



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

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

September 22, 2022 at 7:00 PM



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

Place 5 – Gary Hampton, Jr.
Place 6 – Laura Lantrip
Place 7 – Rick Carpenter

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

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the September 15, 2022, meeting.
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case 20-FP-016 regarding Palmera Bluff Section 6 Final Plat on two parcels of land approximately 18 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcels R032201 and R032200; generally located north of Palmera Bluff Sections 3 & 5, Leander, Williamson County, Texas.
7. Approval of Subdivision Case 22-PP-007 regarding Wildspring Subdivision Preliminary Plat on one parcel of land approximately 111.57 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R032112; generally located NW of the intersection of CR 177 and CR 175, Leander, Williamson County, Texas.
8. Approval of Minutes.

PUBLIC HEARING: ACTION

9. Conduct a Public Hearing regarding Special Use Case 22-SU-002 to allow for the temporary residential use of a travel trailer or recreational vehicle for use by owners while building permanent home on site; on one parcel of land approximately 4.72 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcel 513800; and more commonly known as 13201 Vista Rock Drive, Leander, Travis County, Texas.
 - Discuss and consider action regarding Special Use Permit Case 22-SU-002 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
10. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-022 to amend the current zoning of SFR-3-B (Single-Family Rural) to adopt the Moon Valley PUD (Planned Unit Development) with a base zoning district of LC-5-D (Local Commercial) on two parcels of land approximately 8.78 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R319362 and R031223; and more commonly known as 15841 Ronald W Reagan Blvd, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case 22-Z-022 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
11. Conduct a Public Hearing regarding Zoning Case 22-Z-027 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the 50 High Gabriel Minor PUD (Planned Unit Development) with a base zoning of GC-3-A (General Commercial) on one parcel of land approximately 1.59 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R474021; and more commonly known as 50 High Gabriel East, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case 22-Z-027 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
12. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-028 to amend the current zoning of T6 (Urban Core Zone) to adopt the Metro Way Medical Center PUD (Planned Unit Development) with the LC-2-A (Local Commercial) on one parcel of land approximately 4.37 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R573740; and generally located to the northeast S US 183 and Metro Dr., Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case 22-Z-028 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action

13. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-029 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to HC-4-D (Heavy Commercial) on two parcels of land approximately 9.111 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031284 and R324449; and more commonly known as 2967 & 3005 Hero Way, Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case 22-Z-029 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action

REGULAR AGENDA

14. Discuss and consider action regarding Subdivision Case 22-PP-004 to approve the Bar W Ranch West Phases 10 and 11 Preliminary Plat on six parcels of land approximately 94.5 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R544598, R532728, R539735, R539738, R573683, R544612; generally located northeast of CR 267 and Bar W Ranch Blvd. Leander, Williamson County, Texas.
- a. Staff Presentation
 - b. Discussion
 - c. Consider Action
15. Discuss and consider action on Tree Removal Case 22-TRP-006 regarding removal of a Significant Tree associated with the Brushy Creek Retail Floodplain Development Project, generally located at US 183 and Metro Dr. Leander, Williamson County, Texas.
- a. Staff Presentation
 - b. Applicant Presentation
 - c. Discussion
 - d. Consider Action
16. Discuss and consider action on the Planning & Zoning Commission Progress Report for September 2021 to August 2022.
17. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 55 1.001 et seq. At any time during the meeting the Planning & Zoning Commission reserves the right to adjourn into Executive Session on any of the above posted agenda items in accordance with the Sections 55 1.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 55 1.073 [prospective gift to city], 55 1.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas. Was posted on the bulletin board at City Hall in Leander, Texas on the 16th day of September 2022 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Ellen Coufal, Planning Coordinator



EXECUTIVE SUMMARY
09/22/2022

AGENDA SUBJECT:

Approval of Subdivision Case 20-FP-016 regarding Palmera Bluff Section 6 Final Plat on two parcels of land approximately 18 acres ± in size, more particularly described by Williamson Central Appraisal District parcels R032201 and R032200; generally located north of Palmera Bluff Sections 3 & 5, Leander, Williamson County, Texas.

BACKGROUND:

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

HISTORY/TIMELINE:

01/21/2016 Annexation
03/03/2016 Approval of zoning (Palmera Bluff PUD)

APPLICANT/AGENT:

Randall Jones & Associates Engineering (Israel Ramirez) on behalf of Palmera Bluff Development Inc (Blake Magee).

RECOMMENDATION:

This final plat includes 72 residential lots and 2 HOA landscape lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following conditions.

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

PRESENTER:

Cory Dale, Planning

Attachments

1. Final Plat
2. Location Map

FINAL PLAT OF
PALMERA BLUFF SECTION 6
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

PROJECT INFORMATION

OWNER:

PALMERA BLUFF DEVELOPMENT, INC.
BLAKE J. MAGEE, PRESIDENT
1011 NORTH LAMAR BOULEVARD
AUSTIN, TEXAS 78703
PHONE (512) 481-0303

DEVELOPER:

PALMERA BLUFF DEVELOPMENT, INC.
BLAKE J. MAGEE, PRESIDENT
1011 NORTH LAMAR BOULEVARD
AUSTIN, TEXAS 78703
PHONE (512) 481-0303

ENGINEER:

RANDALL JONES & ASSOCIATES ENGINEERING, LLC
2900 JAZZ STREET
ROUND ROCK, TEXAS, 78664
PHONE (512) 836-4793
FAX (512) 836-4817
FIRM #9784

SURVEYOR:

RJ SURVEYING & ASSOCIATES, LLC
2900 JAZZ STREET
ROUND ROCK, TEXAS, 78664
PHONE (512) 836-4793
FAX (512) 836-4817
FIRM #10015400

SUBMITTAL DATE: SEPTEMBER 1, 2020

SITE DATA:

72 SINGLE FAMILY LOTS
49 50-FOOT LOTS
20 60-FOOT LOTS
3 70-FOOT LOTS
2 HOA LANDSCAPING LOTS
ACREAGE: 18.004 ACRES
NUMBER OF BLOCKS: 4
TOTAL NUMBER OF LOTS: 74

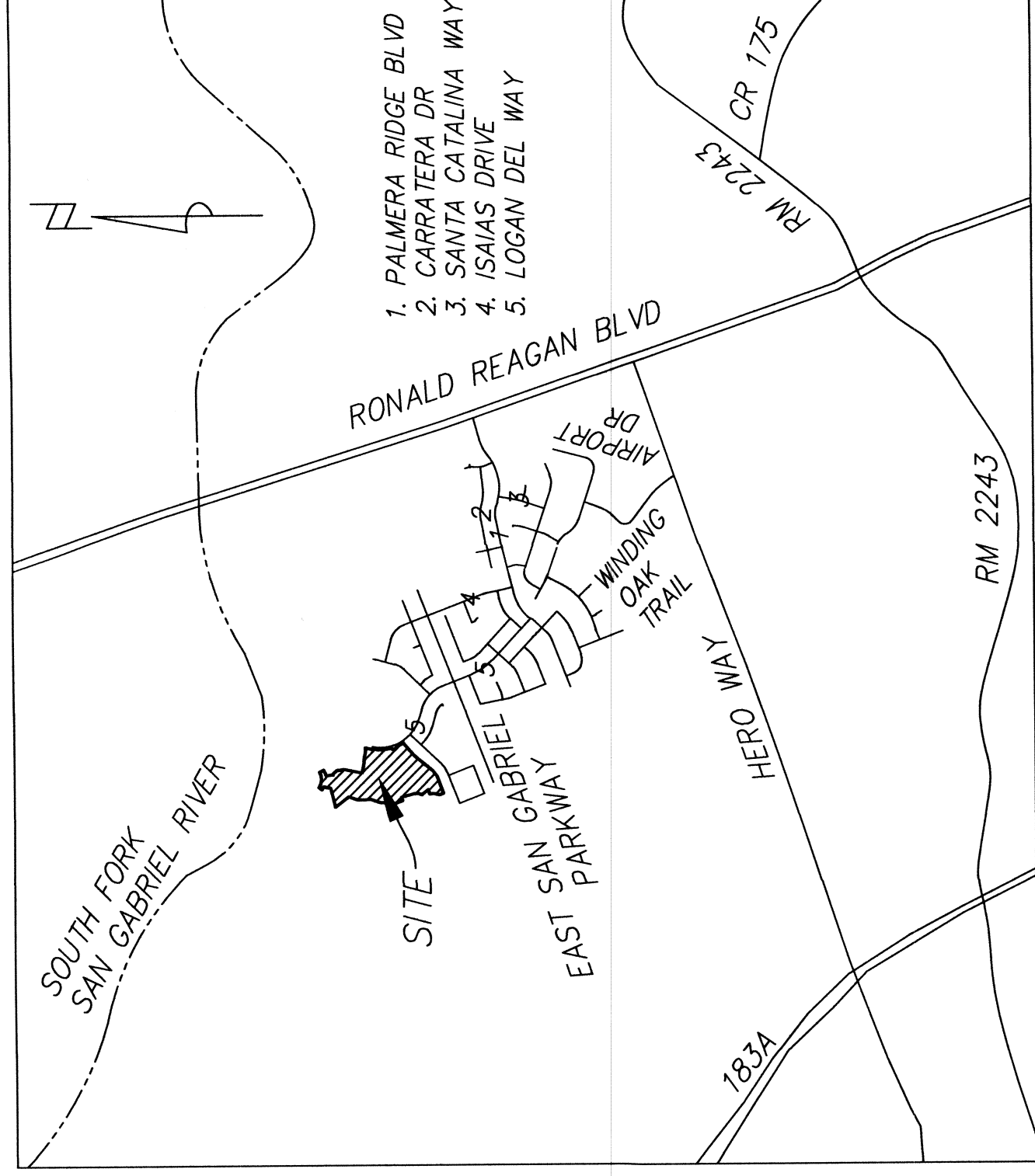
LAND USE TABLE:

72 SINGLE FAMILY LOTS	14.630 ACRES
2 HOA LS LOTS	0.194 ACRE
RIGHT-OF-WAY	3.180 ACRES
TOTAL	18.004 ACRES

STREETS TABLE:

NAME	LENGTH	ROW WIDTH
GOLDEN CELEBRATION BEND	1236'	50'
FRANCESCA ARDEN WAY	484'	50'
RED PARROT TERRACE	536'	50'
JOLIE ROSE BEND	341'	50'
LILLY GRACE BEND	242'	50'
TOTAL	2839'	

LOCATION MAP
SCALE: 1" = 2000'



INDEX INFORMATION

1. COVER SHEET
2. LOT/ROW LAYOUT
3. TABLES/NOTES
4. SIGNATURE PAGE

SURVEY: L. B. JOHNSON SURVEY, ABSTRACT NO. 350
DATE: JULY 19, 2022

RANDALL JONES & ASSOCIATES ENGINEERING, LLC
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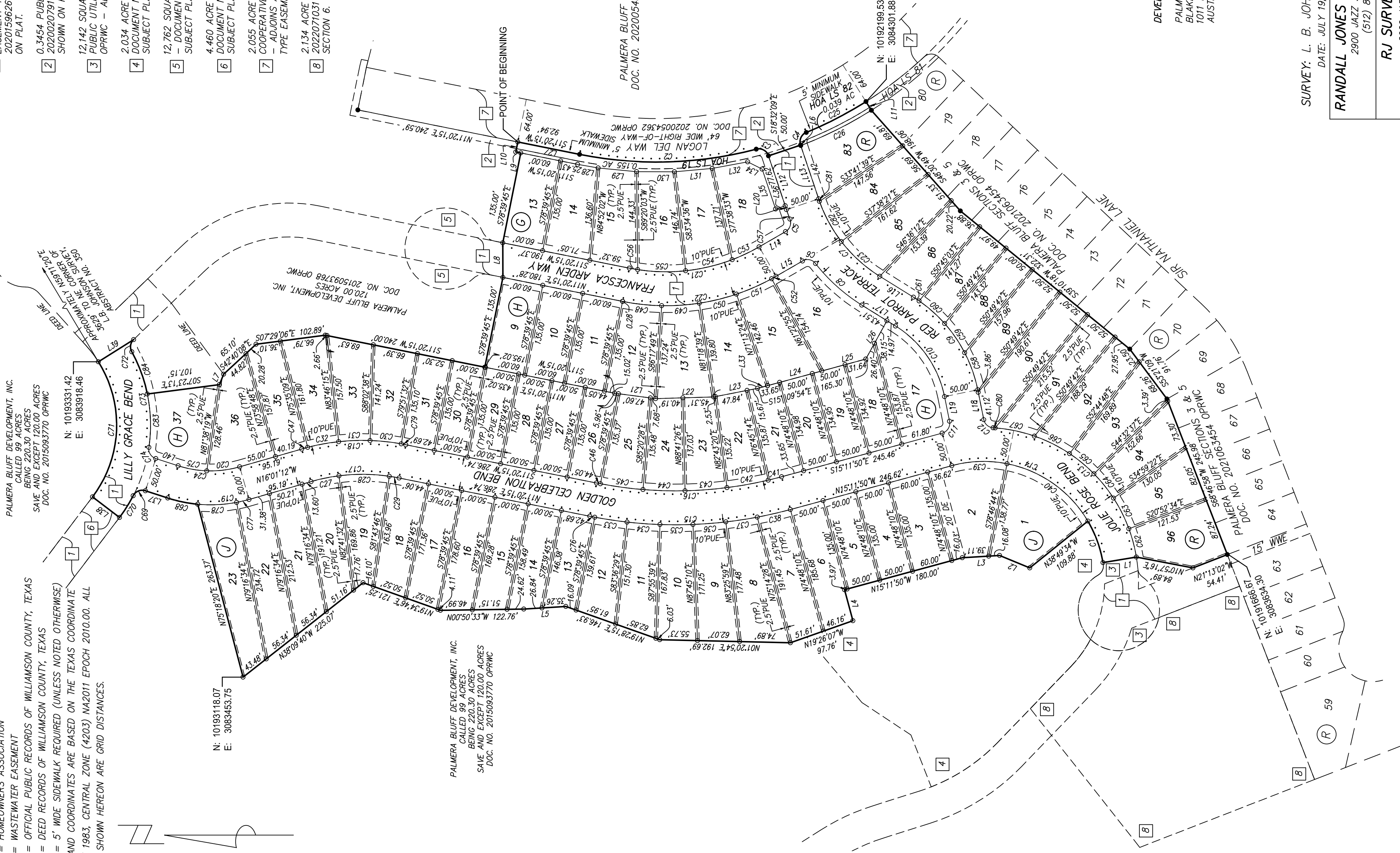
FINAL PLAT OF
PALMERA BLUFF SECTION 6
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

- LEGEND:
- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
 - = FOUND 1/2" IRON ROD WITH "RJ SURVEYING" CAP
 - Ⓐ = BLOCK NAME
 - PUE = PUBLIC UTILITY EASEMENT
 - PA = PEDESTRIAN ACCESS
 - LS = LANDSCAPE
 - ROW = RIGHT-OF-WAY
 - HOA = HOMEOWNERS ASSOCIATION
 - WWE = WASTEWATER EASEMENT
 - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
 - = 5' WIDE SIDEWALK REQUIRED (UNLESS NOTED OTHERWISE)
- BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203) NA2011 EPOCH 2010.00. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.



EASEMENT NOTES:

- 6.713 ACRE TEMPORARY WASTEWATER & FORCE MAIN EASEMENT TO THE CITY OF LEANDER – DOCUMENT NO. 2020159626 OPRWC – ADJOINS THE SUBJECT PLAT. SHOWN ON PLAT.
- 0.3454 PUBLIC UTILITY EASEMENT – DOCUMENT NO. 2020020791 OPRWC – AFFECTS THE SUBJECT PLAT. SHOWN ON PLAT.
- 12.142 SQUARE FEET TEMPORARY TURNAROUND AND PUBLIC UTILITY EASEMENT – DOCUMENT NO. 2021187938 OPRWC – ADJOINS THE SUBJECT PLAT. SHOWN ON PLAT.
- 2.034 ACRE TEMPORARY DRAINAGE EASEMENT – DOCUMENT NO. 2021138436 OPRWC – ADJOINS THE SUBJECT PLAT. SHOWN ON PLAT.
- 12.762 SQUARE FEET TEMPORARY TURNAROUND EASEMENT – DOCUMENT NO. 2021138434 OPRWC – ADJOINS THE SUBJECT PLAT. SHOWN ON PLAT.
- 4.460 ACRE TEMPORARY DRAINAGE EASEMENT FOR POND – DOCUMENT NO. 2021138435 OPRWC – ADJOINS THE SUBJECT PLAT. SHOWN ON PLAT.
- 2.055 ACRE UTILITY EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC. – DOCUMENT NO. 2020040434 OPRWC – ADJOINS AND AFFECTS THE SUBJECT TRACT. BLANKET TYPE EASEMENT. SHOWN ON PLAT.
- 2.134 ACRE DRAINAGE EASEMENT – DOCUMENT NO. 2022071031 OPRWC – OFFSITE FOR THE BENEFIT OF SECTION 6.



DEVELOPER & OWNER:

PALMERA BLUFF DEVELOPMENT, INC.
BLAKE J. MAGEE, PRESIDENT
1011 NORTH LAMAR BOULEVARD
AUSTIN, TEXAS 78703

SURVEY: L. B. JOHNSON SURVEY, ABSTRACT NO. 350
DATE: JULY 19, 2022 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, LLC
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, LLC
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
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LEGAL DESCRIPTION:

A DESCRIPTION OF 18.004 ACRES OF LAND IN THE L.B. JOHNSON SURVEY, ABSTRACT NO. 350, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 120.00 ACRE TRACT OF LAND CONVEYED TO PALMERA BLUFF DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 201503768 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), BEING ALSO A PART OF THAT CALLED 99 ACRE TRACT (220.30 ACRES SAVE AND EXCEPT 120.00 ACRES) CONVEYED TO PALMERA BLUFF DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2015033770, OPRWC, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET ON THE WEST RIGHT-OF-WAY LINE OF LOGAN DEL WAY (64-FOOT WIDE PER THE PLAT OF PALMERA BLUFF PHASE 11 RECORDED IN DOCUMENT NO. 2020034362, OPRWC), SAME BEING THE WEST LINE OF SAID PALMERA BLUFF PHASE 11, FROM WHICH A 1/2" IRON ROD BEARS N17°20'15"E A DISTANCE OF 240.59 FEET;

THENCE WITH THE WEST RIGHT-OF-WAY LINE OF SAID LOGAN DEL WAY, SAME BEING THE WEST LINE OF SAID PALMERA BLUFF PHASE 11 AND ACROSS SAID 120.00 ACRE TRACT, THE FOLLOWING SIX (6) COURSES:

- S11°20'15"W A DISTANCE OF 92.94 FEET TO A 1/2" IRON ROD FOUND AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;
- SOUTHERLY ALONG SAID CURVE, AN ARC LENGTH OF 262.87 FEET, HAVING A RADIUS OF 579.00 FEET, A CENTRAL ANGLE OF 26°00'44", AND A CHORD BEARING S01°40'07"E, 260.61 FEET TO A 1/2" IRON ROD FOUND AT A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT;
- SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 22.55 FEET, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°08'20", AND A CHORD BEARING S28°23'41"W, 20.49 FEET TO A 1/2" IRON ROD FOUND;
- S18°32'09"E A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD FOUND AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
- SOUTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 22.55 FEET, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°08'20", AND A CHORD BEARING S65°28'00"E, 20.49 FEET TO A 1/2" IRON ROD FOUND AT A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT;
- SOUTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 98.98 FEET, HAVING A RADIUS OF 579.00 FEET, A CENTRAL ANGLE OF 09°47'39", AND A CHORD BEARING S27°17'39"E, 98.86 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF PALMERA BLUFF SECTIONS 3 & 5, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2021063454, OPRWC;

THENCE WITH THE NORTH LINE OF SAID PALMERA BLUFF SECTIONS 3 & 5, ACROSS SAID 120.00 ACRE TRACT AND ACROSS SAID 99 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES:

- S37°48'31"W A DISTANCE OF 15.00 FEET TO A 1/2" IRON ROD FOUND;
- S48°30'49"W A DISTANCE OF 198.06 FEET TO A 1/2" IRON ROD FOUND;
- S39°10'18"W A DISTANCE OF 322.31 FEET TO A 1/2" IRON ROD FOUND;
- S53°21'09"W A DISTANCE OF 91.76 FEET TO A 1/2" IRON ROD FOUND;
- S68°46'58"W A DISTANCE OF 245.98 FEET TO A 1/2" IRON ROD FOUND;

THENCE ACROSS SAID 99 ACRE TRACT, THE FOLLOWING TWENTY-EIGHT (28) COURSES:

- N10°13'02"W A DISTANCE OF 54.41 FEET TO A 1/2" IRON ROD SET;
- N20°57'16"E A DISTANCE OF 84.89 FEET TO A 1/2" IRON ROD SET;
- N09°29'46"W A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
- EASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 65.41 FEET, HAVING A RADIUS OF 178.58 FEET, A CENTRAL ANGLE OF 20°59'16", AND A CHORD BEARING N70°00'36"E, 65.05 FEET TO A 1/2" IRON ROD SET;
- N38°49'34"W A DISTANCE OF 109.88 FEET TO A 1/2" IRON ROD SET;
- N22°33'11"E A DISTANCE OF 48.12 FEET TO A 1/2" IRON ROD SET;
- N20°30'16"W A DISTANCE OF 55.19 FEET TO A 1/2" IRON ROD SET;
- N15°11'50"W A DISTANCE OF 180.00 FEET TO A 1/2" IRON ROD SET;
- S74°48'10"W A DISTANCE OF 47.27 FEET TO A 1/2" IRON ROD SET;
- N19°26'07"W A DISTANCE OF 97.76 FEET TO A 1/2" IRON ROD SET;
- N01°20'54"E A DISTANCE OF 192.69 FEET TO A 1/2" IRON ROD SET;
- N19°28'15"E A DISTANCE OF 146.93 FEET TO A 1/2" IRON ROD SET;
- N03°35'23"W A DISTANCE OF 62.10 FEET TO A 1/2" IRON ROD SET;
- N00°50'33"W A DISTANCE OF 122.76 FEET TO A 1/2" IRON ROD SET;
- N19°34'46"E A DISTANCE OF 121.25 FEET TO A 1/2" IRON ROD SET;
- N38°09'40"W A DISTANCE OF 225.07 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
- N75°18'20"E A DISTANCE OF 263.37 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING NORTHERLY ALONG SAID CURVE, AN ARC LENGTH OF 45.31 FEET, HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 12°39'47", AND A CHORD BEARING N17°39'05"E, 45.21 FEET TO A 1/2" IRON ROD SET;
- N17°58'58"E A DISTANCE OF 34.64 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;
- NORTHERLY ALONG SAID CURVE, AN ARC LENGTH OF 21.05 FEET, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 80°24'21", AND A CHORD BEARING N22°13'13"W, 19.36 FEET TO A 1/2" IRON ROD SET AT A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT;
- NORTH-WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 37.87 FEET, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 09°38'38", AND A CHORD BEARING N57°36'04"W, 37.83 FEET TO A 1/2" IRON ROD SET;
- N19°34'46"E A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
- EASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 212.09 FEET, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 66°54 FEET, HAVING A CHORD BEARING S69°45'45"W, 66.30 FEET TO A 1/2" IRON ROD SET;
- S07°23'13"E A DISTANCE OF 107.15 FEET TO A 1/2" IRON ROD SET;
- S68°03'07"E A DISTANCE OF 16.56 FEET TO A 1/2" IRON ROD SET ON THE EAST LINE OF SAID 99 ACRE TRACT, SAME BEING THE WEST LINE OF SAID 120.00 ACRE TRACT;

THENCE WITH THE EAST LINE OF SAID 99 ACRE TRACT, SAME BEING THE WEST LINE OF SAID 120.00 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:

- S42°40'08"E A DISTANCE OF 65.10 FEET TO A 1/2" IRON ROD SET;
- S07°29'06"E A DISTANCE OF 102.89 FEET TO A 1/2" IRON ROD SET;
- S11°20'15"W A DISTANCE OF 240.00 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 120.00 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES:

- S78°39'45"E A DISTANCE OF 135.00 FEET TO A 1/2" IRON ROD SET;
- N89°55'52"E A DISTANCE OF 51.07 FEET TO A 1/2" IRON ROD SET;
- S78°39'45"E A DISTANCE OF 135.00 FEET TO A 1/2" IRON ROD SET;
- N11°20'15"E A DISTANCE OF 7.51 FEET TO A 1/2" IRON ROD SET;
- S78°39'45"E A DISTANCE OF 15.00 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 18.004 ACRES, MORE OR LESS.
BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203) NA2011 EPOCH 2010.00. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
ALL IRON RODS SET OR FOUND HAVE AN "RJ SURVEYING" CAP.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBERS R032200 AND R032201.

FINAL PLAT OF

PALMERA BLUFF SECTION 6
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

CURVE TABLE					LINE TABLE	
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.	
C46	5.95'	595.00'	000°34'23"	S11°03'04"W	5.95'	L1 N09°29'46"W 50.00'
C47	9.11'	325.00'	001°36'20"	N15°13'01"W	9.11'	L2 N22°23'11"E 48.12'
C48	57.92'	325.00'	010°12'41"	S06°13'54"W	57.86'	L3 N03°30'16"W 55.19'
C49	55.67'	325.00'	009°46'54"	S03°46'54"E	55.61'	L4 S74°48'10"W 47.27'
C50	56.52'	325.00'	009°57'52"	S13°40'17"E	56.45'	L5 N03°35'23"W 62.10'
C51	56.52'	325.00'	009°57'52"	S23°38'09"E	56.45'	L6 N71°27'51"E 0.82'
C52	7.58'	325.00'	001°20'10"	S29°17'10"E	7.58'	L7 S68°03'07"E 16.56'
C53	43.96'	275.00'	009°09'35"	S25°22'28"E	43.92'	L8 N89°55'52"E 51.01'
C54	70.84'	275.00'	01°44'56"	S13°24'52"E	70.65'	L9 N11°20'15"E 7.51'
C55	70.95'	275.00'	01°44'56"	S01°21'22"W	70.75'	L10 S78°39'45"E 15.00'
C56	12.43'	275.00'	002°35'26"	S10°02'32"W	12.43'	L11 S57°48'31"W 15.00'
C57	14.82'	265.00'	003°12'18"	S69°51'42"W	14.82'	L12 S71°27'51"W 83.58'
C58	58.19'	210.00'	01°52'30"	N70°33'20"E	58.00'	L13 S71°27'51"W 83.58'
C59	52.23'	210.00'	01°41'50"	N55°29'33"E	52.10'	L14 N29°57'15"W 45.00'
C60	50.33'	210.00'	01°34'35"	N41°30'05"E	50.21'	L15 N29°57'15"W 45.00'
C61	9.98'	210.00'	002°43'27"	N31°16'26"E	9.98'	L16 S31°54'42"W 58.48'
C62	43.09'	228.58'	010°47'59"	N75°06'14"E	43.02'	L17 S31°54'42"W 58.48'
C63	50.70'	228.58'	01°24'20"	N63°20'59"E	50.60'	L18 S78°29'36"W 44.98'
C64	46.03'	228.58'	01°13'21"	N51°13'33"E	45.96'	L19 S78°29'36"W 37.17'
C65	46.81'	228.58'	01°14'04"	N39°35'21"E	46.73'	L20 S71°27'51"W 5.96'
C66	57.99'	228.58'	01°43'21"	N26°27'13"E	57.84'	L21 S07°28'50"W 61.25'
C67	56.31'	228.58'	01°43'20"	N11°45'06"E	56.15'	L22 S01°37'53"E 85.50'
C68	45.31'	205.00'	012°39'47"	N11°39'05"E	45.21'	L23 S11°02'30"E 66.05'
C69	21.05'	15.00'	080°24'21"	N22°13'13"W	19.36'	L24 S15°09'54"E 82.86'
C70	37.87'	225.00'	009°38'38"	N57°36'04"W	37.83'	L25 S15°09'54"E 67.14'
C71	212.09'	175.00'	069°26'16"	S87°29'53"E	199.34'	L26 S61°08'09"E 64.55'
C72	19.55'	15.00'	07°44'11"	N81°21'59"W	18.20'	L27 S11°20'15"W 85.43'
C73	145.86'	225.00'	037°05'54"	N79°50'22"E	143.15'	L28 S09°50'56"W 30.86'
C74	21.05'	15.00'	080°24'21"	S58°11'09"W	19.36'	L29 S05°37'15"W 56.78'
C75	42.90'	155.00'	01°51'24"	S10°03'16"W	42.76'	L30 S00°10'49"W 55.99'
C76	7.32'	645.00'	000°39'00"	S11°00'45"W	7.32'	L31 S02°13'05"E 55.90'
C77	18.78'	205.00'	005°14'55"	S13°23'44"E	18.77'	L32 S10°28'40"E 53.12'
C78	57.57'	205.00'	01°6'05'28"	S02°43'33"E	57.38'	L33 N15°09'54"W 15.30'
C79	6.79'	325.00'	001°11'47"	N10°44'21"E	6.79'	L34 N28°39'06"E 23.96'
C80	3.01'	228.58'	000°45'14"	N03°56'27"E	3.01'	L35 S71°27'51"W 62.01'
C81	3.85'	215.00'	001°01'31"	S70°57'05"W	3.85'	L36 N18°32'09"W 15.00'
C82	67.84'	215.00'	01°8'04'40"	S61°23'59"W	67.56'	L37 N17°58'58"E 34.64'
C83	79.14'	225.00'	02°09'14"	N88°18'42"E	78.74'	L38 N37°13'15"E 50.00'
C84	66.54'	225.00'	01°6'56'40"	S69°45'45"W	66.30'	L39 S32°13'01"E 61.48'

CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.	
C1	65.41'	178.58'	020°59'16"	N70°00'36"E	65.05'	L1 N09°29'46"W 50.00'
C2	262.87'	579.00'	026°00'44"	S01°40'07"E	260.61'	L2 N22°23'11"E 48.12'
C3	22.55'	15.00'	086°08'20"	S28°23'41"W	20.49'	L3 N03°30'16"W 55.19'
C4	22.55'	15.00'	086°08'20"	S65°28'00"E	20.49'	L4 S74°48'10"W 47.27'
C5	21.41'	15.00'	081°47'12"	S70°50'51"E	19.64'	L5 N03°35'23"W 62.10'
C6	21.41'	15.00'	081°47'12"	N10°56'21"E	19.64'	L6 N71°27'51"E 0.82'
C7	148.42'	215.00'	039°33'09"	S51°41'16"W	145.49'	L7 S68°03'07"E 16.56'
C8	92.14'	265.00'	01°55'15"	S41°32'20"W	91.67'	L8 N89°55'52"E 51.01'
C9	170.73'	210.00'	046°34'53"	N55°12'09"E	166.07'	L9 N11°20'15"E 7.51'
C10	130.08'	160.00'	046°34'53"	N55°12'09"E	126.53'	L10 S78°39'45"E 15.00'
C11	22.60'	15.00'	086°18'35"	S58°21'07"E	20.52'	L11 S57°48'31"W 15.00'
C12	19.62'	15.00'	07°45'56"	S41°01'43"W	18.25'	L12 S71°27'51"W 83.58'
C13	306.95'	228.58'	076°56'24"	N42°02'02"E	284.40'	L13 S71°27'51"W 83.58'
C14	232.87'	178.58'	07°44'28"	N22°09'34"E	216.71'	L14 N29°57'15"W 45.00'
C15	298.54'	645.00'	026°31'11"	S01°55'21"E	295.88'	L15 N29°57'15"W 45.00'
C16	275.55'	595.00'	026°32'05"	S01°55'47"E	273.10'	L16 S31°54'42"W 58.48'
C17	131.31'	275.00'	027°21'26"	N02°20'28"W	130.06'	L17 S31°54'42"W 58.48'
C18	155.18'	325.00'	027°21'26"	N02°20'28"W	153.71'	L18 S78°29'36"W 44.98'
C19	76.35'	205.00'	021°20'23"	S05°21'00"E	75.91'	L19 S78°29'36"W 37.17'
C20	49.08'	155.00'	01°8'08'45"	S06°56'49"E	48.88'	L20 S71°27'51"W 5.96'
C21	198.19'	275.00'	041°17'30"	S09°18'30"E	193.92'	L21 S07°28'50"W 61.25'
C22	234.22'	325.00'	041°17'30"	S09°18'30"E	229.18'	L22 S01°37'53"E 85.50'
C23	76.73'	215.00'	020°26'57"	S42°08'11"W	76.33'	L23 S11°02'30"E 66.05'
C24	91.99'	155.00'	034°00'09"	S00°58'53"W	90.64'	L24 S15°09'54"E 82.86'
C25	98.98'	579.00'	009°47'39"	S27°17'39"E	98.86'	L25 S15°09'54"E 67.14'
C26	116.56'	594.00'	011°14'36"	S26°34'11"E	116.38'	L26 S61°08'09"E 64.55'
C27	42.03'	275.00'	008°45'28"	N11°38'27"W	41.99'	L27 S11°20'15"W 85.43'
C28	74.55'	275.00'	01°51'57"	N00°30'15"E	74.32'	L28 S09°50'56"W 30.86'
C29	14.72'	275.00'	003°04'01"	N08°48'14"E	14.72'	L29 S05°37'15"W 56.78'
C30	46.43'	325.00'	008°11'06"	N05°02'55"E	46.39'	L30 S00°10'49"W 55.99'
C31	46.43'	325.00'	008°11'06"	N02°08'12"W	46.39'	L31 S02°13'05"E 55.90'
C32	46.43'	325.00'	008°11'06"	N10°19'18"W	46.39'	L32 S10°28'40"E 53.12'
C33	46.35'	645.00'	004°17'42"	S08°32'22"W	46.34'	L33 N15°09'54"W 15.30'
C34	46.63'	645.00'	004°19'11"	S04°13'56"W	46.62'	L34 N28°39'06"E 23.96'
C35	46.63'	645.00'	004°19'11"	S00°05'15"E	46.62'	L35 S71°27'51"W 62.01'
C36	46.63'	645.00'	004°19'11"	S04°24'25"E	46.62'	L36 N18°32'09"W 15.00'
C37	46.94'	645.00'	004°10'10"	S08°39'06"E	46.93'	L37 N17°58'58"E 34.64'
C38	50.05'	645.00'	004°26'46"	S12°57'33"E	50.04'	L38 N37°13'15"E 50.00'
C39	82.34'	178.58'	026°25'06"	N01°59'17"W	81.61'	L39 S32°13'01"E 61.48'
C40	150.53'	178.58'	048°17'42"	N35°22'07"E	146.11'	
C41	20.26'	595.00'	001°57'04"	S14°13'18"E	20.26'	
C42	61.98'	595.00'	005°58'06"	S10°15'43"E	61.95'	
C43	61.98'	595.00'	005°58'06"	S04°17'37"E	61.95'	
C44	61.98'	595.00'	005°58'06"	S01°40'29"W	61.95'	
C45	63.40'	595.00'	006°06'20"	S07°42'42"W	63.37'	

DATE: JULY 19, 2022
SCALE: 1" = 100'
RANDALL JONES & ASSOCIATES ENGINEERING, LLC
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
RJ SURVEYING & ASSOCIATES, LLC
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817
F-9784

OWNER'S DEDICATION:

- OWNER'S DEDICATION:
STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON

THAT PALMERA BLUFF DEVELOPMENT, INC., A TEXAS CORPORATION, AS THE OWNER OF THAT CERTAIN 1200 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2015093768, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS THE OWNER OF THAT CERTAIN 99 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2015083770, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL RIGHT-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS PALMERA BLUFF SECTION 6.

PALMERA BLUFF DEVELOPMENT INC. A TEXAS CORPORATION

BY: BLAWE J. MAGEE, PRESIDENT
PALMERA BLUFF DEVELOPMENT, INC.
1011 NORTH LAMAR BOULEVARD
AUSTIN, TEXAS 78703

STATE OF TEXAS

COUNTY OF Travis

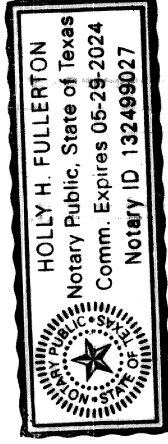
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE, ON THE 24 DAY OF
August, 2022, AS PRESIDENT OF PALMERA BLUFF DEVELOPMENT, INC., A TEXAS
CORPORATION, ON BEHALF OF SAID PALMERA BLUFF DEVELOPMENT, INC., A
DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT,
PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF
SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED
TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN
EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 24 DAY
OF August, 2022 A.D.

BY: Kelly H. Fuller
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Holla H. Fullerton

MY COMMISSION EXPIRES: 5.29.2024

**LIENHOLDER ACKNOWLEDGMENT:**

BY SIGNED THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUNDRIES AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES DEDICATED TO THE CITY, OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED DEED OF TRUST, SECURITY AGREEMENT AND FINANCING STATEMENT, DATED OCTOBER 19, 2015, FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, IN DOCUMENT NO. 20150933775, ALSO INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED DEED OF TRUST, SECURITY AGREEMENT AND FINANCING STATEMENT, DATED OCTOBER 19, 2017, FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, IN DOCUMENT NO. 20170131372.

AMERICAN BANK OF COMMERCE: A TEXAS STATE BANK

BY: Ch. Wang

PRINTED NAME: SV?

TITLE: 501

STATE OF TEXAS

County of Travis

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE, ON THIS THE 24 DAY OF
August, 2022, PERSONALLY APPEARED,

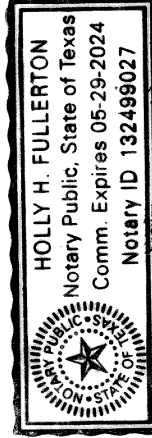
PERSONALLY APPEARED, 20. d. d. AS Senior Vice President OF Christie S. Crowley Physicist AMERICAN BANK OF COMMERCE, A TEXAS STATE BANK, ON BEHALF OF SAID AMERICAN BANK OF COMMERCE, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 24 DAY OF August, 2022 A.D.

BY: Kelly H. Fuller
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Holley H. Fullerton

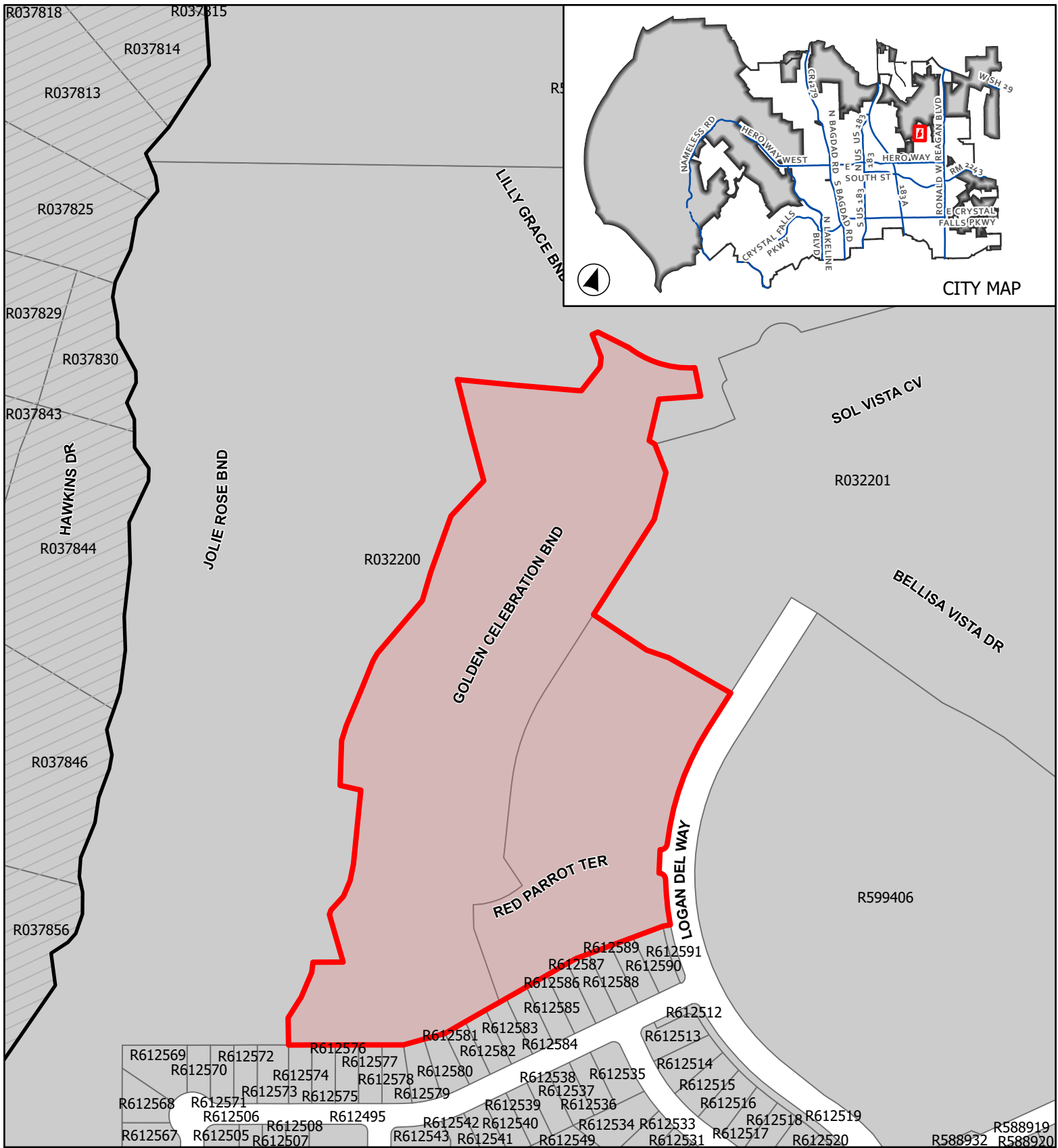
MY COMMISSION EXPIRES: 5.29.2024



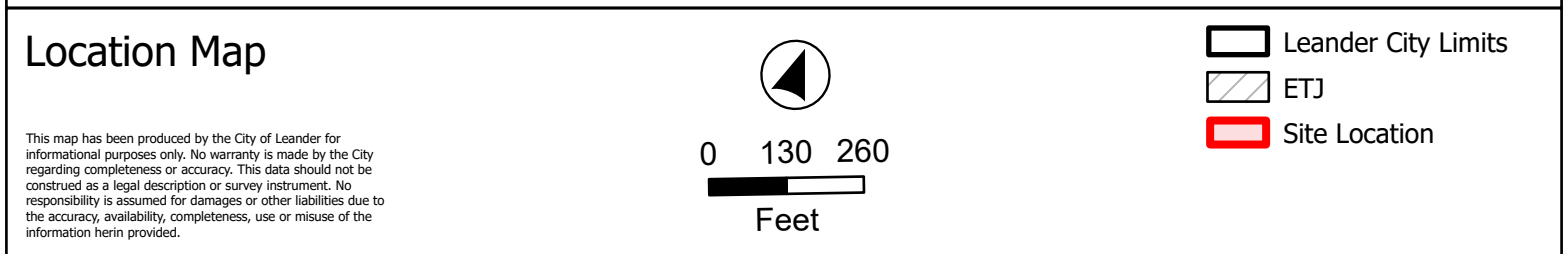
DATE: JULY 19, 2022

RANDALL JONES & ASSOCIATES ENGINEERING, LLC
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-0784

RJ SURVEYING & ASSOCIATES, LLC
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
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CASE: 20-FP-016 ATTACHMENT 2 PALMERA BLUFF SEC 6





EXECUTIVE SUMMARY

09/22/2022

AGENDA SUBJECT:

Approval of Subdivision Case 22-PP-007 regarding Wildspring Subdivision Preliminary Plat on one parcel of land approximately 111.57 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R032112; generally located NW of the intersection of CR 177 and CR 175, Leander, Williamson County, Texas.

BACKGROUND:

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

HISTORY/TIMELINE:

09/16/2021 Annexation

10/12/2021 Approval of zoning (Minor PUD)

APPLICANT/AGENT:

Costello, Inc. (Steven Buffum) on behalf of Toll Southwest, LLC (Mike Boswell).

RECOMMENDATION:

This preliminary plat includes 326 residential lots, 8 HOA/Parkland/Drainage/Access lots and 1 amenity center lot. The proposal includes three phases of development. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the preliminary plat.

PRESENTER:

Cory Dale, Planner

Attachments

1. Preliminary Plat
2. Location Map

DEVELOPER INFORMATION:

OWNER / DEVELOPER: TOLL BROTHERS
2555 SW GRAPEVINE PARKWAY, SUITE 100 GRAPEVINE, TX 76051
817-329-7973

SURVEYOR: LANDESIGN SERVICES, INC. TBPELS 10001800
10090 W HIGHWAY 29
LIBERTY HILL, TX 78642
512-238-7901

ENGINEER: COSTELLO, INC. TBPE 280
9050 N CAPITAL OF TX HWY, BLDG. 3, SUITE 390
AUSTIN, TX 78759
512-646-3456

AGENT: COSTELLO, INC. TBPE 280
9050 N CAPITAL OF TX HWY, BLDG. 3, SUITE 390
AUSTIN, TX 78759
512-646-3456

SUBMITTAL DATE: APRIL 5, 2022

PROJECT NUMBER: 22-PP-007

ZONING: P.U.D. (SFC-2-B) & (SFU-2-B)

FUTURE LAND USE CATEGORY: NEIGHBORHOOD RESIDENTIAL/
GREENWAY

STORMWATER MANAGEMENT:
ONSITE WATER QUALITY AND DETENTION THROUGH
BATCH DETENTION.

