04, 2024 01:14:49pm File Path: K:\AUS\Civil\069252742-Valor Leander\Cad\Prelim & Concept Plan\PlanSheets\C-Water Plan and Profile.dwg
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LEGEND	
	PROPERTY LINE
	R.O.W.
	PROPOSED WASTEWATER LINE
	PROPOSED WATER LINE
	PROPOSED WASTEWATER MANHOLE
	PROPOSED WASTEWATER CLEANOUT
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
	PROPOSED 10' SIDEWALK
	EXISTING TELECOM LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING WASTEWATER FORCE MAIN
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WASTEWATER MANHOLE
	EXISTING CONTOUR
	EXISTING FENCE

- WATER NOTES:**
1. WATER SERVICE WILL BE PROVIDED BY THE CITY OF LEANDER.
 2. FIRE HYDRANTS ARE ALL PRIVATE. LOCATIONS WILL BE DEFERRED TO THE SITE DEVELOPMENT PLAN.
 3. OPEN CUTTINGS SHALL NOT BE PERMITTED ACROSS THE EXISTING PAVED SURFACES.

- WATER MODELING RESULTS BY K. FRIESE**
PE: GREG BLACKBURN
- MINIMUM PRESSURE = 68 PSI (1,186 HGL)
 - MAXIMUM PRESSURE = 74 PSI (1,202 HGL)
 - FIRE FLOW AVAILABLE = 4,000 GPM AT 20 PSI RESIDUAL

WATER DEMAND	
LOTS	1
ESTIMATED LUE'S	48
AVERAGE DAY (GPM)	23
PEAK DAY (GPM)	61
PEAK HOUR (GPM)	105
FIRE DEMAND @ 20 PSI (GPM)	4000

BENCHMARKS

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1031.92

REVISIONS		DATE	BY
No.			

Kimley»Horn

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PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

Allison Kennaugh
STATE OF TEXAS
ALLISON KENNAUGH
114356
LICENSE
PROFESSIONAL ENGINEER

3/4/24

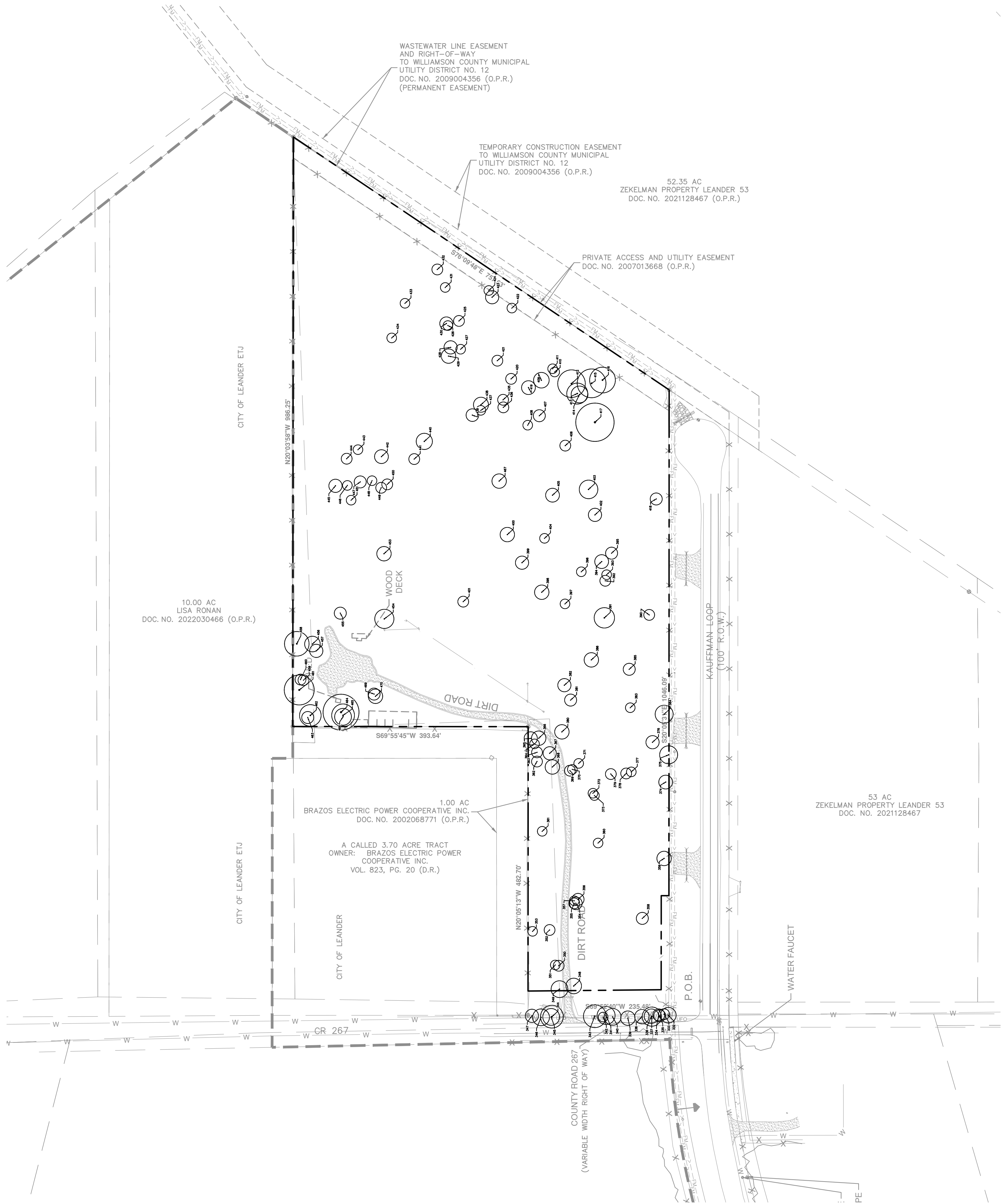
KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
069252742	MARCH 2024	AS SHOWN	ZJR	ZJR	ACK

WATER PLAN

VALOR SCHOOLS
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
8
OF 10

Plotted By:Ronald, Zach Date:March 04, 2024 01:15:09pm File Path:k:\AUS_Civil\069252742-Valor Leander\Cad\Prim & Concept Plan\PlanSheets\C-Tree Protection Plan.dwg
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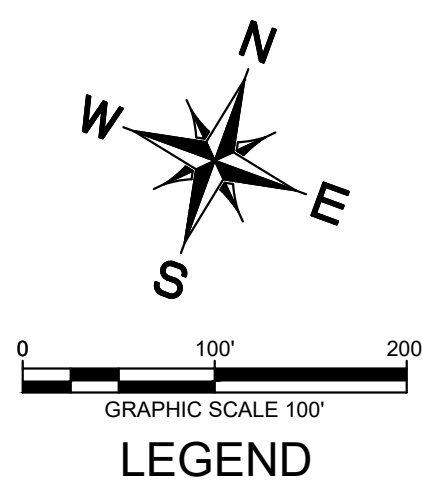


TREE LIST:			
TREE #	SPECIES	DIA	HERITAGE
332	OAK	13	
333	OAK	9	
334	OAK	10	
335	OAK	10	
336	OAK	12	
337	OAK	12	
338	ELM	12	
339	OAK	12	
340	OAK	12	
341	OAK	15	
342	OAK	8	
343	OAK	19	
344	OAK	19	
345	OAK	14	
346	OAK	14	
347	OAK	11	
348	MESQUITE	13	
349	MESQUITE	14	
350	ELM	9	
351	ELM	8	
352	ELM	9	
353	ELM	8	
354	ELM	8	
355	ELM	9	
356	ELM	10	
357	ELM	8	
358	ELM	10	
359	MESQUITE	8	
360	ELM	8	
361	MESQUITE	8	
362	ELM	9	
363	ELM	9	
364	ELM	8	
365	ELM	11	
366	ELM	8	
367	ELM	11	
368	ELM	8	
369	ELM	9	
370	ELM	8	
371	ELM	8	
372	ELM	8	
373	ELM	8	
374	ELM	8	
375	ELM	8	
376	ELM	8	
377	ELM	8	
378	ELM	8	
379	ELM	9	
380	ELM	8	
381	ELM	10	
382	ELM	11	
383	ELM	8	
384	ELM	8	
385	ELM	10	
386	ELM	12	
390	ELM	10	
391	ELM	35	
392	ELM	9	
393	ELM	8	
394	ELM	8	
395	ELM	10	
396	ELM	8	
397	ELM	8	
398	ELM	12	
399	ELM	11	
400	OAK	12	
401	MESQUITE	9	
402	ELM	8	