FLOODPLAIN:
FLOODPLAIN MODIFICATIONS ARE PROPOSED IN CONJUNCTION WITH THIS
DEVELOPMENT

PORTIONS OF THIS TRACT ARE WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD
INSURANCE RATE MAP PANEL #48491C0460F FOR WILLIAMSON CO., EFFECTIVE 12/20/2019

WATERSHED:
THIS PROJECT IS LOCATED IN THE BRUSHY CREEK WATERSHED.

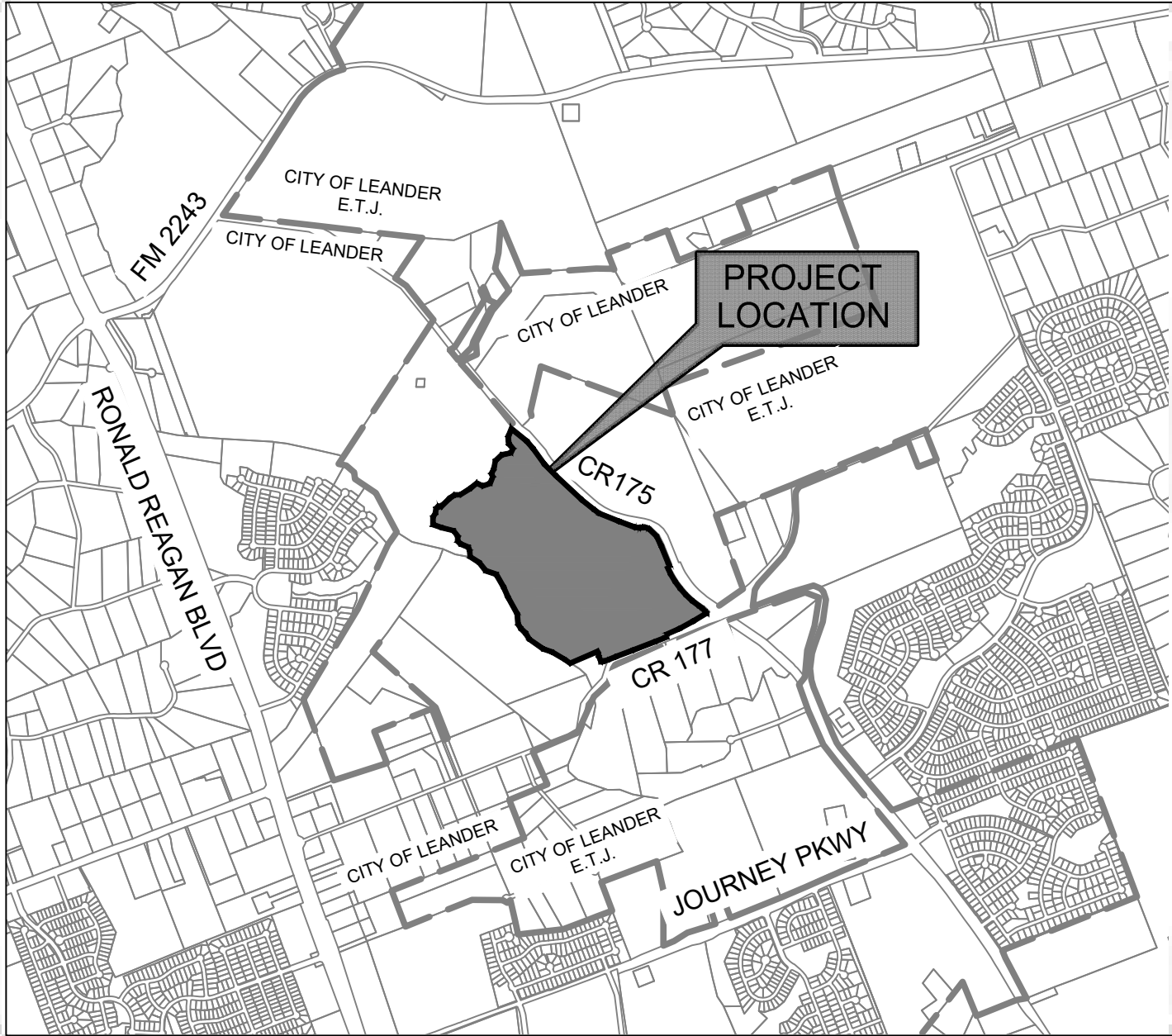
ENVIRONMENTAL:
THIS PROJECT IS LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

Land Use Summary Table Whitetone Meadow Phases 1, 2, & 3		
Land Use	Lot Count	Acres
Single-Family Residential	326	58.66
HOA Landscape/ Parkland/ Drainage/ Access	8	32.77
Amenity Center	1	1.33
Right-of-Way/ Easement	n/a	18.41
Total	335	111.17

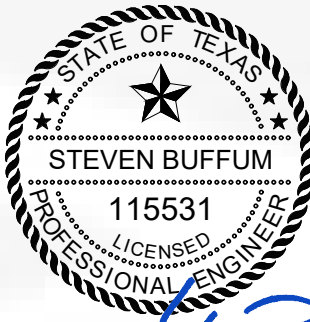
Street Information Phase 1				
Street Name	Type	Length	Pavement Width FOC-FOC	Sidewalk Width
Peach Drift Drive	Residential Collector 74' ROW (RC-74)	209'	54'	5'
Desert Bloom Drive	Residential Collector 74' ROW (RC-74)	202'	54'	5'
White Mistflower Drive	Local Street 50' ROW (LS-50)	1705'	28'	5'
Daylilies Drive	Local Street 50' ROW (LS-50)	73'	28'	5'
Senita Road	Local Street 50' ROW (LS-50)	85'	28'	5'
Desert Marigold Drive	Local Street 50' ROW (LS-50)	582'	28'	5'
Sweet Violet Drive	Local Street 50' ROW (LS-50)	1214'	28'	5'
Rosemary Rain Lane	Local Street 50' ROW (LS-50)	413'	28'	5'
Wild Juniper Lane	Local Street 50' ROW (LS-50)	1224'	28'	5'
Indigo Bush Lane	Local Street 50' ROW (LS-50)	1197'	28'	5'
Street Information Phase 2				
Street Name	Type	Length	Pavement Width FOC-FOC	Sidewalk Width
White Mistflower Drive	Local Street 50' ROW (LS-50)	249'	28'	5'
Daylilies Drive	Local Street 50' ROW (LS-50)	732'	28'	5'
Senita Road	Local Street 50' ROW (LS-50)	795'	28'	5'
Ashleaf Maple	Local Street 50' ROW (LS-50)	1182'	28'	5'
Sweet Violet Drive	Local Street 50' ROW (LS-50)	141'	28'	5'
Indigo Bush Lane	Local Street 50' ROW (LS-50)	808'	28'	5'
Street Information Phase 3				
Street Name	Type	Length	Pavement Width FOC-FOC	Sidewalk Width
Brittlebrush Road	Local Street 50' ROW (LS-50)	661'	28'	5'
Coral Vine Road	Local Street 50' ROW (LS-50)	702'	28'	5'
Mariposa Lily Road	Local Street 50' ROW (LS-50)	307'	28'	5'
English Ivy Road	Local Street 50' ROW (LS-50)	1172'	28'	5'
Existing Street Information				
Street Name	Type	Length	Pavement Width FOC-FOC	Sidewalk Width
CR 175	County Road (Variable ROW)	3594'	Varies	10'
CR 177	County Road (Variable ROW)	1570'	Varies	10'

WILDSPRING PRELIMINARY PLAT 22-PP-007

CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS



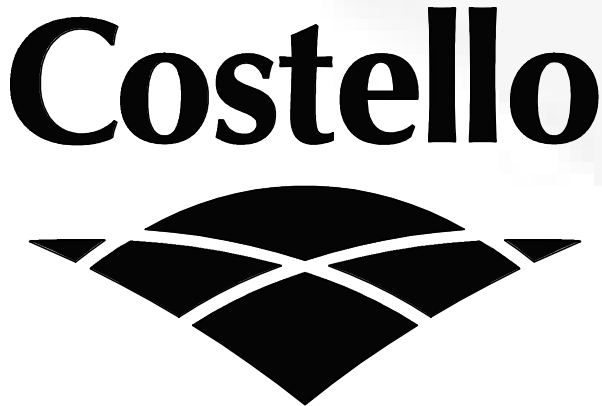
VICINITY MAP
SCALE: 1" = 2000'



STEVEN BUFFUM, P.E.
COSTELLO, INC. TBPE No. 280

7/11/2022

DATE



Engineering and Surveying
9050 N Capital of TX Hwy, Bldg. 3, Ste 390
Austin, Texas 78759
(512)646-3456
TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100486

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN
AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE
EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.
HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH
MIGHT BE OCCASIONED BY IS FAILURE TO EXACTLY LOCATE AND PRESERVE
ANY AND ALL UNDERGROUND UTILITIES

Sheet List Table			
Sheet Number	Sheet Title	Sheet Number	Sheet Title
1	COVER SHEET	14	EXISTING DRAINAGE AREA MAP
2	CONCEPT PLAN-FOR PRELIM PLAT	15	PROPOSED DRAINAGE AREA MAP
3	EXISTING CONDITIONS 1 OF 2	16	STORMSEWER PLAN 1 OF 2
4	EXISTING CONDITIONS 2 OF 2	17	STORMSEWER PLAN 2 OF 2
5	OVERALL PRELIMINARY PLAN	18	WATER & WASTEWATER PLAN 1 OF 2
6	PRELIMINARY PLAN - SHEET 1 OF 2	19	WATER & WASTEWATER PLAN 2 OF 2
7	PRELIMINARY PLAN - SHEET 2 OF 2	20	OFFSITE WATER
8	LINE AND CURVE TABLES 1 OF 2	21	TREE MITIGATION PLAN 1 OF 5
9	LINE AND CURVE TABLES 2 OF 2	22	TREE MITIGATION PLAN 2 OF 5
10	ZONING MAP - 1 OF 2	23	TREE MITIGATION PLAN 3 OF 5
11	ZONING MAP -2 OF 2	24	TREE MITIGATION PLAN 4 OF 5
12	OVERALL IMPROVEMENTS 1 OF 2	25	TREE MITIGATION PLAN 5 OF 5
13	OVERALL IMPROVEMENTS 2 OF 2	26	PARKS PLAN

- GENERAL PLAT 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 EASEMENT SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
 - PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER
 - ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS
 - IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
 - BUILDING SETBACK NOT SHOWN HEARON 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.
 - SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS AND THE SUBDIVISION SIDE OF ALL STREETS. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
 - ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
 - THE DEVELOPMENT OF THE 3 PHASES CONTAINED IN THIS PRELIMINARY PLAN SHALL NOT BE UNDER CONSTRUCTION CONCURRENTLY. THE PREVIOUS PHASE MUST REACH SUBSTANTIAL COMPLETION BEFORE WORK ON THE SUBSEQUENT PHASE CAN BEGIN.
- SINGLE FAMILY & TWO FAMILY PLAT NOTES:
 - NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AND INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
 - THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: _____
 - THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
 - IF SINGLE FAMILY OR TWO FAMILY RESIDENTIAL LOTS ARE PROPOSED TO BACK OR SIDE UP TO AN ARTERIAL STREET, THE FOLLOWING IS PROVIDED:
A LANDSCAPE LOT IS PROVIDED BETWEEN THE LOT(S) AND THE SPECIFIED ROADWAY. SUCH LANDSCAPE LOT IS AT LEAST TEN (10) FEET WIDE: (REFER TO LEGAL DESCRIPTION OF LANDSCAPE LOTS PER CITY OF LEANDER.)
- TIA NOTES:
 - AT THE END OF CONSTRUCTION YEAR 2023 (PHASE 1), A NORTHBOUND LEFT TURN LANE IS TO BE CONSTRUCTED FOR THE INTERSECTION OF CR-175 AT DESERT BLOOM DRIVE.
 - AT THE END OF CONSTRUCTION YEAR 2025 (PHASE 2), A NORTHBOUND LEFT TURN LANE IS TO BE CONSTRUCTED FOR THE INTERSECTION OF CR-175 AT PEACH DRIFT DRIVE.
 - AT THE END OF CONSTRUCTION YEAR 2027 (PHASE 3), A NORTHBOUND LEFT TURN LANE IS TO BE CONSTRUCTED FOR THE INTERSECTION OF CR-175 AT ENGLISH IVY ROAD.
 - AT THE END OF THE HORIZON YEAR OF 2032, IF CRYSTAL FALLS PARKWAY HAS CONNECTED TO THE CR 175/176/177 INTERSECTION, A TRAFFIC SIGNAL AT CR 175/176/177 IS TO BE CONSTRUCTED. IF THIS CONNECTION HAPPENS EARLIER, THE SIGNAL IS TO BE CONSTRUCTED WHEN CONNECTION OCCURS.

PLAT NOTE:

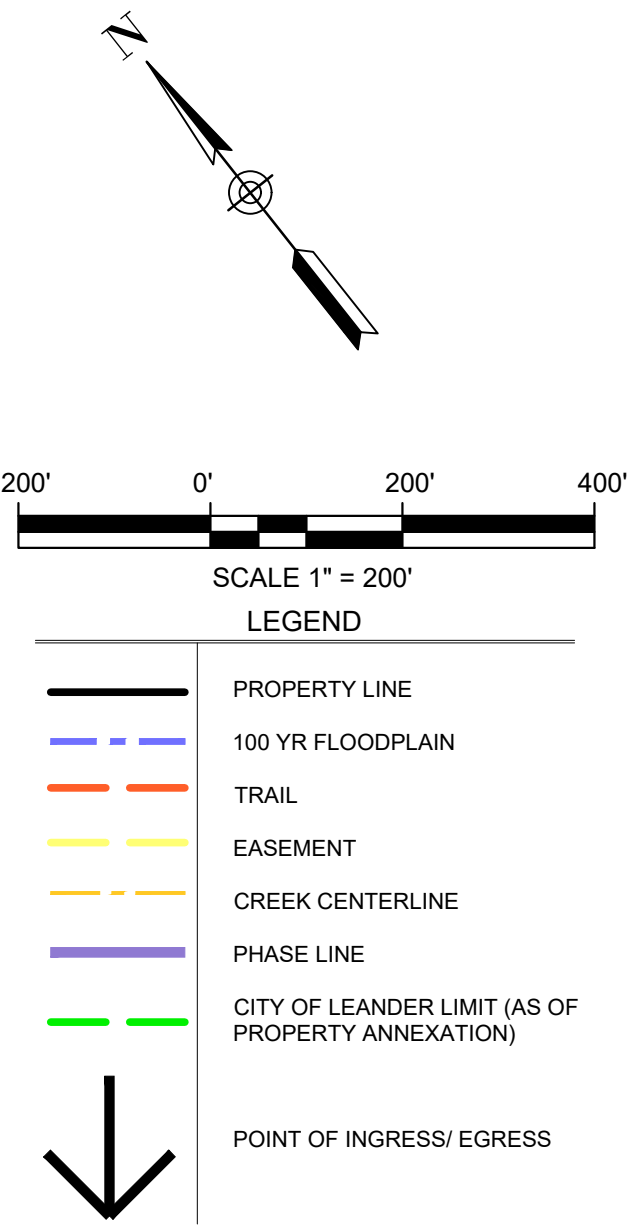
FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOTS, TWO (2) SHADE TREES (TOW-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BU NO HIGHER THAT THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIALS APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.

A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0460C FOR WILLIAMSON CO., EFFECTIVE DECEMBER 20, 2019.

FEE WILL BE PAID FOR TREE REMOVAL AND MITIGATION AT TIME OF CONSTRUCTION PLAN PERMIT. ESTIMATED FEE \$418, 275.
THIS FEE IS SUBJECT TO CHANGE DURING THE REVIEW CYCLE OF THE PRELIMINARY PLAN.

DEVELOPER HAS PERFORMED A TRAFFIC IMPACT ANALYSIS (T.I.A) TO ACCESS IMPROVEMENTS ON CR175 THAT WILL BE ADDRESSED AT TIME OF CONSTRUCTION PLAN PERMIT.





- NOTES**
1. THIS PLAN IS CONCEPTUAL AND WILL BE REQUIRED TO BE REVIEWED AS PART OF THE SITE DEVELOPMENT AND SUBDIVISION PROCESS FOR COMPLIANCE WITH ALL CITY ORDINANCES
 2. PHASES SHALL NOT BE UNDER CONSTRUCTION OR REVIEW CONCURRENTLY AND ONLY ONE PHASE MAY BE PROCESSED PER YEAR.
 3. DEVELOPMENT WILL CONFORM TO MEET THE CITY'S LATEST DRAINAGE AND TRANSPORTATION POLICIES.

ENGINEERING AND SURVEYING
9050 N. CAPITAL HWY, BLDG 3, SUITE 390
AUSTIN, TEXAS 78759
(512)646-3456 (512) 514-0315 FAX

TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100486

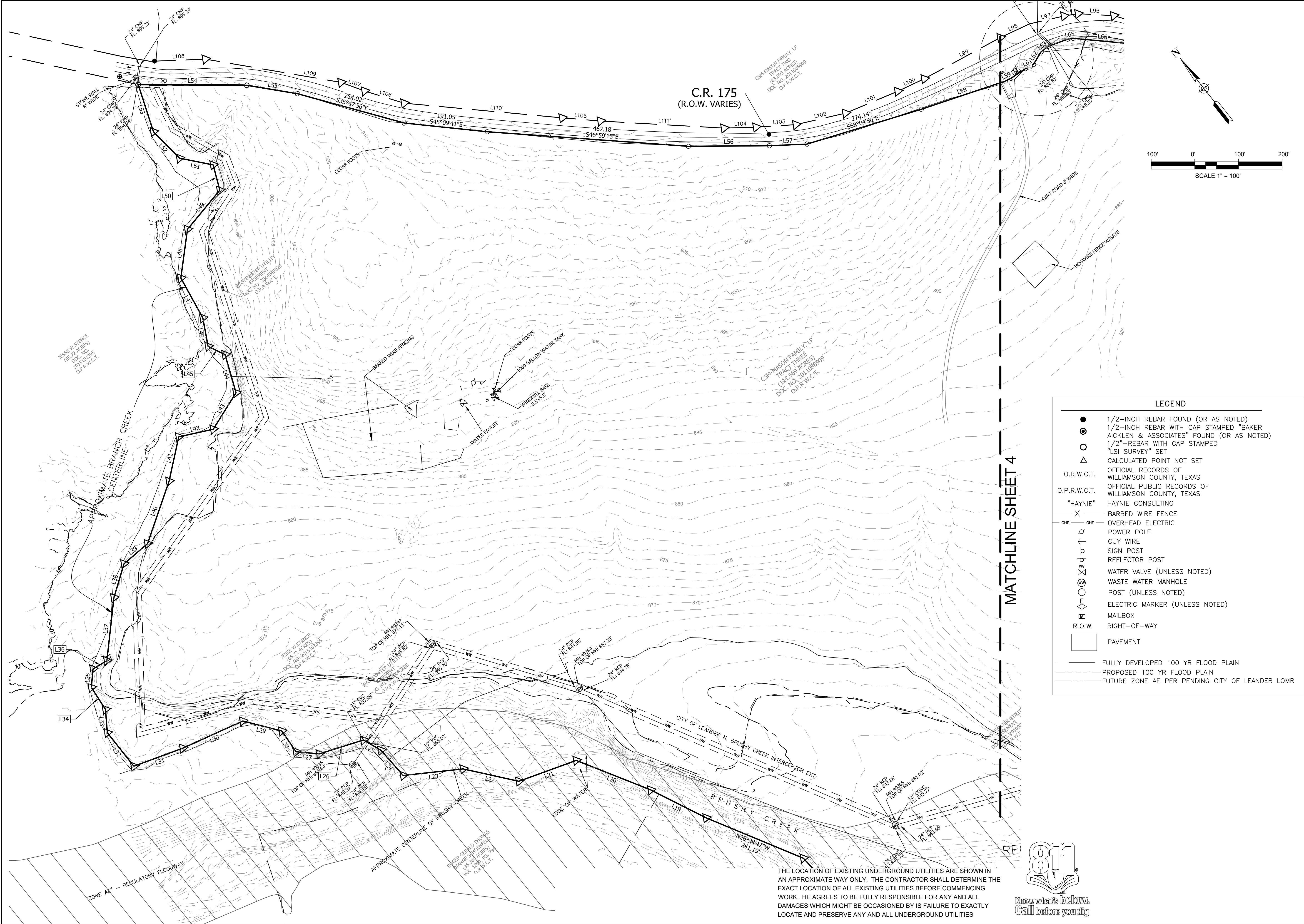


WILSON TITACI
LEANDER, TEXAS 78641

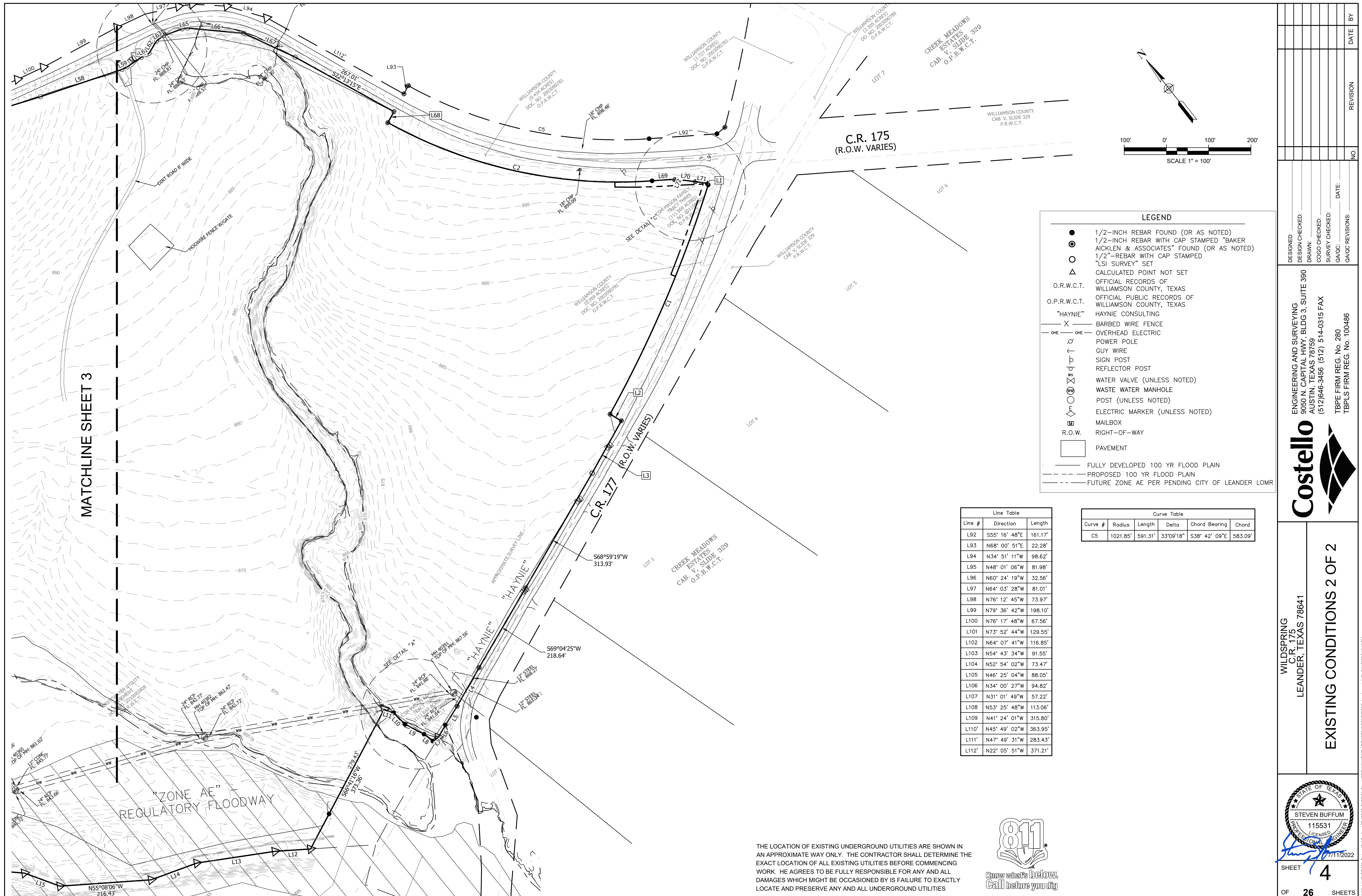
CONCEPT PLAN

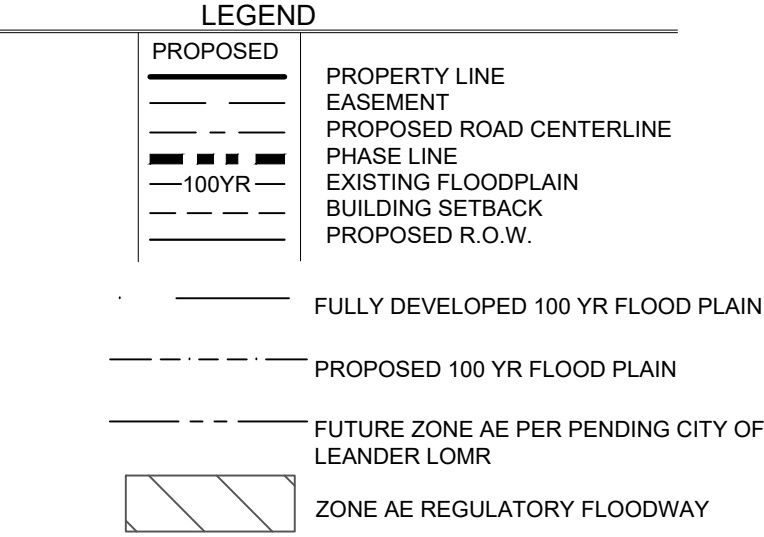
25 SHEETS

SFC LOTS: 224
SFU LOTS: 102



DESIGNED:	ENGINEERING AND SURVEYING	Costello	WILDSRING C.R. 175 LEANDER, TEXAS 78641	EXISTING CONDITIONS 1 OF 2	
DESIGN CHECKED:	9050 N. CAPITAL HWY, BLDG 3, SUITE 390				
DRAWN:	AUSTIN, TEXAS 78759				
COGO CHECKED:	(512) 846-3456 (512) 514-0315 FAX				
SURVEY CHECKED:	DATE:				
QA/QC:	DATE:	REVISION	DATE	BY	
QA/QC REVISIONS:	NO				

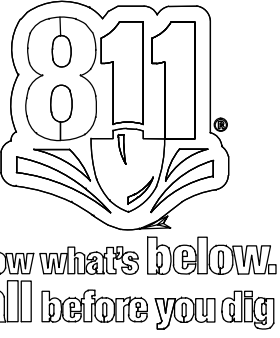




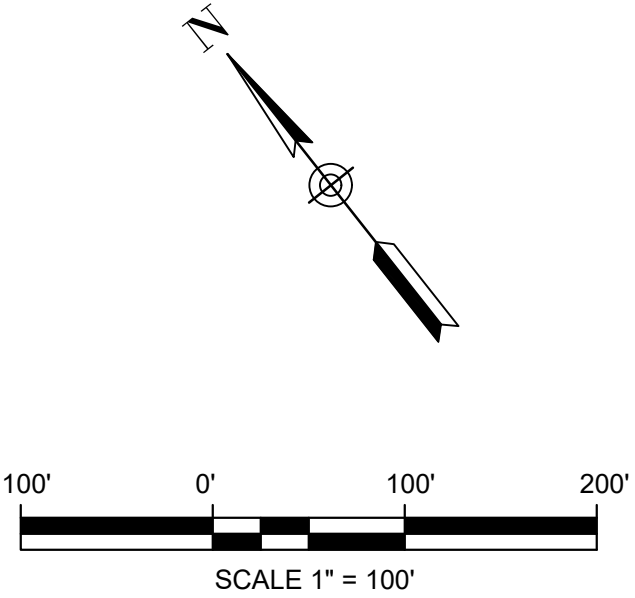
STREET INFORMATION	
STREET NAME	LENGTH
Peach Drift Drive	209'
Desert Bloom Drive	202'
White Mistflower Drive	1902'
Daylilies Drive	805'
Senita Road	880'
Desert Marigold Drive	582'
Wild Juniper Lane	1224'
Sweet Violet Drive	1355'
Rosemary Rain Lane	413'
Indigo Bush Lane	2009'
Ashleaf Maple	1182'
Brittlebrush Road	661'
Coral Vine Road	702'
Mariposa Lily Road	307'
English Ivy Road	1172'

*Phasing Schedule-Project Delivery	
Phase 1-	Summer 2023
Phase 2-	Summer 2025
Phase 3-	Summer 2027
*this is an anticipated schedule and is not guaranteed	

*this is an anticipated schedule
and is not guaranteed



WILDSRING C.R. 175 LEANDER, TEXAS 78641 OVERALL PRELIMINARY PLAN		Costello  ENGINEERING AND SURVEYING 9050 N. CAPITAL HWY, BLDG 3, SUITE 390 AUSTIN, TEXAS 78759 (512) 646-3456 (512) 514-0315 FAX TBPE FIRM REG. No. 280 TBPLS FIRM REG. No. 100486		DESIGNED:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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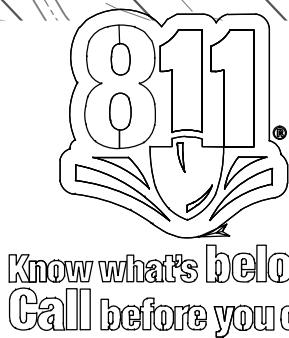


LEGEND

- PROPOSED
- PROPERTY LINE
- EASEMENT
- PROPOSED ROAD CENTERLINE
- PHASE LINE
- FLOODPLAIN
- BUILDING SETBACK
- PROPOSED R.O.W.
- FULLY DEVELOPED 100 YR FLOOD PLAIN
- PROPOSED 100 YR FLOOD PLAIN
- FUTURE ZONE AE PER PENDING CITY OF LEANDER LOMR
- SIDEWALK
- 6' WIDE PARK TRAIL

- NOTES:
1. ALL ROADS TO FOLLOW CITY OF LEANDER STANDARD CROSS SECTION AND INCLUDE 5' SIDEWALK ON EACH SIDE.
 2. BUFFER ZONES SHALL BE BASED ON SECTION 49 OF THE CITY ORDINANCE. THE EXACT WIDTHS CAN'T BE DECIDED RIGHT NOW WITHOUT DETAIL ANALYSIS

STREET INFORMATION	
STREET NAME	LENGTH
Peach Drift Drive	209'
Desert Bloom Drive	202'
White Mistflower Drive	1902'
Daylilies Drive	805'
Senita Road	880'
Desert Marigold Drive	582'
Wild Juniper Lane	1224'
Sweet Violet Drive	1355'
Rosemary Rain Lane	413'
Indigo Bush Lane	2009'
Ashleaf Maple	1182'
Brittlebrush Road	661'
Coral Vine Road	702'
Mariposa Lily Road	307'
English Ivy Road	1172'



DESIGNED:
ENGINEERING AND SURVEYING
9050 N. CAPITAL HWY, BLDG 3, SUITE 390
AUSTIN, TEXAS 78759
(512)846-3456 (512) 514-0315 FAX

WILDSRING
LEANDER, TEXAS 78641
PRELIMINARY PLAN -
SHEET 1 OF 2

SHEET
6
OF 26 SHEETS

DATE: 11/11/2022
REVISION: NO
BY: [Signature]



DESIGNED: ENGINEERING AND SURVEYING
DRAWN: 9050 N. CAPITAL HWY, BLDG 3, SUITE 390
AUSTIN, TEXAS 78759
COGO CHECKED: (512) 846-3456 (512) 514-0315 FAX
SURVEY CHECKED: TBPE FIRM REG. No. 280
QA/QC: TBPLS FIRM REG. No. 100486
DATE: _____
REVISION: _____
BY: _____

WILDSRING
C.R. 175
LEANDER, TEXAS 78641

PRELIMINARY PLAN -
SHEET 2 OF 2

Know what's below.
Call before you dig.

SHEET **7** OF **28** SHEETS

Line Table: Alignments

Line #	Length	Direction	Start Point	End Point
L1	26.00	S55° 34' 33.30"W	(3096030.95,10184562.78)	(3096009.50,10184548.08)
L2	269.18	S34° 25' 26.70"E	(3096009.50,10184548.08)	(3096161.67,10184326.05)
L3	498.21	S47° 43' 21.99"E	(3096275.79,10184195.11)	(3096644.42,10183859.95)
L4	741.53	S58° 04' 13.45"E	(3096860.18,10183696.75)	(3097489.52,10183304.57)
L5	140.65	S55° 34' 33.30"W	(3096094.87,10184423.52)	(3095978.85,10184344.01)
L6	124.09	S20° 56' 01.33"W	(3095868.24,10184203.73)	(3095823.91,10184087.83)
L7	119.30	S72° 44' 31.98"W	(3095632.71,10183908.52)	(3095518.78,10183873.13)
L8	128.77	N85° 20' 12.59"W	(3095329.80,10183852.28)	(3095201.45,10183862.74)
L9	25.00	S4° 39' 47.41"W	(3095201.45,10183862.74)	(3095199.42,10183837.83)
L10	77.31	S44° 50' 18.55"W	(3096352.37,10184419.46)	(3096297.86,10184364.64)
L11	77.93	S51° 06' 18.24"W	(3096257.26,10184328.05)	(3096196.61,10184279.11)
L12	513.44	S42° 16' 38.01"W	(3096328.80,10184146.91)	(3095983.40,10183767.02)
L13	96.53	S60° 56' 17.21"W	(3095830.92,10183646.19)	(3095746.54,10183599.30)
L14	511.69	S42° 16' 38.01"W	(3096558.17,10183938.37)	(3096213.95,10183559.77)
L15	155.93	S55° 29' 04.92"W	(3096054.54,10183420.61)	(3095926.06,10183332.26)
L16	110.70	S34° 59' 51.90"W	(3096793.18,10183741.04)	(3096729.69,10183650.35)
L17	353.50	S40° 36' 56.39"W	(3096657.59,10183557.43)	(3096427.46,10183289.08)
L18	59.15	N31° 55' 46.55"E	(3096964.17,10183631.95)	(3096995.45,10183682.15)
L19	84.18	N21° 55' 09.55"E	(3097034.96,10183759.94)	(3097066.38,10183838.04)
L20	614.98	S31° 55' 46.55"W	(3097342.07,10183396.46)	(3097016.82,10182874.53)
L21	75.23	S4° 35' 25.65"W	(3096905.75,10182537.89)	(3096899.73,10182462.90)
L22	175.76	S6° 29' 28.56"W	(3096899.73,10182462.90)	(3096879.86,10182288.27)
L23	98.22	N48° 23' 29.33"E	(3096669.06,10183066.34)	(3096742.50,10183131.56)
L24	117.99	N33° 23' 56.25"E	(3096870.61,10183279.48)	(3096935.56,10183377.99)
L25	118.60	S44° 32' 49.90"E	(3096178.62,10183523.01)	(3096261.82,10183438.49)
L26	247.68	S49° 23' 03.61"E	(3096354.35,10183352.10)	(3096542.36,10183190.86)
L27	195.24	S62° 53' 03.66"E	(3096882.69,10182872.50)	(3097056.47,10182783.51)
L28	49.04	S67° 35' 40.68"E	(3097168.42,10182731.88)	(3097213.76,10182713.18)
L29	25.00	S22° 24' 19.32"W	(3097213.76,10182713.18)	(3097204.23,10182690.07)
L30	175.65	S17° 15' 28.02"E	(3095633.77,10183908.85)	(3095685.88,10183741.11)
L31	392.51	S34° 30' 55.08"E	(3095784.13,10183538.65)	(3096006.54,10183215.22)
L32	95.45	S58° 39' 50.34"E	(3096128.11,10183100.22)	(3096209.63,10183050.58)
L33	195.51	S33° 10' 14.42"E	(3096526.62,10182743.59)	(3096633.59,10182579.94)
L34	47.02	S83° 28' 17.08"E	(3096850.59,10182446.02)	(3096897.31,10182440.68)
L35	614.98	S31° 55' 46.55"W	(3097342.07,10183396.46)	(3097016.82,10182874.53)
L36	75.23	S4° 35' 25.65"W	(3096905.75,10182537.89)	(3096899.73,10182462.90)
L37	175.76	S6° 29' 28.56"W	(3096899.73,10182462.90)	(3096879.86,10182288.27)
L38	46.30	S60° 39' 40.45"W	(3097948.25,10183056.99)	(3097907.89,10183034.31)
L39	34.11	S0° 33' 05.45"E	(3097477.89,10182669.11)	(3097478.22,10182635.00)
L40	282.76	S29° 28' 10.58"W	(3097439.42,10182484.53)	(3097300.31,10182238.35)
L41	26.00	N60° 31' 50.79"W	(3097300.31,10182238.35)	(3097277.67,10182251.14)
L42	26.00	N34° 02' 50.68"E	(3098200.46,10182521.90)	(3098215.02,10182543.44)
L43	120.26	S42° 41' 35.29"W	(3098050.27,10182640.72)	(3097968.72,10182552.33)

Curve Table: Alignments

Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	750.00	174.08	S41° 04' 24.34"E	(3096161.67,10184326.05)	(3096275.79,10184195.11)
C2	1500.00	270.90	S52° 53' 47.72"E	(3096644.42,10183859.95)	(3096860.18,10183696.75)
C3	300.00	181.39	S38° 15' 17.31"W	(3095978.85,10184344.01)	(3095868.24,10184203.73)
C4	300.00	271.27	S46° 50' 16.65"W	(3095823.91,10184087.83)	(3095632.71,10183908.52)
C5	500.00	191.30	S83° 42' 09.69"W	(3095518.78,10183873.13)	(3095329.80,10183852.28)
C6	500.00	54.69	S47° 58' 18.40"W	(3096297.86,10184364.64)	(3096257.26,10184328.05)
C7	600.00	195.42	S51° 36' 27.61"W	(3095983.40,10183767.02)	(3095830.92,10183646.19)
C8	920.00	212.07	S48° 52' 51.46"W	(3096213.95,10183559.77)	(3096054.54,10183420.61)
C9	1200.00	117.66	S37° 48' 24.14"W	(3096729.69,10183650.35)	(3096657.59,10183557.43)
C10	500.00	87.36	N26° 55' 28.05"E	(3096995.45,10183682.15)	(3097034.96,10183759.94)
C11	750.00	357.87	S18° 15' 36.10"W	(3097016.82,10182874.53)	(3096905.75,10182537.89)
C12	750.00	196.25	N40° 53' 42.79"E	(3096742.50,10183131.56)	(3096870.61,10183279.48)
C13	1500.00	126.64	S46° 57' 56.76"E	(3096261.82,10183438.49)	(3096354.35,10183352.10)
C14	1310.00	254.08	S43° 49' 40.33"E	(3096542.36,10183190.86)	(3096718.04,10183007.85)
C15	500.00	214.79	S50° 34' 40.36"E	(3096718.04,10183007.85)	(3096882.69,10182872.50)
C16	1500.00	123.31	S65° 14' 22.17"E	(3097056.47,10182783.51)	(3097168.42,10182731.88)
C17	750.00	225.90	S25° 53' 11.55"E	(3095685.88,10183741.11)	(3095784.13,10183538.65)
C18	400.00	168.59	S46° 35' 22.71"E	(3096006.54,10183215.22)	(3096128.11,10183100.22)
C19	1000.00	444.94	S45° 55' 02.38"E	(3096209.63,10183050.58)	(3096526.62,10182743.59)
C20	300.00	263.37	S58° 19' 15.60"E	(3096633.59,10182579.94)	(3096850.59,10182446.02)
C21	750.00	357.87	S18° 15' 36.10"W	(3097016.82,10182874.53)	(3096905.75,10182537.89)
C22	300.00	133.45	S73° 24' 18.52"W	(3097907.89,10183034.31)	(3097781.05,10182996.51)
C23	325.00	491.79	S42° 47' 55.57"W	(3097781.05,10182996.51)	(3097477.89,10182669.11)
C24	300.00	157.19	S14° 27' 32.57"W	(3097478.22,10182635.00)	(3097439.42,10182484.53)
C25	300.00	123.53	S21° 13' 28.48"E	(3097800.30,10182998.43)	(3097844.71,10182884.08)
C26	1276.98	511.08	S44° 29' 12.81"E	(3097844.71,10182884.08)	(3098200.46,10182521.90)
C27	301.00	122.10	S54° 18' 52.19"W	(3097968.72,10182552.33)	(3097870.23,10182481.59)
C28	2795.69	92.63	S66° 53' 06.35"W	(3097870.23,10182481.59)	(3097785.03,10182445.23)
C29	401.00	135.53	S77° 31' 00.91"W	(3097785.03,10182445.23)	(3097653.33,10182416.07)
C30	412.95	231.25	N76° 03' 06.10"W	(3097653.33,10182416.07)	(3097431.82,10182471.09)

Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	2964.69'	591.33'	11°25'41"	S62° 02' 54"W	590.35'
C2	1121.83'	649.43'	33°10'07"	S38° 42' 32"E	640.40'

Line Table

Line #	Direction	Length
L1	S00° 56' 36"W	4.92'
L2	S20° 23' 58"E	31.08'
L3	S68° 02' 24"W	141.64'
L4	S68° 35' 50"W	104.91'
L5	S70° 35' 03"W	52.82'
L6	S69° 21' 34"W	33.07'
L7	N86° 07' 36"W	15.96'
L8	N12° 54' 09"W	26.28'
L9	N23° 33' 09"W	50.64'
L10	N06° 32' 10"W	38.60'
L11	N31° 06' 26"W	23.55'
L12	N55° 00' 39"W	84.34'
L13	N59° 38' 41"W	187.08'
L14	N71° 15' 32"W	115.00'
L15	N30° 58' 57"W	89.55'
L16	N46° 21' 04"W	81.75'
L17	N32° 59' 03"W	66.49'
L18	N04° 29' 06"W	128.19'

Line Table

Line #	Direction	Length
L19	N24° 22' 29"W	142.15'
L20	N29° 31' 29"W	183.79'
L21	N71° 06' 44"W	139.80'
L22	N38° 38' 27"W	130.91'
L23	N57° 22' 27"W	138.26'
L24	N02° 30' 03"W	77.10'
L25	N20° 50' 20"W	46.42'
L26	N68° 33' 12"W	105.88'
L27	N46° 03' 11"W	53.58'
L28	N04° 17' 44"E	57.66'
L29	N36° 43' 53"W	92.46'
L30	N75° 29' 04"W	150.91'
L31	N71° 23' 00"W	119.52'
L32	N00° 31' 26"E	97.96'
L33	N34° 15' 50"E	53.63'
L34	N06° 07' 48"E	59.95'
L35	N44° 13' 08"E	42.48'
L36	S82° 00' 43"E	36.98'

Line Table

Line #	Direction	Length
L37	N45° 13' 06"E	145.15'
L38	N55° 24' 49"E	81.18'
L39	N88° 23' 08"E	70.98'
L40	N57° 54' 04"E	151.47'
L41	N51° 12' 50"E	104.05'
L42	S63° 42' 59"E	81.04'
L43	N70° 51' 07"E	98.46'
L44	N22° 51' 53"E	91.10'
L45	N25° 23' 17"W	43.06'
L46	N28° 16' 22"E	66.53'
L47	N09° 58' 27"E	104.21'
L48	N46° 37' 19"E	112.75'
L49	N78° 27' 01"E	116.31'
L50	N24° 10' 31"E	60.00'
L51	N39° 49' 54"W	78.77'
L52	N05° 37' 03"W	85.20'
L53	N20° 58' 58"E	113.34'
L54	S50° 46' 27"E	248.88'

Line Table

Line #	Direction	Length
L19	N24° 22' 29"W	142.15'
L20	N29° 31' 29"W	183.79'
L21	N71° 06' 44"W	139.80'
L22	N38° 38' 27"W	130.91'
L23	N57° 22' 27"W	138.26'
L24	N02° 30' 03"W	77.10'
L25	N20° 50' 20"W	46.42'
L26	N68° 33' 12"W	105.88'
L27	N46° 03' 11"W	53.58'
L28	N04° 17' 44"E	57.66'
L29	N36° 43' 53"W	92.46'
L30	N75° 29' 04"W	150.91'
L31	N71° 23' 00"W	119.52'
L32	N00° 31' 26"E	97.96'
L33	N34° 15' 50"E	53.63'
L34	N06° 07' 48"E	59.95'
L35	N44° 13' 08"E	42.48'
L36	S82° 00' 43"E	36.98'

Line Table

Line #	Direction	Length
L55	S41° 38' 12"E	117.82'
L56	S51° 31' 08"E	185.65'
L57	S53° 37' 42"E	86.18'
L58	S69° 40' 34"E	203.45'
L59	S77° 26' 53"E	13.91'
L60	S84° 57' 49"E	39.89'
L61	S78° 38' 19"E	21.01'
L62	N69° 47' 24"E	33.87'
L63	S88° 43' 31"E	20.35'
L65	S60° 06' 02"E	12.60'
L66	S45° 47' 18"E	134.21'
L67	S26° 13' 25"E	133.75'
L68	S68° 00' 51"W	29.73'
L69	S55° 17' 11"E	53.85'
L70	S44° 16' 23"E	49.19'
L71	S43° 21' 14"E	27.52'
L72	S61° 44' 34"W	1.35'

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LINE AND CURVE TABLES 1
OF 2

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22-PP-007

Parcel Area Table			
Parcel #	SQ. FT.	ZONING	BLOCK
1	7053.268	SFC	A
2	8307.038	SFC	A
3	6834.038	SFC	A
4	6791.209	SFC	A
5	6674.725	SFC	A
6	6558.242	SFC	A
HOA	15,335		A

Parcel Area Table			
Parcel #	SQ. FT.	ZONING	BLOCK
1	6710.009	SFC	B
2	6500.000	SFC	B
3	6500.000	SFC	B
4	6500.000	SFC	B
5	6500.000	SFC	B
6	6500.000	SFC	B
7	6500.000	SFC	B
8	6500.000	SFC	B
9	6500.000	SFC	B
10	6500.000	SFC	B
11	6605.806	SFC	B
12	6754.972	SFC	B
13	6729.689	SFC	B
14	6729.269	SFC	B
15	6748.868	SFC	B
16	6594.157	SFC	B
HOA	28,990		B

Parcel Area Table			
Parcel #	SQ. FT.	ZONING	BLOCK
1	6500.000	SFC	C
2	6500.000	SFC	C
3	6500.000	SFC	C
4	6500.000	SFC	C
5	6500.000	SFC	C
6	6500.000	SFC	C
7	6500.000	SFC	C
8	6500.000	SFC	C
9	6500.000	SFC	C
10	6892.801	SFC	C
11	6957.437	SFC	C
12	6530.830	SFC	C
HOA	58,966		C

Parcel Area Table			
Parcel #	SQ. FT.	ZONING	BLOCK
1	7666.082	SFC	D
2	6500.000	SFC	D
3	7235.453	SFC	D
4	8192.326	SFC	D
5	8357.762	SFC	D
6	7492.270	SFC	D
7	6758.796	SFC	D
8	6500.000	SFC	D
9	6499.586	SFC	D

Parcel Area Table			
Parcel #	SQ. FT.	ZONING	BLOCK
1	9985.103	SFC	E
2	9922.815	SFC	E
3	7800.000	SFC	E
4	7832.854	SFC	E
5	8861.709	SFC	E
6	8941.263	SFC	E
7	8096.317	SFC	E
8	7721.852	SFC	E

Parcel Area Table			
Parcel #	SQ. FT.	ZONING	BLOCK
1	6500.000	SFC	F
2	7474.299	SFC	F
3	7737.739	SFC	F
4	6923.682	SFC	F
5	6500.000	SFC	F
6	6500.321	SFC	F
7	9553.409	SFU	F
8	8992.285	SFU	F
9	9157.804	SFU	F
10	11443.090	SFU	F
11	8286.938	SFC	F
12	7535.633	SFC	F
13	6617.676	SFC	F
14	7079.989	SFC	F
15	6533.473	SFC	F
16	6500.000	SFC	F
17	6500.000	SFC	F
18	6500.000	SFC	F
19	6500.000	SFC	F
20	6500.000	SFC	F
21	6500.000	SFC	F
22	6500.000	SFC	F
HOA	46,800		F

Parcel Area Table			
Parcel #	SQ. FT.	ZONING	BLOCK
1	7731.408	SFC	G
2	6955.000	SFC	G
3	6955.000	SFC	G
4	6955.000	SFC	G
5	6955.000	SFC	G
6	6955.000	SFC	G
7	6955.000	SFC	G
8	6955.000	SFC	G
9	6954.899	SFC	G
10	7293.765	SFC	G
11	7332.219	SFC	G
12	7333.045	SFC	G
13	7464.734	SFC	G
14	8487.935	SFC	G
15	7665.874	SFC	G
16	6792.500	SFC	G
17	7034.663	SFC	G
18	7177.701	SFC	G
19	7186.170	SFC	G
20	7120.857	SFC	G
21	6792.500	SFC	G
22	6792.500	SFC	G
23	6792.500	SFC	G
24	6792.500	SFC	G
25	6792.500	SFC	G
26	6792.500	SFC	G
27	6792.500	SFC	G
28	6854.221	SFC	G
29	7665.874	SFC	G

Parcel Area Table			
Parcel #	SQ. FT.	ZONING	BLOCK
1	7905.739	SFC	H
2	7189.099	SFC	H
3	7290.471	SFC	H
4	7391.842	SFC	H
5	7493.213	SFC	H
6	7594.585	SFC	H
7	8058.679	SFC	H
8	8247.094	SFC	H
9	6966.773	SFC	H
10	6895.220	SFC	H
11	7187.320	SFC	H
12	7891.017	SFC	H
13	7791.118	SFC	H
14	7831.735	SFC	H
15	7962.911	SFC	H
16	7980.576	SFC	H
17	7645.775	SFC	H
18	7311.235	SFC	H
19	7808.342	SFC	H

Parcel Area Table			
Parcel #	SQ. FT.	ZONING	BLOCK
1	6351.987	SFC	I
2	6418.132	SFC	I
3	6387.394	SFC	I
4	6446.850	SFC	I
5	6494.131	SFC	I
6	6500.000	SFC	I
7	7665.881	SFC	I
8	11608.301	SFC	I
9	10293.086	SFC	I
10	10474.848	SFC	I
11	10304.316	SFC	I
12	9650.375	SFC	I
13	7842.680	SFC	I
HOA	58,098		I

Parcel Area Table			
Parcel #	SQ. FT.	ZONING	BLOCK
2	8300.755	SFC	J
3	8364.882	SFC	J
6	10224.715	SFC	J
7	10958.433	SFU	J
8	11719.962	SFU	J
9	8577.739	SFU	J
10	9157.790	SFU	J
11	9728.658	SFU	J
12	7433.131	SFU	J
13	8245.952	SFU	J
14	6493.689	SFC	J
15	6500.000	SFC	J
16	6500.000	SFC	J
17	6500.000	SFC	J
18	6500.000	SFC	J
19	6500.000	SFC	J
20	6500.000	SFC	J
21	6500.000	SFC	J
22	6500.000	SFC	J
23	7665.874	SFC	J

Parcel Area Table			
Parcel #	SQ. FT.	ZONING	BLOCK
1	7940.027	SFC	K
2	6683.658	SFC	K
3	5654.392	SFC	K
4	6872.593	SFC	K
5	7551.176	SFC	K
6	6500.000	SFC	K
7	6500.000	SFC	K
8	6500.000	SFC	K
9	6500.000	SFC	K
10	6500.000	SFC	K
11	7101.465	SFC	K
12	8158.387	SFC	K
13	6690.152	SFC	K
14	6741.161	SFC	K
15	6487.595	SFC	K

Parcel Area Table			
Parcel #	SQ. FT.	ZONING	BLOCK
1	7463.158	SFC	L
2	10175.684	SFC	L
3	7765.508	SFC	L
4	9619.149	SFC	L
5	8963.333	SFC	L
6	8324.970	SFC	L
7	8371.298	SFC	L
8	8146.703	SFC	L
9	8965.874	SFC	L
10	7800.574	SFC	L
11	8153.042	SFC	L
12	8205.770	SFC	L
HOA	17,150		L

Parcel Area Table			
Parcel #	SQ. FT.	ZONING	BLOCK
3	7800.000	SFU	M
4	7800.000	SFU	M
5	7800.000	SFU	M
6	7800.000	SFU	M
8	8109.281	SFU	M
9	8846.079	SFU	M
10	9061.721	SFU	M
11	8352.887	SFU	M
12	7800.000	SFU	M

Parcel Area Table			
Parcel #	SQ. FT.	ZONING	BLOCK
5	8263.292	SFC	N
6	8313.213	SFC	N
7	7976.797	SFC	N
8	7799.845	SFC	N
9	7800.000	SFC	N
10	8086.236	SFC	N
11	9100.445	SFC	N
12	9236.393	SFC	N
13	9165.997	SFC	N
14	9506.234	SFC	N
15	9700.198	SFC	N

Parcel Area Table			
Parcel #	SQ. FT.	ZONING	BLOCK
1	8036.101	SFC	O
2	6854.667	SFC	O
3	6873.398	SFC	O
4	6740.500	SFC	O
5	7664.905	SFC	O
6	10920.317	SFC	O
7	10090.632	SFC	O
8	9188.646	SFC	O
9	8809.355	SFC	O
10	8549.351	SFC	O
11	9595.049	SFC	O
12	7429.651	SFC	O
13	8536.288	SFC	O
14	8545.895	SFC	O
15	8827.700	SFC	O
16	9044.995	SFC	O
17	9497.263	SFU	O
18	9854.240	SFU	O
19	8911.449	SFU	O

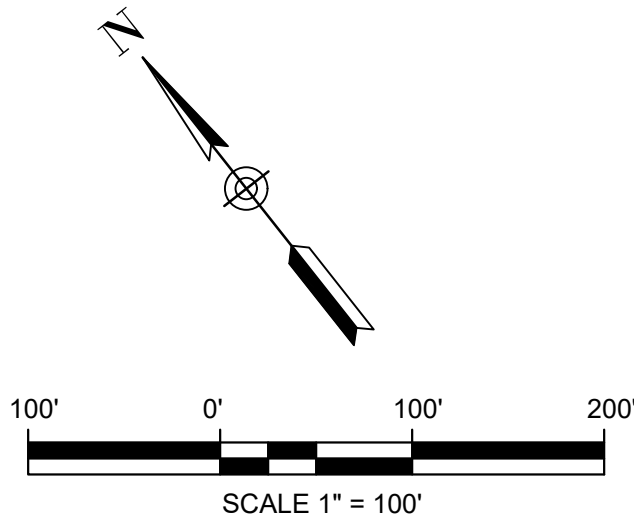
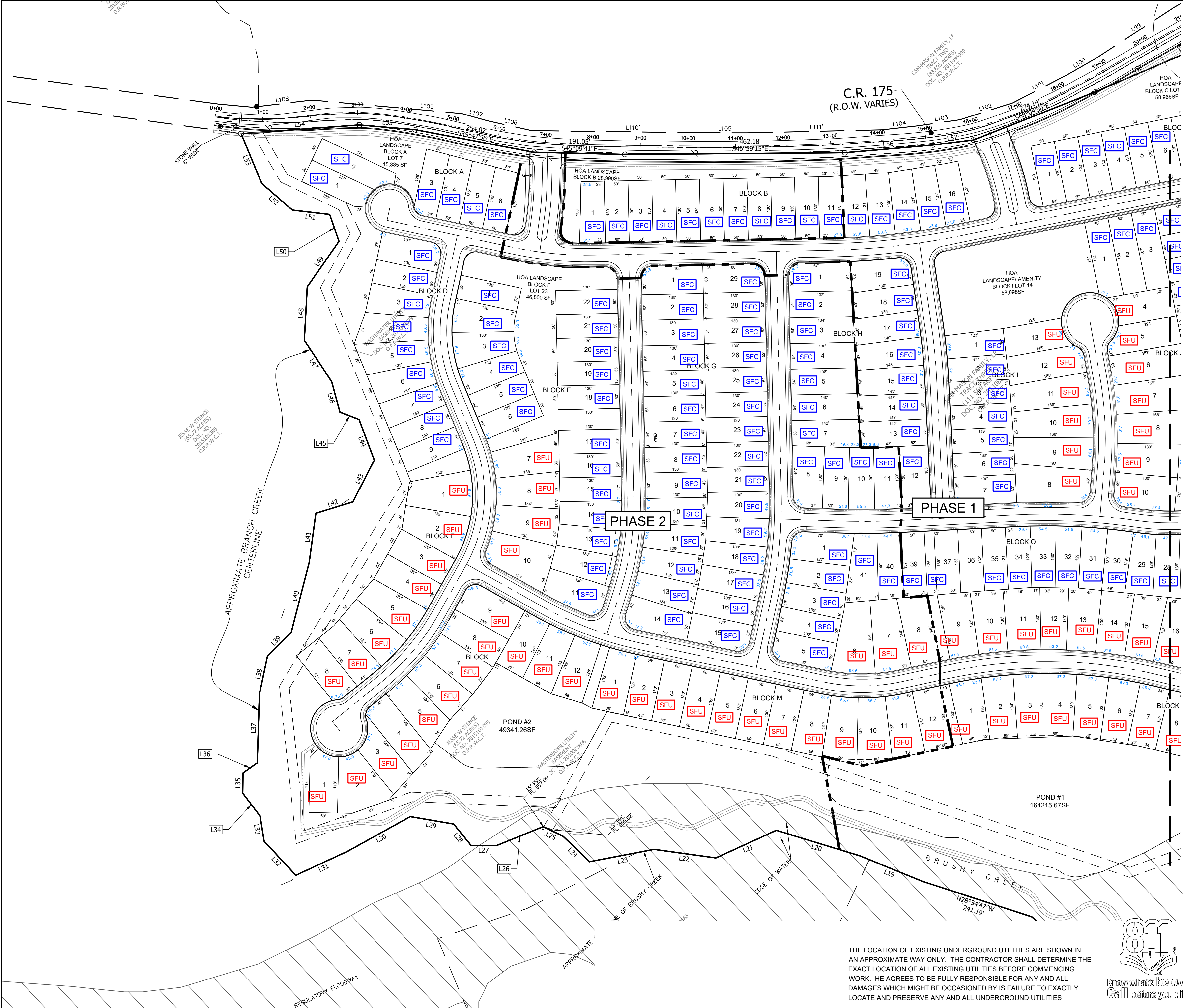
Parcel Area Table			
Parcel #	SQ. FT.	ZONING	BLOCK
1	7202.668	SFU	P
2	6177.438	SFU	P
3	7259.411	SFU	P
4	8304.156	SFU	P
5	7059.796	SFU	P
6	8389.142	SFU	P
7	7389.452	SFU	P
8	7695.798	SFU	P
9	7325.271	SFU	P
10	7144.164	SFU	P
11	6963.058	SFU	P
12	6781.952	SFU	P
13	6600.846	SFU	P

Parcel Area Table			
Parcel #	SQ. FT.	ZONING	BLOCK
1	8822.198	SFC	Q
2	8574.007	SFC	Q
3	7867.677	SFC	Q
4	7070.669	SFC	Q
5	7714.878	SFC	Q
6	7257.562	SFC	Q
7	7735.823	SFC	Q
8	7752.954	SFC	Q
9	7603.343	SFU	Q
10	8026.564	SFU	Q
11	7925.734	SFU	Q
12	7313.688	SFU	Q
HOA	17,150		Q

Parcel Area Table			
Parcel #	SQ. FT.	ZONING	BLOCK
1	5953.474	SFC	R
2	6226.807	SFC	R
3	6226.745	SFC	R
4	6226.713	SFC	R
5	6226.711	SFC	R
6	6226.738	SFC	R
7	6226.797	SFC	R
8	6226.885	SFC	R
9	6833.951	SFU	R
10	11071.966	SFU	R
HOA	17,150		R

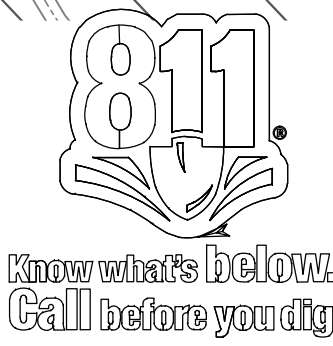
Parcel Area Table			
Parcel #	SQ. FT.	ZONING	BLOCK
1	9771.691	SFC	S
2	8413.814	SFC	S
3	10095.467	SFC	S
4	10958.080	SFC	S
5	10204.176	SFC	S
6	14035.179	SFC	S
7	9604.647	SFC	S
8	13402.099	SFC	S
9	7990.750	SFU	S
10	9233.142	SFU	S
11	8332.579	SFC	S
12	6709.881	SFC	S
13	6657.941	SFC	S
14	8312.468	SFC	S
15	8353.507	SFC	S
16	8622.124	SFC	S
17	6888.597	SFC	S
HOA	16,407		S

Parcel Area Table			
Parcel #	SQ. FT.	ZONING	BLOCK
1	8258.985	SFC	T
2	7248.579	SFC	T
3	11037.902	SFC	T
4	9189.430	SFC	T
5	8386.711	SFC	T
6	7518.231	SFC	T
7	7275.734	SFC	T
8	8156.343	SFC	T
9	8793.260	SFC	T
10	9015.114	SFC	T
11	9101.395	SFC	T
12	9632.679	SFC	T
13	10404.232	SFC	T
14	8121.419	SFC	T
15	7640.159	SFC	T
16	10588.983	SFC	T



- LEGEND
- PROPOSED
- PROPERTY LINE
 - EASEMENT
 - PROPOSED ROAD CENTERLINE
 - PHASE LINE
 - FLOODPLAIN
 - 100YR
 - PROPOSED R.O.W.
- SFC SINGLE FAMILY URBAN (SFU)
- SFU SINGLE FAMILY COMPACT (SFC)

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DESIGNED: ENGINEERING AND SURVEYING 9050 N. CAPITAL HWY, BLDG 3, SUITE 390 AUSTIN, TEXAS 78759 (512)846-3456 (512) 514-0315 FAX TBPE FIRM REG. No. 280 TBPLS FIRM REG. No. 100486		BY: _____	
DRAWN: _____		DATE: _____	
COCO CHECKED: _____		REVISION: _____	
SURVEY CHECKED: _____		NO. _____	
QA/QC: _____		DATE: _____	
QA/QC REVISIONS: _____		BY: _____	

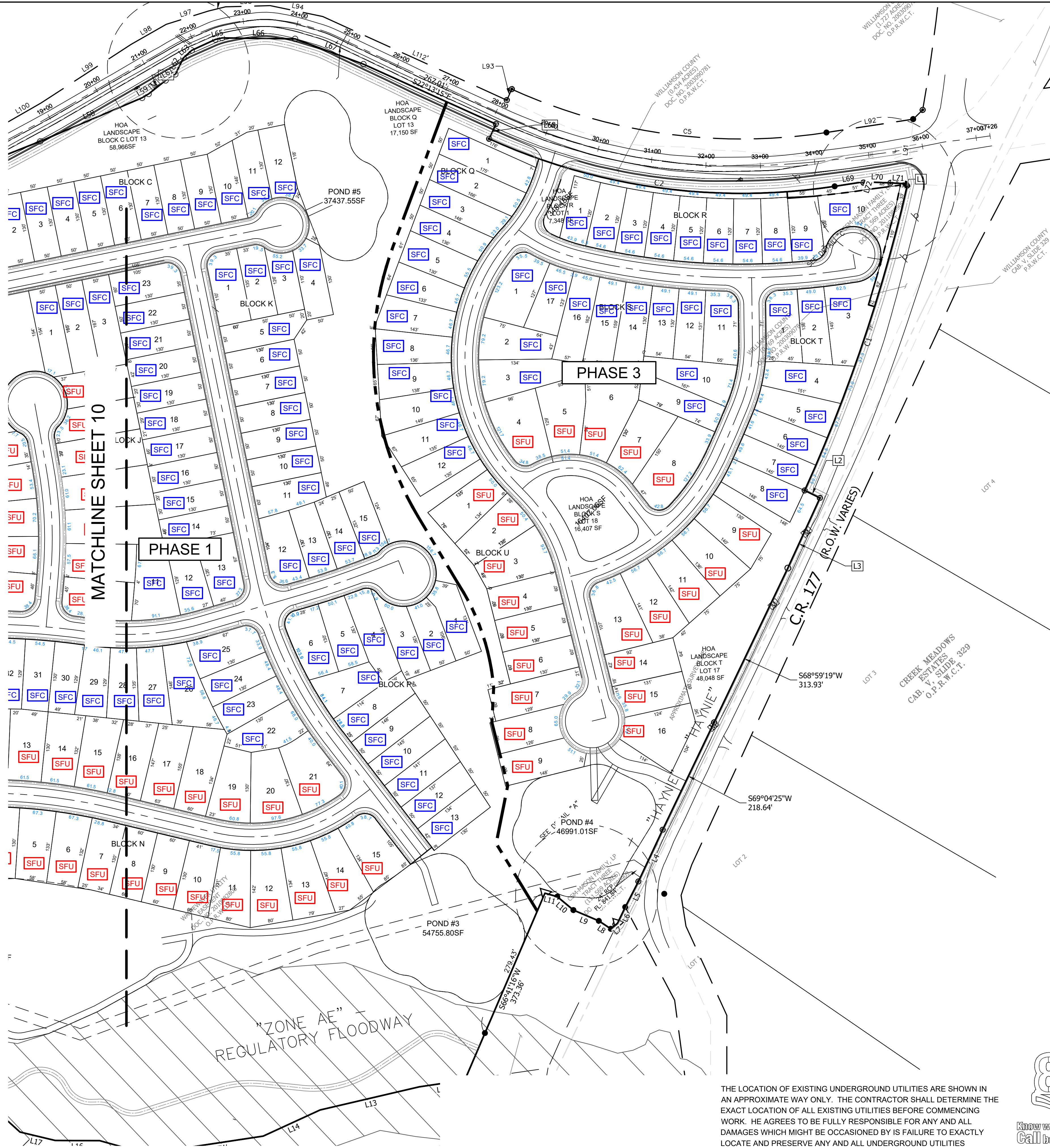
WILDSRING
C.R. 175
LEANDER, TEXAS 78641

ZONING MAP - 1 OF 2

115531
STEVEN BUFFUM
11/11/2022
SHEET 10 OF 26 SHEETS

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22-PP-007



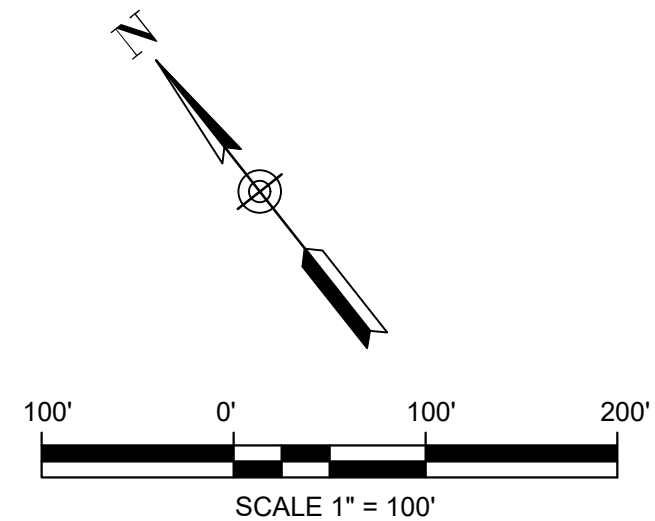
LEGEND

PROPOSED

- PROPERTY LINE
- EASEMENT
- PROPOSED ROAD CENTERLINE
- PHASE LINE
- FLOODPLAIN
- PROPOSED R.O.W.

SFC SINGLE FAMILY URBAN (SFU)

SFU SINGLE FAMILY COMPACT (SFC)



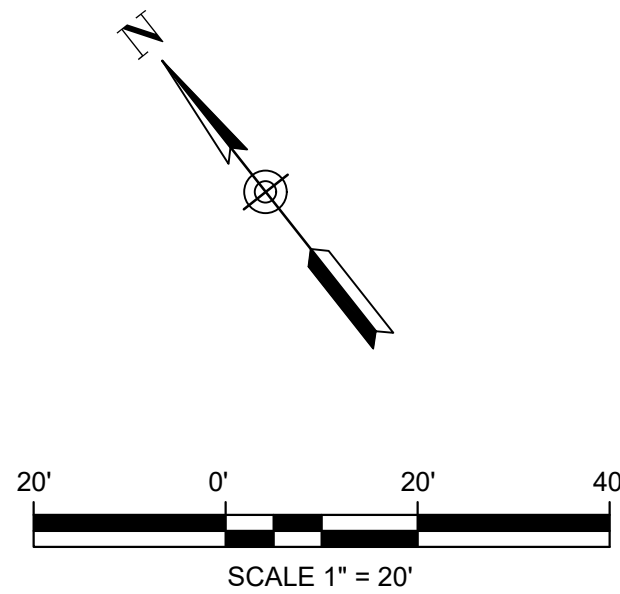
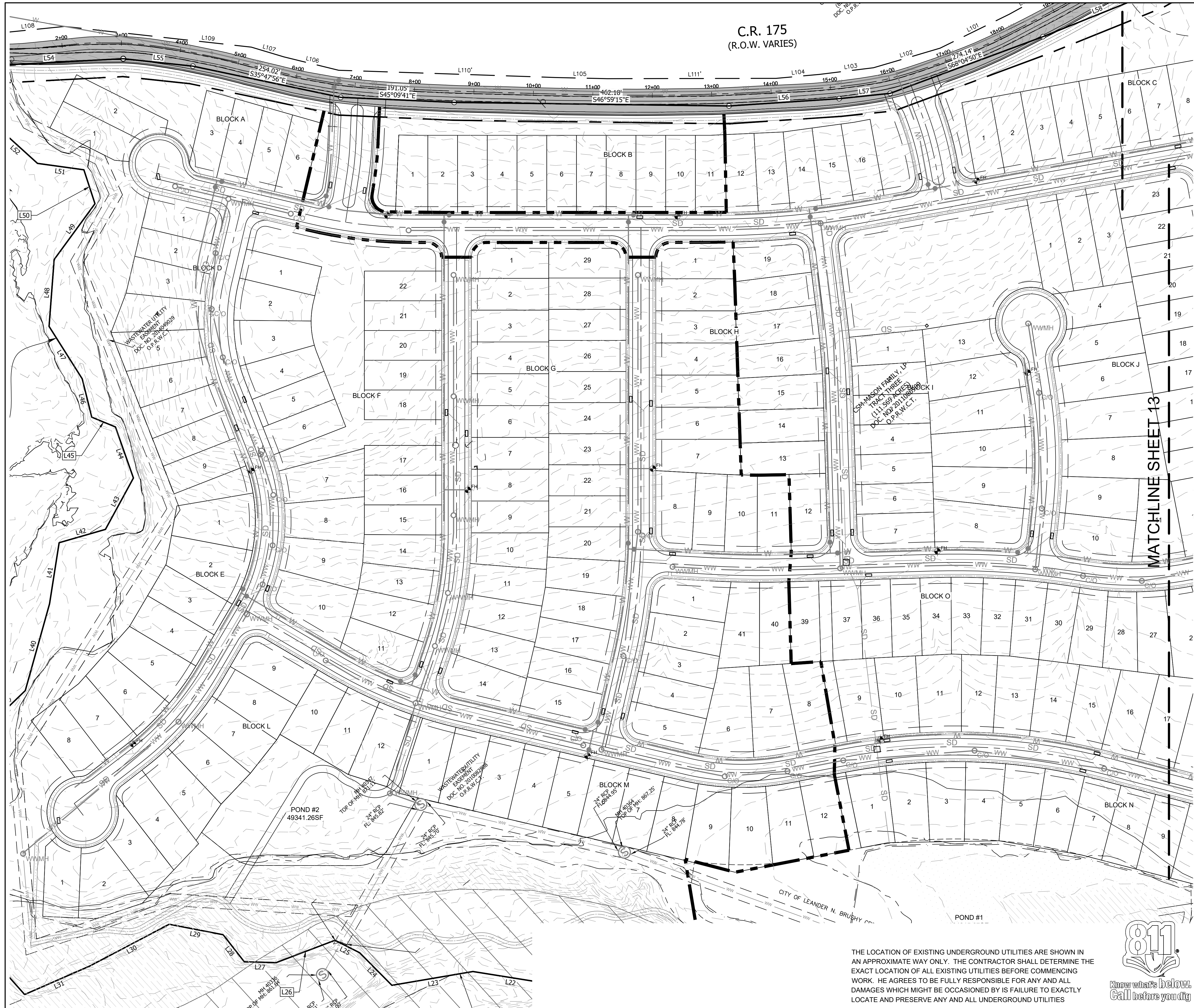
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DRAWN:	AUSTIN, TEXAS 78759	REVISION					NO	
CHECKED:	(512) 846-3456							
QA/QC:	TBPE FIRM REG. NO. 280							
TBPLS FIRM REG. NO. 100486								

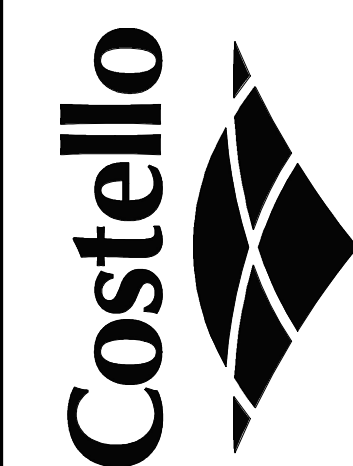
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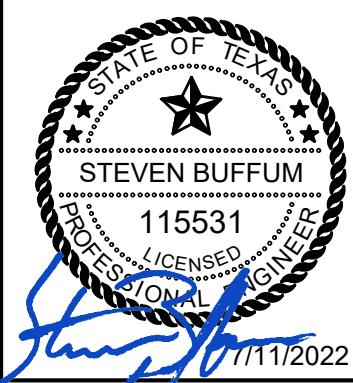
LEGEND	
EXISTING	PROPOSED
—	PROPERTY LINE
—	EASEMENT
— W —	WATER
— WW —	WASTEWATER
— SS —	STORM SEWER
— UO —	OVERHEAD ELECTRIC
— UE —	UNDERGROUND ELECTRIC
— G —	GAS
—	CURB & GUTTER
—	WOOD FENCE
—	— □ — □ —
—	— LOC —
—	LIMITS OF CONSTRUCTION
—	SIDEWALK
—	6' WIDE PARK TRAIL
WY ⊗ FH	FIRE HYDRANT ASSEMBLY
WY ⊗	WATER METER
WM	WATER VALVE
WMH	BACKFLOW PREVENTER
WMH	WASTEWATER MANHOLE
SMH	WASTEWATER CLEANOUT
—	— CO —
—	— (D) —
—	—
—	—
—	UTILITY CROSSING
—	FULLY DEVELOPED 100 YR FLOOD PLAIN
—	PROPOSED 100 YR FLOOD PLAIN
—	FUTURE ZONE AE PER PENDING CITY OF LEANDER LOMR

ENGINEERING AND SURVEYING
9050 N. CAPITAL HWY, BLDG 3, SUITE 390
AUSTIN, TEXAS 78759
(512)646-3456 (512) 514-0315 FAX



WILDSRING
C.R. 175
LEANDER, TEXAS 78641

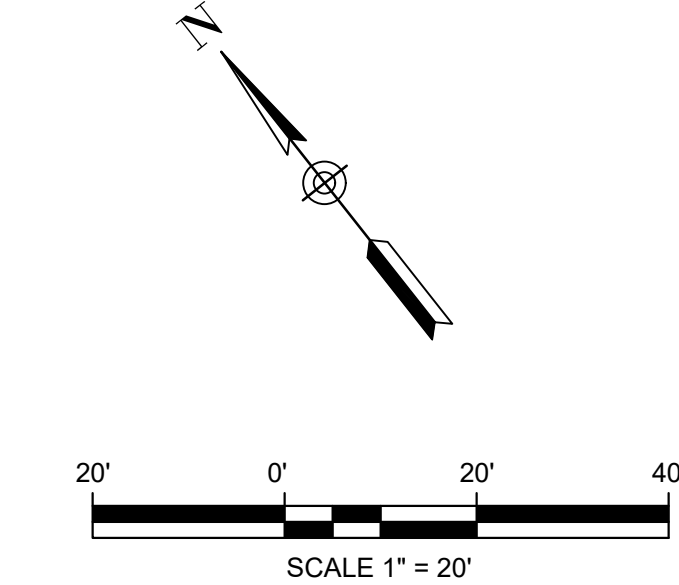
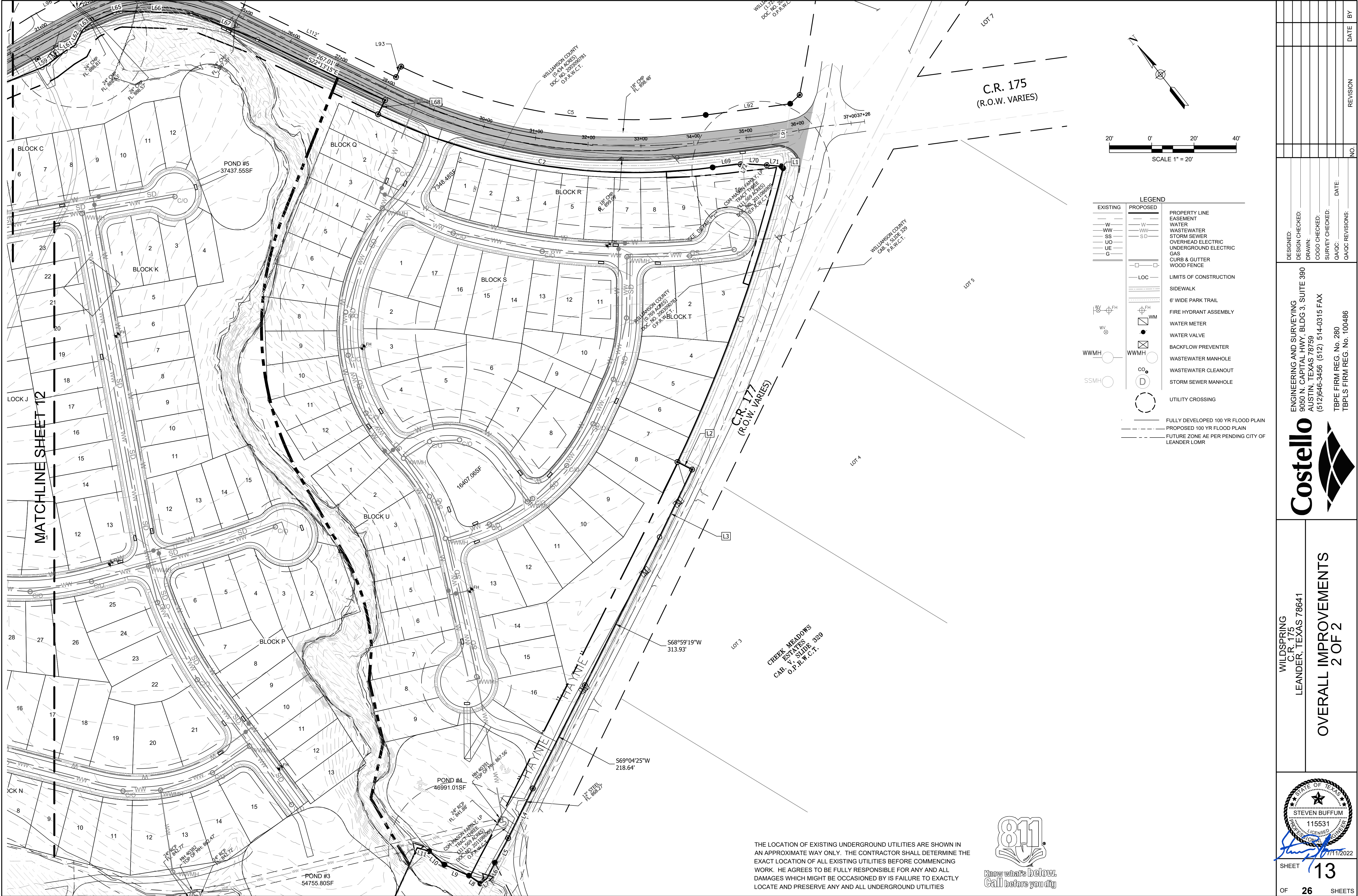
OVERALL IMPROVEMENTS
1 OF 2



SHEET **12**
OF **26** SHEETS

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22-PP-007



LEGEND	
EXISTING	PROPOSED
— W —	— W —
— WW —	— WW —
— SS —	— SD —
— UO —	
— UE —	
— G —	
	— □ — □ —
	— LOC —
	— SIDEWALK —
	— 6' WIDE PARK TRAIL —
⊕ FH	⊕ FH
⊗ WM	⊗ WM
⊗ WVMH	⊗ WVMH
⊗ SSMH	⊗ SSMH
	⊗ CO
	⊗ D
	⊗
	— FULLY DEVELOPED 100 YR FLOOD PLAIN —
	— PROPOSED 100 YR FLOOD PLAIN —
	— FUTURE ZONE AS PER PENDING CITY OF LEANDER LOMR —

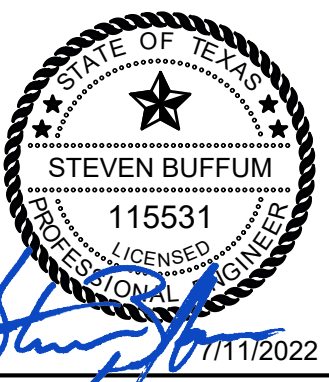
MATCHLINE SHEET 12

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY IS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES



WILDSRING
C.R. 175
LEANDER, TEXAS 78641

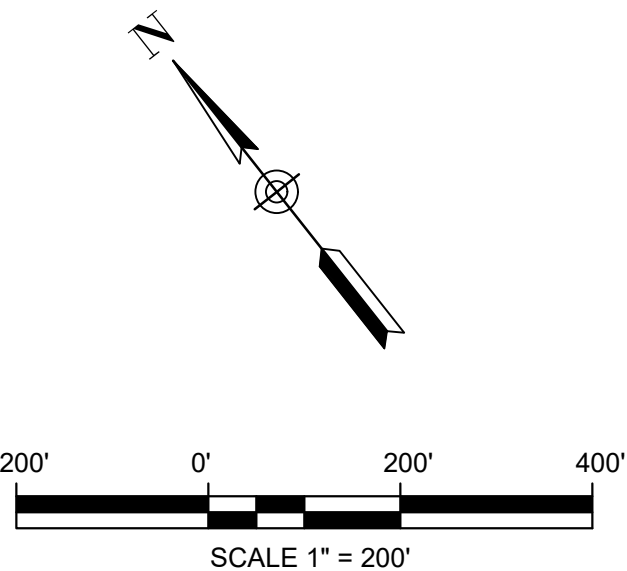
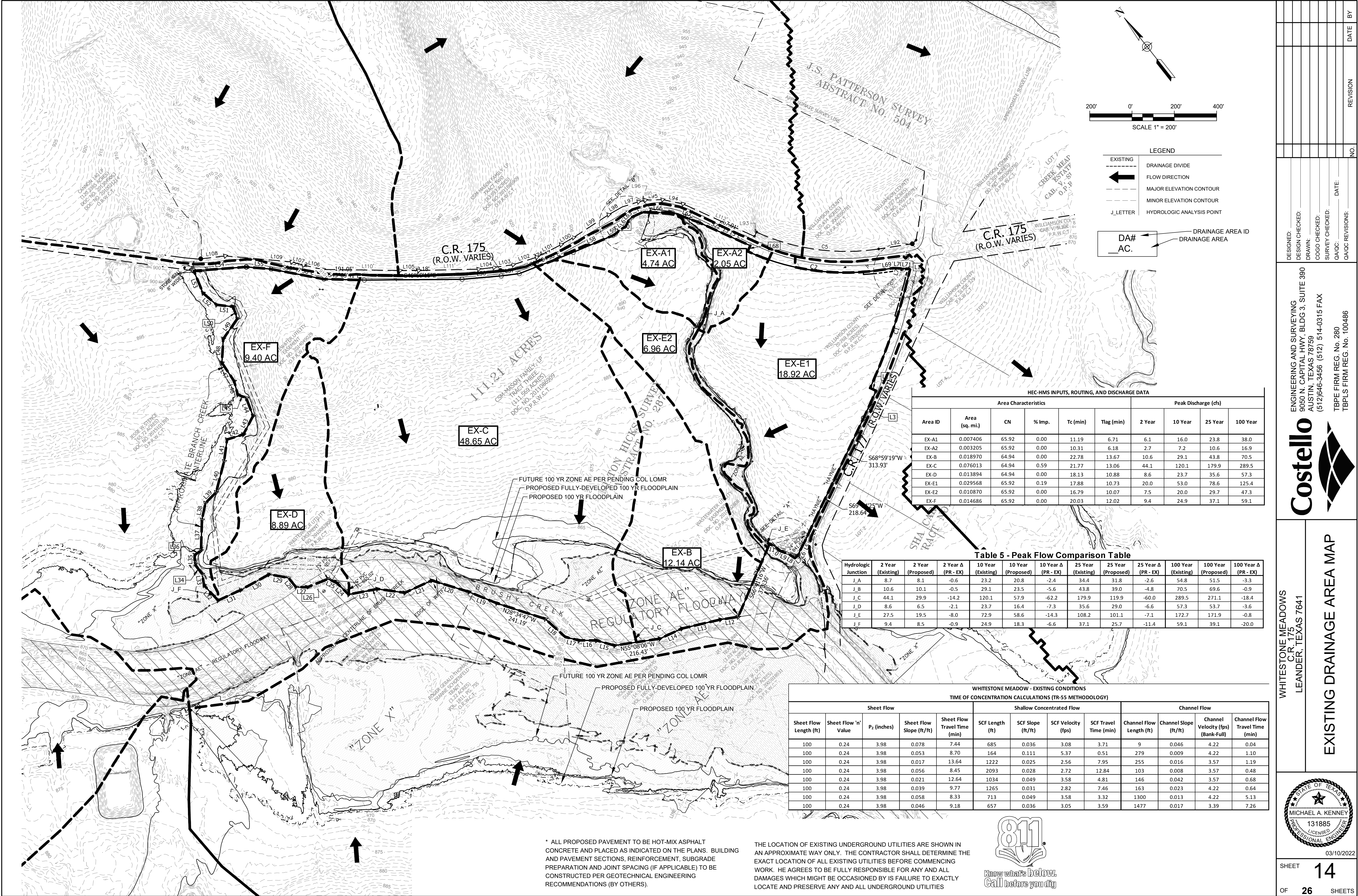
OVERALL IMPROVEMENTS
2 OF 2



SHEET 13 OF 26 SHEETS

DESIGNED:	DESIGN CHECKED:	DRAWN:	COGO CHECKED:	SURVEY CHECKED:	DATE:	REVISION	NO	DATE	BY

ENGINEERING AND SURVEYING
9050 N. CAPITAL HWY, BLDG 3, SUITE 390
AUSTIN, TEXAS 78759
(512)846-3456 (512) 514-0315 FAX
TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100486



LEGEND	
EXISTING	DRAINAGE DIVIDE
←	FLOW DIRECTION
---	MAJOR ELEVATION CONTOUR
- - -	MINOR ELEVATION CONTOUR
J LETTER	HYDROLOGIC ANALYSIS POINT

DA#	DRAINAGE AREA ID
AC.	DRAINAGE AREA

HEC-HMS INPUTS, ROUTING, AND DISCHARGE DATA									
Area Characteristics						Peak Discharge (cfs)			
Area ID	Area (sq. mi.)	CN	% Imp.	Tc (min)	Tlag (min)	2 Year	10 Year	25 Year	100 Year
EX-A1	0.007406	65.92	0.00	11.19	6.71	6.1	16.0	23.8	38.0
EX-A2	0.003205	65.92	0.00	10.31	6.18	2.7	7.2	10.6	16.9
EX-B	0.018970	64.94	0.00	22.78	13.67	10.6	29.1	43.8	70.5
EX-C	0.076013	64.94	0.59	21.77	13.06	44.1	120.1	179.9	289.5
EX-D	0.013894	64.94	0.00	18.13	10.88	8.6	23.7	35.6	57.3
EX-E	0.029568	65.92	0.19	17.88	10.73	20.0	53.0	78.6	125.4
EX-E2	0.010870	65.92	0.00	16.79	10.07	7.5	20.0	29.7	47.3
EX-F	0.014686	65.92	0.00	20.03	12.02	9.4	24.9	37.1	59.1

Table 5 - Peak Flow Comparison Table											
Hydrologic Junction	2 Year (Existing)	2 Year (Proposed)	2 Year Δ (PR - EX)	10 Year (Existing)	10 Year (Proposed)	10 Year Δ (PR - EX)	25 Year (Existing)	25 Year (Proposed)	25 Year Δ (PR - EX)	100 Year (Existing)	100 Year (Proposed)
J_A	8.7	8.1	-0.6	23.2	20.8	-2.4	34.4	31.8	-2.6	54.8	51.5
J_B	10.6	10.1	-0.5	29.1	23.5	-5.6	43.8	39.0	-4.8	70.5	69.6
J_C	44.1	29.9	-14.2	120.1	57.9	-62.2	179.9	119.9	-60.0	289.5	271.1
J_D	8.6	6.5	-2.1	23.7	16.4	-7.3	35.6	29.0	-6.6	57.3	53.7
J_E	27.5	19.5	-8.0	72.9	58.6	-14.3	108.2	101.1	-7.1	172.7	171.9
J_F	9.4	8.5	-0.9	24.9	18.3	-6.6	37.1	25.7	-11.4	59.1	39.1

WHITESTONE MEADOW - EXISTING CONDITIONS											
TIME OF CONCENTRATION CALCULATIONS (TR-55 METHODOLOGY)											
Sheet Flow				Shallow Concentrated Flow				Channel Flow			
Sheet Flow Length (ft)	Sheet Flow 'n' Value	P _s (inches)	Sheet Flow Slope (ft/ft)	Sheet Flow Travel Time (min)	SCF Length (ft)	SCF Slope (ft/ft)	SCF Velocity (fps)	SCF Travel Time (min)	Channel Flow Length (ft)	Channel Slope (ft/ft)	Channel Velocity (fps)
100	0.24	3.98	0.078	7.44	685	0.036	3.08	3.71	9	0.046	4.22
100	0.24	3.98	0.053	8.70	164	0.111	5.37	0.51	279	0.009	4.22
100	0.24	3.98	0.017	13.64	1222	0.025	2.56	7.95	255	0.016	3.57
100	0.24	3.98	0.056	8.45	2093	0.028	2.72	12.84	103	0.008	3.57
100	0.24	3.98	0.021	12.64	1034	0.049	3.58	4.81	146	0.042	3.57
100	0.24	3.98	0.039	9.77	1265	0.031	2.82	7.46	163	0.023	4.22
100	0.24	3.98	0.058	8.33	713	0.049	3.58	3.32	1300	0.013	4.22
100	0.24	3.98	0.046	9.18	657	0.036	3.05	3.59	1477	0.017	3.39

* ALL PROPOSED PAVEMENT TO BE HOT-MIX ASPHALT CONCRETE AND PLACED AS INDICATED ON THE PLANS. BUILDING AND PAVEMENT SECTIONS, REINFORCEMENT, SUBGRADE PREPARATION AND JOINT SPACING (IF APPLICABLE) TO BE CONSTRUCTED PER GEOTECHNICAL ENGINEERING RECOMMENDATIONS (BY OTHERS).