TREES TO BE REMOVED WITH PUBLIC IMPROVEMENTS:

TREE #	SPECIES	DIA	HERITAGE
NONE			

TREE # SPECIES DIA		
HERITAGE		
403	ELM	11
404	ELM	8
405	ELM	8
406	ELM	9
407	ELM	10
408	ELM	8
409	ELM	8
410	ELM	8
411	ELM	8
412	OAK	13
413	OAK	12
414	OAK	14
415	OAK	24
416	OAK	17
417	OAK	32
418	ELM	10
419	ELM	8
420	ELM	8
421	ELM	9
422	ELM	8
423	ELM	11
424	ELM	8
425	ELM	9
426	ELM	8
427	ELM	8
428	ELM	11
429	ELM	8
430	ELM	8
431	ELM	8
432	ELM	9
433	MESQUITE	8
434	ELM	8
435	ELM	8
436	ELM	9
437	ELM	8
438	ELM	9
439	ELM	8
440	ELM	9
441	ELM	9
442	ELM	8
443	ELM	8
444	ELM	9
445	ELM	11
446	ELM	8
447	ELM	10
448	ELM	8
449	ELM	9
450	ELM	9
451	ELM	8
453	ELM	12
454	ELM	16
455	ELM	10
456	OAK	13
457	ELM	11
458	OAK	14
459	OAK	9
460	OAK	9
461	OAK	18
462	OAK	13
463	ELM	10
464	OAK	30
465	OAK	19
466	OAK	14
467	ELM	12
468	ELM	10
470	ELM	12



LEGEND	
	PROPERTY LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAIN MAIN
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING POWER POLE
	OVERHEAD POWER LINE
	EXISTING GAS LINE
	EXISTING CONTOUR
	EXISTING FENCE
	EXISTING UNDERGROUND CABLE LINE
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN

- NOTES:
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE AN AND ALL UNDERGROUND UTILITIES.
 - IN THE EVENT OF A CONFLICT WITH TREE REMOVAL/PRESERVATION CALL OUTS ON PLAN SHEET(S) VERSUS TREE REMOVAL/PRESERVATION MATRIX, THE TREE REMOVAL/PRESERVATION MATRIX SHALL APPLY. IT IS THE CONTRACTORS 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.
 - A TREE SURVEY FOR TREES 8 INCHES AND GREATER WAS PERFORMED ON OR ABOUT MAY 2023.
 - NO HERITAGE TREES ARE PROPOSED FOR REMOVAL.

TREE PRESERVATION TOTALS:
TREES 8" - 18" PRESERVED:
1,269.5" TOTAL 100%

TREES 8" - 18" REMOVED:
0" TOTAL 0%

TREES 18" - 26" PRESERVED:
189" TOTAL 100%

TREES 18" - 26" REMOVED:
0" TOTAL 0%

TREES OVER 26" PRESERVED:
62" TOTAL 100%

TREES OVER 26" REMOVED:
0" TOTAL 0%

BENCHMARKS

BENCHMARKS ARE BASED ON NAD83
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A COMBINED SCALE FACTOR OF 0.9998800143982722

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TEXAS REGISTERED ENGINEERING FIRM E-928



3/4/24

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
069252742	MARCH 2024	AS SHOWN	ZJR	ZJR	ACK

TREE PROTECTION PLAN

VALOR SCHOOLS

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER

10
OF 10



EXECUTIVE SUMMARY
3/28/2024

AGENDA SUBJECT:

Conduct a Public Hearing regarding Ordinance Case OR-24-0017 to amend the Subdivision Ordinance to adopt updates to the Parkland Dedication, Park Improvement, and Parkland Fee-in-Lieu regulations and requirements, and to provide for related matters; Williamson & Travis Counties, Texas.

BACKGROUND:

This request is the first step in the ordinance process. The Parkland Dedication Ordinance was last revised on October 20, 2011. Since that time, the City of Leander has seen significant growth as well as a substantial increase in land values and in park amenities construction costs. The purpose of this amendment is to adjust the requirements to create an ordinance that addresses current land values and provides documentation for the calculation of the fee in lieu of land dedication and to take into consideration an adjustment for park improvement fees.

HISTORY/TIMELINE:

10/20/2011 – Ordinance Update to Increase Fees
04/06/2023 – Home Builders Association (HBA) Meeting
06/13/2023 – Parks and Recreation Board Meeting
07/20/2023 – City Council Workshop
09/01/2023 – City Council Sub-Committee Workshop
12/07/2023 – City Council Workshop
12/12/2023 – Parks and Recreation Board Meeting
01/11/2024 – City Council Sub-Committee Workshop
02/08/2024 – Home Builders Association (HBA) Meeting
02/13/2024 – Parks and Recreation Board Meeting
03/14/2024 – Planning & Zoning Commission Workshop

APPLICANT/AGENT:

City of Leander

RECOMMENDATION:

Staff recommends approval of the ordinance amendments.

PRESENTER:

Mark Tummons, Parks Director

Attachments:

1. OR-23-0014 Att 1 Redline Ordinance
2. OR-23-0014 Att 2 Parkland Dedication Plan Comparison Example
3. OR-23-0014 Att 3 Park Districts Map - 4 Districts

REDLINE – UPDATED 3.18.24

SUBDIVISION ORDINANCE

ARTICLE I, SECTION 1

Detention Ponds means a type of infrastructure designed to manage and control stormwater runoff.

Drainage Ditch means a manmade water conveyance channel for the purpose of draining water away from lands.

Greenway means a recreational experience within a corridor of land recognized for its ability to connect people and places together. These ribbons of open space are located within linear corridors that are either natural, such as rivers and streams or manmade, such as abandoned railbeds or utility corridors.

Park Improvements means Recreational facilities and buildings for public use that are enjoyable, safe and accessible offering an essential quality of life. Generally, are those that have been planned, designed, constructed and maintained by experts and professionals. Fair Market Value - is an assessment of the price an asset could sell for based on several conditions. Essentially it should represent an accurate evaluation or assessment of its worth in contrast to its purchased or current price.

Parkland means land consisting of trees and open space that is suitable for and/or designated as a park for public use and may contain recreation amenities.

Parkland Dedication means a local government requirement imposed on subdivision and site plan applications mandating the dedication of land for a park and/or the payment of a fee to be used by the governmental entity to acquire land and/or develop park facilities.

Parkland Fee-in-lieu means a formula that the local government develops to assess a fee if a developer is unwilling or not able to provide sufficient acreage and types of parkland for public benefit.

Private Parks means privately owned outdoor recreational premises, available for use by specific residents of a community. Typically, the private park is owned and maintained by a Homeowners Association (HOA) or a similar private management group.

Public Park means an area of land typically owned, designated and maintained by governmental authority for the recreational enjoyment of all residents. Parks may or may not have recreational facilities to be so designated.

Trails means a recreational experience marked by a corridor, path, route or travel way established through physical construction or repeated use and is passable by at least one or more of the following, but not limited to: foot traffic, bicycles, wheelchairs, skating, skiing, motorized off-road vehicular activities and even aquatic or water activities. Trail surface or foundation can come in a variety of mediums from natural surface to hard paved surface.

Utility Easement means a legal agreement between a property owner and utility company

that gives the utility company the right to use a designated parcel of land to access for the purpose of installing and maintaining utilities on private property for the good of the community.

ARTICLE IV, SECTION 61

SECTION 61. ~~_-PARK LAND~~PARKLAND DEDICATION AND PARK IMPROVEMENTS_-

~~Park-Land~~ Dedication and Park Improvements Required: The park fee-in-lieu and park development fee is determined to be in the best interest of the residents of the city by advancing public health, safety and welfare in a fair, reasonable and uniform method of financing that does not impose an unfair burden on new or existing developments. The requirements constitute the impact of new dwelling units (DU's) on the park and recreation system and ensure that they bear their proportionate share of the cost of providing parks and recreation related facilities to meet the needs created by respective development.