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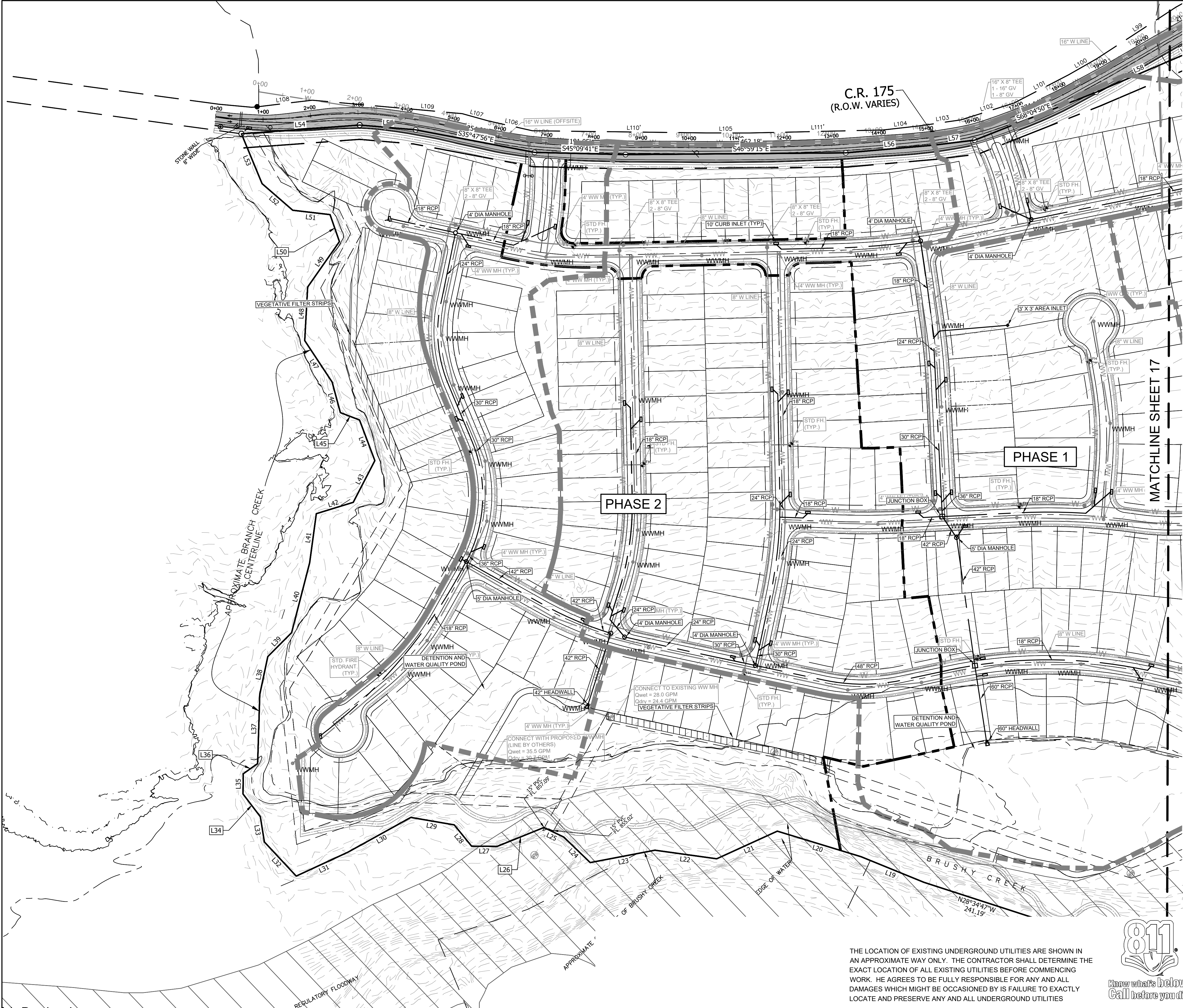
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AUSTIN, TEXAS 78759
COGO CHECKED: (512) 846-3456 (512) 514-0315 FAX
OAVOC: TBPE FIRM REG. No. 280
OAVOC REVISIONS: TBPLS FIRM REG. No. 100486

WHITESTONE MEADOWS
C.R. 175
LEANDER, TEXAS 7641

EXISTING DRAINAGE AREA MAP

MICHAEL A. KENNEY
131885
LICENSED PROFESSIONAL ENGINEER
03/10/2022

SHEET 14 OF 26 SHEETS



LEGEND

	PROPOSED	PROPERTY LINE
	EASEMENT	PROPOSED ROAD CENTERLINE
	PHASE LINE	FLOODPLAIN
	100YR	BUILDING SETBACK
	PROPOSED R.O.W.	DRAINAGE AREA DIVIDE
	RCP STORM PIPE	
	CURB INLET	
	AREA INLET	
	VEGETATIVE FILTER STRIPS	
	FULLY DEVELOPED 100 YR FLOOD PLAIN	
	PROPOSED 100 YR FLOOD PLAIN	
	FUTURE ZONE AE PER PENDING CITY OF LEANDER LOMR	

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WHITESTONE MEADOW
C.R. 175
LEANDER, TEXAS 7

STORMSEWER PLAN 1 OF 2

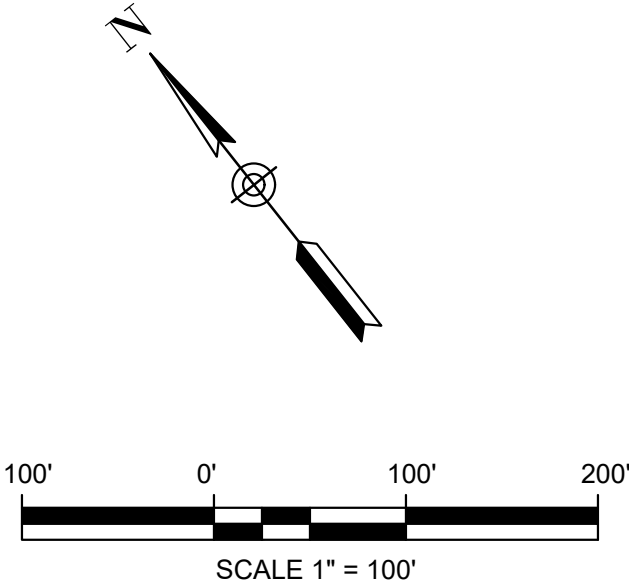
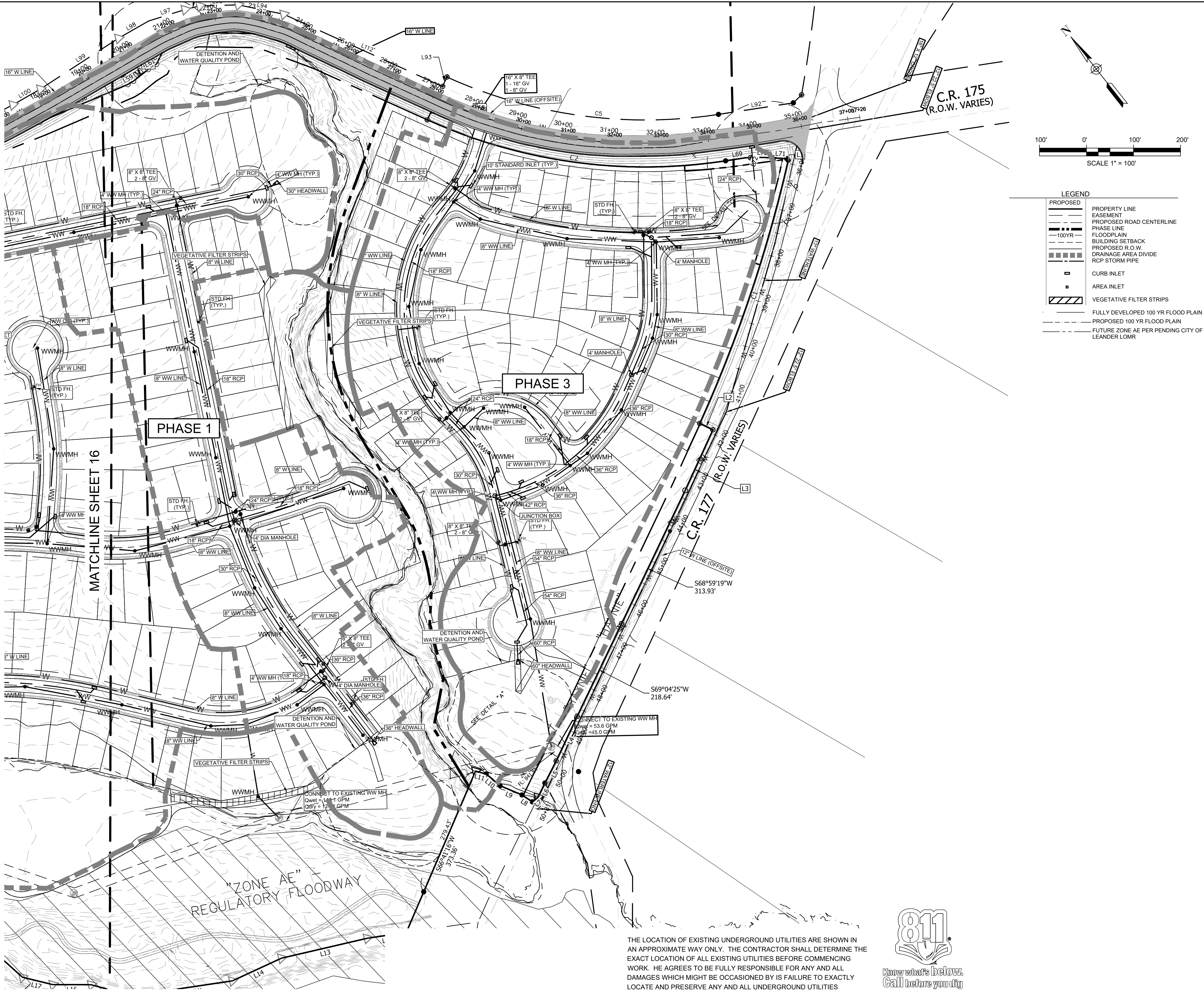
7/11/2022

SHEET **16**

OF **##** SHEETS

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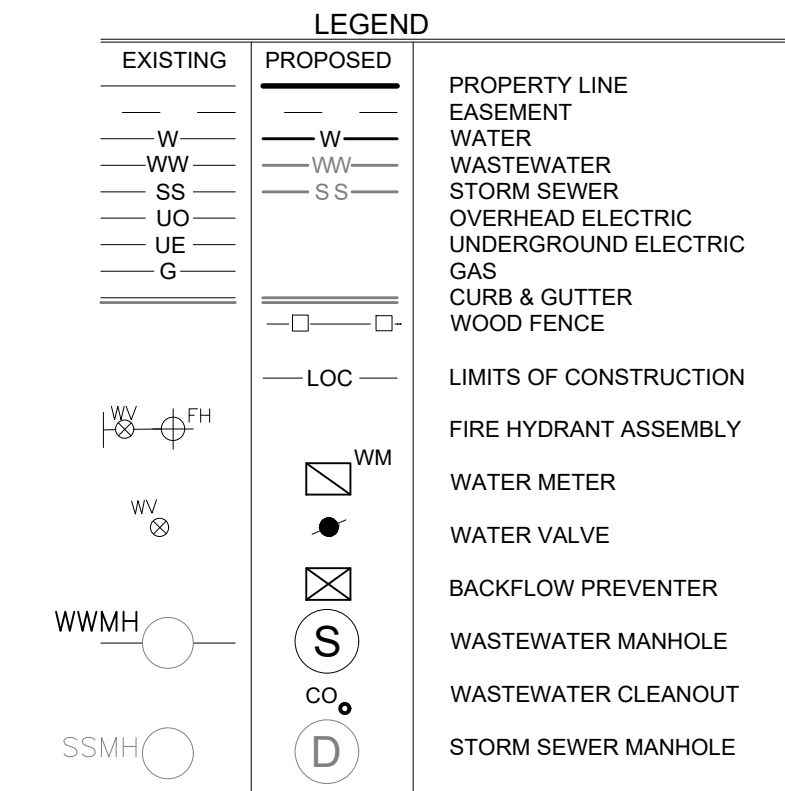


- LEGEND**
- PROPOSED**
- PROPERTY LINE
 - EASEMENT
 - PROPOSED ROAD CENTERLINE
 - PHASE LINE
 - FLOODPLAIN
 - BUILDING SETBACK
 - PROPOSED R.O.W.
 - DRAINAGE AREA DIVIDE
 - RCP STORM PIPE
 - CURB INLET
 - AREA INLET
 - VEGETATIVE FILTER STRIPS
 - FULLY DEVELOPED 100 YR FLOOD PLAIN
 - PROPOSED 100 YR FLOOD PLAIN
 - FUTURE ZONE AE PER PENDING CITY OF LEANDER LOMR

DESIGNED:	ENGINEERING AND SURVEYING	9050 N. CAPITAL HWY, BLDG 3, SUITE 390	Costello		WHITESTONE MEADOW C.R. 175 LEANDER, TEXAS 7	STORMSEWER PLAN 2 OF 2		SHEET 17	OF ## SHEETS	SP-2018-XXXX.SH	
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REVISION											
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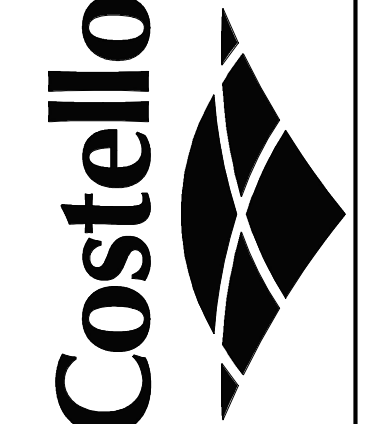
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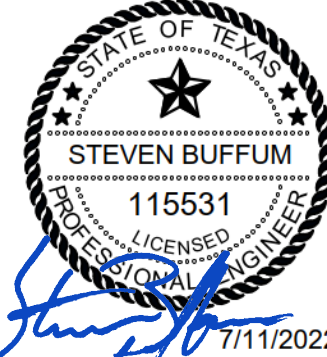
WHITESTONE MEADOW
C.R. 175
LEANDER, TEXAS 7

WATER & WASTEWATER PLAN
1 OF 2



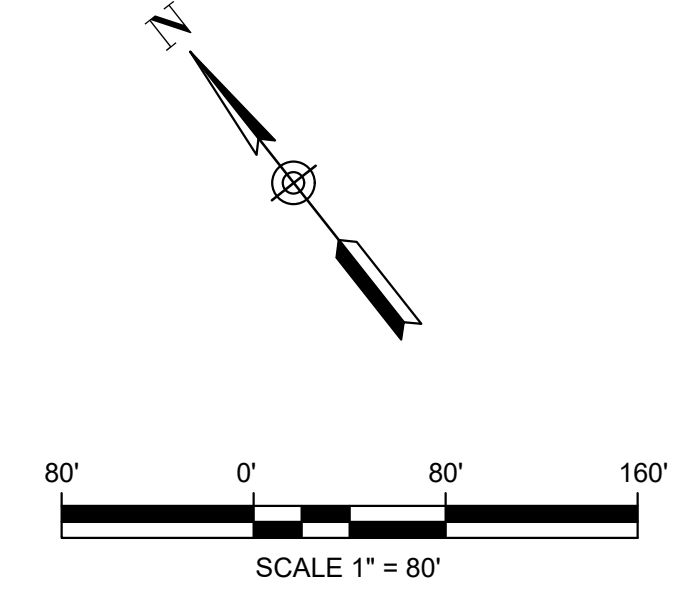
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AUSTIN, TEXAS 78759
(512)646-3456 (512) 514-0315 FAX

TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100486



OF ## SHEET

[illegible]



LEGEND	
EXISTING	PROPOSED
— W —	— W —
— WW —	— WW —
— SS —	— SS —
— UO —	
— G —	
	— LOC —
	— FH —
	— WM —
	— S —
	— CO —
	— D —
	— SC —
	— UTILITY CROSSING —

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AUSTIN, TEXAS 78759
(512)846-3456 (512) 514-0315 FAX
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NO. OF REVISIONS: TBPLS FIRM REG. No. 100486

WHITESTONE MEADOW
C.R. 175
LEANDER, TEXAS 7

WATER & WASTEWATER PLAN
2 OF 2

811
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AUSTIN, TEXAS 78759
(512)846-3456 (512) 514-0315 FAX
DATE: TBPLS FIRM REG. No. 280
NO. OF REVISIONS: TBPLS FIRM REG. No. 100486

WHITESTONE MEADOW
C.R. 175
LEANDER, TEXAS 7

WATER & WASTEWATER PLAN
2 OF 2

811
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STATE OF TEXAS
STEVEN BUFFUM
115531
7/11/2022

SHEET 19 OF ## SHEETS



TREE MITIGATION SITE PLAN

SAVED & REMOVED TREES

SCALE: 1" = 150'

0 75 150 300



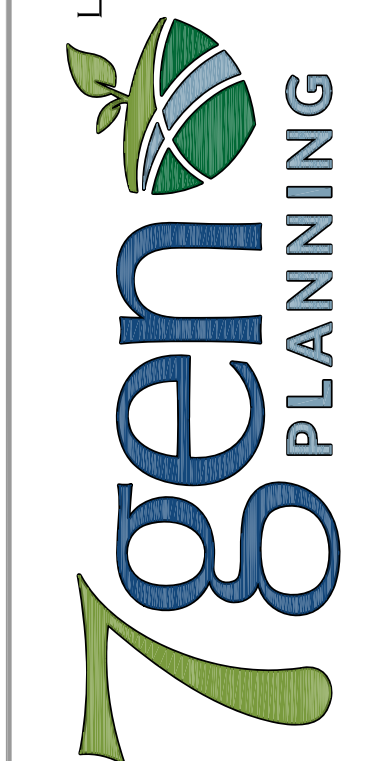
Mason Tract (CR 175) Tree Mitigation Calculations City of Leander, Texas					
Tree Mitigation Requirements	Total	Removed	Mitigation Ratio	Mitigation Required	Mitigation Provided
Existing 8-17.99" *	15339.5	1985.5	1 to 1	0*	0
Existing 18-25.99"	5231	488	2 to 1	0*	0
Existing 26"+	2620.5	117.5	3 to 1	352.5	0
Existing Trees 8-26"		2473.5		352.5	0
*Up to 50% of trees of Significant Trees between 8 and 26 caliper inches may be removed during plat stage without mitigation (20,570.5 TOTAL CALIPER INCHES x .5 = 10,285.25 INCHES MAY BE REMOVED WITH NO REQUIRED MITIGATION)					
Heritage Tree Fees	Total Inches	Fee	Total Fee Calculation		
Existing 26"+ removed	117.5	\$300 per inch	\$35,250.00		
Fee in Lieu Calculations	Total Inches	Fee			
Remaining Mitigation Inches	0	\$150 per inch	\$0.00		
** Fee in lieu will be utilized to meet the City of Leander Tree Mitigation requirements.					

LEGEND	
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	EXISTING HERITAGE TREE TO REMAIN
	EXISTING HERITAGE TREE TO BE REMOVED
	EXISTING TREE NOT INCLUDED IN PLAT MITIGATION

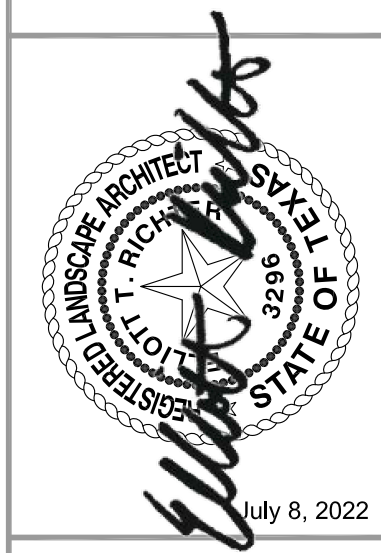
LANDSCAPE NOTE:
XERI-SCAPE WILL BE USED IN LIEU OF TURF AND STREET TREES WITHIN THE PLANTING STRIP BETWEEN BACK OF CURB AND PUBLIC RIGHT OF WAY TO CONSERVE WATER

TREE SURVEY NOTE:
TREE SURVEY WAS COMPLETED BY LANDESIGN SERVICES INC. ON SEPTEMBER 14, 2021

PLANNING & LANDSCAPE ARCHITECTURE
2107 CITYWEST BLVD., 4TH FLOOR.
HOUSTON, TEXAS 77042
713.767.7785
9050 N CAPITAL OF TX HWY, BLDG. 3, STE 390
AUSTIN, TEXAS 78759
512.646.3454



LANDSCAPE PLANS FOR
WHITESTONE MEADOW
(CR 175)
WILLIAMSON COUNTY, TEXAS



Job No: 2021271-LPN-01
Scale: (As Shown)
Drawn By: NK, RH
Designed By: NK, RH
Reviewed By: RH, SM

TREE MITIGATION

Tree Number	Tree Type	Caliper Inch	Removed	Protected	Heritage	Reason for Removal	Tree Number	Tree Type	Caliper Inch	Removed	Protected	Heritage	Reason for Removal	Tree Number	Tree Type	Caliper Inch	Removed	Protected	Heritage	Reason for Removal
5101	LIVE OAK	22		x			5397	LIVE OAK	17					5507	ELM	11				
5102	ELM	8					5398	LIVE OAK	15					5508	LIVE OAK	16.5				
5103	ELM	9					5399	LIVE OAK	17.5					5509	LIVE OAK	14				
5104	ELM	9					5400	LIVE OAK	24.5		x			5510	LIVE OAK	19.5		x		
5105	ELM	11.5	x			R.O.W. / UTILITY	5401	ELM	11.5					5511	LIVE OAK	12.5				
5106	ELM	8	x			R.O.W. / UTILITY	5402	LIVE OAK	11.5	x			POND / STORMWATER	5512	LIVE OAK	9.5				
5107	ELM	9	x			R.O.W. / UTILITY	5403	SPANISH OAK	16	x			POND / STORMWATER	5513	LIVE OAK	12.5				
5108	ELM	18.5	x	x		R.O.W. / UTILITY	5404	ELM	15.5	x			POND / STORMWATER	5514	LIVE OAK	10.5				
5109	ELM	9.5	x			R.O.W. / UTILITY	5405	LIVE OAK	12	x			POND / STORMWATER	5515	LIVE OAK	13.5				
5110	ELM	9	x			R.O.W. / UTILITY	5406	LIVE OAK	20.5		x			5516	ELM	9.5				
5111	ELM	12	x			R.O.W. / UTILITY	5407	LIVE OAK	16.5					5517	ELM	9.5				
5112	LIVE OAK	33			x		5408	LIVE OAK	9					5518	ELM	10				
5113	LIVE OAK	12.5					5409	ELM	11.5					5519	ELM	11				
5114	LIVE OAK	13					5410	ELM	12.5					5520	ELM	10				
5116	LIVE OAK	10.5					5411	ELM	9.5					5521	LIVE OAK	15				
5117	LIVE OAK	8					5412	LIVE OAK	24		x			5522	ELM	10.5				
5118	LIVE OAK	12					5413	ELM	8					5524	LIVE OAK	18.5		x		
5119	LIVE OAK	13.5					5415	SPANISH OAK	12					5525	LIVE OAK	15.5				
5120	LIVE OAK	10					5416	SPANISH OAK	9					5526	ELM	10				
5121	LIVE OAK	18.5		x			5417	ELM	8.5					5527	LIVE OAK	12				
5122	LIVE OAK	14					5418	ELM	11					5528	LIVE OAK	16				
5123	LIVE OAK	18		x			5419	ELM	9					5529	ELM	10.5				
5124	LIVE OAK	22.5		x			5420	ELM	12.5					5530	ELM	25.5		x		
5125	SPANISH OAK	13	x			R.O.W. / UTILITY	5421	ELM	13.5					5531	LIVE OAK	12				
5126	LIVE OAK	8.5					5422	ELM	12					5532	ELM	13				
5127	LIVE OAK	13.5					5423	ELM	13.5					5533	ELM	10				
5128	LIVE OAK	17.5					5424	ELM	8					5534	ELM	10				
5129	LIVE OAK	9	x			R.O.W. / UTILITY	5425	ELM	8.5					5535	ELM	8				
5130	SPANISH OAK	16					5426	LIVE OAK	33.5			x		5536	ELM	11				
5131	LIVE OAK	18			x		5427	LIVE OAK	20		x			5537	ELM	12				
5132	SPANISH OAK	14.5					5428	ELM	14.5					5538	ELM	8				
5133	LIVE OAK	22		x			5429	ELM	14.5					5539	ELM	8.5				
5134	LIVE OAK	14					5430	ELM	10					5540	ELM	10.5				
5135	LIVE OAK	13					5431	ELM	9					5541	ELM	8.5				
5136	SPANISH OAK	11					5432	ELM	9					5542	ELM	8				
5138	LIVE OAK	8					5433	SPANISH OAK	8.5					5543	ELM	10				
5139	LIVE OAK	8					5434	LIVE OAK	17					5544	ELM	14.5				
5140	LIVE OAK	17					5435	LIVE OAK	22		x			5545	ELM	9				
5141	LIVE OAK	15.5					5436	LIVE OAK	17.5					5546	ELM	8				
5142	LIVE OAK	10					5437	SPANISH OAK	10					5547	ELM	9.5				
5143	LIVE OAK	12					5438	LIVE OAK	17					5548	ELM	14				
5144	ELM	12					5439	LIVE OAK	8.5					5549	LIVE OAK	31.5			x	
5145	ELM	9.5					5440	LIVE OAK	9					5550	LIVE OAK	27.5			x	
5146	ELM	11					5441	LIVE OAK	14.5					5551	ELM	9				
5148	LIVE OAK	13	x			POND / STORMWATER	5442	LIVE OAK	18.5		x			5552	ELM	8				
5149	LIVE OAK	16					5443	LIVE OAK	16					5553	ELM	9.5				
5150	LIVE OAK	18			x		5444	ELM	9					5554	ELM	8				
5151	LIVE OAK	12.5					5445	LIVE OAK	15					5555	LIVE OAK	14				
5152	LIVE OAK	8					5446	LIVE OAK	11.5					5556	ELM	9.5				
5153	LIVE OAK	19			x		5447	LIVE OAK	11.5					5557	LIVE OAK	17.5				
5154	LIVE OAK	13					5448	LIVE OAK	9.5					5558	ELM	13.5				
5155	LIVE OAK	20.5			x		5449	LIVE OAK	11					5559	LIVE OAK	33				
5156	LIVE OAK	21			x		5450	LIVE OAK	9.5					5560	ELM	9				
5157	LIVE OAK	12					5451	LIVE OAK	18		x			5561	LIVE OAK	8				
5158	BOIS D ARC	12					5452	ELM	10.5					5562	LIVE OAK	28			x	
5159	SPANISH OAK	20			x		5453	LIVE OAK	24		x			5563	LIVE OAK	9				
5160	LIVE OAK	13.5					5454	LIVE OAK	9					5564	LIVE OAK	29				
5161	LIVE OAK	20.5			x		5455	LIVE OAK	14					5565	LIVE OAK	19			x	
5162	LIVE OAK	20.5			x		5456	LIVE OAK	8					5566	ELM	8				
5163	LIVE OAK	12					5457	LIVE OAK	8					5567	LIVE OAK	19			x	
5164	LIVE OAK	12					5458	LIVE OAK	9					5568	LIVE OAK	25.5			x	
5165	LIVE OAK	18.5			x		5459	LIVE OAK	10.5					5569	SPANISH OAK	19.5			x	
5167	LIVE OAK	31				x	5460	LIVE OAK	8					5570	ELM	8				
5168	LIVE OAK	13.5					5461	LIVE OAK	14.5					5571	LIVE OAK	9				
5170	LIVE OAK	14.5					5462	LIVE OAK	14					5572	LIVE OAK	27				
5171	LIVE OAK	32.5				x	5463	LIVE OAK	9					5573	SPANISH OAK	10				
5172	LIVE OAK	22			x		5464	LIVE OAK	8					5574	LIVE OAK	24			x	
5173	LIVE OAK	16					5465	LIVE OAK	8					5575	SPANISH OAK	14				
5174	LIVE OAK	13.5					5466	LIVE OAK	12.5					5576	SPANISH OAK	11.5				
5175	LIVE OAK	20			x		5467	LIVE OAK	8					5577	LIVE OAK	13	x			R.O.W. / UTILITY
5176	LIVE OAK	8					5468	LIVE OAK	9					5578	LIVE OAK	8	x			R.O.W. / UTILITY
5177	ELM	8					5469	LIVE OAK	24.5		x			5579	LIVE OAK	13.5	x			R.O.W. / UTILITY
5178	LIVE OAK	15.5					5470	LIVE OAK	11					5580	LIVE OAK	15	x			R.O.W. / UTILITY
5179	LIVE OAK	12.5					5471	LIVE OAK	9.5					5581	LIVE OAK	11	x			R.O.W. / UTILITY
5180	LIVE OAK	19.5			x		5472	LIVE OAK	8.5					5582	LIVE OAK	8.5	x			R.O.W. / UTILITY
5181	LIVE OAK	14					5473	LIVE OAK	11.5					5583	LIVE OAK	8	x			R.O.W. / UTILITY
5182	LIVE OAK	16.5					5474	LIVE OAK	17					5584	LIVE OAK	9.5	x			R.O.W. / UTILITY
5183	LIVE OAK	21			x		5475	LIVE OAK	15.5					5585	LIVE OAK	11.5	x			R.O.W. / UTILITY
5184	LIVE OAK	15.5					5476	ELM	10					5586	LIVE OAK	8.5	x			R.O.W. / UTILITY
5185	LIVE OAK	12					5477	LIVE OAK	8					5587	LIVE OAK	9	x			R.O.W. / UTILITY
5186	LIVE OAK	14.5					5478	LIVE OAK	11					5588	ELM	8.5	x			R.O.W. / UTILITY
5187	ELM	16					5479	LIVE OAK	8.5					5589	LIVE OAK	8	x			R.O.W. / UTILITY
5188	ELM	11.5					5480	LIVE OAK	12.5					5590	LIVE OAK	9.5	x			R.O.W. / UTILITY
5189	LIVE OAK	9.5					5481	LIVE OAK	9					5591	LIVE OAK	10.5	x			R.O.W. / UTILITY
5190	LIVE OAK	9					5482	LIVE OAK	11.5					5592	ELM	9.5	x			R.O.W. / UTILITY
5191	ELM	13.5					5483	LIVE OAK	8	x			R.O.W. / UTILITY	5593	LIVE OAK	9.5	x			R.O.W. / UTILITY
5192	ELM	9.5					5484	LIVE OAK	9					5594	LIVE OAK	8.5	x			R.O.W. / UTILITY
5193	ELM	8					5485	LIVE OAK	8.5					5595	LIVE OAK	9				
5194	LIVE OAK	9.5					5486	LIVE OAK	10					5596	LIVE OAK	25.5			x	
5195	LIVE OAK	11					5487	ELM	8					5597	LIVE OAK	8.5	x			R.O.W. / UTILITY
5196	LIVE OAK	11.5					5488	ELM	13					5599	ELM	8				
5197	ELM	9.5					5489	ELM	9					5600	LIVE OAK	12				
5198	LIVE OAK	13.5					5490	ELM	8					5601	LIVE OAK	8.5				
5199	LIVE OAK	22.5			x		5491	LIVE OAK	20			x		5602	LIVE OAK	8.5				
5200	LIVE OAK	16	x			POND / STORMWATER	5492	LIVE OAK	12.5					5603	LIVE OAK	24			x	
5383	LIVE OAK	18																		

Tree Number	Tree Type	Caliper Inch	Removed	Protected	Heritage	Reason for Removal	Tree Number	Tree Type	Caliper Inch	Removed	Protected	Heritage	Reason for Removal	Tree Number	Tree Type	Caliper Inch	Removed	Protected	Heritage	Reason for Removal
5619	LIVE OAK	12					5728	ELM	9					5843	ELM	13.5				
5620	LIVE OAK	9					5729	ELM	17.5					5844	ELM	11				
5621	LIVE OAK	9.5					5730	ELM	12					5845	ELM	19		x		
5622	LIVE OAK	12					5731	ELM	17					5846	ELM	12	x			POND / STORMWATER
5623	ELM	13.5					5732	ELM	9					5847	ELM	9	x			POND / STORMWATER
5624	ELM	9.5					5733	ELM	9					5848	ELM	19.5		x		
5625	ELM	12.5					5734	SPANISH OAK	25		x			5849	COTTONWOOD	17				
5626	ELM	10.5					5735	ELM	15					5850	COTTONWOOD	38			x	
5627	SPANISH OAK	8.5					5736	LIVE OAK	12					5851	BLACK WALNUT	13				
5628	LIVE OAK	15					5737	LIVE OAK	10.5					5852	ELM	14.5				
5629	LIVE OAK	12.5					5738	SPANISH OAK	9.5	x			POND / STORMWATER	5853	ELM	18.5		x		
5630	ELM	10.5					5739	SPANISH OAK	13.5	x			POND / STORMWATER	5854	ELM	13				
5631	LIVE OAK	15					5740	LIVE OAK	16	x			POND / STORMWATER	5855	ELM	15.5				
5632	LIVE OAK	30			x		5741	ELM	12	x			POND / STORMWATER	5856	LIVE OAK	24		x		
5633	ELM	9.5					5742	ELM	12	x			POND / STORMWATER	5857	ELM	15.5				
5634	LIVE OAK	26.5			x		5743	ELM	9.5	x			POND / STORMWATER	5858	LIVE OAK	17.5				
5635	LIVE OAK	22.5		x			5744	LIVE OAK	10.5	x			POND / STORMWATER	5859	LIVE OAK	18.5		x		
5636	ELM	13.5					5745	LIVE OAK	14	x			POND / STORMWATER	5860	ELM	12				
5637	ELM	8					5746	ELM	9	x			POND / STORMWATER	5861	ELM	14				
5638	LIVE OAK	24.5		x			5747	ELM	9	x			POND / STORMWATER	5862	ELM	9.5				
5639	ELM	8.5					5748	ELM	9.5	x			POND / STORMWATER	5863	ELM	8.5				
5640	LIVE OAK	12.5					5749	ELM	10.5	x			POND / STORMWATER	5864	ELM	8				
5641	LIVE OAK	10					5750	ELM	8.5	x			POND / STORMWATER	5865	ELM	10				
5642	LIVE OAK	12					5751	ELM	10	x			POND / STORMWATER	5866	ELM	11.5				
5643	LIVE OAK	32.5			x		5752	ELM	9.5	x			POND / STORMWATER	5867	ELM	12.5				
5644	LIVE OAK	16					5753	ELM	9	x			POND / STORMWATER	5868	PECAN	23		x		
5645	LIVE OAK	12.5					5754	ELM	8.5	x			POND / STORMWATER	5869	ELM	10				
5646	LIVE OAK	16					5755	LIVE OAK	26.5	x		x	POND / STORMWATER	5870	BOIS D ARC	24		x		
5647	LIVE OAK	8.5					5756	ELM	9	x			POND / STORMWATER	5871	PECAN	19.5		x		
5648	LIVE OAK	12					5757	ELM	9	x			POND / STORMWATER	5872	ELM	12				
5649	LIVE OAK	14					5758	LIVE OAK	22	x	x		POND / STORMWATER	5873	PECAN	14.5				
5650	LIVE OAK	20.5		x			5759	ELM	10.5	x			POND / STORMWATER	5874	ELM	9.5				
5651	LIVE OAK	28			x		5760	ELM	15	x			POND / STORMWATER	5875	ELM	15				
5652	LIVE OAK	12.5					5761	ELM	10	x			POND / STORMWATER	5876	ELM	15.5				
5653	LIVE OAK	16					5762	BOIS D ARC	10	x			POND / STORMWATER	5877	AMERICAN ELM	13.5				
5654	LIVE OAK	8.5					5763	LIVE OAK	20	x			POND / STORMWATER	5879	AMERICAN ELM	13				
5655	SPANISH OAK	14.5					5764	LIVE OAK	29					5880	LIVE OAK	22		x		
5656	SPANISH OAK	16					5765	LIVE OAK	23.5		x			5881	SPANISH OAK	14.5				
5657	ELM	8.5					5766	SPANISH OAK	10					5882	ELM	16				
5658	ELM	8					5767	ELM	10.5					5883	ELM	17				
5659	LIVE OAK	23		x			5768	ELM	11.5					5884	ELM	12.5				
5660	LIVE OAK	25		x			5769	ELM	8					5885	ELM	24		x		
5661	LIVE OAK	22		x			5770	LIVE OAK	8.5					5886	BOIS D ARC	25		x		
5662	LIVE OAK	20.5		x			5771	SPANISH OAK	13					5887	ELM	13.5				
5663	ELM	8.5					5772	ELM	8.5					5888	ELM	17				
5664	LIVE OAK	16.5					5773	ELM	9					5889	LIVE OAK	25.5		x		
5665	ELM	9.5					5774	ELM	9.5					5890	PECAN	11.5				
5666	ELM	10					5775	ELM	17.5					5891	AMERICAN ELM	11.5				
5667	ELM	13					5776	SPANISH OAK	25.5	x			R.O.W. / UTILITY	5892	ELM	13.5				
5668	LIVE OAK	11					5777	ELM	12.5					5893	ELM	15				
5669	LIVE OAK	11					5778	PECAN	24		x			5894	ELM	17.5				
5670	LIVE OAK	9					5779	PECAN	13					5895	ELM	14				
5671	LIVE OAK	18.5		x			5780	SPANISH OAK	9					5896	SPANISH OAK	21		x		
5672	LIVE OAK	14.5					5781	ELM	8					5897	BLACK WALNUT	9				
5673	LIVE OAK	11					5782	LIVE OAK	19.5	x			R.O.W. / UTILITY	5898	LIVE OAK	30			x	
5674	LIVE OAK	11					5783	LIVE OAK	12.5	x			R.O.W. / UTILITY	5899	ELM	11.5				
5675	LIVE OAK	15					5784	LIVE OAK	20		x			5900	ELM	16.5				
5676	LIVE OAK	14.5					5785	SPANISH OAK	24.5		x			5901	ELM	12				
5677	SPANISH OAK	11					5786	SPANISH OAK	16					5902	ELM	11.5				
5678	LIVE OAK	12					5787	PECAN	23		x			5903	LIVE OAK	18.5		x		
5679	LIVE OAK	14					5788	ELM	28			x		5904	LIVE OAK	29			x	
5680	LIVE OAK	12.5					5789	LIVE OAK	11.5					5905	LIVE OAK	32.5			x	
5681	LIVE OAK	12.5					5790	ELM	10					5906	ELM	13.5				
5682	ELM	17.5					5791	ELM	14.5					5907	LIVE OAK	14				
5683	ELM	11					5792	ELM	14					5908	ELM	18		x		
5684	ELM	20		x			5793	ELM	11.5					5909	ELM	16				
5685	ELM	13					5794	ELM	9					5910	ELM	19.5		x		
5686	LIVE OAK	27.5			x		5795	ELM	8					5911	ELM	14				
5687	LIVE OAK	24.5		x			5797	LIVE OAK	21.5	x	x		R.O.W. / UTILITY	5912	ELM	11				
5688	ELM	11.5					5800	ELM	9.5					5913	ELM	15				
5689	ELM	13.5					5801	ELM	16	x			R.O.W. / UTILITY	5914	ELM	10.5				
5690	ELM	8					5802	MULBERRY	10	x			R.O.W. / UTILITY	5915	BOIS D ARC	15				
5691	LIVE OAK	18.5		x			5803	SPANISH OAK	26.5			x		5916	ASH	25.5		x		
5692	LIVE OAK	13	x			R.O.W. / UTILITY	5804	ELM	9					5917	ELM	18.5		x		
5693	LIVE OAK	9					5805	ELM	11.5					5918	ELM	14.5				
5694	LIVE OAK	21		x			5806	ELM	13					5919	ELM	14.5				
5695	LIVE OAK	8					5807	ELM	10.5					5920	ELM	19		x		
5696	LIVE OAK	11					5808	ELM	9					5921	ELM	9.5				
5697	LIVE OAK	15					5809	ELM	10.5					5922	ELM	16.5				
5698	LIVE OAK	11.5					5810	ELM	13					5923	ELM	19.5		x		
5699	LIVE OAK	8.5					5811	ELM	15					5924	LIVE OAK	18.5		x		
5700	LIVE OAK	15					5812	ELM	8					5925	ELM	19		x		
5701	LIVE OAK	10					5813	AMERICAN ELM	14.5					5926	LIVE OAK	28			x	
5702	LIVE OAK	9					5814	ASH	31			x		5928	ELM	17				
5703	LIVE OAK	8					5816	ELM	14.5					5929	BLACK WALNUT	14				
5704	LIVE OAK	9					5817	ELM	13					5930	PECAN	19		x		
5705	LIVE OAK	11.5					5818	ELM	8.5					5931	BLACK WALNUT	16				
5706	LIVE OAK	8.5					5819	ELM	23.5		x			5932	ELM	11				
5707	LIVE OAK	8					5820	ELM	21		x			5933	LIVE OAK	19		x		
5708	LIVE OAK	10.5					5821	ELM	14					5934	LIVE OAK	11				
5709	LIVE OAK	10					5822	BLACK WALNUT	18		x			5935	LIVE OAK	29.5			x	
5710	LIVE OAK	11.5					5823	ELM	12.5	x			POND / STORMWATER	5936	LIVE OAK	12				
5711	SPANISH OAK	21.5		x			5824	ELM	10.5	x			POND / STORMWATER	5937	ELM	13.5				
5712	LIVE OAK	8					5825	LIVE OAK	31	x		x	POND / STORMWATER	5938	LIVE OAK	12.5				
5713	LIVE OAK	9.5					5826	ELM	16.5	x			POND / STORMWATER	5939	EL					

Tree Number	Tree Type	Caliper Inch	Removed	Protected	Heritage	Reason for Removal	Tree Number	Tree Type	Caliper Inch	Removed	Protected	Heritage	Reason for Removal	Tree Number	Tree Type	Caliper Inch	Removed	Protected	Heritage	Reason for Removal
5954	PECAN	28.5	x		x	POND / STORMWATER	6067	ELM	14					6193	ELM	12.5				
5956	PECAN	11.5					6068	ELM	17.5					6194	ELM	17.5				
5957	ELM	12.5					6069	ELM	14					6195	ELM	23		x		
5958	BLACK WALNUT	14.5					6070	PECAN	22		x			6196	ELM	15				
5959	AMERICAN ELM	17.5					6071	ELM	15					6197	LIVE OAK	16				
5960	BLACK WALNUT	9.5					6072	ELM	15					6198	ELM	19		x		
5961	ELM	14					6075	ELM	8.5					6199	ELM	15				
5962	AMERICAN ELM	11					6076	ELM	9					6200	ELM	9				
5963	BLACK WALNUT	21		x			6077	ELM	9					6202	ELM	18.5		x		
5964	BLACK WALNUT	14					6078	ELM	18		x			6203	LIVE OAK	9				
5965	ELM	22		x			6079	ELM	16					6204	ELM	13				
5966	ELM	10					6080	ELM	9					6205	ELM	12.5				
5967	ELM	16.5					6081	LIVE OAK	12					6206	ELM	12				
5968	ELM	9					6082	ELM	8.5					6207	ELM	10				
5969	ELM	9					6083	ELM	8.5					6208	ELM	11.5				
5970	ELM	26.5			x		6084	PECAN	17					6209	ELM	11.5				
5971	ELM	9.5					6085	SPANISH OAK	12					6210	ELM	11				
5972	ELM	12.5					6086	ELM	9					6211	PECAN	11				
5973	ELM	24.5		x			6087	PECAN	11.5					6212	PECAN	18.5		x		
5974	ELM	15					6088	PECAN	15	x			POND / STORMWATER	6213	ELM	12.5				
5975	ELM	8.5					6089	ELM	13.5	x			POND / STORMWATER	6214	PECAN	13				
5976	ELM	13.5					6090	PECAN	17	x			POND / STORMWATER	6215	ELM	8.5				
5977	ELM	13.5					6091	ELM	11	x			POND / STORMWATER	6217	ELM	11.5				
5978	ELM	10					6092	ELM	9.5	x			POND / STORMWATER	6218	ELM	12.5				
5979	ELM	12					6093	BOIS D ARC	17	x			POND / STORMWATER	6219	ELM	17				
5980	PECAN	25.5		x			6094	ELM	14.5	x			POND / STORMWATER	6220	ELM	16.5				
5982	ELM	10.5					6095	PECAN	26			x		6221	ELM	16				
5983	PECAN	16					6097	AMERICAN ELM	15.5					6222	ELM	12.5				
5984	ELM	13					6098	BLACK WALNUT	10					6223	AMERICAN ELM	15				
5985	BLACK WALNUT	9					6099	ELM	13					6225	ELM	11.5				
5986	ELM	13					6100	BOIS D ARC	12					6226	ELM	12.5				
5987	ELM	8					6101	ELM	9					6227	ELM	11				
5988	ELM	19		x			6103	ELM	12					6228	ELM	13				
5989	ELM	8.5					6105	ELM	11.5					6229	ELM	13				
5990	ELM	12.5					6108	ELM	12					6230	ELM	9				
5991	ELM	12.5					6109	ELM	12					6231	ELM	14				
5992	ELM	18		x			6110	ELM	13.5					6232	ELM	14				
5993	ELM	29			x		6111	ELM	21		x			6233	ELM	9.5				
5994	ELM	9.5					6112	AMERICAN ELM	20		x			6234	ELM	10.5				
5995	ELM	33			x		6113	PECAN	10					6235	ELM	10.5				
5996	LIVE OAK	34.5			x		6114	PECAN	16.5					6236	ELM	8				
5997	ELM	10.5					6115	PECAN	17.5	x			POND / STORMWATER	6237	ELM	8				
5998	ELM	28			x		6116	PECAN	15.5					6239	PECAN	27			x	
5999	ELM	15					6117	PECAN	26			x		6240	ELM	11.5				
6000	ELM	14.5					6118	PECAN	17.5					6241	ELM	17				
6001	ELM	8					6119	PECAN	29.5			x		6242	ELM	10				
6002	ELM	12					6120	PECAN	15					6243	ELM	16.5				
6003	ELM	9					6121	PECAN	13					6244	LIVE OAK	13.5				
6004	ELM	15					6122	PECAN	22		x			6245	ELM	13				
6005	ELM	8.5					6123	PECAN	8					6246	ELM	17.5				
6006	ELM	17.5					6124	PECAN	16					6247	PECAN	16				
6007	ELM	13.5					6125	PECAN	23					6248	PECAN	28			x	
6008	ELM	8.5					6126	PECAN	24.5		x			6249	PECAN	19.5		x		
6010	ELM	19.5		x			6127	PECAN	28.5					6250	ELM	9				
6011	ELM	17.5					6128	PECAN	8.5					6251	ELM	14				
6012	ELM	12					6129	PECAN	12					6253	PECAN	34			x	
6013	LIVE OAK	9.5					6130	PECAN	33.5					6254	ELM	18.5		x		
6014	LIVE OAK	13.5					6131	PECAN	21.5	x			R.O.W. / UTILITY	6255	ELM	16.5				
6015	ELM	8					6132	PECAN	31					6256	ELM	14.5				
6016	ELM	8					6133	PECAN	20.5					6257	ELM	13.5				
6017	ELM	11.5					6135	PECAN	9.5					6258	LIVE OAK	39			x	
6018	AMERICAN ELM	12.5					6136	PECAN	8.5					6260	LIVE OAK	17				
6019	ELM	10					6137	ELM	13					6261	SPANISH OAK	22.5		x		
6020	ELM	21		x			6138	ELM	10.5					6262	SPANISH OAK	9				
6021	ELM	8					6139	ELM	19.5					6263	ELM	16				
6022	ELM	9.5					6140	PECAN	12.5					6264	ELM	9.5				
6023	ELM	14					6141	PECAN	10					6266	ELM	17				
6024	LIVE OAK	27			x		6142	PECAN	12					6267	ELM	10				
6025	ELM	11					6143	BOIS D ARC	25.5		x			6268	ELM	13				
6026	BOIS D ARC	14					6144	PECAN	12.5					6269	ELM	9				
6027	ELM	9					6145	PECAN	12.5					6270	LIVE OAK	8				
6028	ELM	13					6147	ELM	12.5					6271	SPANISH OAK	18		x		
6029	ELM	13.5					6148	ELM	13					6272	ELM	14.5				
6030	ELM	9					6150	AMERICAN ELM	20.5					6273	ELM	10				
6031	ELM	9.5					6151	PECAN	20					6274	ELM	8.5				
6032	ELM	10.5					6152	PECAN	10					6275	ELM	10				
6033	ELM	8.5	x			POND / STORMWATER	6153	SPANISH OAK	20					6276	ELM	13				
6034	LIVE OAK	17.5	x			POND / STORMWATER	6154	PECAN	12.5					6277	LIVE OAK	31.5			x	
6035	LIVE OAK	22.5	x	x		POND / STORMWATER	6155	PECAN	13					6278	ELM	25		x		
6036	LIVE OAK	20	x	x		POND / STORMWATER	6156	PECAN	12	x			R.O.W. / UTILITY	6279	LIVE OAK	18		x		
6037	ELM	12	x			POND / STORMWATER	6157	PECAN	11.5	x			R.O.W. / UTILITY	6280	LIVE OAK	8.5				
6038	ELM	12.5	x			POND / STORMWATER	6158	PECAN	18					6281	LIVE OAK	8				
6039	ELM	17	x			POND / STORMWATER	6159	ELM	10					6282	LIVE OAK	14.5				
6040	PECAN	17	x			POND / STORMWATER	6160	PECAN	9					6283	LIVE OAK	14.5				
6041	BOIS D ARC	17	x			POND / STORMWATER	6161	SPANISH OAK	14.5					6284	LIVE OAK	28.5			x	
6042	LIVE OAK	8.5	x			POND / STORMWATER	6162	SPANISH OAK	15					6285	ELM	12.5				
6043	PECAN	8.5	x			POND / STORMWATER	6163	ELM	13.5					6286	ELM	8				
6044	PECAN	25	x			POND / STORMWATER	6164	ELM	8.5					6287	ELM	13				
6045	ELM	15.5	x			POND / STORMWATER	6165	ELM	20		x			6288	LIVE OAK	12.5				
6046	SPANISH OAK	20	x			POND / STORMWATER	6166	ELM	17.5					6289	LIVE OAK	10				
6047	ELM	10	x			POND / STORMWATER	6167	ELM	25.5		x			6290	ELM	9				
6048	ELM	11	x			POND / STORMWATER	6168	PECAN	18.5					6291	ELM	10				
6049	LIVE OAK	11.5	x			POND / STORMWATER	6169	SPANISH OAK	14.5					6292	ELM	11				
6051	LIVE OAK	13	x			POND / STORMWATER	6170	SPANISH OAK	25		x			6293	ELM	9				
6052	PECAN	13.5					6171	ELM	9					6294	BOIS D ARC	19		x		
6053	ELM	9					6172	ELM	13					6295	ELM	11				
6054	ELM	8																		

Tree Number	Tree Type	Caliper Inch	Removed	Protected	Heritage	Reason for Removal	Tree Number	Tree Type	Caliper Inch	Removed	Protected	Heritage	Reason for Removal	Tree Number	Tree Type	Caliper Inch	Removed	Protected	Heritage	Reason for Removal
6310	ELM	9.5	x			R.O.W. / UTILITY	6422	LIVE OAK	9	x			R.O.W. / UTILITY	6532	LIVE OAK	18				
6311	LIVE OAK	23					6423	LIVE OAK	8	x			R.O.W. / UTILITY	6533	LIVE OAK	15.5				
6312	LIVE OAK	9					6424	LIVE OAK	9.5	x			R.O.W. / UTILITY	6534	LIVE OAK	13				
6313	LIVE OAK	16	x			R.O.W. / UTILITY	6425	LIVE OAK	8	x			R.O.W. / UTILITY	6535	LIVE OAK	18				
6314	LIVE OAK	20					6426	LIVE OAK	14.5	x			R.O.W. / UTILITY	6536	LIVE OAK	13				
6316	LIVE OAK	24.5		x			6427	LIVE OAK	10	x			R.O.W. / UTILITY	6537	LIVE OAK	11				
6317	LIVE OAK	18		x			6428	LIVE OAK	8	x			R.O.W. / UTILITY	6538	LIVE OAK	27			x	
6318	LIVE OAK	20.5					6429	LIVE OAK	11.5	x			R.O.W. / UTILITY	6539	LIVE OAK	9				
6319	LIVE OAK	13	x			R.O.W. / UTILITY	6430	LIVE OAK	10.5	x			R.O.W. / UTILITY	6540	ELM	9				
6320	ELM	9	x			R.O.W. / UTILITY	6431	LIVE OAK	11	x			R.O.W. / UTILITY	6541	LIVE OAK	12.5				
6321	LIVE OAK	20	x			R.O.W. / UTILITY	6432	LIVE OAK	11.5	x			R.O.W. / UTILITY	6542	LIVE OAK	11				
6322	LIVE OAK	9					6433	LIVE OAK	8	x			R.O.W. / UTILITY	6543	LIVE OAK	15.5				
6323	LIVE OAK	15.5					6434	LIVE OAK	8	x			R.O.W. / UTILITY	6544	LIVE OAK	10				
6324	LIVE OAK	19		x			6435	LIVE OAK	10	x			R.O.W. / UTILITY	6545	LIVE OAK	34.5			x	
6325	LIVE OAK	13.5					6436	LIVE OAK	13.5	x			R.O.W. / UTILITY	6546	LIVE OAK	10.5				
6326	LIVE OAK	18.5		x			6437	LIVE OAK	15					6547	LIVE OAK	11				
6327	LIVE OAK	16.5					6438	LIVE OAK	9.5	x			R.O.W. / UTILITY	6548	LIVE OAK	8.5				
6328	LIVE OAK	8.5					6439	LIVE OAK	8	x			R.O.W. / UTILITY	6549	ELM	17				
6329	LIVE OAK	11					6440	LIVE OAK	9	x			R.O.W. / UTILITY	6550	LIVE OAK	17				
6330	LIVE OAK	8					6441	LIVE OAK	9	x			R.O.W. / UTILITY	6551	LIVE OAK	19.5		x		
6331	LIVE OAK	13.5					6442	LIVE OAK	8.5	x			R.O.W. / UTILITY	6552	LIVE OAK	17				
6332	LIVE OAK	19		x			6443	LIVE OAK	10	x			R.O.W. / UTILITY	6553	LIVE OAK	9.5				
6333	LIVE OAK	22.5		x			6444	LIVE OAK	13	x			R.O.W. / UTILITY	6554	LIVE OAK	19				
6334	LIVE OAK	10.5					6445	LIVE OAK	21	x			R.O.W. / UTILITY	6555	LIVE OAK	9				
6335	LIVE OAK	21		x			6446	LIVE OAK	9.5					6556	LIVE OAK	8				
6336	LIVE OAK	14.5					6447	ELM	11.5					6557	LIVE OAK	27				
6337	LIVE OAK	14.5					6448	LIVE OAK	8	x			R.O.W. / UTILITY	6558	LIVE OAK	19		x		
6338	LIVE OAK	8					6450	LIVE OAK	17.5	x			R.O.W. / UTILITY	6559	LIVE OAK	8				
6339	LIVE OAK	26.5			x		6451	LIVE OAK	11.5	x			R.O.W. / UTILITY	6560	LIVE OAK	13				
6340	LIVE OAK	18.5		x			6452	LIVE OAK	12.5	x			R.O.W. / UTILITY	6561	LIVE OAK	22		x		
6341	LIVE OAK	16					6453	LIVE OAK	23	x			R.O.W. / UTILITY	6562	ELM	8	x			R.O.W. / UTILITY
6342	LIVE OAK	33			x		6454	LIVE OAK	12.5					6564	ELM	8	x			R.O.W. / UTILITY
6343	LIVE OAK	9.5					6455	LIVE OAK	10					6565	ELM	12	x			R.O.W. / UTILITY
6344	LIVE OAK	13					6456	LIVE OAK	9					6566	ELM	8	x			R.O.W. / UTILITY
6345	LIVE OAK	29			x		6457	LIVE OAK	10					6567	LIVE OAK	26			x	
6346	LIVE OAK	17					6458	LIVE OAK	10					6568	ELM	8	x			R.O.W. / UTILITY
6347	LIVE OAK	11					6459	LIVE OAK	11					6569	ELM	9	x			R.O.W. / UTILITY
6348	LIVE OAK	14					6460	LIVE OAK	14.5					6571	LIVE OAK	9.5	x			R.O.W. / UTILITY
6349	LIVE OAK	16.5					6461	LIVE OAK	15					6572	LIVE OAK	22	x			R.O.W. / UTILITY
6350	LIVE OAK	13.5					6462	LIVE OAK	11.5					6573	LIVE OAK	19	x			R.O.W. / UTILITY
6351	LIVE OAK	13					6463	LIVE OAK	8.5					6574	LIVE OAK	28.5			x	
6352	LIVE OAK	13.5					6464	LIVE OAK	10					6575	ELM	11				
6353	LIVE OAK	12.5					6465	LIVE OAK	16					6576	ELM	10	x			R.O.W. / UTILITY
6354	LIVE OAK	8.5					6466	LIVE OAK	9					6577	LIVE OAK	10				
6355	LIVE OAK	13.5					6467	LIVE OAK	23.5					6578	LIVE OAK	8.5				
6356	LIVE OAK	15					6468	LIVE OAK	11.5					6579	LIVE OAK	14				
6357	LIVE OAK	29			x		6469	LIVE OAK	11.5					6580	LIVE OAK	10				
6358	LIVE OAK	21.5					6470	LIVE OAK	15.5					6581	LIVE OAK	9				
6360	LIVE OAK	30					6471	LIVE OAK	12.5					6582	LIVE OAK	8				
6361	LIVE OAK	22					6472	LIVE OAK	17					6583	LIVE OAK	8.5				
6362	LIVE OAK	9					6473	LIVE OAK	13					6584	LIVE OAK	9				
6363	LIVE OAK	13					6474	LIVE OAK	10.5					6585	LIVE OAK	21		x		
6364	LIVE OAK	10.5					6475	LIVE OAK	16.5					6586	LIVE OAK	16.5				
6365	LIVE OAK	13					6476	LIVE OAK	10					6587	LIVE OAK	10				
6366	LIVE OAK	11					6477	LIVE OAK	10					6588	LIVE OAK	8.5				
6367	LIVE OAK	10.5					6478	LIVE OAK	8.5					6589	LIVE OAK	11				
6368	LIVE OAK	9.5					6479	LIVE OAK	8					6590	ELM	9.5				
6369	LIVE OAK	13.5					6480	LIVE OAK	17					6591	LIVE OAK	10.5				
6370	LIVE OAK	22	x	x		R.O.W. / UTILITY	6481	LIVE OAK	22		x			6592	LIVE OAK	10				
6371	LIVE OAK	10.5					6482	LIVE OAK	11					6593	LIVE OAK	16				
6372	LIVE OAK	8.5					6483	LIVE OAK	12.5					6594	LIVE OAK	10.5				
6373	LIVE OAK	8.5					6484	LIVE OAK	8					6595	LIVE OAK	9.5				
6374	LIVE OAK	8.5					6485	LIVE OAK	26			x		6596	LIVE OAK	11				
6375	LIVE OAK	29.5			x		6486	LIVE OAK	26			x		6597	LIVE OAK	9				
6376	LIVE OAK	10					6487	LIVE OAK	34			x		6598	LIVE OAK	11				
6377	LIVE OAK	10					6488	LIVE OAK	9					6599	LIVE OAK	11				
6379	LIVE OAK	8.5					6489	LIVE OAK	11					6600	LIVE OAK	12				
6380	LIVE OAK	10					6490	LIVE OAK	33			x		6601	LIVE OAK	8.5				
6381	LIVE OAK	10.5					6491	LIVE OAK	9.5					6602	LIVE OAK	12.5				
6382	LIVE OAK	12.5					6492	LIVE OAK	9.5					6603	LIVE OAK	10				
6383	LIVE OAK	16					6493	LIVE OAK	27			x		6604	LIVE OAK	8.5				
6384	LIVE OAK	25.5		x			6494	ELM	8					6605	LIVE OAK	14				
6385	LIVE OAK	11					6495	LIVE OAK	21.5		x			6606	LIVE OAK	12				
6386	LIVE OAK	8.5					6496	ELM	10					6607	LIVE OAK	21			x	
6387	ELM	8.5					6497	LIVE OAK	8					6608	LIVE OAK	21			x	
6388	LIVE OAK	11.5	x			R.O.W. / UTILITY	6498	LIVE OAK	8.5					6609	LIVE OAK	13				
6389	LIVE OAK	11					6499	LIVE OAK	11.5					6610	LIVE OAK	20.5		x		
6390	ELM	12.5	x			R.O.W. / UTILITY	6500	LIVE OAK	32			x		6611	ELM	9				
6391	ELM	9	x			R.O.W. / UTILITY	6501	LIVE OAK	13					6612	LIVE OAK	12				
6392	LIVE OAK	8	x			R.O.W. / UTILITY	6502	LIVE OAK	10					6613	LIVE OAK	9.5				
6393	LIVE OAK	15	x			R.O.W. / UTILITY	6503	LIVE OAK	8.5					6614	LIVE OAK	9.5				
6394	LIVE OAK	8.5	x			R.O.W. / UTILITY	6504	LIVE OAK	12.5	x			R.O.W. / UTILITY	6615	LIVE OAK	9				
6395	AMERICAN ELM	9	x			R.O.W. / UTILITY	6505	LIVE OAK	8.5	x			R.O.W. / UTILITY	6616	LIVE OAK	8.5				
6396	LIVE OAK	19.5		x			6506	LIVE OAK	11.5					6617	LIVE OAK	10.5				
6397	LIVE OAK	14.5					6507	LIVE OAK	8.5					6618	LIVE OAK	13				
6398	LIVE OAK	24.5		x			6508	LIVE OAK	12					6619	LIVE OAK	12				
6399	LIVE OAK	9					6509	LIVE OAK	15.5					6620	LIVE OAK	9.5				
6400	LIVE OAK	20		x			6510	LIVE OAK	10					6621	LIVE OAK	10.5				
6401	LIVE OAK	36.5			x		6511	LIVE OAK	9.5					6622	ELM	13.5				
6402	LIVE OAK	33.5			x		6512	LIVE OAK	8					6623	ELM	8.5				
6403	LIVE OAK	14					6513	LIVE OAK	10.5					6624	LIVE OAK	12				
6404	LIVE OAK	9					6514	LIVE OAK	10					6625	LIVE OAK	10.5				
6405	LIVE OAK	10					6515	LIVE OAK	19.5		x			6627	ELM	8				
6406	LIVE OAK	15					6516	LIVE OAK	13					6						

Tree Number	Tree Type	Caliper Inch	Removed	Protected	Heritage	Reason for Removal	Tree Number	Tree Type	Caliper Inch	Removed	Protected	Heritage	Reason for Removal	Tree Number	Tree Type	Caliper Inch	Removed	Protected	Heritage	Reason for Removal
6644	LIVE OAK	9.5	x			R.O.W. / UTILITY	6757	SPANISH OAK	9					6874	ELM	22		x		
6645	LIVE OAK	10	x			R.O.W. / UTILITY	6759	ELM	8.5					6875	ASH	17.5				
6646	LIVE OAK	9	x			R.O.W. / UTILITY	6760	ELM	15.5					6876	ELM	15				
6647	LIVE OAK	9					6762	ASH	15					6877	ELM	22		x		
6648	LIVE OAK	10.5					6763	AMERICAN ELM	16.5					6878	ELM	15.5				
6649	LIVE OAK	12					6764	ASH	15					6879	ELM	11				
6650	LIVE OAK	8.5					6765	WALNUT	8.5					6880	ELM	17.5				
6651	LIVE OAK	12	x			R.O.W. / UTILITY	6766	AMERICAN ELM	11					6881	ELM	9				
6652	LIVE OAK	14	x			R.O.W. / UTILITY	6767	SYCAMORE	12					6883	ASH	30			x	
6653	LIVE OAK	12	x			R.O.W. / UTILITY	6768	SYCAMORE	31			x		6884	ELM	15.5				
6654	LIVE OAK	8.5	x			R.O.W. / UTILITY	6769	ELM	8					6885	SYCAMORE	22		x		
6655	LIVE OAK	8					6770	PECAN	15					6886	ELM	12				
6656	LIVE OAK	14					6771	AMERICAN ELM	9					6887	ELM	14				
6657	LIVE OAK	9.5					6772	PECAN	13.5					6888	ELM	10.5				
6658	LIVE OAK	8					6773	PECAN	21		x			6889	ELM	13				
6659	LIVE OAK	8					6774	PECAN	8					6890	ASH	10.5				
6660	LIVE OAK	10					6775	BOIS D ARC	12					6891	ASH	11.5				
6661	LIVE OAK	10					6776	SYCAMORE	11.5					6892	SYCAMORE	17				
6662	LIVE OAK	10					6777	PECAN	10.5					6893	ASH	9.5				
6663	LIVE OAK	9.5					6778	PECAN	11.5					6894	ASH	8				
6664	LIVE OAK	14.5					6779	AS	21.5		x			6895	PECAN	8.5				
6665	LIVE OAK	8.5					6780	AS	11.5					6896	PECAN	15				
6666	LIVE OAK	10					6781	ELM	19.5		x			6897	ASH	14				
6667	LIVE OAK	8.5	x			R.O.W. / UTILITY	6782	ASH	9					6898	ASH	8.5				
6668	LIVE OAK	11					6783	ASH	15					6899	ASH	8.5				
6669	LIVE OAK	9					6784	ASH	11.5					6900	ASH	14.5				
6670	LIVE OAK	10.5					6785	ASH	30.5			x		6901	PECAN	16.5				
6671	LIVE OAK	12					6786	ELM	17					6902	ELM	18.5		x		
6672	LIVE OAK	9					6787	ELM	11					6903	BOIS D ARC	19.5		x		
6673	LIVE OAK	10.5					6788	ELM	14					6904	ELM	14.5				
6674	LIVE OAK	15.5					6789	ELM	8					6905	BOIS D ARC	11.5				
6675	LIVE OAK	11					6790	ELM	13					6906	ELM	9				
6676	LIVE OAK	13.5					6791	ELM	9.5					6907	WALNUT	14				
6677	LIVE OAK	13.5					6792	ELM	15.5					6908	ELM	8				
6678	LIVE OAK	12					6794	BOIS D ARC	9.5					6909	ELM	16.5				
6679	LIVE OAK	12.5					6795	BOIS D ARC	8					6910	ASH	12				
6680	LIVE OAK	11					6796	PECAN	13					6911	BOIS D ARC	15.5				
6681	LIVE OAK	9					6797	PECAN	9.5					6912	ELM	18		x		
6682	LIVE OAK	11					6798	PECAN	8					6913	ELM	11				
6683	LIVE OAK	29			x		6799	SYCAMORE	17					6914	ELM	14.5				
6684	LIVE OAK	18		x			6800	SYCAMORE	24.5		x			6915	ELM	9				
6685	LIVE OAK	9					6801	SYCAMORE	9					6916	ELM	10				
6686	LIVE OAK	12.5					6802	SYCAMORE	12					6917	ELM	17.5				
6687	LIVE OAK	18		x			6803	SYCAMORE	12.5					6918	LIVE OAK	14.5				
6688	LIVE OAK	13					6804	SYCAMORE	8					6919	LIVE OAK	16				
6689	LIVE OAK	8					6805	PECAN	10.5					6920	ELM	13				
6690	LIVE OAK	10					6806	SYCAMORE	11					6921	BOIS D ARC	9.5				
6691	LIVE OAK	14.5	x			R.O.W. / UTILITY	6807	AMERICAN ELM	9					6922	BOIS D ARC	14.5				
6692	LIVE OAK	8					6808	SYCAMORE	17					6923	SYCAMORE	10.5				
6693	LIVE OAK	9.5					6809	SYCAMORE	9					6924	SYCAMORE	12.5				
6694	LIVE OAK	9					6810	SYCAMORE	10					6925	SYCAMORE	8.5				
6695	LIVE OAK	8					6811	ELM	18		x			6926	SYCAMORE	9				
6696	LIVE OAK	8					6812	ASH	15					6927	SYCAMORE	12.5				
6697	LIVE OAK	8					6813	MULBARRY	8					6928	SYCAMORE	14.5				
6698	LIVE OAK	8.5					6814	PECAN	32.5			x		6929	SYCAMORE	15				
6699	LIVE OAK	13	x			R.O.W. / UTILITY	6815	SYCAMORE	14					6930	SYCAMORE	10.5				
6700	LIVE OAK	9	x			R.O.W. / UTILITY	6816	WALNUT	9					6931	SYCAMORE	10				
6701	PECAN	26					6817	SYCAMORE	9					6932	WALNUT	16.5				
6703	BOIS D ARC	14	x			R.O.W. / UTILITY	6818	SYCAMORE	14.5					6933	PECAN	11				
6704	PECAN	19.5	x			R.O.W. / UTILITY	6819	ASH	9.5					6934	LIVE OAK	25		x		
6705	LIVE OAK	12.5					6820	SYCAMORE	9					6935	ELM	22		x		
6706	LIVE OAK	24		x			6821	BOIS D ARC	24.5		x			6936	ELM	17.5				
6707	LIVE OAK	13	x			R.O.W. / UTILITY	6822	PECAN	9.5					6937	ELM	10				
6708	ELM	9	x			R.O.W. / UTILITY	6823	PECAN	9					6938	WALNUT	16.5				
6710	ELM	10.5					6824	ASH	11					6939	WALNUT	24		x		
6711	LIVE OAK	14					6825	SYCAMORE	11					6940	SYCAMORE	15				
6712	LIVE OAK	8					6826	SYCAMORE	9					6941	SYCAMORE	12				
6713	LIVE OAK	8					6827	ELM	9.5					6942	SYCAMORE	15				
6714	LIVE OAK	17.5	x			R.O.W. / UTILITY	6828	ELM	12					6944	SYCAMORE	19		x		
6715	LIVE OAK	17.5					6830	ELM	14.5					6945	AMERICAN ELM	13				
6716	LIVE OAK	13					6831	ELM	11					6947	WALNUT	14				
6718	LIVE OAK	8					6832	ELM	9					6948	ASH	17				
6719	LIVE OAK	11.5					6833	ELM	19		x			6949	ASH	9				
6720	LIVE OAK	38.5			x		6834	ELM	8.5					6950	ASH	8				
6721	LIVE OAK	30			x		6835	ELM	8					6951	ASH	17				
6722	ELM	8					6836	ELM	9.5					6952	AMERICAN ELM	13				
6724	LIVE OAK	15.5					6837	ELM	19.5		x			6953	ASH	13.5				
6725	LIVE OAK	15.5					6838	ELM	8.5					6954	ELM	12.5				
6726	ELM	8					6839	ELM	17					6955	PECAN	19.5		x		
6727	LIVE OAK	19		x			6840	ELM	11					6956	ASH	15.5				
6728	LIVE OAK	12.5					6841	ELM	12.5					6958	ELM	10				
6729	LIVE OAK	8.5					6842	ELM	14					6959	ELM	10.5				
6730	LIVE OAK	16.5					6843	ELM	9					6961	ELM	10				
6731	LIVE OAK	22		x			6844	ELM	8					6962	ELM	18.5		x		
6732	LIVE OAK	24.5		x			6845	MULBERRY	9.5					6963	ELM	11.5				
6733	LIVE OAK	15					6846	ASH	20.5		x			6964	WALNUT	9				
6734	LIVE OAK	8					6847	ELM	13					6965	ELM	17				
6735	LIVE OAK	9					6848	ELM	12.5					6966	ELM	16				
6736	LIVE OAK	12					6849	ELM	8.5					6967	ELM	13				
6737	LIVE OAK	13.5					6850	ELM	8					6968	ELM	20.5		x		
6738	LIVE OAK	11.5					6851	ELM	14					6970	BOIS D ARC	8				
6739	LIVE OAK	19.5		x			6852	LIVE OAK	20		x			6971	BOIS D ARC	12.5				
6740	LIVE OAK	23		x			6853	ELM	21		x			6972	ELM	11				
6741	LIVE OAK	25.5		x			6854	ELM	11.5					6976	ELM	10				
6742	LIVE OAK	10					6855	PECAN	18		x			6977	ASH	14				
6743	LIVE OAK	8					6856	LIVE OAK	21		x			6978	ASH	21		x		
6744	LIVE OAK	25					6857	LIVE OAK	16					6979	BOIS D ARC	13				

Tree Number	Tree Type	Caliper Inch	Removed	Protected	Heritage	Reason for Removal
6993	BOIS D'ARC	33.5			x	
6994	SYCAMORE	11				
6995	ASH	11.5				
6996	ASH	12				
6997	ASH	19		x		
6998	ASH	13				
6999	ASH	19.5		x		
7000	ASH	17				
7322	AMERICAN ELM	17				
7323	ASH	19		x		
7324	PECAN	17.5				
7325	ASH	23		x		
7326	ASH	13				
7327	ASH	24		x		
7328	ASH	11				
7329	ASH	19		x		
7330	ASH	19.5		x		
7331	PECAN	13				
7332	PECAN	14.5				
7333	PECAN	15.5				
7334	PECAN	13				
7335	PECAN	19		x		
7336	ASH	14.5				
7337	ASH	17				
7338	PECAN	22.5		x		

LANDSCAPE PLANS FOR
WHITESTONE MEADOW
(CR 175)
WILLIAMSON COUNTY, TEXAS



No. _____ Date: _____ By: _____ Revision: _____

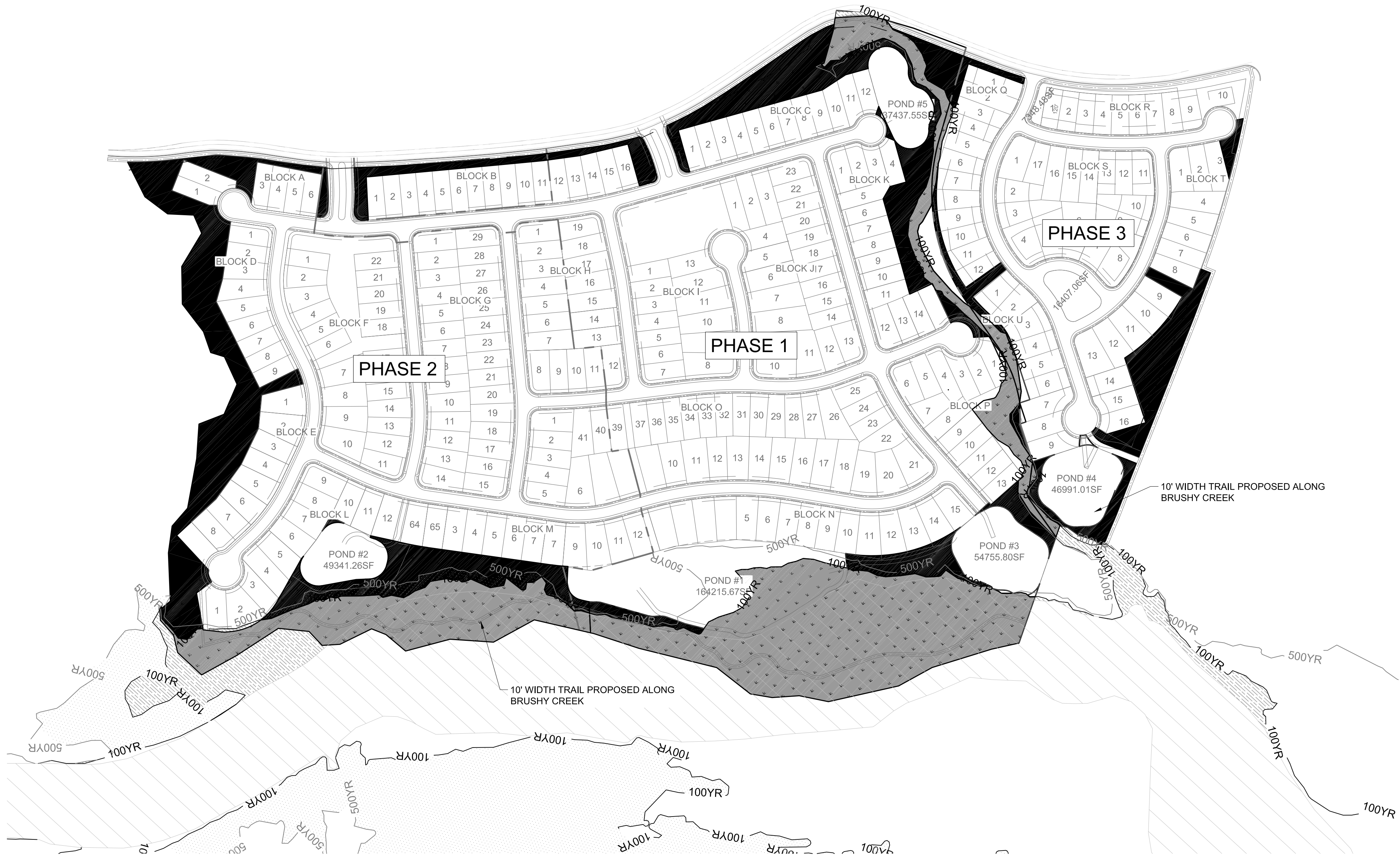
Job No.: 2021271-LPN-01
Scale: (Hsz.): AS SHOWN
Drawn By: NK, RH
Designed By: NK, RH
Reviewed By: RH, SM

TREE
MITIGATION

SHEET NO.

7gen
PLANNING

PLANNING &
LANDSCAPE ARCHITECTURE
2107 CITYWEST BLVD.,
4TH FLOOR,
HOUSTON, TEXAS 77042
713.767.7786
9050 N CAPITAL OF TX HWY.,
BLDG. 3, STE 380
AUSTIN, TEXAS 78759
512.646.3454



LEGEND

- PROPERTY BOUNDARY
- PHASE LINE
- DEDICATED PARKLAND
- DEDICATED PARKLAND IN FLOODPLAIN

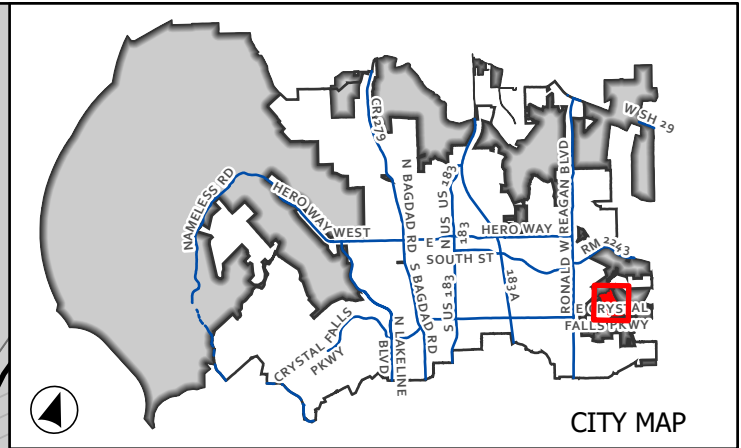
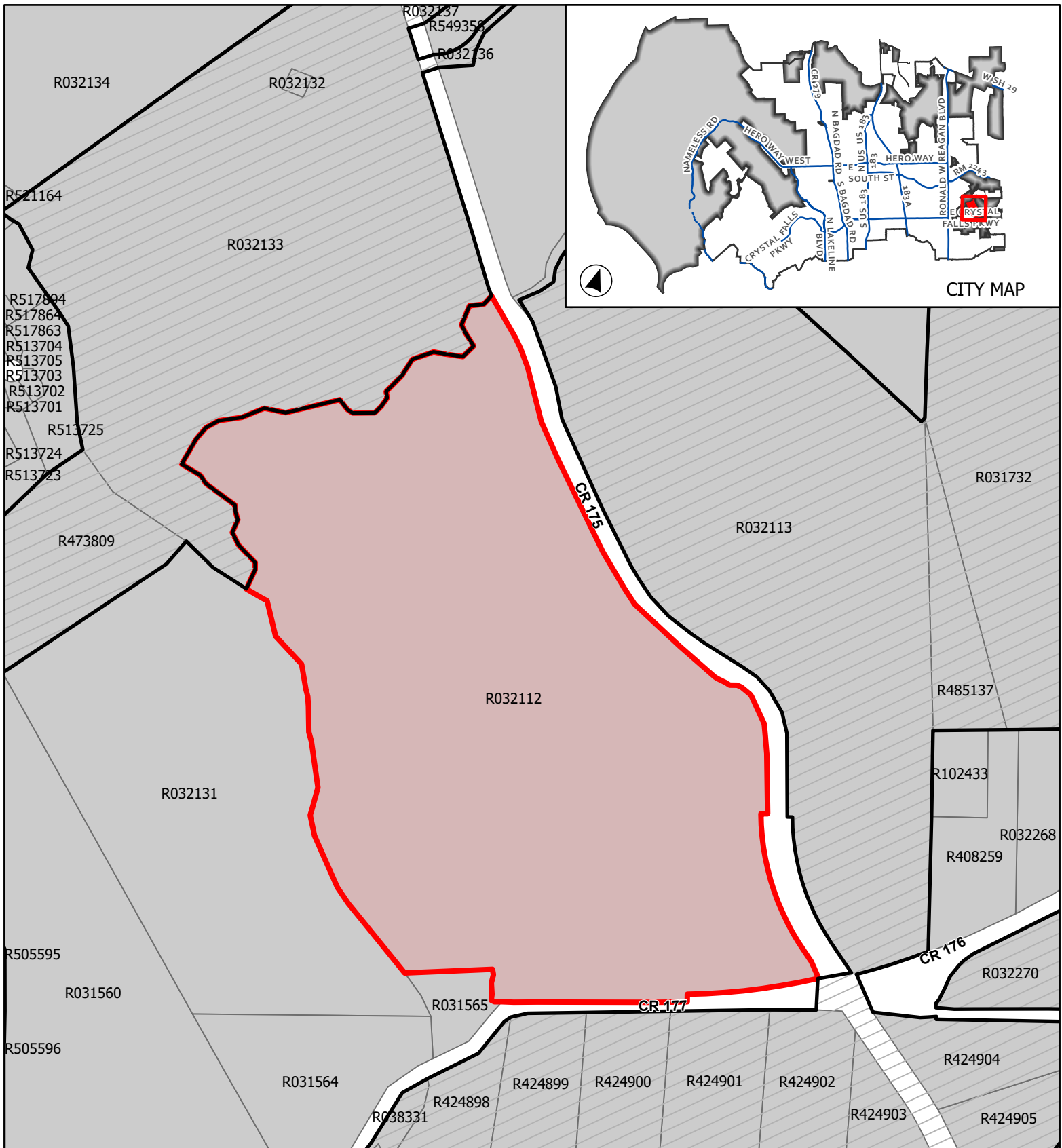
LANDSCAPE NOTE:
XERI-SCAPE WILL BE USED IN LIEU OF TURF
AND STREET TREES WITHIN THE PLANTING
STRIP BETWEEN BACK OF CURB AND PUBLIC
RIGHT OF WAY TO CONSERVE WATER.

Parkland Improvements Preliminary Plat		
Phase Section	Units(ea)	Fee Required \$400/unit
Phase 1	156	\$62,400.00
Phase 2	64	\$25,600.00
Phase 3	106	\$42,400.00
TOTAL	326	\$130,400.00

Parkland Dedication Preliminary Plat						
Phase Section	Units (ea)	Parkland Required (Ac)	Parkland Proposed (Ac)	Floodplain Deduction (Ac)	Total Parkland	Area Credit
Phase 1	156	5.46	6.16	1.65	7.81	2.35
Phase 2	64	2.24	2.37	4.43	6.8	4.56
Phase 3	106	3.71	5.82	0.155	5.975	2.265
TOTAL	326	11.41	14.35	6.235	20.585	9.175

SCALE : 1" = 150'
0 75 150 300
DATE : 01-21-2022





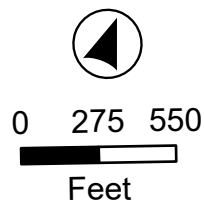
CASE: 22-PP-007

ATTACHMENT 2

WILDSRING

Location Map

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



-  Leander City Limits
-  ETJ
-  Site Location



EXECUTIVE SUMMARY
09/22/2022

AGENDA SUBJECT:

Approval of Minutes.

BACKGROUND:

Attached draft 9-8-2022 P & Z Minutes.

RECOMMENDATION:

Approval of the 9-8-2022 P & Z Minutes.

PRESENTER:

Attachments

Draft 9-8-2022 P & Z Minutes



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

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

September 8, 2022 at 7:00 PM



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

Place 5 – Gary Hampton, Jr.
Place 6 – Laura Lantrip
Place 7 – Rick Carpenter

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

1. Call to Order at 7:00 p.m.

2. Roll Call.

All Commissioners were present except Chairman Cosgrove.

3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the September 1, 2022 meeting

4. Review of meeting protocol.

5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case 21-FP-026 regarding Crystal Village Phase 2 Final Plat on one parcel of land approximately 23.57 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R031201; generally located at 10744 E Crystal Falls Parkway, Leander, Williamson County, Texas.

7. Approval of Minutes.

Motion made by Commissioner May to approve the consent agenda, seconded by Commissioner Lantrip.

6 to 0 Passed

PUBLIC HEARING: ACTION

8. **Public Hearing for this Item has been postponed until 9/22/2022**
Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-022 to amend the current zoning of SFR-3-B (Single-Family Rural) to adopt the Moon Valley PUD (Planned Unit Development) with a base zoning district of LC-5-D (Local Commercial) on two parcels of land approximately 8.78 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R319362 and R031223; and more commonly known as 15841 Ronald W Reagan Blvd, Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case 22-Z-022 as described above.

REGULAR AGENDA

9. Discuss and consider action regarding Subdivision Case 21-PP-012 to approve the Garlock Preliminary Plat on one parcel of land approximately 44.662 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R021708; generally located south of Gabriels Horn Rd. and west of Donetto Dr., Leander, Williamson County, Texas.

Motion made by Commissioner Ron May, seconded by Commissioner Deirdre Moss to approve the preliminary plat.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

6 - 0 Passed

10. Adjournment at 7:05 p.m.

APPROVED:

CHAIRMAN COSGROVE

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY

09/22/2022

AGENDA SUBJECT:

Conduct a Public Hearing regarding Special Use Case 22-SU-002 to allow for the temporary residential use of a travel trailer or recreational vehicle for use by owners while building permanent home on site; on one parcel of land approximately 4.72 acres ± in size, more particularly described by Travis Central Appraisal District Parcel 513800; and more commonly known as 13201 Vista Rock Drive, Leander, Travis County, Texas.

- Discuss and consider action regarding Special Use Permit Case 22-SU-002 as described above.

BACKGROUND:

This request is the first step in the special use permit process.

APPLICANT/AGENT:

Sondra Walker, property owner

ORDER OF EVENTS:

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

PRESENTER:

Cory Dale, Planner

Attachments

1. Planning Analysis - 13201 Vista Rock SUP
2. Current Zoning Map
3. Future Land Use Map
4. Public Notice Map
5. Aerial Map
6. Letter of Intent
7. Conceptual Site Layout
8. Summary of Neighborhood Communication
9. Code Enforcement Case Information



PLANNING ANALYSIS

SPECIAL USE PERMIT CASE 22-SU-002
13201 VISTA ROCK DRIVE

GENERAL INFORMATION

Owner/Agent: Sondra Walker

Current Zoning: Interim SFR-1-B (Single-Family Rural)

Proposed Use: Applicant is requesting a special use permit to allow for temporary occupation of RV.

Size and Location: The property is located at 13201 Vista Rock Drive and is approximately 4.72 acres.

Staff Contact: Cory Dale, Planner

APPLICANT REQUEST

Applicant is requesting a Special Use Permit per CZO Article IV, Section 2(13) to allow a temporary residential use of an RV until permanent home is built on site.

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 2 & 3*
- ☒ ☐ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 3*
- ☒ ☐ Does the proposal warrant any other special considerations? See below.

SPECIAL CONSIDERATIONS

Uses permitted in a zoning district are classified in two ways. The first type of use is what is referred to as a use permitted by right. A use permitted by right is allowed in the specified zoning district provided that the property owner complies with specified building and site requirements. The second type of use is what is referred to as a special use. A Special Use Permit allows for certain land uses in a given zoning district and generally requires more review by the Planning and Zoning Commission and City Council in order to ensure the compatibility of the proposed use with the surrounding land uses. In this case, the temporary residential use of an RV is not currently a permitted use. This use is considered temporary and will need to meet the following standards:

- i. The lot, tract or parcel shall be at least 6,000 square feet in area;
- ii. The use of the travel trailer or recreational vehicle shall be limited to residential use by an individual constructing their own home in an SFR district for not more than a period of one year; or an ill, convalescent or otherwise disabled friend or relative needing care from the occupant of the primary residence, or a friend or relative providing necessary care for an ill, convalescent or otherwise disabled occupant of the primary residence. The need for care shall be documented by a letter from a physician;
- iii. No more than two (2) people may occupy the travel trailer or recreational vehicle;
- iv. The temporary unit may only be placed on a legal parcel with an existing primary residence except where the permanent residence is under construction as described in (ii) above;
- v. The temporary unit shall have an approved connection to a sanitary sewer system or septic system. The unit shall also have an approved connection to a public water system or well;
- vi. The temporary unit shall meet zoning setback requirements and shall be located no closer to a street than the front wall of the permanent residence;

- vii. The temporary unit shall be currently licensed as required by the State of Texas, have a valid state inspection and remain in a mobile condition;
- viii. The temporary unit shall not be considered a separate residential unit for the purpose of calculating impact fees;
- ix. The temporary unit shall not be rented or leased;
- x. If approved, an administrative permit for residential use of a travel trailer or recreational vehicle shall be obtained. Such permit shall expire one year from the date of issuance. Permits may be renewed annually in the discretion of the City Council. Permit and renewal applications shall be accompanied by a written statement signed by the applicant under penalty of perjury that the use will conform to the standards set forth in this subsection. Renewal applications shall be submitted prior to permit expiration and shall include an updated letter from a physician;
- xi. Within sixty (60) days of cessation of the temporary residential use, all occupancy of the unit shall cease, the unit shall be disconnected from all utilities and the unit shall be removed from the premises.

There is an active Code Enforcement Case on this site. The developer/land owner submits this request to bring the property under compliance with City codes. Staff recommends approval of this request.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	PUD	Residential (Travisso Subdivision)
EAST	PUD	Undeveloped (Travisso Subdivision)
SOUTH	Interim SFR-1-B	Undeveloped
WEST	Interim SFR-1-B	Residential

SURROUNDING AREA:

This property is bound to the north and east by the Travisso subdivision. To the south, across Vista Rock Drive, is approximately 20 acres of undeveloped land and to the west is large lot residential.

PHYSICAL AND NATURAL FEATURES:

This property is not located within a floodplain, contains heavy tree cover and is undeveloped.

MAJOR CORRIDORS:

This property takes access off Vista Rock Drive.

SUBDIVISIONS:

This tract has been platted as part of the Town of Leander Final Plat (Lots 1 – 4).

EXISTING UTILITIES:

This tract will have access to both water and sewer with the Travisso Phase 5, Section 1 Subdivision improvements which are currently under construction.