As such, the parkland fees are additional and supplemental to, and not in substitution of, on-site open space requirements required by the City's Code of Ordinances, specific plans, or any other planning document. The dedication requirement is restricted to the acquisition and improvement of parks and facilities and cannot be used for maintaining or operations of the park system. Therefore, Aa~~Park Land Dedication and Park Improvements Required: A~~ developer of any subdivision subject to this ordinance or a site development permit subject to the Composite Zoning Ordinance which includes residential lots, building sites, or multi-familymultifamily residential site development within the City limits _or the City's extra-territorialextraterritorial jurisdiction_, that adds any residential units to any subdivision or multi-familymultifamily residential site development, shall prepare a park plan to provide for sufficient and suitable park landparkland and park improvements for the purpose of public recreation in accordance with the following provisions:

(a) (a) ~~Park Plan Approval Process: -~~ A residential developer shall prepare a park plan in conformance with the requirements of this Section and obtain approvals from the Appropriate Reviewing Authorities as follows:

(1) (1) ~~If the developer does not propose multi-familymultifamily development, and the developer is required to submit a subdivision application other than a Short Form Plat as required by this Ordinance, the developer is required to obtain approval of a park plan in compliance with this Section by the City Council in conjunction with consideration of the Concept Plan application. A Developer is required to submit a subdivision application as required by this Ordinance, if the development is not proposing multi-family or use of a Short Form Plat is not needed. The developer is required to obtain approval of a park plan in compliance with this Section by the City Council in conjunction with consideration of the Concept Plan application.~~

(2) (2) ~~If the developer does not propose multi-familymultifamily development, and the developer is required to submit a subdivision as required by this Ordinance that is permitted to be filed as a Short Form Plat application, the developer is required to obtain approval of a park plan in compliance with this Section by the Planning and Zoning Commission in conjunction with consideration of the Short Form Plat application. However, approval of any public park landparkland dedication other than land identified on the City Parks, Recreation & Open Space Master PlanLeander Parks, Public Spaces, and Recreation Comprehensive Plan is required to be approved by the City Council.~~

- (3) ~~(3)~~—If the developer proposes ~~multi-family~~~~multifamily~~ development, the developer is required to obtain approval of a park plan in compliance with this Section by the Director of Parks and Recreation in conjunction with consideration of a Site Development Permit application. However, approval of any public ~~park land~~~~parkland~~ dedication other than land identified on the ~~City Parks, Recreation & Open Space Master Plan~~~~Leander Parks, Public Spaces, and Recreation Comprehensive Plan~~ is required to be approved by the City Council.

~~(b) (b)~~ **Public Park Land Dedication or Payment of Fee In-Lieu Required and/or Public Parkland Dedication**

- (1) ~~(1)~~—Formula for Calculating Area of ~~Park Land~~~~Parkland~~: The acreage of ~~park land~~~~parkland~~ to be contributed by a developer prior to Final Plat or Short Form Plat approval of any single-family or two-family residential subdivision, or prior to site development permit approval for ~~multi-family~~~~multifamily~~ residential development, shall be equal to ~~three and one half (3.50)~~ ~~three and one half (3.50)~~~~seven and one half (7.5)~~ acres for each ~~additional~~ one hundred (100) dwelling units projected to occupy the fully developed subdivision or development. A "~~dwelling unit~~," when used in this section, shall mean each individual residence, including each individual residential unit in a ~~multi-family~~~~multifamily~~ residential structure or manufactured home park, designed or intended for habitation by a single family.

~~Payment of Fee In-Lieu of Park Land~~~~Parkland~~ Dedication: In general, the Appropriate Reviewing Authorities shall favor the ~~dedication of parkland over the payment of a fee in lieu of parkland dedication~~ ~~payment of a fee in lieu of parkland dedication~~ ~~dedication of park land over the payment of a fee in lieu of park land dedication~~ ~~over the dedication of parkland~~ for single family and two family subdivisions ~~except for including~~ Short Form Plats and multi-family development unless such Plat or multi-family development contains land identified as ~~park land~~~~parkland~~ in the ~~City Parks, Recreation & Open Space Master Plan~~~~Leander Parks, Public Spaces, and Recreation Comprehensive Plan~~. However, the Appropriate Reviewing Authority may require a developer to pay a fee in lieu of park land dedication in accordance with the following: If the amount of park land required to be dedicated is less than three (3) acres, the Appropriate Reviewing Authority may require a fee in lieu of land dedication. Such fee shall be in the amount of \$1,050 per dwelling unit.

- (2) The developer shall pay the in-lieu fee to the City prior to approval of the Final Plat, Short Form Plat, or, in the case of multi-family development, prior to site development permit approval. ~~The Fee In-lieu will be determined based on the following:~~

(i) Developer to obtain a Texas Appraiser Licensing & Certification Board (TALCB) approved Certified General Appraiser in good standing with the National Registries list of certified and licensed appraisers to appraise the property.

(ii) Calculation:

$$\frac{\text{Per acre market value of land / current City level of service (DU's/acre)}}{\text{X the number of DU's in the development}} = \text{fee-in-lieu}$$

(iii) The amount of such payment shall be based upon the market value of the property within the subdivision in its entirety as fully developed, with all attendant infrastructure, in accordance with land uses approved for the subdivision. Land price reflects the fair market value at the time it is platted, not when it was purchased.

(iv) The developer shall pay the in-lieu fee to the City prior to approval of the Final Plat, Short Form Plat, or, in the case of multi-family development, prior to site development permit approval.

(v) In determining the average fair market per acre value of the total land included in the proposed residential development, the City Council in their judgement may determine because of changed conditions, the appraised value of the land being developed requires further analysis, shall obtain a second appraisal paid for by the city.

(3) Geographic Nexus: Fees must serve the district area in which the development is located. However, fees may be used within an adjacent service area if the project is a neighborhood park and within ½ mile of the service area where the fees were collected; a community park if 1½ miles of the service area where the fees were collected; or a regional park if within 3 miles of the service area where the fees were collected. (see Parkland Dedication Service Districts Map).

(4) ~~(2)~~ Standards for Dedication of ~~Park Land~~ Parkland: The land dedicated by a developer to meet the requirements of this section shall be suitable for public parks and recreation activities and shall comply with ~~the City Parks, Recreation & Open Space Master Plan Leander Parks, Public Spaces, and Recreation Comprehensive Plan,~~ and shall comply with the following standards:

(i) ~~(i)~~ The dedicated land shall form a single parcel or tract of land at least three (3) acres in size ~~least three (3) acres in size with acreage based upon the number of dwelling units proposed (7.5 acres/per 100 DU's)~~ unless the Appropriate Reviewing Authorities determine that more than one (1) tract or a smaller ~~tracts~~ tract would be in the best public interest.

(ii) ~~(ii)~~ The developer shall provide public access to ~~park land~~ parkland by providing at least ~~fifty percent (50%)~~ fifty percent (50%) twenty-five percent (25%) of the perimeter boundary of the park with street frontage, or as determined to be satisfactory by the Appropriate Reviewing Authorities. At the time the land abutting the delineated areas is developed, the developer of such abutting land shall dedicate and construct streets along all abutting street frontage and shall provide water and wastewater utilities to the boundary of one (1) side of the delineated area to meet minimum requirements of this Ordinance.

(iii) ~~(iii)~~ The developer shall dedicate ~~park land~~ parkland ~~reasonably located near the geographic center of the development,~~ reasonably located near the geographic center of the development within convenient distance from the majority of the residents to be served or within an area identified on the ~~City Parks, Recreation & Open Space Master Plan Leander Parks, Public Spaces, and Recreation Comprehensive Plan,~~ and adaptable for use as a public park and recreation facility. However, the Appropriate Reviewing Authorities may require ~~park land~~ parkland to be located at the edge of a development so that additional land may be added at such time as adjacent land is developed or acquired for public use in accordance with this ordinance. In addition, rare, unique, endangered, historic or other significant natural areas shall be given high priority for dedication pursuant to this ordinance. The Appropriate Reviewing Authorities may also require areas providing linkage to parks, schools or public places, or areas that preserve the natural character of the surrounding environment, be included in the ~~park land~~ parkland dedication.

(iv) The site shall not be encumbered by overhead utility lines or easements; no more than two (2) sides of the park may be adjacent to sides or rear of homes; must

have a visible and attractive means of ingress and egress; and sites with existing trees, especially Heritage Trees, or significant scenic elements will be provided preference.

~~(v)~~ ~~(iv)~~ —The developer shall restore and stabilize any disturbed soil and establish vegetative cover of a type determined appropriate for the terrain and by the Director of Parks and Recreation on ~~park-land~~parkland.