CURRENT LAND USES:

This property is currently undeveloped.

ZONING DISTRICT:

USE COMPONENT**SFR – SINGLE-FAMILY RURAL:**

Features: 1 acre lot min.; 1,600 square foot living area min.

Intent: Development of single-family detached dwellings on lots one acre or larger in size and for other uses that are compatible and complimentary to large lot and very low density residential development. The purpose of this component is to provide regulations to preserve rural character and maintain and protect the City's single-family residences and neighborhoods in an area with larger lot sizes. This component is also intended to preserve the larger tracts of land for future economic development in accordance with the Comprehensive Plan, while permitting rural/agricultural uses on the land to continue.

SITE COMPONENT**TYPE 1:**

Features: Accessory buildings greater of 5% of primary building or 120 sq. ft.; 150% of standard landscaping; pedestrian scale signage and lighting; scale of buildings limited; mansion style multi-family; at 100% of multi-family units are required to have at least one enclosed garage parking space; dumpster setbacks.

Intent:

- (1) The Type 1 site component is intended to be utilized typically for non-residential or multi-family developments that have frontage on a local residential street or residential collector street and are bounded by single-family development on at least one side. This component is also intended to be utilized for single-family and two-family residential lots backing up to or siding to a major thoroughfare.
- (2) This component ensures that development will not have site intensive uses or large buildings and will ensure that development is designed to a form and scale that is compatible with residential neighborhoods.

ARCHITECTURAL COMPONENT**TYPE B:**

Features: 4 or more architectural features.

Intent:

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

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

- Maintain and/or improve affordability and diversity in the housing market.

Applicable Future Land Use categories**NEIGHBORHOOD RESIDENTIAL**

- The Neighborhood Residential land use category is intended to be developed primarily as new single-family detached residential subdivisions with associated amenities, such as parks, trails, open space areas, and elementary schools. These areas are intended to have a mix of suburban and auto-oriented development character which are primarily found in the form of detached residential lots.

Architectural styles, building height and massing are relatively uniform in this type of land use. Most streets are considered to be local and low-volume with curb and gutter, sidewalks, consistent speeds and highly accessible driveways. Strategically located parks are essential and in some cases a school or other institutional use are integrated or in close proximity.

Some neighborhood-serving retail and office uses are permitted in these areas with highly-restrictive use, site and design requirements. These type of uses are residential in scale and architectural design and are walkable in nature, though auto-serving. These uses are not shown on the Future Land Use Map as commercial and are supported when integrated into a development with appropriate site and zoning compatibility considerations.

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

All applicable departments within the City of Leander reviewed this proposal. If the SUP is approved, the next step in the process would be to acquire appropriate residential permits.

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was not required prior to this SUP submittal.

NOTIFICATION

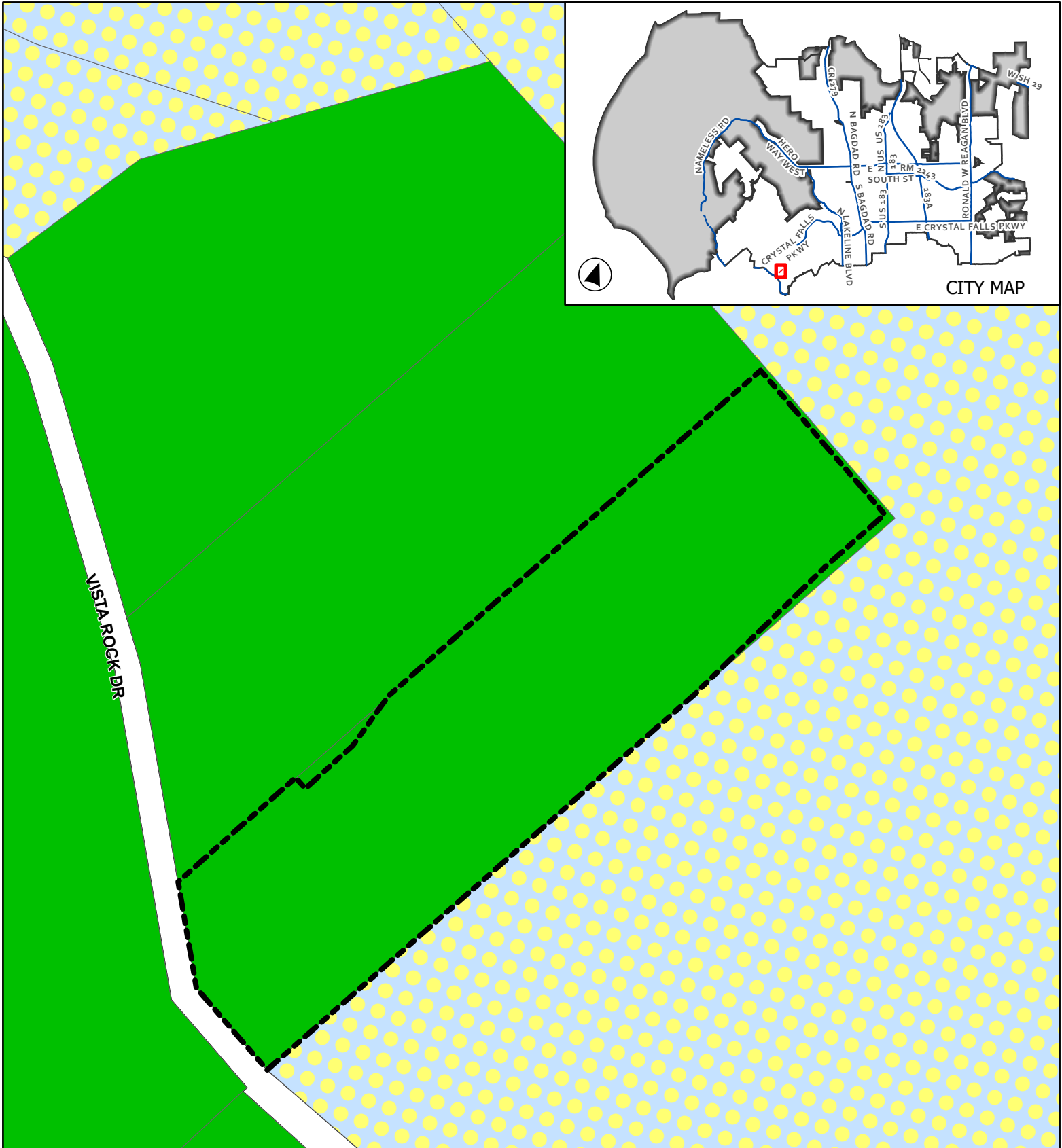
09/01/2022 - Public Notice on Hill Country News
09/07/2022 - Mail Notification to Property Owners within 200'
09/07/2022 - Public Hearing Signage Posted on Property
09/22/2022 - Planning and Zoning Commission Public Hearing
10/20/2022 - City Council Public Hearing & First Reading of the Ordinance
11/03/2022 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

Notices were mailed by City staff to all property owners within 200 feet. Neighborhood outreach information per applicant within packet as attachment 8.

APPROVAL CRITERIA:

This request remains consistent with both the future land use map designation of Neighborhood Residential and current zoning of Interim SFU-1-B. The proposed temporary residential use of an RV for property located at 13201 Vista Rock Drive keeps the existing residential character and would be compatible with the surrounding land uses. Please note, if the proposed RV use is approved a permit will be issued. Such permit will expire one year from issuance date. The permit may be renewed annually at the discretion of the City Council. Staff recommends approval of this request.



CASE: 22-SU-002

ATTACHMENT 2

13201 VISTA ROCK DR

Current Zoning

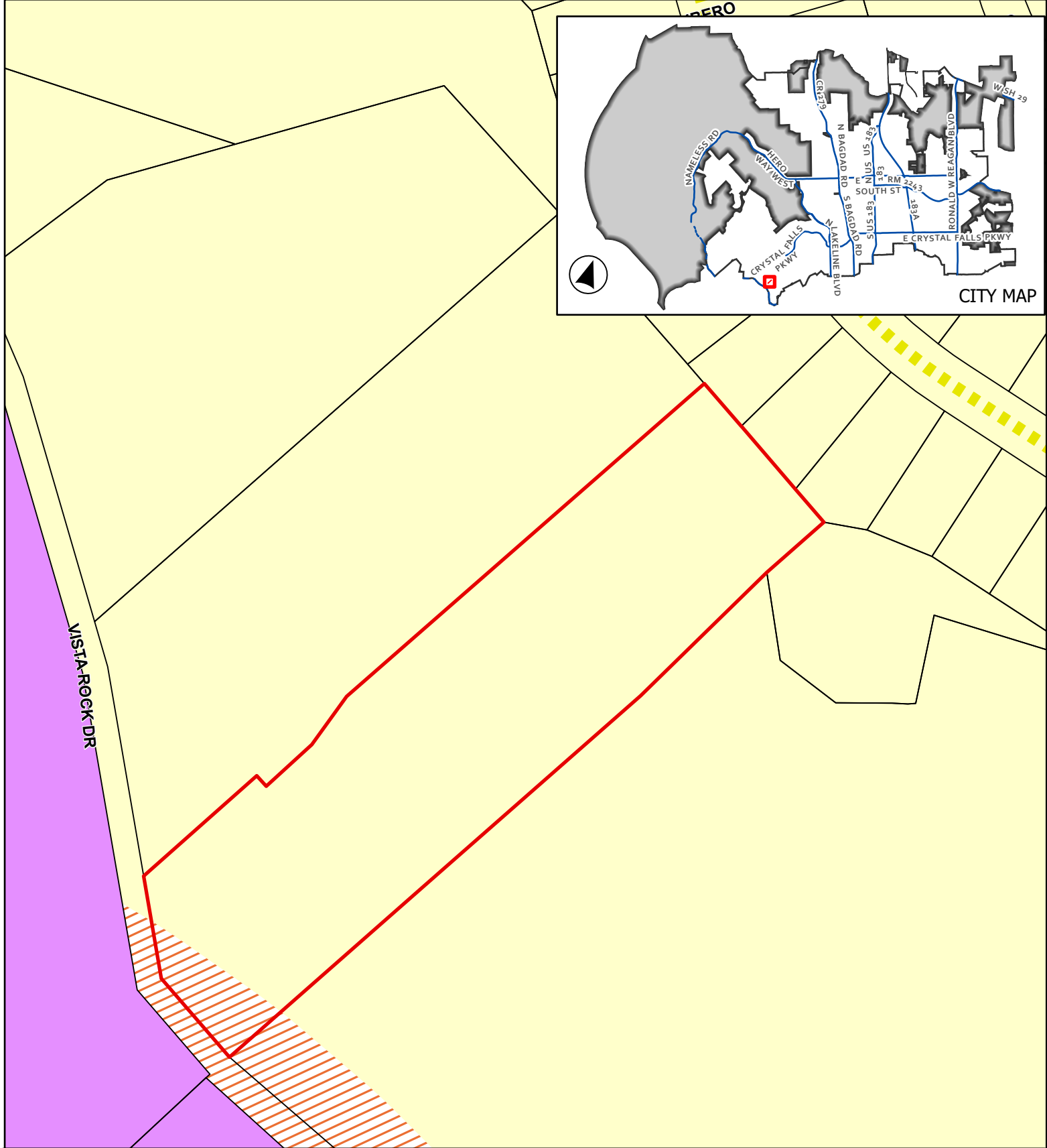
-  Leander City Limits
-  ETJ
-  Subject Area

-  SFR - Single-Family Rural
-  PUD - Single-Family

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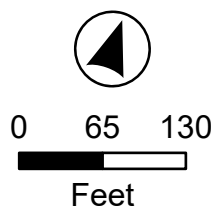
CASE: 22-SU-002

ATTACHMENT 3

13201 VISTA ROCK DR

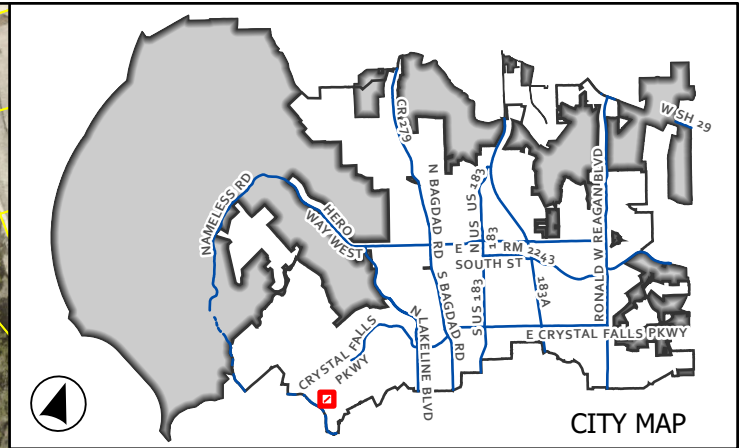
Future Land Use Map

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- Leander City Limits
- Leander ETJ
- Subject Area
- Collector, Proposed

- Future Land Use**
- Neighborhood Residential
 - Multi-Use Corridor
 - Employment Center



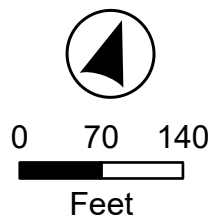
CASE: 22-SU-002

ATTACHMENT 5

13201 VISTA ROCK DR

Aerial Map

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- Leander City Limits
- Leander ETJ
- Subject Area

Letter of Intent

Re: 13201 Vista Rock Dr
August 15, 2022

To Whom It May Concern,

My family and I were so excited to purchase 5 acres of beautiful hill country land in Leander this past September. While we do not currently live on the property, we look forward to being able to build a home on the property, and plan to get started soon. When we purchased the property, there was a mobile home (from the 1970s) in place that we intended to use in the interim while on the property until we were able to build. However, it became apparent that the cost to repair and restore the existing structure would be so great that it made more financial sense to replace it with a newer and more up to date structure. We purchased a little cabin and moved it in place of the old structure. I offer my most sincere apologies for not realizing that this was not allowed and not having proper permits. I'm now told that the only thing that can be permitted is a 1600 sq foot home on the 5 acre property.

Owner requests consideration for a Special Use Permit that would allow us to use the cabin (which is technically an RV) until the home is built. This would allow for shelter while visiting the property and working on the permanent residence. We have put a substantial amount of time and money into improving the property already and with the lack of many city services, will need to invest in a well and septic system. Once the home is built, we hope the little cabin can be considered an accessory building under your permitting rules. The owner acknowledges that the RV/Cabin placement is a temporary use by said owner while constructing a permanent residence on site. If approved, this temporary use shall expire within a period of one year from date of issuance with the renewal of the SUP allowable annually at the discretion of City Council.

Physical Description of the Property: 5 acres of rural hill country land, Cabin located near dirt road (Vista Rock Dr) at opposite end of long rectangular property from new development Travisso. Cabin not visible to Travisso property owners. See Conceptual Site Plan.

Please reference the following findings of fact regarding the RV SUP:

- i. Verify the lot, tract or parcel shall be at least 6,000 square feet in area;
Yes - the lot is 4.7 acres (204,732 sq ft)
- ii. The use of the travel trailer or recreational vehicle shall be limited to residential use
by an individual constructing their own home in an SFR district for not more than a period of
one year; or an ill, convalescent or otherwise disabled friend or relative needing care from
the occupant of the primary residence, or a friend or relative providing necessary care for an
ill, convalescent or otherwise described in (ii) above;
Yes as underlined above
- iii. No more than two (2) people may occupy the travel trailer or recreational vehicle;
No more than 2 people will occupy the RV

iv. The temporary unit may only be placed on a legal parcel with an existing primary residence except where the permanent residence is under construction as described in (ii) above;

Yes as underlined above

v. The temporary unit shall have an approved connection to a sanitary sewer system or septic system. The unit shall also have an approved connection to a public water system or well;

As part of the construction process we need to install a septic system and well, we do not have any city services. We plan to connect the RV once the well and septic are completed, but have halted all plans pending approval by the city.

vi. The temporary unit shall meet zoning setback requirements and shall be located no closer to a street than the front wall of the permanent residence

There is no permanent residence on the property as it has yet to be constructed. It meets the setbacks today as required by current zoning. If all goes as planned, the site of the permanent residence should be slightly closer to the dirt road than the RV/Cabin.

vii. The temporary unit shall be currently licensed as required by the State of Texas, have a valid state inspection and remain in a mobile condition;

I spoke with an RV inspector and there is no state inspection requirement on this type of park model RV. See attached RV/Cabin documents for the title document. RV is currently anchored, but can be mobilized again and towed as a trailer by reattaching wheels.

viii. The temporary unit shall not be rented or leased;

Unit will not be rented or leased.

I truly appreciate your consideration in this matter, and we look forward to our family contributing positively to the community of Leander, Texas.

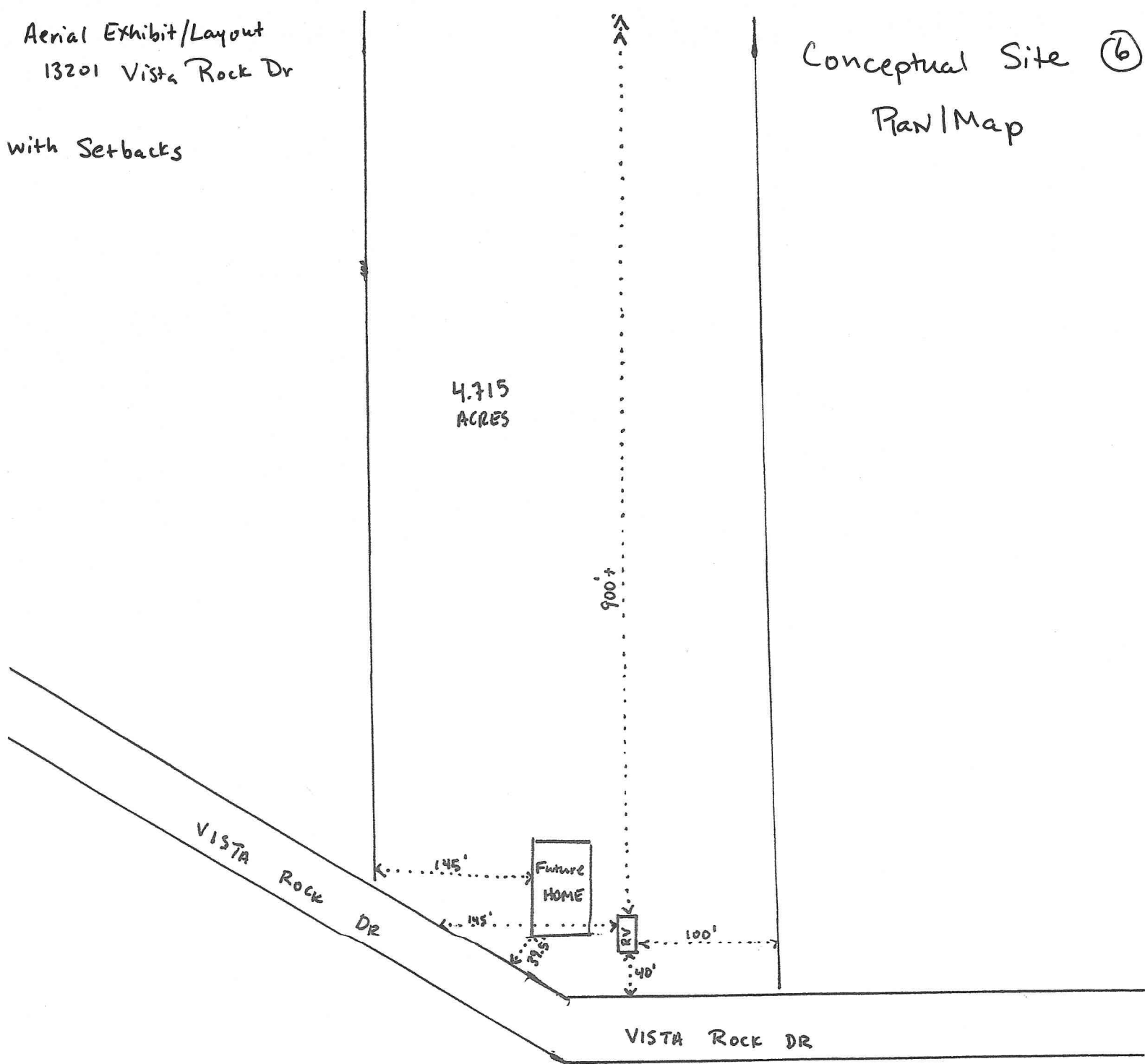
Sincerely,

Sondra Walker
sondra.b.walker@gmail.com
254-624-7774

Aerial Exhibit/Layout
13201 Vista Rock Dr

with Setbacks

Conceptual Site ⑥
Plan/Map



NOTE: The owner acknowledges that the RV/Cabin placement is a temporary use by said owner while constructing a permanent residence on site. If approved, this temporary use shall expire within a period of one year from date of issuance with the renewal of the SUP allowable annually at the discretion of City Council.


S. Walker

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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

Attached Flyer mailed to property owners listed on TCAD
Most of the land is undeveloped/commercial
Our residential neighbors were notified by mail and in person and are supportive
There are lots, residential, under construction within 500 ft of the back border of our property that were notified by mail but they are 2500ft by far from the cabin itself.

2. Who was notified (i.e. property owners, HOA, etc)? The HOA and/or a representative if there is no organized HOA must be contacted, if applicable. Provide a separate sheet listing the contact information used including the names and addresses of the individuals.

Property owners within 500 ft of property lines
→ see attached list 2b

3. What concerns were raised during these communications?

No Concerns

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

None

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

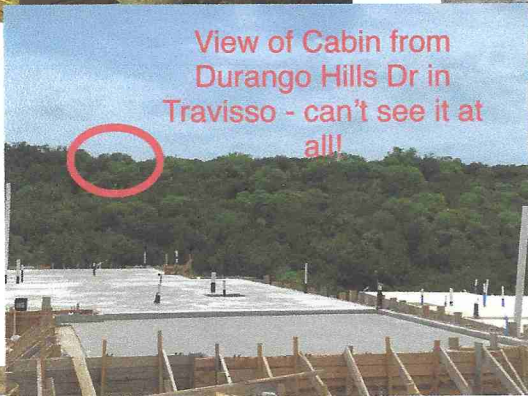
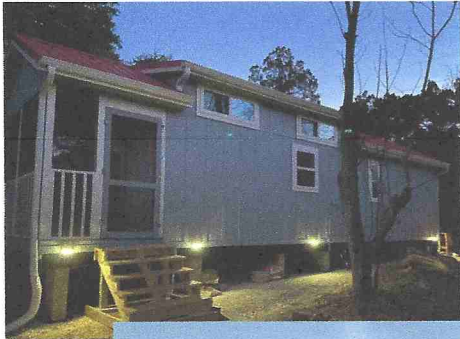
Signature: _____

Date

7.9.22

Save Our Cabin

13201 Vista Rock Dr



Hello Neighbors!

We are the Walker Family and we purchased 5 acres of beautiful wooded hill country land here in Leander about a year ago and have been working hard to improve the property! We moved a little cabin out to the land not realizing it did not conform to the property's current zoning restrictions. We are working with the planning committee to get a Special Use Permit to keep the cabin, and as part of that are required to notify our neighbors. We do live offsite and hope to build our dream home on the property. Those of you we haven't met, we look forward to meeting you soon! The cabin, while adorable and modern, isn't visible to any of you except our direct next door neighbor. There will be a public hearing at some point that you can attend if you're so inclined. Thanks for reading, and if you have any questions or concerns or you'd like to drop by sometime, shoot me a text!

Sondra Walker

Cell: 254.624.7774

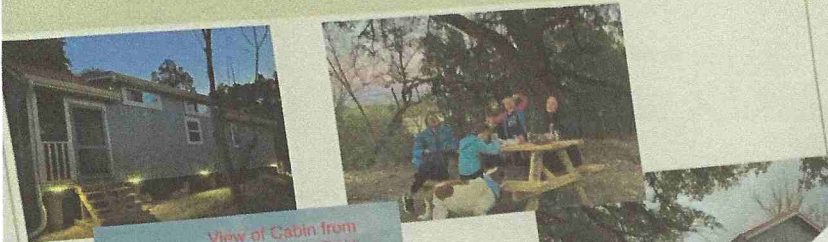
Email: sondra.b.walker@gmail.com

Property Address:
13201 Vista Rock Dr
Leander, TX 78641

Warmly,

Sondra Walker

Save Our Cabin
13201 Vista Rock Dr



View of Cabin from
Durango Hills Dr in
Travisso - can't see it at
all



Hello Neighbors!

We are the Walker Family
wooded hill country
been working hard to
out to the land not
current zoning rest
committee to get a S
of that are requir
hope to build
haven't m
adora
de

Sondra Walker

Cell: 254.624.7774

Email: sondra.h.walker@gmail.com

Property Address:
13201 Vista Rock Dr
Leander, TX 78641



Miri Seyed + Majid Hemmasi
PO Box 16401
Austin, Tx 78761



26

Name	Situs Address	Address	City, State, Zip	Distance	Parcel ID
COOK DONALD JR & SUSAN	13209 VISTA ROCK DR	13209 VISTA ROCK DR	LEANDER TX 78641	200	513801
COOK ALTON ALAN & MARY ELIZABETH	13233 VISTA ROCK DR TX 78641	552 RABBIT RUN RD	ARKANSAS PASS TX 78336	500	513802
SAEED M A & ZAMURRAD	F M RD 1431 TX 78641	3008 NORMANDY DR	MCKINNEY TX 75070	200	513807
SAEED M A & ZAMURRAD	F M RD 1431 TX 78641	3008 NORMANDY DR	MCKINNEY TX 75070	500	513806
MIRI SEYED & MAJID HEMMASI	F M RD 1431 TX 78641	PO BOX 16401	AUSTIN TX 78761	200	513805
TRAVISSO LTD	WHITETAIL PASS TX 78641	1816 MURANO LANE	LEANDER TX 78641	200	844741
TRAVISSO LTD	VALLATA LN 78613	1816 MURANO LANE	LEANDER TX 78641	200	958104
TOLL AUSTIN TX I LLC	DURANGO HILLS DR 78613	2557 SW GRAPEVINE PKWT SUITE 100	GRAPEVINE TX 76051	200	958092
TOLL AUSTIN TX I LLC	DURANGO HILLS DR 78613	2557 SW GRAPEVINE PKWT SUITE 100	GRAPEVINE TX 76051	200	958134
TAYLOR MORRISON OF TEXAS INC	DURANGO HILLS DR 78613	810 HESTERS CROSSING RD STE 235	ROUND ROCK TX 78681	200	958132
TAYLOR MORRISON OF TEXAS INC	DURANGO HILLS DR 78613	810 HESTERS CROSSING RD STE 235	ROUND ROCK TX 78681	200	958133
TAYLOR MORRISON OF TEXAS INC	DURANGO HILLS DR 78613	810 HESTERS CROSSING RD STE 235	ROUND ROCK TX 78681	200	958093
TAYLOR MORRISON OF TEXAS INC	DURANGO HILLS DR 78613	810 HESTERS CROSSING RD STE 235	ROUND ROCK TX 78681	200	958094

2c

TO

Donald and Susan Cook

13209 Vista Rock Dr

Leander, TX 78641

Travisso LTD

1816 Murano Ln

Leander, TX 78641

TO

Alan and Liz Cook

13233 Vista Rock Dr

Leander, TX 78641

Toll Austin Tx LLC

2557 SW Grapevine Pkwy

Suite 100

Grapevine, TX 76051

TO

Miri Seyed and Majid Hemmasi

PO Box 16401

Austin, TX 78761

Taylor Morrison of Texas Inc

10 Hesters Crossing Rd

STE 235

Round Rock, TX 78681

TO

Saeed MA and Zamurrad

3008 Normandy Dr

McKinney, TX 75070

Code Enforcement Case

There is an active code enforcement case, and we have been working with code enforcement officer Tonnia Gibbs, who has been actively monitoring our work with the planning department.

Code Enforcement Case Number: CE-22-6239

We moved the Cabin model RV out to our property after building a pad and retaining wall, had an electrical rack built, trenching for electrical done, transformer moved by Pedernales electric, and never knew this structure wasn't allowed until we went through the final steps with the city to get the electricity connected. We immediately started working with the city to rectify the situation.



EXECUTIVE SUMMARY
09/22/2022

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-022 to amend the current zoning of SFR-3-B (Single-Family Rural) to adopt the Moon Valley PUD (Planned Unit Development) with a base zoning district of LC-5-D (Local Commercial) on two parcels of land approximately 8.78 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R319362 and R031223; and more commonly known as 15841 Ronald W Reagan Blvd, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-022 as described above.

BACKGROUND:

This request is the first step in the zoning process. The applicant did not complete the Neighborhood Outreach within 14 days of the September 8, 2022 Planning & Zoning Commission Meeting. The City sent notice to all property owners within 200 feet for the September 22 meeting. The applicant completed the Neighborhood Outreach prior to the meeting.

HISTORY/TIMELINE:

09/08/2022 Planning & Zoning Commission, No Action

APPLICANT/AGENT:

Henderson Professional Engineers (Jen Henderson, PE) on behalf of Las Vegas LB LLC (Les Blake).

ORDER OF EVENTS:

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

PRESENTER:

Michael Chenausky AICP, Senior Planner

Attachments

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



PLANNING ANALYSIS

ZONING CASE 22-Z-022 MOON VALLEY PUD

GENERAL INFORMATION

Owner/Agent:	Henderson Professional Engineers (Jen Henderson, PE) on behalf of Las Vegas LB LLC (Les Blake).
Current Zoning:	SFR-3-B (Single-Family Rural)
Proposed Zoning:	Moon Valley PUD (Planned Unit Development) with the following base zoning district: LC-5-D (Local Commercial)
Size and Location:	The property is located at 15841 Ronald W Reagan Blvd, including approximately 8.78 acres.
Staff Contact:	Michael Chenausky, AICP Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to operate a retail plant nursery.

STAFF CONCLUSIONS

Y N

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

SPECIAL CONSIDERATIONS

This property was originally developed as the Grass Patch nursery prior to annexation. After the property was annexed, the nursery was sold to a church and relocated. The church has since sold the property to Moon Valley Nursery. In order to occupy the property as a nursery, a zoning change is required. The applicant has proposed a PUD with the LC-5-D (Local Commercial) base zoning district. This PUD would allow for the nursery while limiting other uses that may not be acceptable adjacent to residential. The Type 5 site component is intended only for industrial or the heaviest commercial uses and may be combined only with GC, HC or HI use components. This request limits the outdoor storage to just plants and materials associated with the nursery.

The Type D architectural component is intended only for industrial warehouse, heavy commercial service and other similar applications and shall be utilized only with GC, HC or HI use components. This architectural component is not intended to be utilized with the majority of GC districts. This component is not intended for retail or office development or adjacent to residential neighborhoods where not adequately buffered from residential uses. This site architectural component is discouraged along major thoroughfares and is intended to be utilized within industrial park development.

SITE INFORMATION:**ABUTTING ZONING AND LAND USE:**

	ZONING	LAND USE
NORTH	SFR-1-B, GC-3-C, GC-3-B	Fire Station #4 and proposed commercial development.
EAST	HC-3-C	Undeveloped
SOUTH	SFU-2-B, GC-3-C	Cold Springs subdivision
WEST	GC-2-A, LC-2-A	Undeveloped

SURROUNDING AREA:

This property is located west of Ronald W Reagan Blvd. and south of E. Crystal Falls Pkwy. The property is adjacent to the Cold Springs subdivision, with the remaining surrounding properties being commercial. The vacant property to the north is a commercial development currently under review.

PHYSICAL AND NATURAL FEATURES:

This property is a previously developed lot, with existing driveways, parking and buildings.

PROPERTY HISTORY:

The subject area contains three annexations. The north east portion of the lot was annexed 03/23/2005, the south east portion was annexed 10/04/2006 and the back half of the property was annexed 06/06/2007.

MAJOR CORRIDORS:

This property has access onto Ronald W Reagan Blvd.

TRANSPORTATION PLAN REQUIREMENTS:

The development of the property has not been evaluated for roadway adequacy/boundary street improvements, turn lanes, deceleration lanes or TIA at this time.

EXISTING UTILITIES:

This property has access to water along Ronald Reagan (figure 1) and wastewater along the western property boundary (figure 2).



Figure 1 Wastewater



Figure 2 Water

CURRENT LAND USES:

The building on this property is currently vacant.

PROPOSED ZONING DISTRICT:**USE COMPONENT****LC – LOCAL COMMERCIAL:**

Features: Any use in LO plus retail sales and services, restaurants, banks, nursery or greenhouse, grocery sales, pharmacies, fitness centers, dance and music academies, artist studio, colleges and universities, bed and breakfast. Hours of operation: 5:00 a.m. to 10:00 p.m. Sun.-Thurs., 5:00 a.m. to 11:00 p.m. Fri. and Sat.

Intent: Development of small scale, limited impact commercial, retail, personal services and office uses located in close proximity to their primary customers, which cater to the everyday needs of the nearby residents, and which may be located near residential neighborhoods. Access should be provided by a collector or higher classification street.

SITE COMPONENT**TYPE 5 (non-residential only):**

Features: Accessory buildings; drive-thru service; outdoor fueling and washing of vehicles; overhead service doors; maximum outdoor display and storage; outdoor entertainment venues and animal boarding.

Intent:

- (1) The Type 5 site component is intended to be utilized with developments that have intense outdoor site requirements and a need to utilize the outdoor site area for maximum outdoor display, storage and / or accessory buildings.
- (2) This component is intended only for industrial or the heaviest commercial uses and may be combined only with GC, HC or HI use components.
- (3) This site component is not intended for retail or office development not requiring the available limits of outdoor storage and accessory buildings or adjacent to residential neighborhoods where not adequately buffered from residential uses.
- (4) This site component is discouraged along major thoroughfares and is intended to be utilized within industrial park developments.
- (5) Compliance with Type 1, 2, 3 or 4 site component standards shall also be deemed as compliance with Type 5 standards.

ARCHITECTURAL COMPONENT**TYPE D (non-residential only):**

Features: 2 or more architectural features.

Intent:

- (1) This architectural component is intended only for industrial warehouse, heavy commercial service and other similar applications and shall be utilized only with GC, HC or HI use components.
- (2) This component is not intended to be utilized with the majority of GC districts.
- (3) This component is not intended for retail or office development or adjacent to residential neighborhoods where not adequately buffered from residential uses.
- (4) This site component is discouraged along major thoroughfares and is intended to be utilized within industrial park development.

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

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

Applicable Future Land Use categories**NEIGHBORHOOD CENTER**

- The Neighborhood Center future land use category is intended for areas that will be developed mostly as nonresidential uses that are of an appropriate use, scale, and design that is compatible with abutting or adjacent residential uses. Site design should be neighborhood-focused, prioritizing walkability, screening, light shielding, street landscaping, compatible height, etc.

Typical uses include personal services, day care centers, small offices, fitness centers, restaurants, and retail plazas. Upper-story residential is recommended to create density to support retail, yet height limited for

compatibility and scale. At the intersection of arterials and highways, more substantial retail centers and regional uses are appropriate. These locations may include hotels, vertical mixed-use, grocery stores.

Neighborhood Centers are daily activity nodes that see high traffic and turning movements, elevating access as a critical site consideration. Street relationship to the site should be safe, pedestrian-friendly, and supportive of the use type with adequate driveways.

Desired Mix: 70-100% Non-Residential, 0-30% Residential

MULTI-USE CORRIDOR

- The Multi-Use Corridor future development category is intended for mixed-use areas to be developed at a higher density/intensity and with uses not primarily supported in Neighborhood Residential. These areas are intended to provide for a mix of both commercial and residential uses that are not integrated into neighborhoods but maintain a seamless, compatible transition between residential and commercial uses.

Multi-Use Corridors are not intended for strip commercial nor are they expected to be predominantly commercial. These corridors have been identified as opportunity areas for businesses and daily services, high-intensity residential such as townhouses, civic and employment uses, but also traditional single-family neighborhoods where streets access these corridors.

These areas are intended to be developed with an auto-oriented character, which means vehicles and parking areas are a primary visual characteristic from the street. Access management is recommended to maintain safe traffic movement along these streets. Appropriate bufferyards are required to ensure compatibility with adjacent Neighborhood Residential.

NEIGHBORHOOD RESIDENTIAL

- The Neighborhood Residential land use category is intended to be developed primarily as new single-family detached residential subdivisions with associated amenities, such as parks, trails, open space areas, and elementary schools. These areas are intended to have a mix of suburban and auto-oriented development character which are primarily found in the form of detached residential lots.

Architectural styles, building height and massing are relatively uniform in this type of land use. Most streets are considered to be local and low-volume with curb and gutter, sidewalks, consistent speeds and highly accessible driveways. Strategically located parks are essential and in some cases a school or other institutional use are integrated or in close proximity.

Some neighborhood-serving retail and office uses are permitted in these areas with highly-restrictive use, site and design requirements. These type of uses are residential in scale and architectural design and are walkable in nature, though auto-serving. These uses are not shown on the Future Land Use Map as commercial and are supported when integrated into a development with appropriate site and zoning compatibility considerations.

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

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

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was not held with Staff.

NOTIFICATION

08/18/2022 - Public Notice on Hill Country News

08/24/2022 - Mail Notification to Property Owners within 200'
 08/24/2022 - Public Hearing Signage Posted on Property
 09/08/2022 - Planning and Zoning Commission Public Hearing
 10/10/2022 - City Council Public Hearing & First Reading of the Ordinance
 10/20/2022 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

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

A neighborhood outreach letter was mailed out 09/02/2022. Please see the Neighborhood Outreach attachment 9 for more detail.

APPROVAL CRITERIA:

This property falls under three land use categories on the Future Land Use Map. The Neighborhood Center Priority Corridor, the Multi-Use Corridor Priority and Neighborhood Residential. Because the Future Land Use category boundaries is meant to be flexible and not a hard delineation, the compatible zoning districts should still meet the intent of the Comprehensive Plan along a major Corridor. The requested Local Commercial zoning component is a compatible use category in the Future Land Use map.

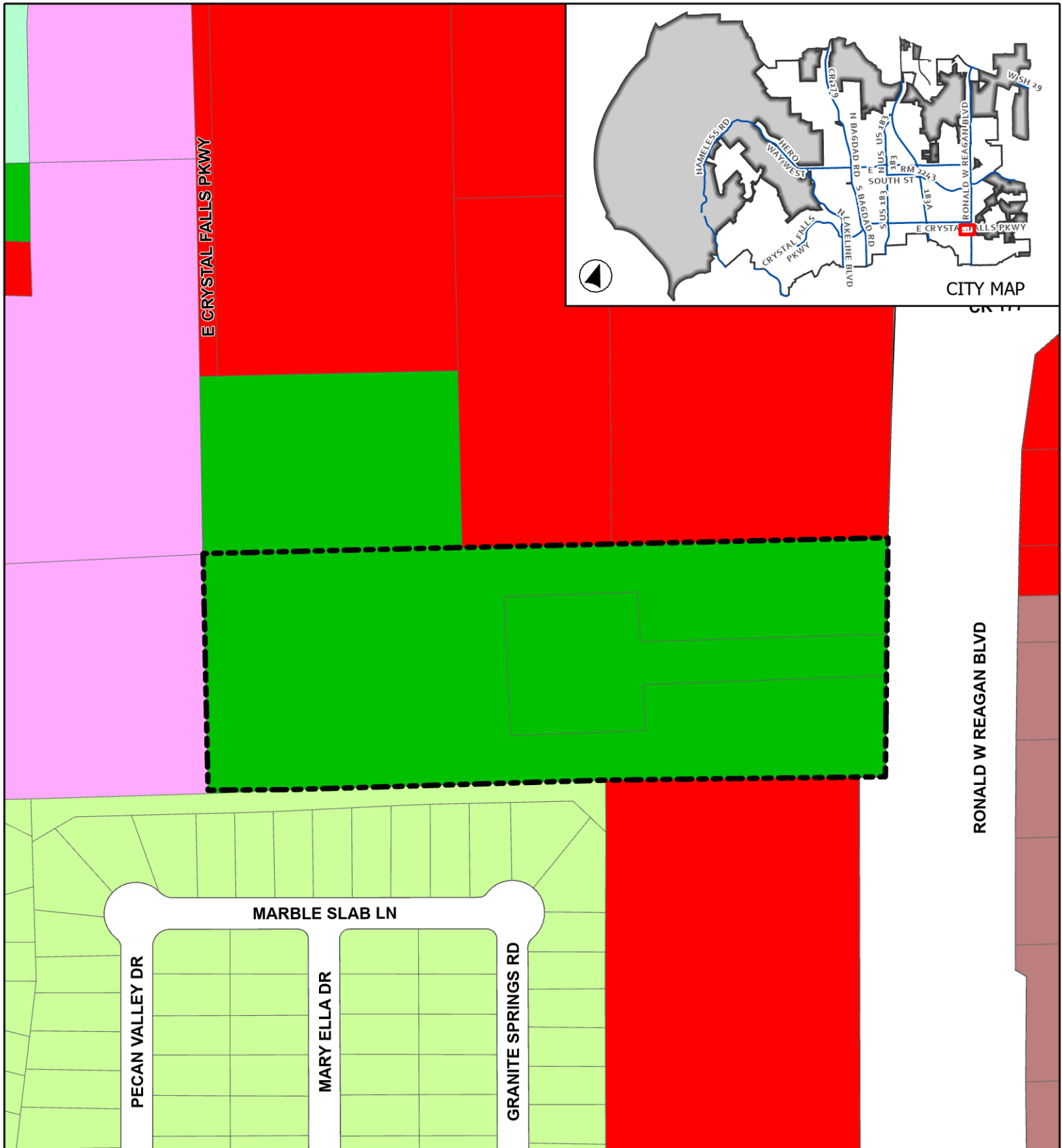
The applicant is requesting a less intense use than what could be permitted at this location. The less intense Local Commercial component includes restricted hours of operation which would not be applicable to the property if it were zoned General Commercial.

The Composite Zoning Ordinance requires the developer to provide a 6' masonry screening wall for commercial development adjacent to residential. In addition the ordinance requires a 50' building setback for new buildings adjacent to residentially zoned property.

This Planned Unit Development includes the following prohibited uses

- a. Bank or other lending institution.
- b. Funeral home, including embalming facilities associated with an on-site funeral home or cemetery, but no crematory.
- c. Restaurants
- d. Cultural facilities including art gallery, museum, dancing or music academy, fitness center, martial arts academy, photographic or artist studio.
- e. Florist shop
- f. Grocery and dry goods sales including convenience stores
- g. Medical clinics
- h. Pharmacies

HIGHER STANDARDS	WAIVERS
Increased front, side and rear building setback by 5' where adjacent to commercial.	Use of Type 5 and Type D components paired with Local Commercial and located along a major corridor.
100% Masonry on all new buildings.	



CASE: 22-Z-022

ATTACHMENT 2

MOON VALLEY PUD

Current Zoning

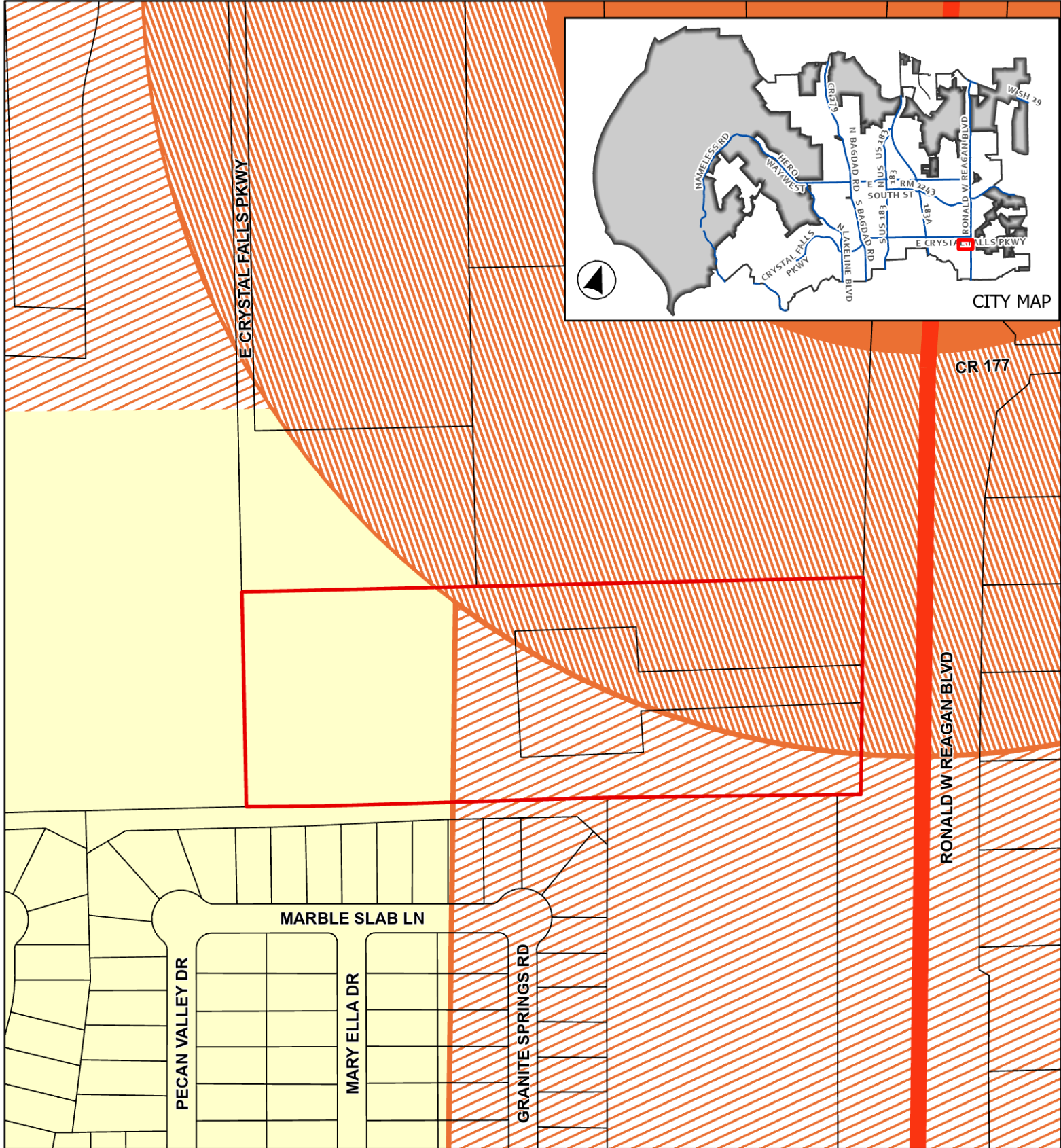
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-  Leander City Limits
-  ETJ
-  Subject Area
-  SFR - Single-Family Rural
-  SFS - Single-Family Suburban

-  SFU - Single-Family Urban
-  SFC - Single-Family Compact
-  LC - Local Commercial
-  GC - General Commercial
-  HC - Heavy Commercial



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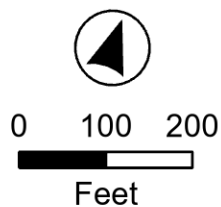
CASE: 22-Z-022

ATTACHMENT 3

MOON VALLEY PUD

Future Land Use Map

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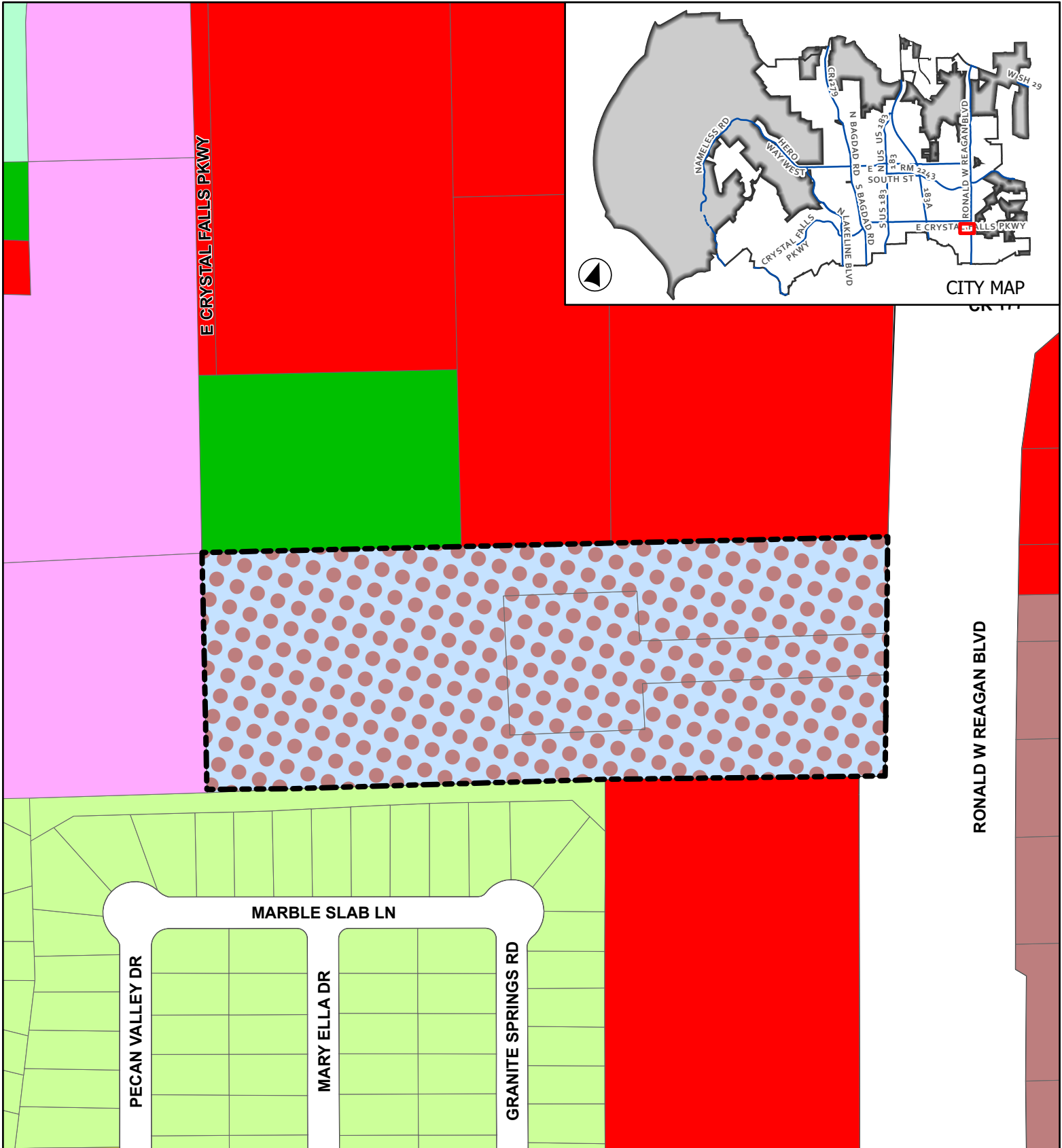


- Leander City Limits
- Leander ETJ
- Subject Area
- Access Controlled, Existing

Future Land Use

- Neighborhood Residential

- Neighborhood Center - Solid
- Multi-Use Corridor
- Multi-Use Corridor - Priority Corridor
- Neighborhood Center - Priority Corridor

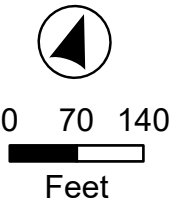


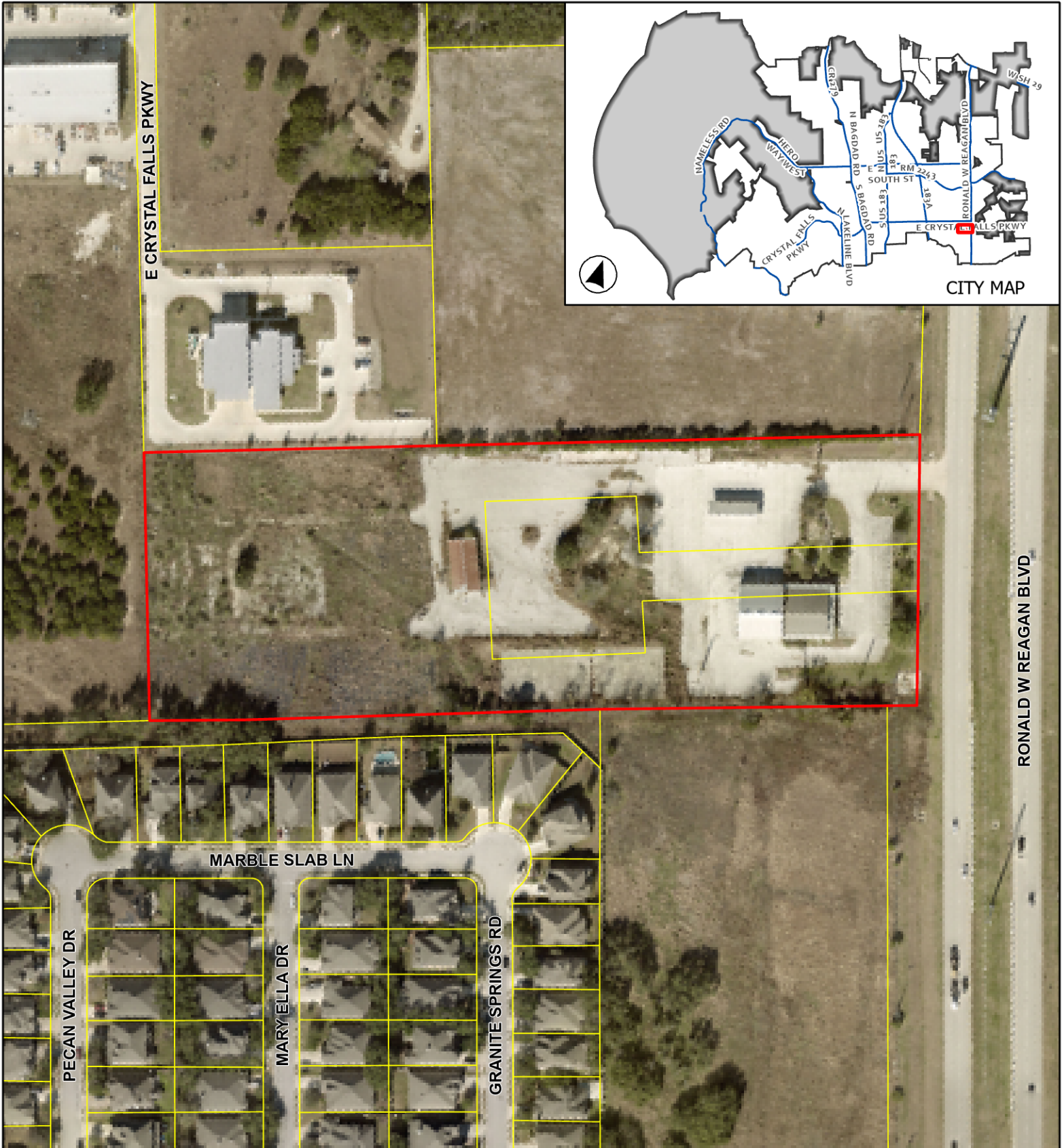
CASE: 22-Z-022 ATTACHMENT 5 MOON VALLEY PUD

Proposed Zoning

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

- Leander City Limits
- ETJ
- Subject Area
- SFR - Single-Family Rural
- SFS - Single-Family Suburban
- SFU - Single-Family Urban
- SFC - Single-Family Compact
- LC - Local Commercial
- GC - General Commercial
- HC - Heavy Commercial
- PUD - Local Commercial





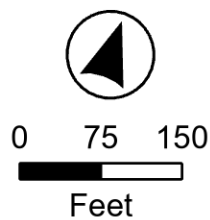
CASE: 22-Z-022

ATTACHMENT 6

MOON VALLEY PUD

Aerial Map

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



- Leander City Limits
- Leander ETJ
- Subject Area

EXHIBIT A

Moon Valley Planned Unit Development

A. Purpose and Intent

1. The Moon Valley PUD is comprised of approximately 8.78 acres, as shown in **Exhibit B**. The development of this property includes a retail nursery with associated parking, drive lanes and necessary appurtenances.
2. The purpose of this Planned Unit Development is to ensure that:
 - a. is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements,
 - b. is in harmony with the General Plan, as amended, and nearby areas
 - c. will encourage harmonious and coordinated development by developing plans that better address natural features, community facilities, circulation patterns and surrounding properties and neighborhoods,
 - d. will enable productive development of the land with unusual physical or location characteristics which may not be feasible under the standard zoning district regulations,
 - e. will facilitate the development of the tax base, the local economy, population and public facilities and provide protection to the environment
 - f. will provide and result in enhanced work environment for those persons working within the district
 - g. will allow the application of professional planning and design techniques to avoid negative effects of piecemeal, segregated or unplanned development, and
 - h. will provide a cohesive development of the contiguous properties.

B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled **Exhibit A**. If there is a conflict between this PUD and the City Ordinances, this PUD shall supersede the conflicting provisions.
2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Composite Zoning Ordinance.

LC-5-D (Local Commercial)

C. Conceptual Site Layout & Land Use Plan

1. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, **Exhibit C**, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document.

D. Allowable / Prohibited Uses

1. The allowable uses shall include:
 - a. Retail Nursery.
 - b. Artisan and handcraft activities and sales if such activities are located completely within an enclosed structure except for specific activities as provided in the applicable site component
 - c. Retail sales of new product and services
2. The prohibited uses shall include:
 - a. Bank or other lending institution.
 - b. Funeral home, including embalming facilities associated with an on-site funeral home or cemetery, but no crematory.
 - c. Restaurants
 - d. Cultural facilities including art gallery, museum, dancing or music academy, fitness center, martial arts academy, photographic or artist studio.
 - e. Florist shop
 - f. Grocery and dry goods sales including convenience stores
 - g. Medical clinics
 - h. Pharmacies

E. Development Standards

1. The following building setbacks shall apply:

Front Setback	35'
Side Setback	15'
Street Side Setback	35'
Rear Setback	15'
Special Setback, where adjacent to SFR	50'

2. The following paving setbacks shall apply:

Front Setback	25'
Side Setback	20'
Street Side Setback	NA
Rear Setback	20'

Note: existing structures shall be grandfathered into the agreement and will not be subject to the aforementioned setbacks. The setbacks will apply for any new buildings or any re-construction of buildings.

3. Outdoor storage setbacks shall comply with the Composite Zoning Ordinance and be located to the rear of the property as shown in **Exhibit C**.

EXHIBIT B

FIELD NOTES

JOB NO. 220589-00

DATE: 5-5-2020

PAGE 1 OF 2

8.80 ACRES – field notes to accompany exhibit

Being 8.80 acres of land situated in Williamson County, Texas, out of the Walter Campbell Survey, Abstract No. 3, and being that same property conveyed to Glad Tidings Assembly Of God, Inc., in that instrument recorded under Document No. 2015010081 of the Official Public Records, Williamson County, Texas, as surveyed on the ground on this, the 2nd day of May, 2022, by Texas Land Surveying, Inc., and further described by metes and bounds as follows:

BEGINNING: at a ½" iron rod w/ orange cap stamped "Diamond Surveying", found in the west line of Ronald Reagan Blvd., for the southeast corner of a called 8.340 acres, conveyed to AR Reddy Spring Creek LLC, in that instrument recorded under Document No. 2021078877 of said Official Public Records, the northeast corner of said Glad Tidings Assembly Of God, Inc. tract, and this parcel, from which a ½" iron rod w/ orange cap stamped "Diamond Surveying", found in the west line of Ronald Reagan Blvd., for the northeast corner of said AR Reddy Spring Creek LLC tract, bears N 21°03'01" W, 538.97 feet.

THENCE: S 19°19'22" E, 367.04 feet along the west line of Ronald Reagan Blvd., the east line of said Glad Tidings Assembly Of God, Inc. tract, and this parcel, to a 60D nail found, for the northeast corner of a called 6.184 acres, conveyed to Texas Alpha Investments, LP, in that instrument recorded under Document No. 2017014616 of said Official Public Records, the southeast corner of said Glad Tidings Assembly Of God, Inc. tract, and this parcel.

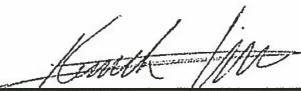
THENCE: S 68°52'00" W, 1044.17 feet along the north line of said Texas Alpha Investments, LP tract, in part the north line of Cold Springs, Section One, a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet EE, Slides 155 through 158 of the Plat Records of Williamson County, Texas, the south line of said Glad Tidings Assembly Of God, Inc. tract, and this parcel, to a ½" iron rod found, for the southeast corner of a called 11.939 acres, conveyed to Crystal Falls Partners, LLC, in that instrument recorded under Document No. 2015090922 of said Official Public Records, the southwest corner of said Glad Tidings Assembly Of God, Inc. tract, and this parcel.

THENCE: N 21°17'50" W, 363.42 feet along the east line of said Crystal Falls Partners, LLC tract, the west line of said Glad Tidings Assembly Of God, Inc. tract, and this parcel, to a ½" iron rod w/ illegible orange cap found, for the southwest corner of a called Lot 2, Block A of Anderson Commercial, a subdivision in Williamson County, Texas according to the map or plat thereof, recorded under Document No. 2015072232 of said Official Public Records, the northwest corner of said Glad Tidings Assembly Of God, Inc. tract, and this parcel.

THENCE: N 68°41'14" E, 399.28 feet along the south line of said Lot 2, Block A, the north line of said Glad Tidings Assembly Of God, Inc. tract, and this parcel, to a ½" iron rod found, for the southeast corner of said Lot 2, Block A, the southwest corner of said AR Reddy Spring Creek LLC tract, and an angle point in the north line of said Glad Tidings Assembly Of God, Inc. tract, and this parcel, from which a ½" iron rod w/ blue cap stamped "Holt Carson" found, for the northeast corner of said Lot 2, Block A, bears N 21°19'10" W, 272.76 feet.

THENCE: N 68°40'31" E, 657.53 feet along the south line of said AR Reddy Spring Creek LLC tract, the north line of said Glad Tidings Assembly Of God, Inc. tract, and this parcel, to the Point of Beginning, and containing a computed area of 8.80 acres more or less.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System Central Zone (NAD83).



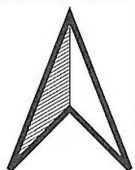
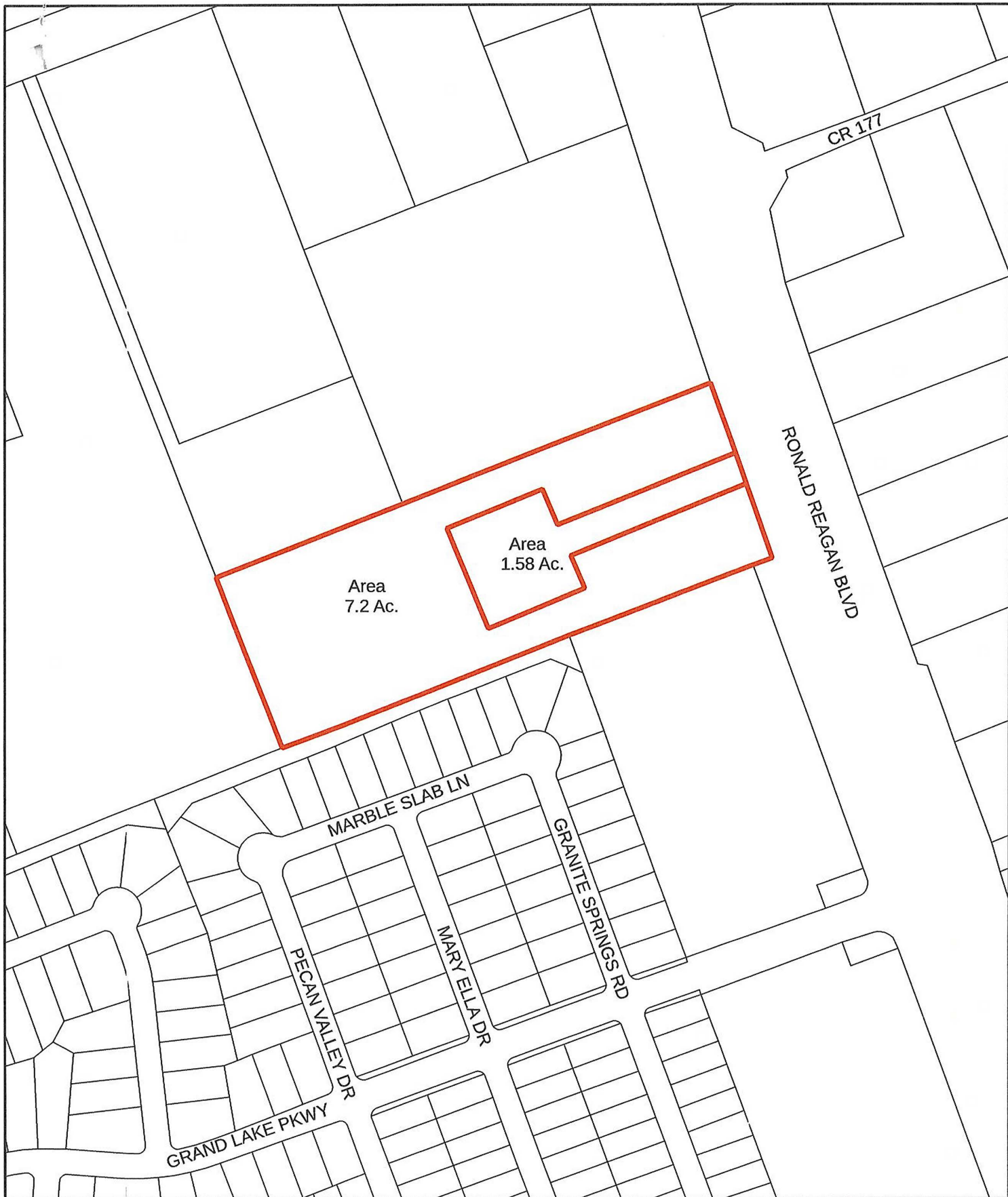
5-6-22

Kenneth Louis Crider, R.P.L.S. No. 5624
Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628



Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 – Georgetown, Texas 78628
(512) 930-1600 www.texas-ls.com
TBPLS FIRM No. 10056200

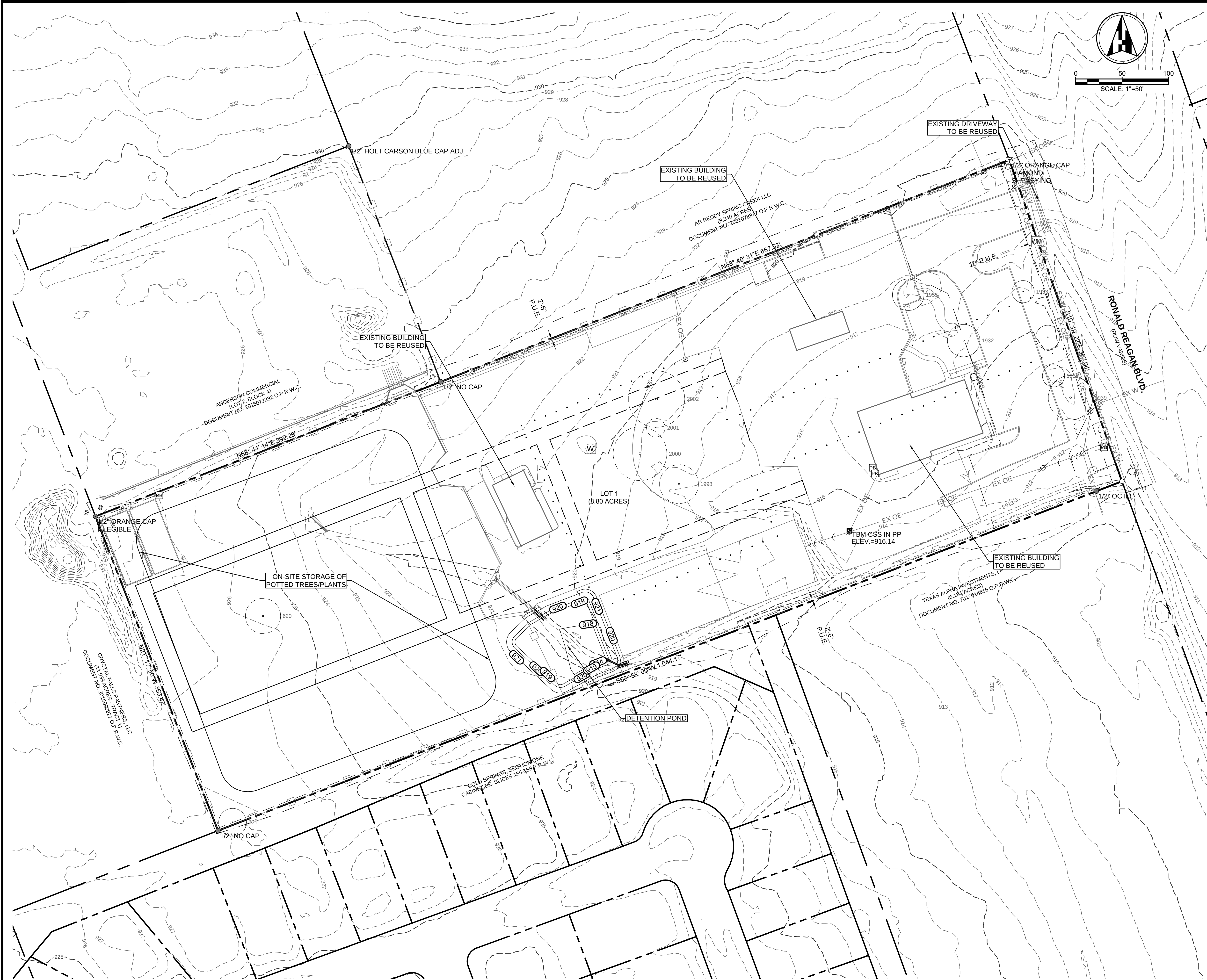


0 150 300 ft



15845 Ronald Reagan Blvd.

HPE
Civil Engineering



NOTES:

1. THIS EXHIBIT IS CONCEPTUAL AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH THE COMPOSITE ZONING ORDINANCE OR SUBDIVISION ORDINANCE.

	PROJECT NO. 220205	THIS DOCUMENT IS THE PROPERTY OF HENDERSON PROFESSIONAL ENGINEERS, P.C. AND IS TO BE USED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER AUTHORITY OF: JENNIFER L. HENDERSON, P.E. DATE: JULY 29, 2022 IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF HENDERSON PROFESSIONAL ENGINEERS, P.C. FOR PERMIT PURPOSES.	EXHIBIT C CONCEPTUAL SITE LAYOUT AND LAND USE PLAN	EXHIBIT TO SERVE MOON VALLEY 15841 RONALD REAGAN BLVD. LEANDER, TEXAS 78641	HENDERSON PROFESSIONAL ENGINEERS HPE Civil Engineering www.hendersonpe.com PELS FIRM #F-22208 WB2210166 HUB 1853873845300	No.	REVISION
	1						
	2						
	3						
	4						
5							



May 3, 2022

City of Leander
Planning Department
PO Box 319
Leander, Texas 78646
planning@Leandertx.gov

RE: 15841 Ronald Regan Blvd. Letter of Intent – Moon Valley PUD application

To Whom It May Concern:

The City of Leander PUD Application and Checklist requires a Letter of Intent outlining more detailed information regarding the proposed Zoning Map Amendment. The 8.78-acre property shown in the Williamson County Deed Records (WCAD) as property ID numbers: R031223 and R319362, as indicated in blue below, on behalf of the landowner, Moon Valley Nurseries should be re-zoned to a Planned Unit Development (“PUD”) designation:



The project site is currently zoned SFR-3-B (Single Family Rural), and is shown as a *multi use corridor – priority corridor, neighborhood residential* and a *neighborhood center – priority corridor* in the future land use map. The project site is proposed to be **zoned a Planned Unit Development (PUD) with a base district of PUD-LC-5-D.**

This proposal complies with the City’s 2020 Comprehensive Plan because the proposed rezoning is in line with the City’s vision for the future of the property in question. The existing roads and utilities (water, sewer and power) will serve the new development and no subdivision improvements will be required for construction.

There are several existing structures on the lot and no foundations will be removed. The entire site has been disturbed in some form in the past. It is our understanding that this site was once a greenhouse and nursery site, then was purchased and used by a church. This re-zoning request is compatible with the existing and future neighborhood plans, and promotes the healthy development of the surrounding area.

It is our belief that this zoning will comply without exception to the Comprehensive Plan Goals presented in the City’s 2020 comprehensive plan. The following examples are justification of how this proposal is in compliance:

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PELS Firm F-22208 | WBE210166 | HUB 1853873845300

Page | 1



- Goal 1: A strong and diverse economy
 - This parcel once contained a nursery then a church. The surrounding use is residential, fire station, and vacant land. This nursery would ensure the diversity of businesses while providing a place for the surrounding neighbors to shop.
- Goal 2: People-Centered Places and Spaces
 - This business will provide a place for home owners and business owners to purchase plants to beautify their homes and offices, creating a space for them to congregate outdoors.
- Goal 4: Destination experiences and amenities
 - This type of business is not located within a reasonable vicinity of this area.
- Goal 5: Dynamic and attractive business climate
 - Moon Valley Nurseries is willing to invest in the community that invests in them. They want to provide a product that will be of value to the community as a partner. There is no nursery located on Ronald Regan Blvd. in the City of Leander at this time.

Should you need additional information please do not hesitate to contact me at Jen@HendersonPE.com or 512.350.6228.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Jen Henderson', is written over a light blue horizontal line.

Jen Henderson, P.E.
President
Henderson Professional Engineers, LLC

JH/

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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

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

On September 2, 2022 Henderson Professional Engineers mailed the attached letter to all landowners within 500-feet of the subject site.

2. Who was notified (i.e. property owners, HOA, etc)? The HOA and/or a representative if there is no organized HOA must be contacted, if applicable. Provide a separate sheet listing the contact information used including the names and addresses of the individuals.

The attached letter was mailed to all homeowners and the HOA Management company for Cold Springs subdivision.

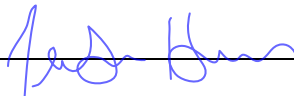
3. What concerns were raised during these communications?

8/29/2022 Joe Owen contacted HPE concerning this re-zoning. We did respond to his e-mail and had a verbal conversation with him.

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

None.

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

Signature:  Date 9/7/2022

AR REDDY SPRING CREEK LLC 6253 CORVARA FRISCO, TX 75035	Las Vegas LB 19820 N 7th Street, Suiot 260 Phoenix, Az 85204	CRYSTAL FALLS BUSINESS PARK LLC 13760 NOEL RD #STE 1020 DALLAS, TX 75240
PETERSON, CHRISTOPHER & AMANDA 1901 PECAN VALLEY DR LEANDER, TX 78641-2623	AGUILAR, ELOYD GENE & SHARON 1905 PECAN VALLEY DR LEANDER, TX 78641-2623	SMITH, JOHN R & PATSY 1909 PECAN VALLEY DR LEANDER, TX 78641
GOLDBERG, WADE DAVID & BETHANY MITCHELL 2501 MARBLE SLAB LN LEANDER, TX 78641	KASZCZUK, ALEX J & EMILY 2505 MARBLE SLAB LN LEANDER, TX 78641	RAO, WANG & ZHEHUI MAO 14300 LAURINBURG DR AUSTIN, TX 78717
SUCHOMEL, JASON L & KRISTIN A 2513 MARBLE SLAB LN LEANDER, TX 78641-2605	HILL, MARIA F & MILLARD RAY JR. 2517 MARBLE SLAB LN LEANDER, TX 78641	MORRIS, RHONDA KAY TOD 2521 MARBLE SLAB LN LEANDER, TX 78641
MORGAN, LOREN J & MICHELLE D 2525 MARBLE SLAB LN LEANDER, TX 78641	JUAREZ, MATTHEW E & WENDE M 2529 MARBLE SLAB LN LEANDER, TX 78641-2605	MCPHERSON, CARL B & MARILYN 2533 MARBLE SLAB LN LEANDER, TX 78641
ANDERSON, SCOTT PAUL 1900 GRANITE SPRINGS RD LEANDER, TX 78641	SPEXARTH, MATTHEW J & JAYME M 1904 GRANITE SPRINGS RD LEANDER, TX 78641	SHAIK, BABA F & NOORIE SHABEENA 1908 GRANITE SPRINGS RD LEANDER, TX 78641
TEXAS ALPHA INVESTMENTS LP 9701 RAINLILLY LN AUSTIN, TX 78759	SR1 FUND LLC 10119 LAKE CREEK PKWY #STE 202 AUSTIN, TX 78729	HARRIS, TERESA COLE & HAROLD DWIGHT 10952 E CRYSTAL FALLS PKWY LEANDER, TX 78641-2248
UTZ ENVIRONMENTAL SERVICES OF AUSTIN INC 10948 E CRYSTAL FALLS PKWY LEANDER, TX 78641	FREDERICK, JEFFREY S & MARTHA L 2401 MAXWELL DR LEANDER, TX 78641	VILLARRUBIA, MATTHEW 2405 MAXWELL DR LEANDER, TX 78641
CUNYUS, RICHARD ODEN & GINA SOLEDAD CUNYAS 2409 MAXWELL DR LEANDER, TX 78641	FLOREAL, EDRICK B & LAVONNA M 2413 MAXWELL DR LEANDER, TX 78641	MEYERS, TRACY G & JULIA STAALBERT MEYERS 2417 MAXWELL DR LEANDER, TX 78641
BAUMER, JOE & SAMANTHA R 2421 MAXWELL DR LEANDER, TX 78641	FIDUK, ROSE M & KENNETH W, Jr 2425 MAXWELL DR LEANDER, TX 78641	KULLAYAPPA, RAVIKUMAR GOLLA & SUMA RAVIKUMAR 2429 MAXWELL DR LEANDER, TX 78641-3333

THOMAS, SIJOY & GISHA T 2433 MAXWELL DR LEANDER, TX 78641	JONES, VAN R & JENNIFER N 2437 MAXWELL DR LEANDER, TX 78641	BAKER, BRIAN K & RACHEL E 1913 PECAN VALLEY DR LEANDER, TX 78641
NIEMAN, JOHN A Jr & RONNIE L 1917 PECAN VALLEY DR LEANDER, TX 78641	LAKE, KEITH BOYD & STACIE 1921 PECAN VALLEY DR LEANDER, TX 78641	FERGUSON, DOY R 1925 PECAN VALLEY DR LEANDER, TX 78641
CURTIS, JERON E & FARREN D 1929 PECAN VALLEY DR LEANDER, TX 78641	EVANS, EDWARD E & LAURA J 1924 PECAN VALLEY DR LEANDER, TX 78641	LUNCEFORD, STEVE W & RACHEL D 1920 PECAN VALLEY DR LEANDER, TX 78641
HONG, DIAN & XIAOYU GU 1616 AMARONE DR LEANDER, TX 78641	GRAY, MARIAM D 1912 PECAN VALLEY DR LEANDER, TX 78641	MITCHAM, STEVEN C & KRISTEN M 1908 PECAN VALLEY DR LEANDER, TX 78641
WHITE, DAVID R & CAROL N 1909 MARY ELLA DR LEANDER, TX 78641	TRUSTEES OF GREENLIEF TRUST 1913 MARY ELLA DR LEANDER, TX 78641	CHANG, EDUARD & TZU MENG TSAI 2405 CADES SPIRIT BND AUSTIN, TX 78738
SUBRAMANIAM, RAJESH 1921 MARY ELLA DR LEANDER, TX 78641	VERMILYEA, DAVID E & SYDNEY R 1925 MARY ELLA DR LEANDER, TX 78641	KARLSON, STEPHANE 1924 MARY ELLA DR LEANDER, TX 78641
SILVER, LAWRENCE FREUND 1920 MARY ELLA DR LEANDER, TX 78641	HANGER, RICHARD M & ELIZABETH 1916 MARY ELLA DR LEANDER, TX 78641	ROBERTS, NELSON O II & JANETH K 1912 MARY ELLA DR LEANDER, TX 78641
SCHMITT, JEFFERY STEPHEN 1908 MARY ELLA DR LEANDER, TX 78641-2604	GUTTA HEMAMBARADARA & 1909 GRANITE SPRINGS RD LEANDER, TX 78641	PFEFFER, JUSTIN 1913 GRANITE SPRINGS RD LEANDER, TX 78641
CHANN, SRUN C 1917 GRANITE SPRINGS RD LEANDER, TX 78641	PLANETARY MOTION 121 SOUTH CEDAR LAKE JACKSON, TX 77566	QURESHI, AHMED H & SADIA 1925 GRANITE SPRINGS RD LEANDER, TX 78641
SANAGALA, DINAKARA 1928 GRANITE SPRINGS RD LEANDER, TX 78641	PERSON, BRYAN & ANNSTELLA 1924 GRANITE SPRINGS RD LEANDER, TX 78641	HARDIN, MARK E 1920 GRANITE SPRINGS RD LEANDER, TX 78641

DHARMARAJ, PRADEEP
3409 CRYSTAL HILL DR
CEDAR PARK, TX 78613-4365

SAEED, HASAN
1912 GRANITE SPRINGS RD
LEANDER, TX 78641-2520

JOSEPH LAND & CATTLE CO LTD
2904 RICHARD LN
AUSTIN, TX 78703-1636

ANT SAVINGS CORP
201 DAWN RIVER CV
AUSTIN, TX 78732

SILICON HILLS HOLDING LLC &
BHAVANARAYANA NAIDU
15805 BELFIN DR AUSTIN, TX
78717-3978

September 1, 2022

Henderson Professional Engineers
600 Round Rock West Drive, Ste 604
Round Rock, Texas 78681

RE: 15841 Ronald Regan Blvd. Letter of Intent – Moon Valley PUD application

Dear Neighbor:

The City of Leander PUD Application requires the following notice containing more detailed information regarding our proposed Zoning Map Amendment. As such, please let this letter serve as notice on behalf of Las Vegas LB, LLC ("Owner") that the 8.78-acre property shown in the Williamson County Deed Records (WCAD) as property ID numbers: R031223 and R319362(as indicated in blue below) ("Project Site") shall be re-zoned to a Planned Unit Development ("PUD") designation:



The Project Site is currently zoned SFR-3-B (Single Family Rural) and is shown as a *multi-use corridor – priority corridor, neighborhood residential* and a *neighborhood center – priority corridor* in the future land use map. The project site is proposed to be **zoned a Planned Unit Development (PUD) with a base district of PUD-LC-5-D** for use as a wholesale and retail nursery open to the public.

This "base district" zoning means:

- PUD: Planned Unit Development. In an attempt to provide for districts that fit within the context of different locations, a city will request that a developer more narrowly define the permitted uses and define form-based rules that state what site and architectural standards apply. In this case, the PUD will allow for Retail Greenhouse or Nursery, Artisan and handcrafted activities and sales.
- LC – Local Commercial district. In this case, the Owner intends to lease the Project Site to Moon Valley Nurseries for the operation of a nursery.
- 5 – This site component is utilized with non-residential development that have outdoor site requirements and a need to utilize outdoor site area for display, storage and accessory buildings. In this case, we anticipate plants such as trees and shrubs for sales to the general public will be displayed and stored on the Project Site.
- D – This architectural requirement includes 35% masonry for all new construction and 60% for street facing walls. In this case, Owner does not intend to build or approve the construction of any new buildings on the site.



This proposal complies with the City's 2020 Comprehensive Plan because the proposed rezoning is in line with the City's vision for the future of the property in question. The existing roads and utilities (water, sewer and power) will serve the new development and no subdivision improvements will be required for construction.

There are several existing structures on the lot and no foundations will be removed. The entire site has been disturbed in some form in the past. It is our understanding that this site was once a greenhouse and nursery site, then was purchased and used by a church. This re-zoning request is compatible with the existing and future neighborhood plans and promotes the healthy development of the surrounding area.

It is our belief that this zoning will comply without exception to the Comprehensive Plan Goals as contained in the City's 2020 comprehensive plan. The following examples are justification of how this proposal is in compliance:

- Goal 1: A strong and diverse economy
 - This parcel once contained a nursery then a church. The surrounding uses present residential, a fire station, and vacant land. This proposed use would ensure the diversity of businesses while providing a place for the surrounding neighbors to shop.
- Goal 2: People-Centered Places and Spaces
 - This business will provide a place for homeowners and business owners to purchase plants to beautify their homes and offices while also creating a space for consumers to congregate outdoors.
- Goal 4: Destination experiences and amenities
 - This type of business is not located within a reasonable vicinity of this area.
- Goal 5: Dynamic and attractive business climate
 - The Owner as well as Moon Valley Nurseries are willing to invest in the community that invests in them. They want to provide a product that will be of value to the community as a partner. There is not a nursery currently located on Ronald Regan Blvd. in the City of Leander at this time.

The above proposal will be presented at the Planning and Zoning Commission Meeting on September 8th and the 22nd then again at City Council on October 10th. Each of these meetings will include a public hearing where you would have the ability to address any concerns with this proposal directly to the Commission or Council Should you need additional information prior to those meetings, please do not hesitate to contact me at Jen@HendersonPE.com or 512.350.6228.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Jen Henderson', is written above the printed name.

Jen Henderson, P.E.
President
Henderson Professional Engineers, LLC

JH



EXECUTIVE SUMMARY
09/22/2022

AGENDA SUBJECT:

Conduct a Public Hearing regarding Zoning Case 22-Z-027 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the 50 High Gabriel Minor PUD (Planned Unit Development) with a base zoning of GC-3-A (General Commercial) on one parcel of land approximately 1.59 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R474021; and more commonly known as 50 High Gabriel East, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-027 as described above.

BACKGROUND:

This request is the first step in the zoning process.

APPLICANT/AGENT:

Kirkman Engineering, LLC (Shea Kirkman) on behalf of 50 High Gabriel Partners, LTD (Jeremy Steenerson).

ORDER OF EVENTS:

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

PRESENTER:

Cory Dale, Planner

Attachments

1. Planning Analysis - 50 High Gabriel East Addition Minor PUD
2. Current Zoning Map
3. Future Land Use Map
4. Public Notice Map
5. Proposed Zoning Map
6. Aerial Map
7. Minor PUD Notes
8. Letter of Intent
9. Summary of Neighborhood Communication



PLANNING ANALYSIS

ZONING CASE 22-Z-027 50 HIGH GABRIEL EAST (ADDITION)

GENERAL INFORMATION

Owner/Agent: Kirkman Engineering, LLC (Shea Kirkman) on behalf of 50 High Gabriel Partners, LTD (Jeremy Steenerson).

Current Zoning: Interim SFR-1-B (Single-Family Rural)

Proposed Zoning: Minor PUD (Planned Unit Development) with base zoning of:
GC-3-A (General Commercial)

Size and Location: The property is located 50 High Gabriel East, including approximately 1.59 acres.

Staff Contact: Cory Dale, Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to develop office and retail uses on the property.

STAFF CONCLUSIONS

Y N

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

SPECIAL CONSIDERATIONS

This property is subject to an annexation request (22-A-007) which will run concurrently with the zoning request. The requested annexation and zoning is in line with the previously approved 50 High Gabriel East Minor PUD (Ordinance 22-052-00) and would serve as an addition to this development. Staff recommends approval of this request

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	ETJ Interim SFS-2-B	Undeveloped
EAST	ETJ	Residential
SOUTH	PUD	Residential (Bryson Subdivision)
WEST	PUD	Undeveloped (50 High Gabriel East Minor PUD)

SURROUNDING AREA:

This property is located southeast for the interdiction of 183A Toll Road and High Gabriel East. The tract is bound to the north by an undeveloped lot and to the east by large lot residential. Phase 2, Section 1 of the Bryson Subdivision is south of the tract and to the east is the original, undeveloped portion of the 50 High Gabriel East PUD (base zone of GC-3-A).

PHYSICAL AND NATURAL FEATURES:

This property is currently out of the floodplain, undeveloped and contains significant tree cover which will be subject to the Leander Tree preservation requirements and mitigation at time of site development submittal.

MAJOR CORRIDORS:

This property has access onto High Gabriel East

TRANSPORTATION PLAN REQUIREMENTS:

Driveways along High Gabriel will be reviewed by Engineering staff at site development stage. The driveway spacing along High Gabriel will be dictated by the Austin Transportation Criteria Manual. The ultimate build out of High Gabriel may be determined by the Engineering Department during the development process. Additionally, the applicant will submit either a Traffic Impact Analysis (TIA) or fee in lieu of TIA as determined by the City Engineer.

SUBDIVISIONS:

Property is currently unplatted.

EXISTING UTILITIES:

This property has access to both water and sewer to the south through the Bryson Subdivision.

CURRENT LAND USES:

This property is currently undeveloped.

PROPOSED ZONING DISTRICT:**USE COMPONENT****GC – GENERAL COMMERCIAL:**

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

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

SITE COMPONENT**TYPE 3:**

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

Intent:

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

ARCHITECTURAL COMPONENT**TYPE A:**

Features: five or more architectural features.

Intent:

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

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

- Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy;
- Provide new Commercial development opportunity;

Applicable Future Land Use categories**MULTI-USE CORRIDOR**

- The Multi-Use Corridor future development category is intended for mixed-use areas to be developed at a higher density/intensity and with uses not primarily supported in Neighborhood Residential. These areas are intended to provide for a mix of both commercial and residential uses that are not integrated into neighborhoods but maintain a seamless, compatible transition between residential and commercial uses.

Multi-Use Corridors are not intended for strip commercial nor are they expected to be predominantly commercial. These corridors have been identified as opportunity areas for businesses and daily services, high-intensity residential such as townhouses, civic and employment uses, but also traditional single-family neighborhoods where streets access these corridors.

These areas are intended to be developed with an auto-oriented character, which means vehicles and parking areas are a primary visual characteristic from the street. Access management is recommended to maintain safe traffic movement along these streets. Appropriate buffer yards are required to ensure compatibility with adjacent Neighborhood Residential.

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

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

SCHEDULE:**DEVELOPMENT MEETING**

A development meeting was held with Staff on 12/20/2021. No significant changes were made to the proposal prior to official submittal.