~~(vi)~~ ~~(v)~~ —Land dedication of trail corridors identified on the ~~City Parks, Recreation & Open Space Master Plan~~ *Leander Parks, Public Spaces, and Recreation Comprehensive Plan* shall be a high priority. Developers are responsible for preserving the natural character of the trail corridor and dedicating the required right-of-way. Right-of-way dedication or easement size may vary due to site physical characteristics.

~~(vii)~~ If the land identified ~~on~~ in the ~~City Parks, Recreation & Open Space Master Plan~~ *Leander Parks, Public Spaces, and Recreation Comprehensive Plan* exceeds the amount of land required for ~~park-land~~parkland dedication by this section, the remainder of the land not required for dedication can be donated to the City for future parks/trail and/or public space connections, with the City providing minimal maintenance until the park is developed ~~shall~~ ~~shall~~ may be shown as a reserve park lot/corridor that they may develop in the future of or may be to-be purchased by the City in fee simple by fair market value or through an easement at a time when funds become available, or, the Appropriate Reviewing Authorities may credit the required park improvements fee in an amount equal to the fee in-lieu value (~~see paragraph 3 below~~) of the remaining land if such land is dedicated and deeded to the City.

~~(viii)~~ ~~(vi)~~ —Land within the one hundred (100) year floodplain and land that has greater than 15% slope may constitute, in total, not more than ~~fifty percent (50%)~~ fifty percent (50%)—thirty-three percent (33%) of the land dedication requirement. Floodplains and slopes will be calculated on 3:1 basis (3 acres of floodplain/slopes equals to 1 acre of parkland credit). Lands within an inundation easement falling outside of the one hundred (100) year floodplain may constitute up to one hundred percent (100%) of the land dedication requirement if such land remains undisturbed and in a pre-development condition, and if such land is not utilized for another public purpose. In addition, for every acre of land dedicated for ~~park-land~~parkland within the one hundred (100) year floodplain, or having a slope greater than 15%, ~~only one-half (1/2)~~ one-half (1/2)—one-third (1/3) acre of ~~park-land~~parkland dedication credit shall be given. ~~[Example: If ten acres of park-land is required to be dedicated for park-land, at least five acres~~ five acres—six and one half (6.5) acres of such ~~park-land~~parkland must be outside the 100-year floodplain and comprised of slopes less than 15%. For the remaining ~~five~~ five—three and one half (3.5) acres of ~~park-land~~parkland required, the developer can achieve compliance by dedicating five additional acres outside the 100-year floodplain and comprised of slopes less than 15%, or ten additional acres inside the 100-year floodplain and/or comprised of slopes more than 15%, or some combination thereof. ~~.]~~

~~(ix)~~ ~~(vii)~~ —The developer shall dedicate all ~~park-land~~parkland as a park lot on the applicable Final Plat or Short Form Plat. The developer shall deliver to the City a signed warranty deed transferring title to property dedicated as public ~~park-land~~parkland to the City after City acceptance of park improvements and release

of fiscal surety. If the developer fails to deliver the warranty deed in a timely manner, the City may withhold Final Plat approvals and/or the issuance of building permits. The developer shall provide ~~park-land~~parkland free and clear of all mortgages and liens at the time of such dedication or conveyance. The developer shall have iron rods or pins set in accordance with the Final Plat or Short Form Plat. If a subdivision ~~Plat~~plat is not required based on the standards of this Ordinance, the developer shall have iron rods or pins set at corners identified on a recordable land survey completed by a land surveyor registered in the State of Texas.

~~(x)~~ The Appropriate Reviewing Authorities may accept parkland from a developer that is not part of an addition or subdivision in order to meet the parkland requirement. A deed shall be required.

~~(xi)~~ Drainage ditches, detention ponds, power line easements, and similar sites shall not be accepted for parkland dedication, unless 75% or more of the active and usable area is designed for recreational use and the Department finds, after consultation with the city manager or his/her authorized designee, that the land has exceptional recreational value that warrants its acceptance as parkland or open space.

~~(1) (3) Payment of Fee In Lieu of Park Land Dedication: In general, the Appropriate Reviewing Authorities shall favor the dedication of park land over the payment of a fee in lieu of park land dedication for single family and two family subdivisions except for Short Form Plats and multi-family multifamily development unless such Plat plat or multi-family multifamily development contains land identified as park land in the City Parks, Recreation & Open Space Master Plan. However, the Appropriate Reviewing Authority may require a developer to pay a fee in lieu of park land dedication in accordance with the following:~~

~~(i) (i) If the amount of park land required to be dedicated is less than three (3) acres, the Appropriate Reviewing Authority may require a fee in lieu of land dedication.~~

~~(i) (ii) Such fee shall be in the amount of \$1,050.00 per dwelling unit.~~

~~(i) (iii) The developer shall pay the in-lieu fee to the City prior to approval of the Final Plat, Short Form Plat, or, in the case of multi-family multifamily development, prior to site development permit approval.~~

~~(c) (e)~~ **Park Improvements.**

~~(1) (1) In addition to the required dedication of land or fees in lieu of land dedication~~ dedication of land or fees in lieu of land dedication fees in lieu of or dedication of land as set forth above, the developer shall also pay a park improvements fee to the City prior to approval of a Final Plat or Short Form Plat, or, in the case of ~~multi-family~~multifamily development, prior to site development permit approval. Construction cost per acre should be empirically derived by reviewing recent bid packages of the development of new parks and the number of acres in those parks to derive a development cost per acre. The per dwelling development fee is ascertained by dividing the construction cost per acre by the existing level of service dwelling units number times the number of dwelling units in the development.

Such park improvements fee shall be sufficient to provide up to fifty percent (50%) for the development of amenities and improvements on the dedicated land to meet the standards for a neighborhood park to serve the area in which the subdivision is

located. The remaining 50% will park improvements fee shall be placed in calculated on the parkland dedication fund to develop public parks. basis of \$400.00 per dwelling unit.

(2) The formula for calculating the Park Improvement fee is as follows:

Recent Park Cost: \$8,600,000 divided by 100 acres = \$86,000/acre

\$86,000 divided by 63.72 DU's/acre = \$1350.00 per DU in development.

(3) The park improvements fee shall be calculated on the basis of \$400 \$400\$1350 per dwelling unit.

(4) ~~(2)~~—In lieu of payment of the park improvements fee, the Appropriate Reviewing Authorities may approve a plan from the developer to construct public park improvements. Up to 100% credit for publicly accessible parks may be provided if park improvements meet city needs and all criteria of this ordinance. park improvements. If the park or any portion of the park is within areas shown in the City Parks, Recreation & Open Space Master Plan Leander Parks, Public Spaces, and Recreation Comprehensive Plan as land to meet strategic needs for future parks and/or trails, the developer may be required to construct trails or other park amenities in lieu of payment of the park improvements fee. This plan shall meet the following standards:

(i) ~~(i)~~—All plans and specifications for the construction of such amenities and improvements shall be reviewed and approved by the City, and the developer shall meet *City Park & Facility Equipment Standards*.

(ii) ~~(ii)~~—Amenities and improvements shall ~~shall~~ may include one ~~(1)~~ or more children's play areas, picnic areas, game court areas, turf play fields, splash parks and/or swimming pools, recreational/fitness buildings, trails (sidewalks, walkways or bike trails), and landscaped sitting areas, to include community flower or garden spaces.

(iii) ~~(iii)~~—The value of amenities and improvements shall be greater than or equal to ~~\$400 \$400\$1350.00~~ per residential dwelling unit.

(iv) ~~(iv)~~—All park areas and playground equipment shall be in accordance with the U.S. Consumer Products Safety Commission - Publication 325, as currently amended and in accordance with current provisions of the Americans with Disabilities Act; ASTM F1487-21 Playground Equipment Standard; ASTM F2373-11(R2017) Performance Specifications; ASTM F2075-20 Specification for Engineered Wood Fiber for use; ASTM F2479-17 Specification, Purchase, Installation of Poured in Place Playground Surfacing; and ASTM F3012-22 Specification for Loose-Fill Rubber Playground Safety Surface; and ASTM F2049-11 (2017) Specification for Fences/Barriers.

(v) ~~(v)~~—These park improvements shall be completed to the satisfaction of the City Parks and Recreation Director prior to release of fiscal surety or, in the case of a ~~multi-family~~ multifamily development, prior to issuance of a certificate of completion or a certificate of occupancy for the project.

(vi) ~~(vi)~~—These park improvements shall be designed, reviewed and permitted in conjunction with a Site Development Permit application and/or subdivision Construction Plans ~~construction plans~~ as deemed appropriate by the City Parks and Recreation Director.

~~(d) (d)~~ **Privately Owned & Maintained Parks:** ~~The Appropriate Reviewing Authorities may approve a plan from the developer to provide privately owned and maintained park~~

~~land~~~~parkland~~ and park improvements meeting all requirements of this section ~~not to exceed fifty percent (50%) of the fee-in-lieu~~ of public ~~park-land~~~~parkland~~ dedication and public park improvements. ~~The remaining fifty percent (50%) will be placed in the parkland dedication fund to develop public parks.~~ However the Appropriate Reviewing Authorities shall not approve a plan for privately owned ~~park-land~~~~parkland~~ and park improvements if such land is shown in the ~~City Parks, Recreation & Open Space Master Plan-Leander Parks, Public Spaces, and Recreation Comprehensive Plan~~ as land to meet strategic needs for future parks and/or trails. In addition, such plan shall meet the following:

(1) ~~(1)~~—Private ownership and perpetual maintenance of such areas and facilities shall be adequately provided for by recorded written agreement, conveyance, and/or restrictions.

(2) ~~(2)~~—The use of such areas and facilities shall be restricted to park and recreational purposes by a recorded covenant, which runs with the land in favor of the future owners of property, and which cannot be defeated or eliminated without the consent of the Council.

(3) The single parcel or tract of land for a private park is limited to no more than 50% of the 7.5 acres required per 100 dwelling units. For example, 100 dwelling units are being constructed, the parkland requirement is 7.5 acres, of which only 50% or 3.75 acres will be credited to a physical park within the development. The remaining 3.75 acres will be assessed a Fee In-lieu based upon the formula shown below.

(4) The fee in-lieu formula is:

$$\frac{\text{Per acre market value of land / current City level of service (DU's/acre)}}{\text{X the number of DU's in the development}} = \text{fee-in-lieu} \\ \text{Divided by 50\%}$$

(5) The Appropriate Reviewing Authorities may allow a portion of the fee in-lieu to be used for trail development if such land is dedicated and deeded to the City.

~~(e)~~ ~~(e)~~ **Alternative ~~Park-Land~~~~Parkland~~ Dedication and Park Improvements Plan:** The Appropriate Reviewing Authorities may consider and approve a plan from the developer for an alternative ~~park-land~~~~parkland~~ dedication and park improvements plan meeting the following standards.

(1) ~~(1)~~—If all other standards of this section are met, the amount of ~~park-land~~~~parkland~~ to be dedicated may, if approved by the Appropriate Reviewing Authorities, be reduced, if the reduced value of the land dedication is compensated by an equal or larger increase in the value of park improvements. However, in no case shall the amount of ~~park-land~~~~parkland~~ dedicated, whether ~~private-or~~ public or private, be less than seventy-five percent (75%) of the amount required by this section. The calculation to convert ~~park-land~~~~parkland~~ value to additional park improvements shall be determined based on how much fee in-lieu would be required to compensate for the ~~park-land~~~~parkland~~ deficiency and by adding this dollar amount to the required dollar value of park improvements.

Example: If ~~twenty~~ ~~twenty-five~~ (15)20 acres is required to be dedicated as ~~park-land~~~~parkland~~, and the applicant proposes ~~16.5~~11.25 (max 25%) acres there would be a ~~park-land~~~~parkland~~ deficiency of ~~3.5~~3.75 acres. 3.5-3.75 acres is equivalent to 100 residential units worth of ~~park-land~~~~parkland~~ dedication and the fee in lieu of ~~park~~

~~land~~~~parkland~~ dedication is equivalent to ~~\$1,050.00 per unit~~ ~~\$1,050 per unit~~ \$1,570 per dwelling unit. Therefore, the amount of park improvements could be increased by ~~\$105,000~~ \$157,000.00 (100 units times ~~\$1,050~~ \$1,570). ~~.00~~.

(2) ~~(2)~~—If all other standards of this section are met, the amount of park improvements may, if approved by the Appropriate Reviewing Authorities, be reduced, if the reduced value of such improvements is compensated by an equal or greater increase in the value of ~~park~~~~land~~~~parkland~~ to be dedicated. The calculation to convert park improvements value to additional ~~park~~~~land~~~~parkland~~ shall be determined based on reducing the required park improvements dollar value by not more than the fee in-lieu dollar value of the additional ~~park~~~~land~~~~parkland~~ to be dedicated.

Example: If \$500,000.00 worth of park improvements is required, and the applicant proposes \$395,000.00 worth of improvements, this would amount to a \$105,000.00 deficiency in ~~park~~~~land~~~~parkland~~ improvements. Dividing this number by the fee in lieu value of ~~park~~~~land~~~~parkland~~ required per unit (~~\$1,050~~ ~~\$1,570.00~~) yields ~~100~~67 units (~~\$105,000.00/\$1,050.00 = 100~~)(~~\$105,000/\$1570~~). The ~~park~~~~land~~~~parkland~~ requirement for ~~100~~67 units is ~~3.5~~ 1.05 acres. Therefore, ~~and an~~ additional ~~3.5~~ 1.05 acres of land could be dedicated in lieu of \$105,000.00 of improvements.

(3) For subdivisions located outside the city limits, up to one hundred percent (100%) credit may, at the discretions of the City, be given if the subdivider enters into a written agreement with the city stating that all private parkland shall be dedicated to the City as the time of full purpose annexation of said subdivision by the City.

(f) ~~(f)~~ **Park Fund Established:** The City hereby creates a separate fund to be entitled "Park Parkland Dedication Fund." Money, and the interest on such money, collected as a fee in-lieu of ~~park~~~~land~~~~dedication~~, ~~and~~ park improvements fees and parkland dedication, shall be held in said fund in trust to be used by the City solely and exclusively for the purpose of purchasing, improving, and/or renovating public park and recreational land and shall not be used for maintaining or operating public park facilities.

1. Improvements to public park and recreational ~~lands~~~~land~~ includes public art installations. The Park Fund will contain a category entitled "Park Public Art Fund" where fifteen percent (15%) of fee-in-lieu and park improvements fees, and interest on such money, will be held to be used for public art in public parks and recreational land; provided that the City Council may, from time to time, authorize use of the funds for purchasing ~~parkland~~~~parkland~~ ~~parkland~~ or non-public art improvements or renovations when determined necessary in relation to a particular public park project. Such fund shall be invested or held in an interest-bearing account and all earnings and interest shall accrue to the Park Fund.

(g) ~~(g)~~ **Subdivision Changes:** In the event a developer obtains Commission approval to deviate from the approved Preliminary Plat thereby increasing the number of dwelling units projected, or where the use of property is changed from a ~~non-residential~~~~nonresidential~~ use to a residential use, the owner or developer shall be obligated to provide additional land or fees for the ~~park~~~~land~~~~parkland~~ and amenities required for the additional dwellings in accordance with this section prior to the City approving the Final Plat for recordation.

(h) ~~(h)~~ **Phasing Plan:** If a developer proposes a multi-phased residential subdivision or other residential development, the developer shall submit a proposed park phasing plan to indicate a plan for phasing ~~park~~~~land~~~~parkland~~ dedication and/or park improvements to coincide with the development phasing. This park phasing plan shall be approved in conjunction with the park plan as provided by this section. A park phasing plan shall include provisions for compliance with the standards of this section for all phases of the development. A phasing plan may propose ~~park~~~~land~~~~parkland~~, park improvements and/or

fee in-lieu in an early phase of development to fulfill requirements of a later phase of development, but in no case shall a phasing plan propose ~~park-land~~parkland, park improvements and/or fee in-lieu in a later phase of development to fulfill requirements of an earlier phase of development unless the developer provides adequate fiscal surety with the earlier phase of development. Such fiscal surety shall be in a form that shall not expire unless specifically released by the City.

(i) ~~(i)~~ **Fiscal Surety:** Except for ~~multi-family~~multifamily development, prior to Final Plat or Short Form Plat approval, the developer shall provide fiscal surety for the completion of all park improvements that complies with this subsection and ~~Sec.~~Section 28 of this Ordinance (to the extent ~~Sec.~~Section 28 does not conflict with this subsection), and the fiscal ~~surety~~ shall be in a form acceptable to the Director of Parks and Recreation, the Executive Director of Development Services and the City Attorney. Unless otherwise approved, such fiscal shall be in the form of a letter of credit from a major lending institution, or cash held in escrow. Such fiscal surety shall be held by the City until either the City has accepted all public park improvements and title to the public ~~park-land~~parkland, or the City has approved on final inspection all private park improvements. Such fiscal surety shall be in a form that shall not expire unless specifically released by the City.

(j) **Time Limit for Expenditure of Dedication Funds:** The City must expend the funds within five (5) years from the date received for acquisition or development of neighborhood recreation land, or ten (10) years for a community or regional park.

(k) **Frequency of Ordinance Reviews:** City Council requires a review of the ordinance every three (3) years and be updated as necessary. Updates may include, but not limited to the most recent park acquisitions costs; park amenity and development costs; etc.

PARK-~~LAND~~PARKLAND DEDICATION AND PARK IMPROVEMENTS OPTION SUMMARY

(The Appropriate Reviewing Authorities shall determine which option is acceptable.)

OPTION ONE

~~Land Dedication: (3.50 acres per 100 dwelling units) + Park Improvements Fee (\$400.00 per dwelling unit).~~

OPTION TWO

~~Land Dedication: (3.50 acres per 100 dwelling unit) + Park Improvements (A minimum of \$400.00 per dwelling unit must be spent on park improvements that meet City specifications).~~

OPTION THREE

~~Fee in Lieu of Land Dedication: (\$1,050.00 per dwelling unit) + Park Improvements Fee (\$400.00 per dwelling unit).~~

OPTION FOUR

~~Privately Owned & Maintained Parks: Private park land and park improvements meeting the standards of this Section.~~

OPTION FIVE

~~Alternative Park Land Dedication and Park Improvements Plan: A customized plan that may include combinations of all other options.~~

OPTION ONE

Land Dedication: (3.50 acres per 100 dwelling units) + Park Improvements Fee (\$400 per dwelling unit)

OPTION TWO

Land Dedication: (3.50 acres per 100 dwelling unit) + Park Improvements (A minimum

of \$400 per dwelling unit must be spent on park improvements that meet City specifications)

OPTION THREE

~~**Fee-in-Lieu of Land Dedication:** (\$1,050 per dwelling unit) + **Park Improvements Fee** (\$400 per dwelling unit)~~

OPTION FOUR

~~**Privately Owned & Maintained Parks:** Private park land and park improvements meeting the standards of this Section.~~

OPTION FIVE

~~**Alternative Park Land Dedication and Park Improvements Plan:** A customized plan that may include combinations of all other options.~~

OPTION ONE

~~No parkland dedication (public or private) by the developer. Fee-in-Lieu of Land Dedication plus Park Improvements Fee to be paid to the city.~~

OPTION TWO

~~Parkland dedication with privately owned and maintained parkland. Fee-in-Lieu of Land Dedication plus Park Improvements Fee up to fifty percent (50%) to be used by the developer and the remaining fifty percent (50%) be paid to the city.~~

OPTION THREE

~~Parkland Dedication within the development as a public park. Fee-in-Lieu of Land Dedication plus Park Improvements Fee up to one hundred percent (100%) can be credited if park and facilities are open to the general public at large.~~

OPTION FOUR

~~Alternate Parkland Dedication and Park Improvements Plan: A customized plan that may include combinations of all other options. However no more than 50% of the total Fee-in-Lieu of Land Dedication plus Park Improvements Fee will go towards private parkland.~~

~~Sections 62. through 69. Reserved(Ordinance 11-032-00 adopted 10/20/11; Ordinance 15-011-00, secs. 2—5, adopted 2/19/15; Ordinance 16-061-00, sec. 12, adopted 7/7/16; Ordinance 19-062-00 adopted 10/3/19)~~

Example 1: Proposed Dedication Plan: 23.18 acres/320 DU's

Fee-in-lieu

- Total development acreage as platted: 23.18
- Established Fair Market Value per acre: \$100,000/acre
- Current City level of service/acre = 63.72 DU's
- $\$100,000 / 63.72 = \$1570/\text{DU}$
- $\$1570/\text{DU} \times 320 \text{ total development units proposed} = \$502,400.00 \text{ FIL}$

Park Development Fee

- $\$86,000/\text{acre} / 63.72 \text{ DU's/acre} = \$1350/\text{DU}$
- $320 \text{ DU's} \times \$1350 = \$432,000$

Total Parkland Fees: \$934,400

Options:

1. No park land dedication (private or public): \$502,400 FIL + \$432,000 PDF = \$934,400 to be paid to the City.
2. Parkland Dedication with privately owned and HOA maintained parkland: Total: \$934,000 / 50% credit for private/HOA park = \$467,000 to be used for private parkland and \$467,000 to be paid to the City.
3. Parkland Dedication as a Public Park (maintained by HOA and/or City with agreement). 100% credit - \$934,000 FIL & PDF to be used to develop the public park within the development. \$0 to be paid to the City. Minimum of 7.5 acres per 100 DU's). Public parks and amenities will be deeded to the City.
4. Parkland Dedication which includes a customized plan of private and public park areas. Total of \$934,000 with (at minimum) 50% or \$467,000 to be used to develop a public park and remainder to be used for private park(s).

Example 2: Proposed Dedication Plan: 83.41 acres/224 DU's

Fee-in-lieu

- Total development acreage as platted: 83.41
- Established Fair Market Value per acre: \$85,000/acre
- Current City level of service/acre = 63.72 DU's
- $\$85,000 / 63.72 = \$1334/\text{DU}$
- $\$1334/\text{DU} \times 224 \text{ total development units proposed} = \$298,816 \text{ FIL}$

Park Improvement Fee

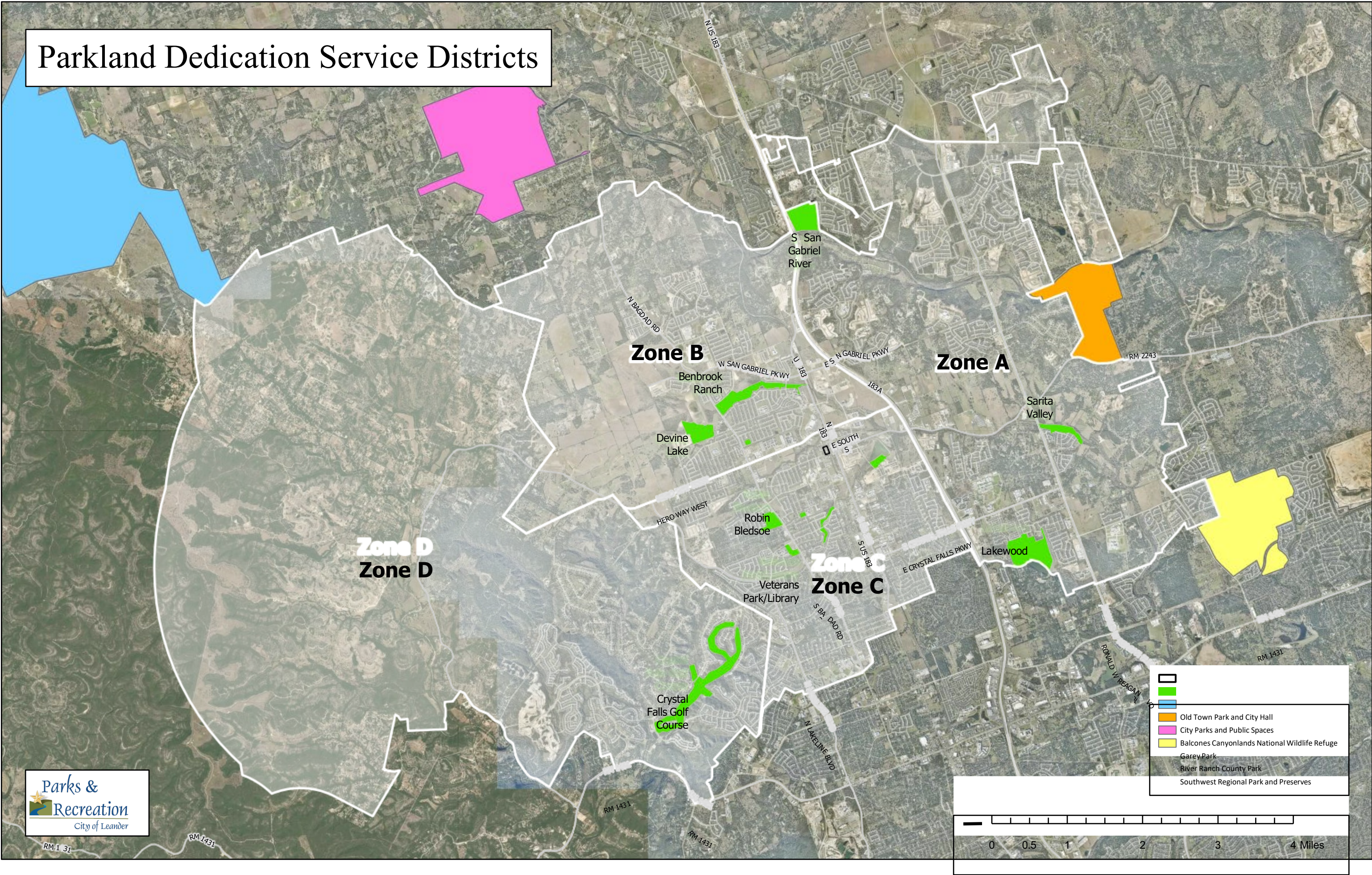
- $\$86,000/\text{acre} / 63.72 \text{ DU's/acre} = \$1350/\text{DU}$
- $224 \text{ DU's} \times \$1350 = \$302,400$

Total Parkland Fees: \$601,216

Options:

1. No park land dedication (private or public): $\$298,816 \text{ FIL} + \$302,400 \text{ PDF} = \$601,216$ to be paid to the City.
2. Parkland Dedication with privately owned and HOA maintained parkland:
Total: $\$601,216 / 50\% \text{ credit for private/HOA park} = \$300,608$ to be used for private parkland and $\$300,608$ to be paid to the City.
3. Parkland Dedication as a Public Park (maintained by HOA and/or City with agreement). 100% credit - $\$300,608 \text{ FIL \& PDF}$ to be used to develop the public park within the development. $\$0$ to be paid to the City.
(Minimum of 7.5 acres per 100 DU's). Public parks and amenities will be deeded to the City.
4. Parkland Dedication which includes a customized plan of private and public park areas. Total of $\$601,216$ with (at minimum) 50% or $\$300,608$ to be used to develop a public park and remainder to be used for private park(s).

Parkland Dedication Service Districts





EXECUTIVE SUMMARY
3/28/2024

AGENDA SUBJECT:

Discuss and consider action on an appeal of an administrative decision regarding Article VI, Section 14 (c) of the Composite Zoning Ordinance pertaining to standards associated with utility lines on one (1) lot, approximately 22.27 acres in size, more particularly described by Williamson Central Appraisal District Parcel R031208, commonly addressed as 10930 E Crystal Falls Pkwy; Williamson County, Texas.

BACKGROUND:

Texas Humane Heroes is proposing an expansion to their site located at 10930 E. Crystal Falls Pkwy. The site development permit was issued on July 21, 2023 and the proposal was in compliance with the ordinance requirements. During the construction process, the developer came across issues regarding extending power throughout the site that caused increased cost. The Composite Zoning Ordinance includes the following requirements regarding new utilities:

- (c) Utilities: All utility lines and other lines required to provide services to property in the City (including but not limited to water, wastewater, gas, electric, cable, internet, and propane) are required to be underground. In unique or unusual circumstances, an applicant may request an exception to the requirements of this section by submitting a written request for an exception with the site development permit or building permit application, as appropriate. The City Engineer may grant an exception if an exception is required by applicable building codes or for public safety reasons. The City Engineer's decision may be appealed in writing to the Commission within ten days of the City Engineer's decision. The Commission's decision may be appealed to the City Council within ten days of the Commission's decision. The City Council's decision will be final.

Texas Humane Heroes is proposing to place two power poles on their property to bring power to their new animal shelter building. Due to the cost difference, the applicant is requesting a exception to place the utilities overhead. Staff made the determination that the request does not comply with the ordinance exception process since the proposed exception is not required by applicable building codes or for public safety reasons, and is based on financial reasons. Upon denial of the request, the applicant has the option to appeal the decision of the City Engineer to the Planning & Zoning Commission.

HISTORY/TIMELINE:

03/08/2024 - Staff determination issued
03/14/2024 - Applicant submitted appeal

APPLICANT/AGENT:

Jeff Struchtemeyer, Texas Humane Heroes

RECOMMENDATION:

Staff recommends denial of the appeal request.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. SD-22-0022 Att 1 Exception Determination
2. SD-22-0022 Att 2 Exception Appeal
3. SD-22-0022 Att 3 Exception Exhibit

March 8, 2024

Awandit Giri, P.E.
TDI Engineering, LLC
5906 Fredericksburg Road , STE 300
Austin, Texas 78749

Via E-Mail

Re: SD-22-0022 Humane Heroes Site Development; Williamson County Property ID R031208 (the "Property"); Overhead Utility Exception Request

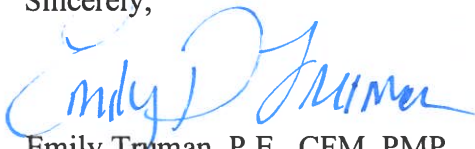
Dear Awandit Giri:

The purpose of this correspondence is to make a determination regarding the requested exception to allow for overhead utilities on the Property. Article VI, Section 14 (c) of the Composite Zoning Ordinance includes the following requirements:

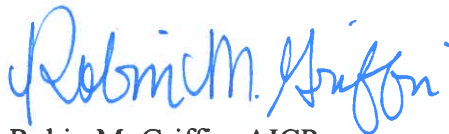
- c. Utilities: All utility lines and other lines required to provide services to property in the City (including but not limited to water, wastewater, gas, electric, cable, internet, and propane) are required to be underground. In unique or unusual circumstances, an applicant may request an exception to the requirements of this section by submitting a written request for an exception with the site development permit or building permit application, as appropriate. The City Engineer may grant an exception if an exception is required by applicable building codes or for public safety reasons. The City Engineer's decision may be appealed in writing to the Commission within ten days of the City Engineer's decision. The Commission's decision may be appealed to the City Council within ten days of the Commission's decision. The City Council's decision will be final.

The proposed exception request does not meet the criteria for administrative approval since the exception is not required by the Building Codes or for public safety reasons. Please do not hesitate to contact either of us if you have any questions.

Sincerely,



Emily Truman, P.E., CFM, PMP
City Engineer
512-528-2797
etruman@leandertx.gov



Robin M. Griffin, AICP
Executive Director of Development Services
512-528-2763
rgriffin@leandertx.gov





5906 Old Fredericksburg Road
Suite 300
Austin, Texas 78749

(512) 301-3389
www.tdi-llc.net

Date: February 9, 2024

Robin M. Griffin, AICP
Executive Director of Development Services
City of Leander
105 N. Brushy Street,
Leander, Texas 78641

RE: Exception Request Letter
Case Number: SD-22-0022
Texas Humane Heroes

Dear Ms. Griffin,

Please accept this letter as formal exception request letter for overhead utility. According to the contractor/owner following are the reasons for the utility to be above ground.

1. The original electrical site plans showed the main underground electrical running to the east property line to an existing power pole. This is the budget that was used to establish the job. When we got to the site the pole was not existing and after working with PEC to determine feasibility of power, we could not get the power poles there.
2. The plans were also developed for 3 phase power, which we were unable to get to the site according to PEC due to power pole span being too long for 3 phase power and being unable to get easements from the neighbor. We were unable to bore under the road due to more easement issues and quantity of existing utilities in the ROW. We had to redesign the MEP drawings to accommodate single phase power which resulted in an added cost to the budget of \$106k. The budget to run underground power from the building to the existing pole towards the back of the site is a long run (approx. 600lf) for conduits and would add \$65k in cost. Texas Humane Heroes being a non-profit is operating on a tight budget and this would exceed the money we have left in the job. We are asking for a variance to add 2 poles on private property (which are over 400 feet away from the road and would not be seen).

If you have any questions concerning this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Awandit Giri".

Awandit Giri, PE
TDI Engineering, LLC



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

Dear Ms. Griffin:

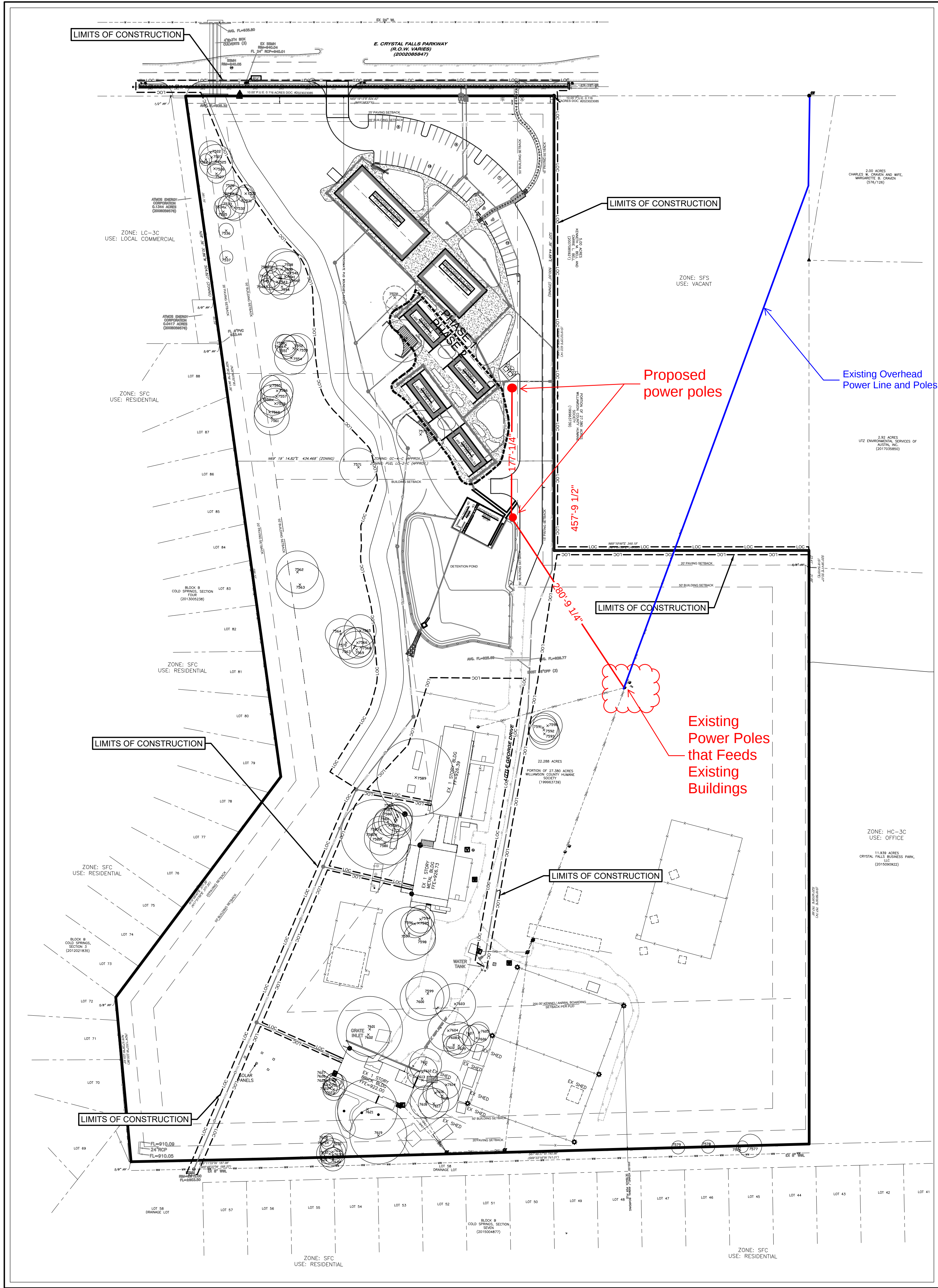
Please accept this letter and attachment as a formal request to place two power poles on our property to bring power to our new animal shelter building. The cost savings to run a single-phase overhead line from the existing poles on our property would save the organization around \$65,000 vs. having to bore 457 ft underground.

As a non-profit, we receive no city, county, or state funding to provide our services to the community, which includes micro-chip testing for lost pets and the acceptance of stray animals into our program from Leander residents. I, and the board of directors would appreciate the city's support of our ongoing operations by approving this variance.

Best,

A handwritten signature in black ink, appearing to read "Jeff Struchtemeyer".

Jeff Struchtemeyer
CEO

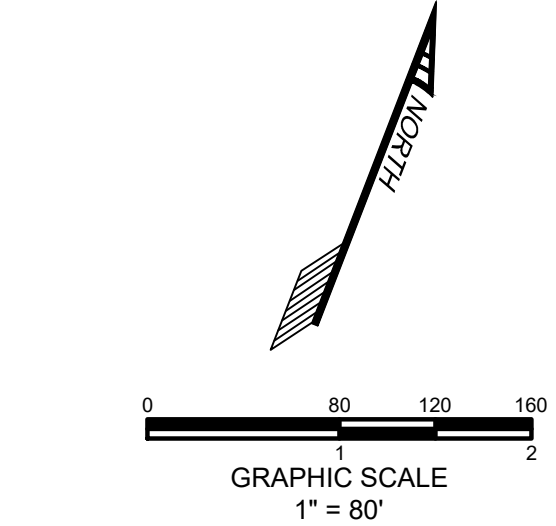


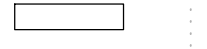
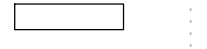
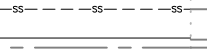
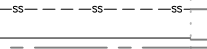
SITE NOTES:

1. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURE SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E
2. ALL SIDEWALKS DAMAGED WILL BE REPLACED AFTER CONSTRUCTION PRIOR TO CLOSE-OUT.
3. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES AND BUSINESSES AND OFFICE BUILDINGS.
4. DIMENSIONS ARE ON DIMENSION CONTROL PLAN SHEET.
5. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
6. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
7. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
8. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
9. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
10. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPT.
11. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
12. NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
13. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
14. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

PHASING SCHEDULE:

- PHASE 1: APPROXIMATE DATE: 05/01/2023 - APPROXIMATE END DATE: 12/01/2023)
INCLUDES BUILDINGS, DRIVEWAY, PARKING, PORTION OF THE PAVEMENT, UTILITY, DETENTION POND AND WATER QUALITY POND.
- PHASE 2: APPROXIMATE START DATE: 1/1/2024 - APPROXIMATE END DATE: 1/1/2025)
INCLUDES KENNEL 1, 2, 3 AND 4, PORTION OF PAVEMENT AREA.



LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		SUBJECT PROPERTY BOUNDARY
		ADJACENT PROPERTY LINES
		BUILDING SETBACK
		EASEMENT
		UNDERGROUND ELECTRIC LINE
		UNDERGROUND TELEPHONE
		OVERHEAD UTILITY
		TELECOMMUNICATIONS LINE
		GAS LINE
		LIGHT POLE
		POWER POLE / DOWN GUY
		FIRE DEPARTMENT CONNECTION
		TRANSFORMER (SIZE VARIES)
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		GRATE INLET
		CURB INLET (SIZE VARIES)
		STORM SEWER LINE (<18")
		STORM SEWER LINE (≥18")
		WATER LINE
		WASTEWATER LINE
		CURB & GUTTER
		EDGE OF PAVEMENT
		SIGN (AS NOTED)
		CONCRETE
		ACCESSIBLE ROUTE
		FIRE LANE
		RETAINING/ LANDSCAPE/ STEM WALL
		TREE TO BE SAVED
		LIMITS OF CONSTRUCTION
		PARKING COUNT

BENCHMARK:
MAG NAIL WITH WASHER SET IN
SOUTHWEST CORNER OF STORM INLET
ELEV=940.08

LEGAL DESCRIPTION:
22.288 ACRES IN THE WALTER
CAMPBELL SURVEY, ABSTRACT NO. 18
WILLIAMSON COUNTY, TEXAS, BEING
A PORTION OF A CALLED 27.380
ACRE TRACT OF LAND CONVEYED TO
WILLIAMSON COUNTY HUMANE
SOCIETY IN DOCUMENT NO. 199963739
OF THE OFFICIAL PUBLIC RECORDS
OF WILLIAMSON COUNTY, TEXAS.

CIVIL & STRUCTURAL
ENGINEERING
AUSTIN / HOUSTON

TDI Engineering LLC
5905 Old Fredericksburg Road, Suite 300
Austin, TX 78749
512-301-3389 | www.tdi-llc.net

THINK DESIGN innovate, integrate, implement...

4/4/2023

FIRM REG. # F-8601

TEXAS HUMANE HEROES
10930 E. CRYSTAL FALLS PARKWAY
LEANDER, TEXAS 78641

TEXAS HUMANE HEROES

OVERALL SITE PLAN

PROJECT #
1268-100

ISSUE DATE
4/4/2023

SHEET
20
20 OF 52

SD-22-0022