NOTIFICATION

09/01/2022 - Public Notice on Hill Country News
09/07/2022 - Mail Notification to Property Owners within 200'
09/07/2022 - Public Hearing Signage Posted on Property (see below)
09/22/2022 - Planning and Zoning Commission Public Hearing
10/20/2022 - City Council Public Hearing & First Reading of the Ordinance
11/03/2022 - City Council Second & Final Reading of the Ordinance

SIGNAGE ON SITE



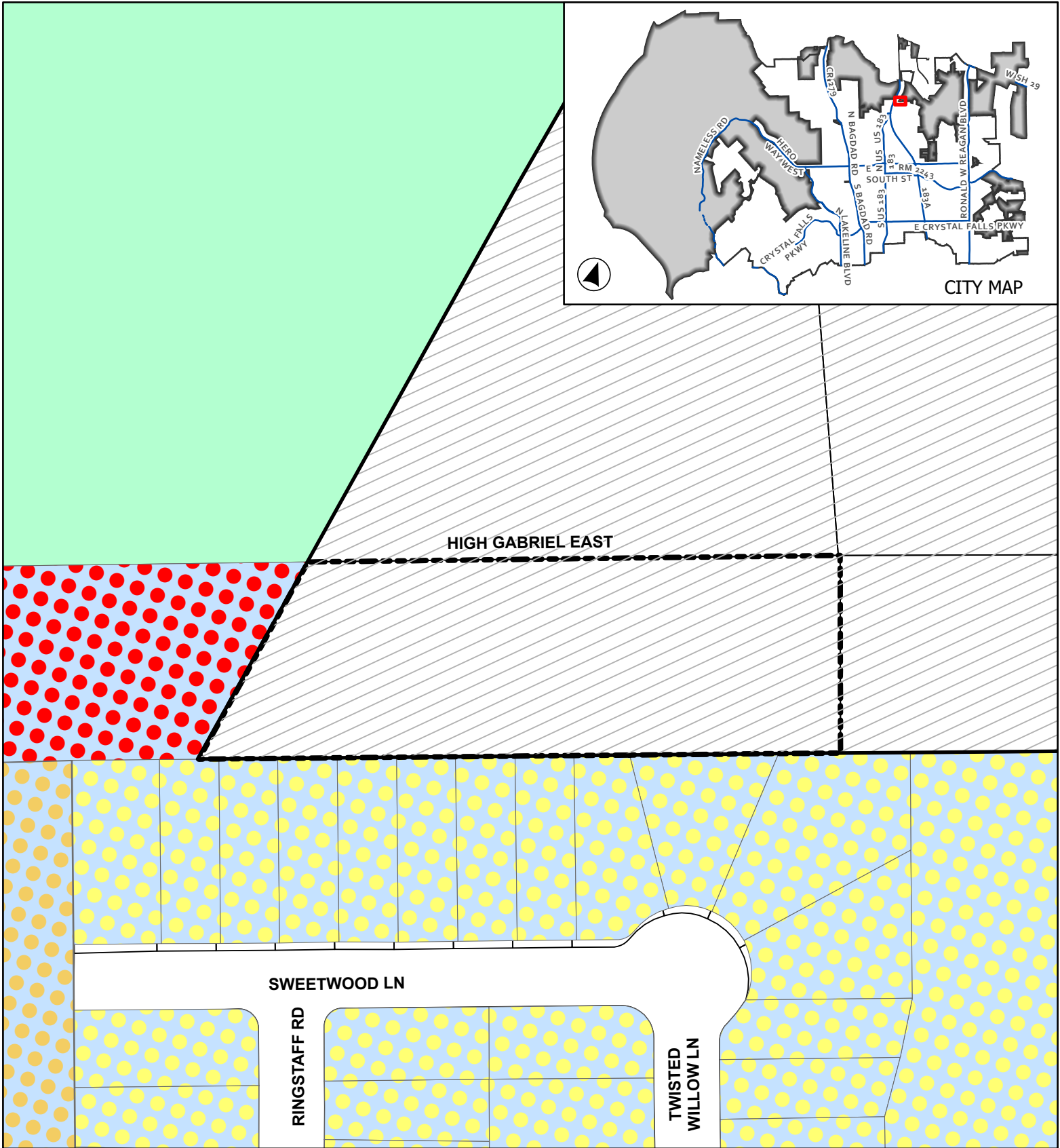
PUBLIC NOTIFICATION:

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

Please see the full report from the applicant as attachment 9.

APPROVAL CRITERIA:

This request is proposing a Minor PUD in order to allow for the development of office and retail uses with the base zoning of GC-3-A (General Commercial). This site will have frontage off US 183 and serve as an addition to the 50 High Gabriel East PUD. Allowable uses within the PUD are those permitted by right within the requested zoning, with the applicant adding several prohibited uses that are incompatible with the surrounding uses and area (i.e. animal boarding, bar, liquor store, outdoor nursery, etc). Staff recommends approval of the request.



CASE: 22-Z-027

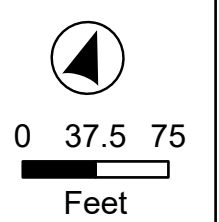
ATTACHMENT 5

50 HIGH GABRIEL EAST (ADDITION)

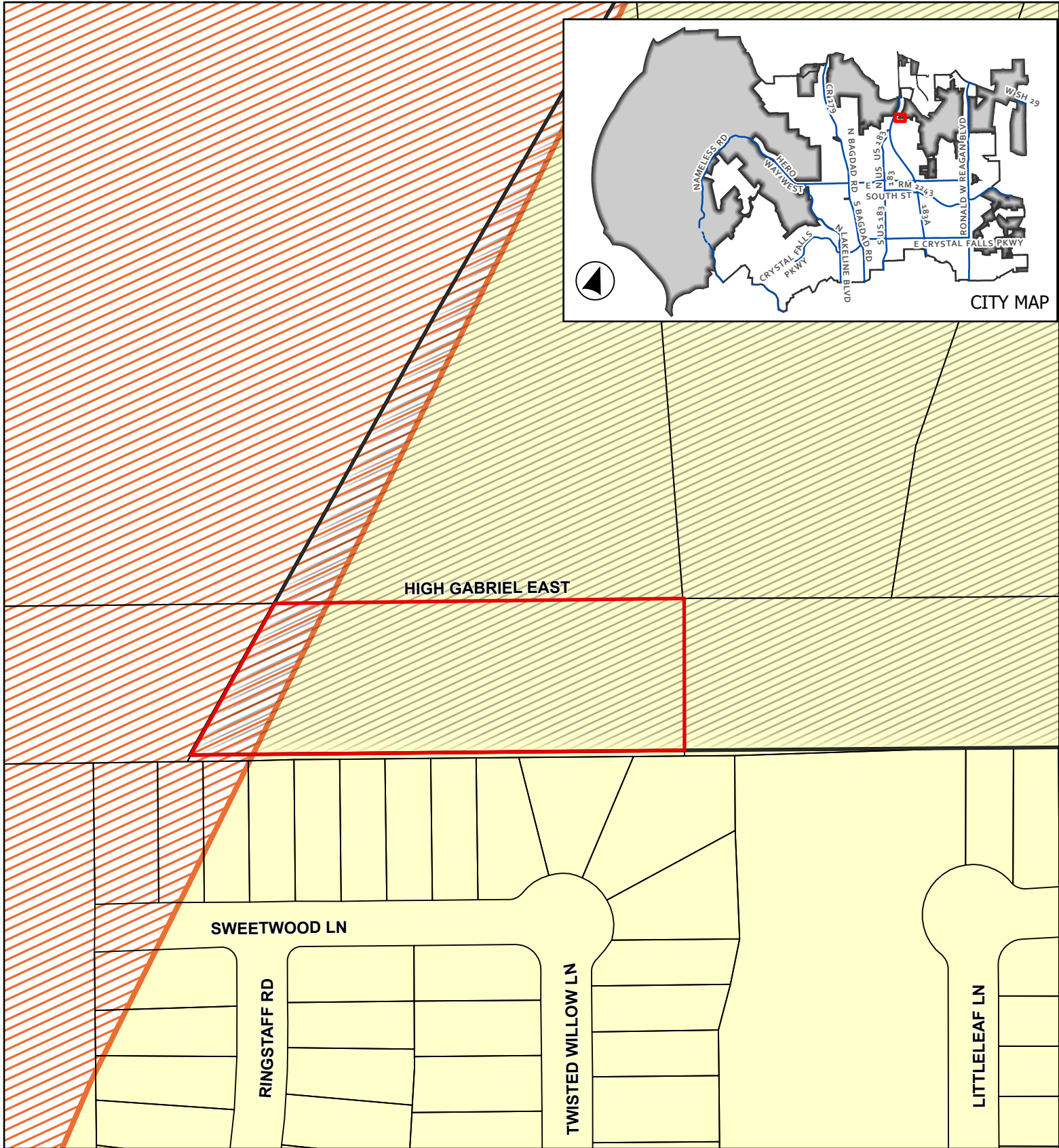
Current Zoning

- Leander City Limits
- ETJ
- Subject Area
- SFS - Single-Family Suburban

- PUD - Single-Family
- PUD-CH
- PUD - General Commercial



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



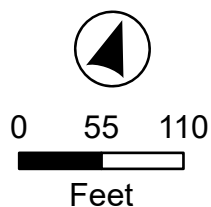
CASE: 22-Z-027

ATTACHMENT 3

50 HIGH GABRIEL
EAST (ADDITION)

Future Land Use Map

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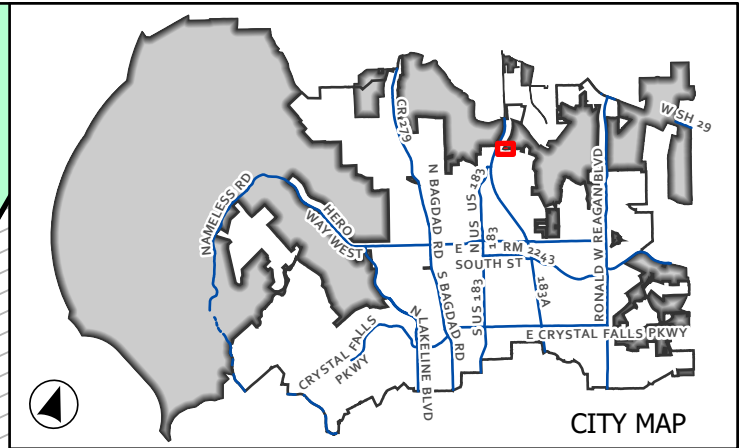
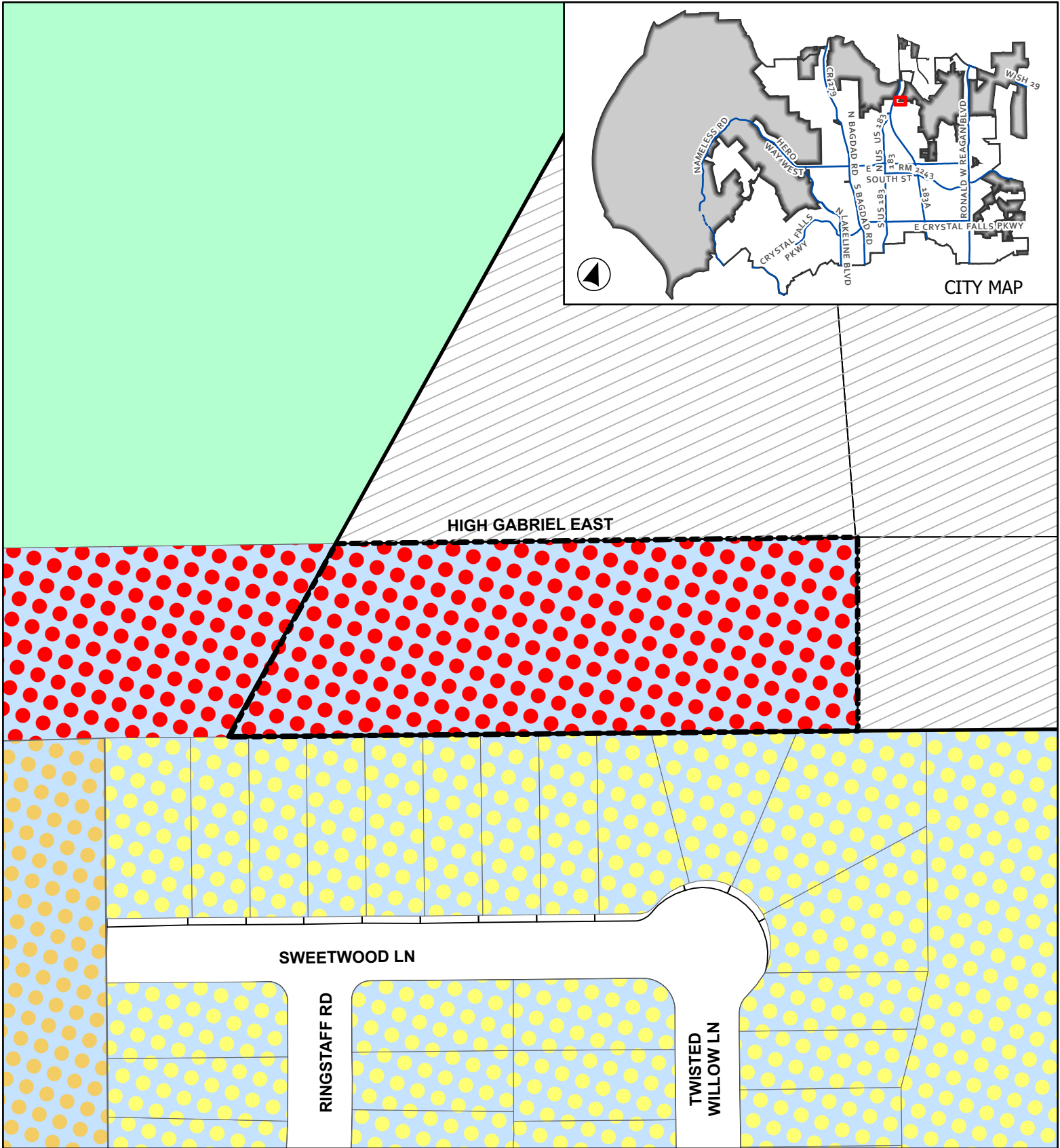


- Leander City Limits
- Leander ETJ
- Subject Area

Future Land Use

- Neighborhood Residential
- Multi-Use Corridor - Priority Corridor

 200' Buffer
 500' Buffer
 Leander City Limits
 ETJ
 Site Location



CASE: 22-Z-027 ATTACHMENT 5 50 HIGH GABRIEL EAST (ADDITION)

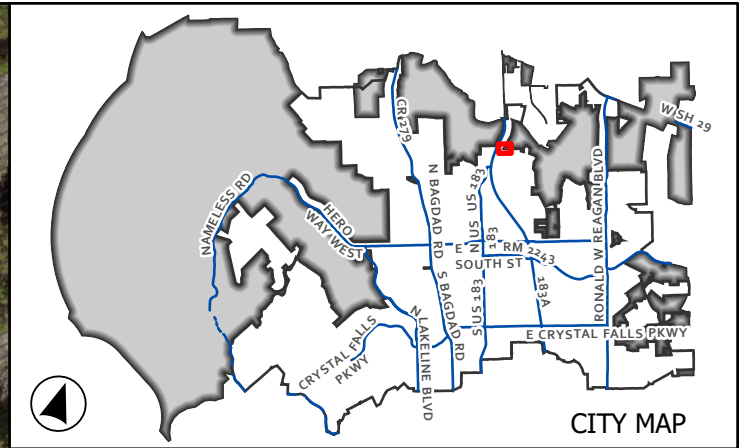
Proposed Zoning

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

- Leander City Limits
- Proposed ETJ
- Subject Area
- SFS - Single-Family Suburban

- PUD - Single-Family
- PUD-CH
- PUD - General Commercial

0 37.5 75
Feet



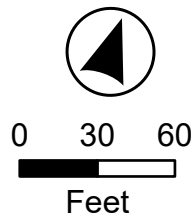
CASE: 22-Z-027

ATTACHMENT 6

50 HIGH GABRIEL
EAST (ADDITION)

Aerial Map

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- Leander City Limits
- Leander ETJ
- Subject Area

EXHIBIT A

50 High Gabriel East Addition Minor Planned Unit Development

A. Purpose and Intent

1. The 50 High Gabriel East Addition PUD is comprised of approximately 1.594 acres, as shown in **Exhibit B**. The development of this property includes commercial uses.

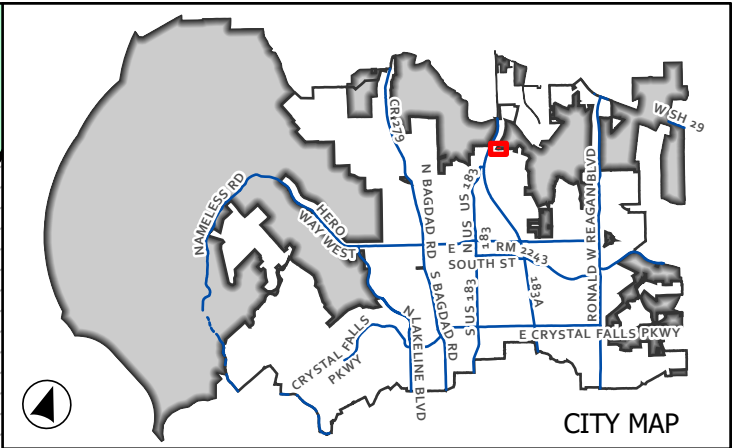
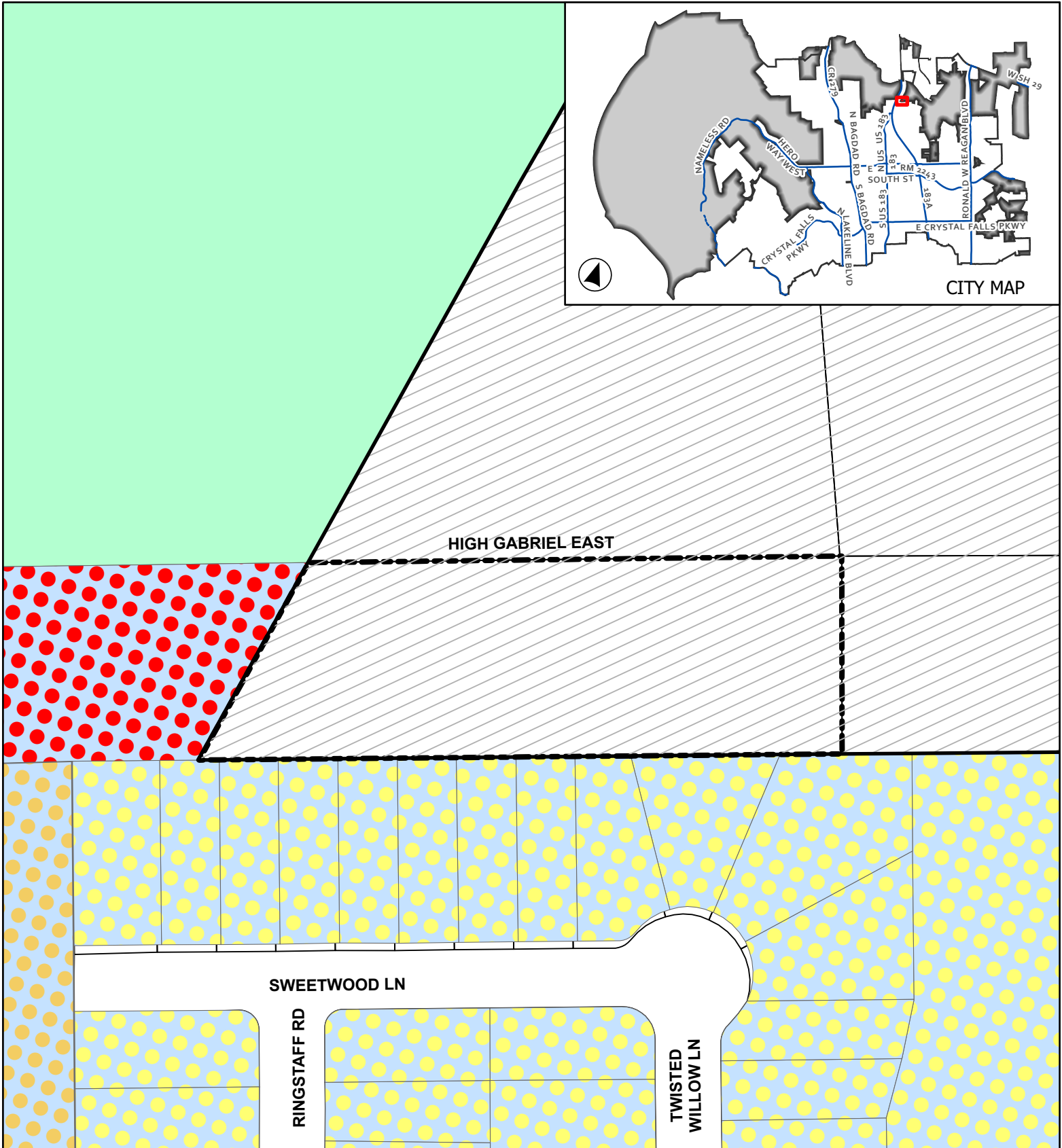
B. Applicability and Base Zoning

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

GC-3-A (General Commercial)

C. Allowable / Prohibited Uses

1. The allowable uses shall include those permitted items within GC-3-A General Commercial District.
2. The prohibited uses shall include:
 - a. Animal boarding
 - b. Bar, nightclub or private club
 - c. Entertainment venues including bowling alleys, golf practice ranges, miniature golf establishments, theaters, amusement parks, arcades, arenas, stadiums, gymnasiums, skating rinks, commercial sports venues, indoor shooting range, etc. Equipment and furniture or other similar goods sales, repair and service
 - d. Farms or truck gardens, limited to the propagation and cultivation of plants and provided further that no poultry or livestock shall be housed within two hundred (200) feet of any property line.
 - e. Liquor store
 - f. Funeral home, including embalming and crematory facilities associated with an on-site funeral home or cemetery.
 - g. Manufactured housing sales and accessory building sales
 - h. Transportation related facilities including commercial parking lots, passenger terminals, taxi cab stations and mass transit terminals
 - i. New vehicle and major equipment sales, rental or leasing, repair of new or used vehicles, body shop
 - j. Outdoor nursery
 - k. Wholesale activities with less than 3,500 square feet of gross area of the business.



CASE: 22-Z-027
50 HIGH GABRIEL EAST (ADDITION)

Exhibit B

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

- Leander City Limits
- ETJ
- Subject Area
- SFS - Single-Family Suburban
- PUD - Single-Family
- PUD-CH
- PUD - General Commercial

0 37.5 75 Feet

Kirkman Engineering
1130 Cottonwood Creek Trail
Suite C3
Cedar Park, TX 78613
512-428-8586



August 2, 2022

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

Zoning Change Request: 50 High Gabriel East, Leander TX

On behalf of the property owner, I am applying for a zoning change on the property located at 50 High Gabriel East (Williamson County Appraisal District Parcel ID R474021) and more particularly described below.

The property is currently undeveloped with moderate tree coverage and sloping terrain. The property is bound along the south by the Bryson residential community, to the north by existing High Gabriel Road and undeveloped property, to the east by residential acreage and to the west by Highway 183A.

The property is currently in the City of Leander's ETJ with a change to Minor PUD with GC-3-A base district being proposed. This change in zoning will provide for the ability to develop office and retail uses on the property consistent with the Leander future land use plan.

I look forward to working with the Leander team on this project. Please don't hesitate to contact me at 512-428-8586 if you have any questions.

Sincerely,

Shea Kirkman, P.E.

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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

Letters were mailed to the surrounding properties. The applicant personally met with the adjacent owners to the east and continue to coordinate the project monthly. The applicant attended a Bryson HOA Board meeting on March 22, 2022 to outline the entire project and answer questions. The contact information of the notified properties are attached.

2. Who was notified (i.e. property owners, HOA, etc)? The HOA and/or a representative if there is no organized HOA must be contacted, if applicable. Provide a separate sheet listing the contact information used including the names and addresses of the individuals.

See attached sheet for the owners information and address that were notified. See below for the contact information of the Bryson HOA; Marsha Hove, CMCA, AMS, PCAM (Community Manager, Bryson) 1960 Pleasant Hill Rd • Leander, TX 78641 (p: 512-259-1035 • c: 512- 808-3700) www.mybrysoncommunity.com www.CCMCnet.com

3. What concerns were raised during these communications?

1. How will our site be accessed? Answer: from 183 and not through Bryson.

2. What uses are planned? Answer: Retail/Medical/Professional Office including several buildings owner occupied by the development team.

3. What will the buildings look like? Answer: Don't know yet, but looking to attract high end tenants so building materials expected to meet and/or exceed City standard.

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

None

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

Signature: 

Date: 7/5/22

WONG TAI KEONG ETUX &
KWOK-WAI CHIU ETUX
12907 TANTARA DRIVE,
AUSTIN, TX 78729

ARSG LIVING LLC
Attn: MATT ENZLER
3889 MAPLE AVE #STE 200
DALLAS, TX 75219

BOGDAN MARIUS NEGRU & ALINA
LAURA NEGRU
525 SWEETWOOD LN
LEANDER, TX 78641

VERONICA YADIRA GALAVEZ
537 SWEETWOOD LN
LEANDER, TX 78641

BROWN ROSS & MARGARITA RUBI
AVILES BENITEZ
609 SWEETWOOD LN
LEANDER, TX 78641

PATRICIA GAIL SIERRA & JOSE
MIGUEL SIERRA
2320 TWISTED WILLOW LN
LEANDER, TX 78641

WILLIAM LARKAM & ANNA
CHRISTIAN DOSS LARKAM
2316 RINGSTAFF RD
LEANDER, TX 78641

LISA M GREEN & JOHN R OTERO
451 HIGH GABRIEL EAST
LEANDER, TX 78641

MICHAEL RAY CHAFFIN & RHONDA
LEE CHAFFIN
517 SWEETWOOD LN
LEANDER, TX 78641

SUSAN BESS WILSON
529 SWEETWOOD LN
LEANDER, TX 78641

KATHRYN BIENVENU TRUSTEE
425 CRESS ST
LAGUNA BEACH, CA 92651

ROGER WILLIAM HILL & MEGHAN
ELYSE HILL
613 SWEETWOOD LN
LEANDER, TX 78641

LAURA ELIZABETH BENNETT
2316 TWISTED WILLOW LN
LEANDER, TX 78641

BRYSON COMMUNITY ASSOCIATION
INC
CCMC 3800 N LAMAR BLVD STE 200
AUSTIN, TX 78756-0003

MARK MCILHERAN & CHERRI
MCILHERAN
501 HIGH GABRIEL EAST
LEANDER, TX 78641

TAMMY LYNN RADEN
521 SWEETWOOD LN
LEANDER, TX 78641

MBMB INVESTMENT TRUST
752 NELSON RANCH RD
CEDAR PARK, TX 78613

MASON ANDREW GRAY &
KARA ANN GRAY
605 SWEETWOOD LN
LEANDER, TX 78641

REID RUTHERFORD & BETH HUSAK
RUTHERFORD
2324 TWISTED WILLOW LN
LEANDER, TX 78641

AZAMAT MURZABAYEV & ALIYA
TUREKESHOVA MURZABAYEV
2313 RINGSTAFF RD
LEANDER, TX 78641



EXECUTIVE SUMMARY
09/22/2022

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-028 to amend the current zoning of T6 (Urban Core Zone) to adopt the Metro Way Medical Center PUD (Planned Unit Development) with the LC-2-A (Local Commercial) on one parcel of land approximately 4.37 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R573740; and generally located to the northeast S US 183 and Metro Dr., Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-028 as described above.

BACKGROUND:

This request is the first step in the zoning process.

APPLICANT/AGENT:

Goode Faith Engineering (Anthony Goode) behalf of Transit Village Investments, Ltd (Lance Hughes and Jeff Musgrove).

ORDER OF EVENTS:

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

PRESENTER:

Michael Chenausky AICP, Senior Planner

Attachments

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



PLANNING ANALYSIS

ZONING CASE 22-Z-028 METRO WAY MEDICAL CENTER MINOR PUD

GENERAL INFORMATION

Owner/Agent:	Goode Faith Engineering (Anthony Goode) behalf of Transit Village Investments, Ltd (Lance Hughes and Jeff Musgrove).
Current Zoning:	T6 (Urban Core Zone)
Proposed Zoning:	Metro Way Medical Center Minor PUD (Planned Unit Development) with the following base zoning district: LC-2-A (Local Commercial)
Size and Location:	The property is located to the northeast S US 183 and Metro Dr., including approximately 4.37 acres.
Staff Contact:	Michael Chenausky, AICP, Senior Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to develop the property under the Composite Zoning Ordinance.

STAFF CONCLUSIONS

Y N

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

SPECIAL CONSIDERATIONS

On 03/05/2020 City Council approved Ordinance 20-014-00 which allowed land owners within the Transit Oriented Development District to apply for zoning under the Composite Zoning Ordinance.

The Comprehensive Plan lists appropriate and use types in the Greenways Future Land Use category as institutional or other, with other referring to storm water facilities. However the Greenway land use category is not limited to one area, and roughly aligns with the floodplain following creeks, rivers and other drainage areas across the City. Because of this large area, the Comprehensive Plan lists all zoning districts as suitable within the Greenway.

This property is located at the intersection of an arterial and collector class roadway. Commercial uses are appropriate at this location.

SITE INFORMATION:**ABUTTING ZONING AND LAND USE:**

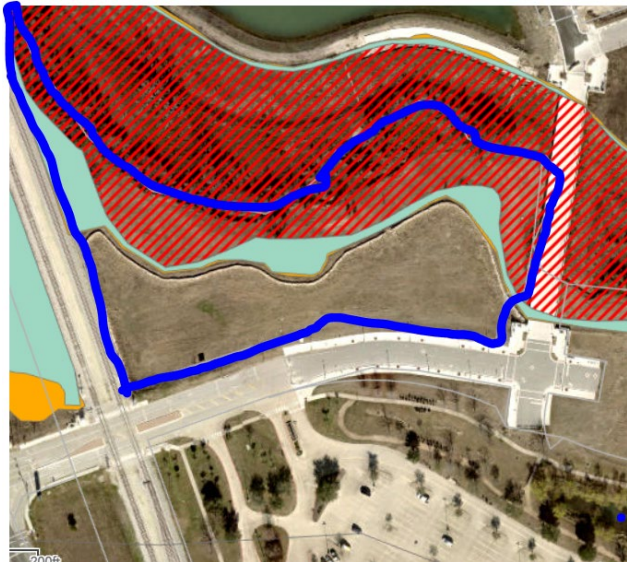
	ZONING	LAND USE
NORTH	Civic Space, Northline PUD	Under construction mixed-use development
EAST	Civic Space, Northline PUD	Under construction mixed-use development
SOUTH	T6 (Urban Core Zone)	Cap Metro Station
WEST	GC-3-C	US 183, Train Station

SURROUNDING AREA:

This property is located just north of the Cap Metro Station and east of US 183 and the train tracks. The property is southwest of the Northline development and accessible by bridge along Metro Dr.

PHYSICAL AND NATURAL FEATURES:

The northern portion of this tract is within the floodway.

**PROPERTY HISTORY:**

This property was annexed into the City of Leander on July 16, 1997.

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- Zoning Case 05-Z-006 requested a zone change to T6 Urban Core Zone as part of the Transit Oriented Development and was approved on 09/22/2005.

MAJOR CORRIDORS:

This property has access onto Metro Dr.

TRANSPORTATION PLAN REQUIREMENTS:

The table below includes the proposed streets within the development. These streets have not been reviewed and are subject to change during the review process.

STREET	CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Metro Drive	Collector	Commercial corridor	74' ROW 4 lane 6' sidewalk

SUBDIVISIONS:

The following subdivision cases were previously submitted for this property:

- San Gabriel Park Subdivision plat was recorded on 05/18/2004.

EXISTING UTILITIES:

This property has access to water and wastewater utilities.

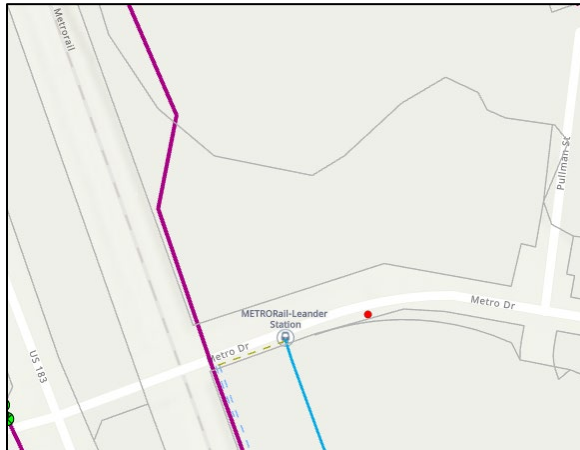


Figure 1 Waterline

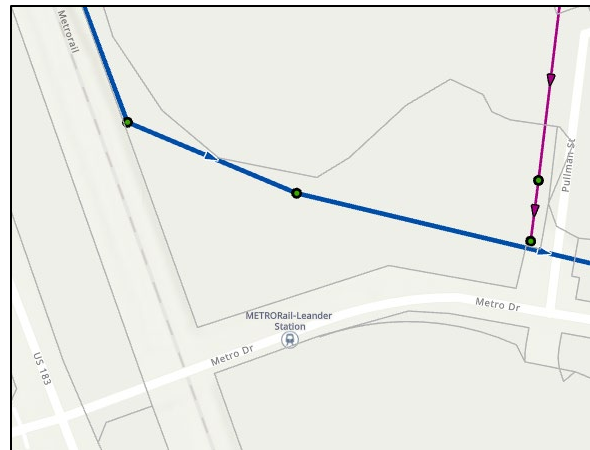


Figure 2 Wastewater line

CURRENT LAND USES:

This property is currently undeveloped

PROPOSED ZONING DISTRICT:**USE COMPONENT****LC – LOCAL COMMERCIAL:**

Features: Any use in LO plus retail sales and services, restaurants, banks, nursery or greenhouse, grocery sales, pharmacies, fitness centers, dance and music academies, artist studio, colleges and universities, bed and breakfast. Hours of operation: 5:00 a.m. to 10:00 p.m. Sun.-Thurs., 5:00 a.m. to 11:00 p.m. Fri. and Sat.

Intent: Development of small scale, limited impact commercial, retail, personal services and office uses located in close proximity to their primary customers, which cater to the everyday needs of the nearby residents, and which may be located near residential neighborhoods. Access should be provided by a collector or higher classification street.

SITE COMPONENT**TYPE 2:**

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

Intent:

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

ARCHITECTURAL COMPONENT**TYPE A:**

Features: 5 or more architectural features.

Intent:

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

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

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

Applicable Future Land Use categories**GREENWAYS**

- The Greenways future development category contains active and passive parkland, trails, and open spaces that have been designated for public use. Greenways are linear parks that serve multiple purposes, including connecting the community and managing stormwater impacts. These spaces are also critical to providing green spaces amidst urban development, for the outdoor enjoyment of residents and workers while connecting public (and private) parks and amenities.

A Leander Greenways network is a framework for a regional destination for people looking for trail activities, a cycling loop system, and active transportation routes to employment centers. From a community perspective, greenways are opportunities for placemaking, including art, historical elements, civic spaces, and wildlife viewing.

Development adjacent to the greenway system should primarily be oriented towards the green space, with buildings fronting public paths, parkway streets providing access, and a public relationship between the greenway corridor and adjacent private development. Trail connections should be made frequently to adjacent developments to provide access.

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

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

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was held with Staff on 07/18/2022. The following changes were made to the project since the development meeting was held:

- No Changes

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

- No relevant changes.

NOTIFICATION

09/01/2022 - Public Notice on Hill Country News

09/07/2022 - Mail Notification to Property Owners within 200'

09/07/2022 - Public Hearing Signage Posted on Property

09/22/2022 - Planning and Zoning Commission Public Hearing

10/20/2022 - City Council Public Hearing & First Reading of the Ordinance

11/03/2022 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

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

Notification letters were sent to property owners within 200', no Single-Family properties were within the 500' notification boundary.

- No concerns noted.

The following changes were made to address issues discussed.

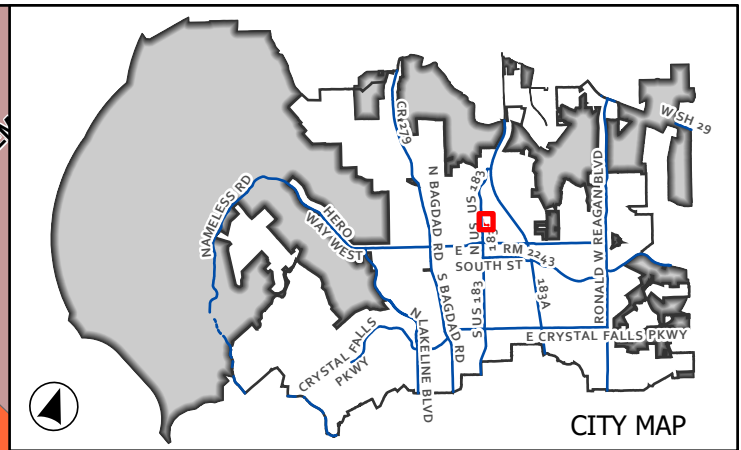
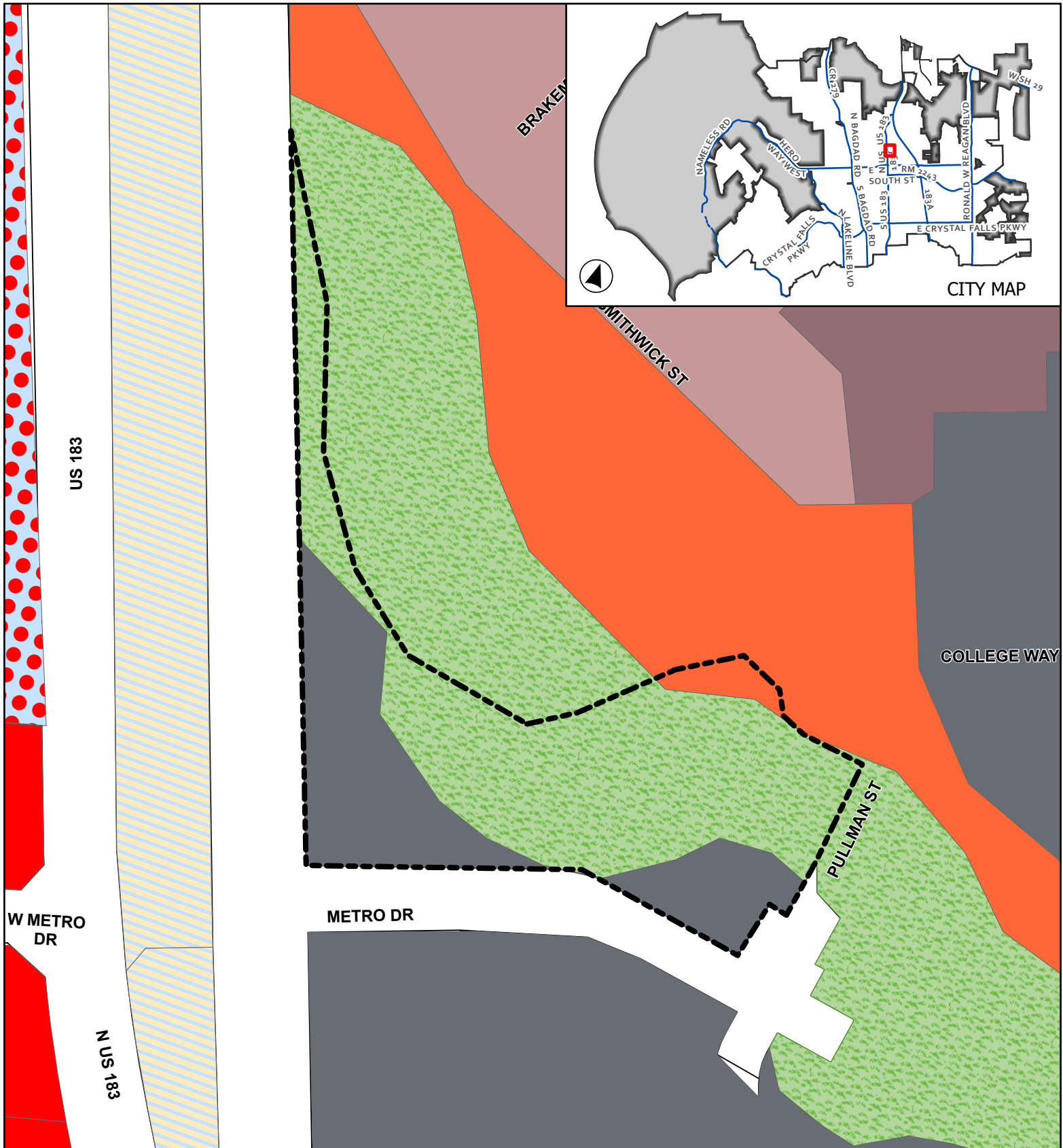
- No changes.

Please see the full report from the applicant attached.

APPROVAL CRITERIA:

This property is uniquely situated to the north east of Metro Dr. and US. 183 between the Cap Metro Station and the Northline Development. The property is adjacent to the intersection of an Arterial and Collector class roadway which lends itself to commercial development.

This Minor Planned Unit Development includes a requested waiver for reduced front setback from 30 ft. to 15 ft.



CASE: 22-Z-028

ATTACHMENT 2

METRO WAY
MEDICAL CENTER

Current Zoning

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Leander City Limits

ETJ

Subject Area

GC - General Commercial

PUD - General Commercial

OS - Open Space

CD - Conventional Sector

Civic Building

T4 - Genral Urban

T5 - Urban Center

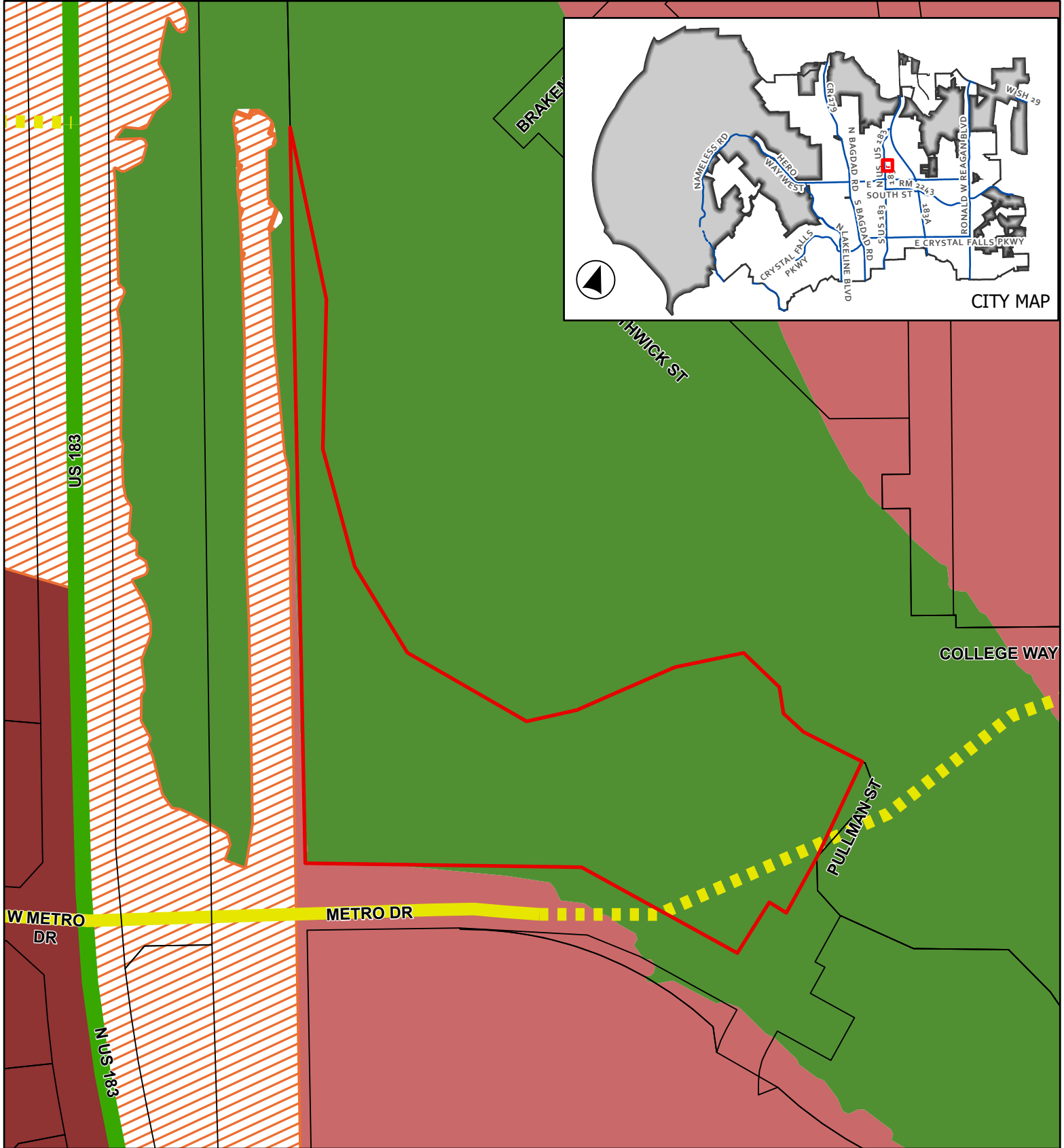
T6 - Urban Core



0 55 110



Feet



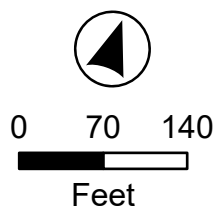
CASE: 22-Z-028

ATTACHMENT 3

METRO WAY
MEDICAL CENTER

Future Land Use Map

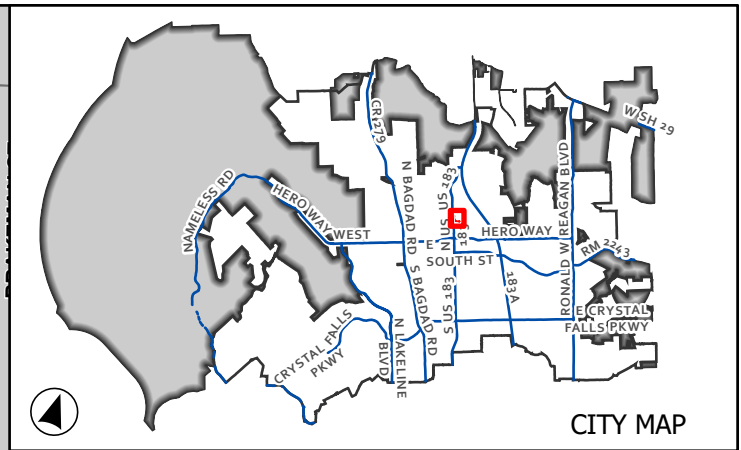
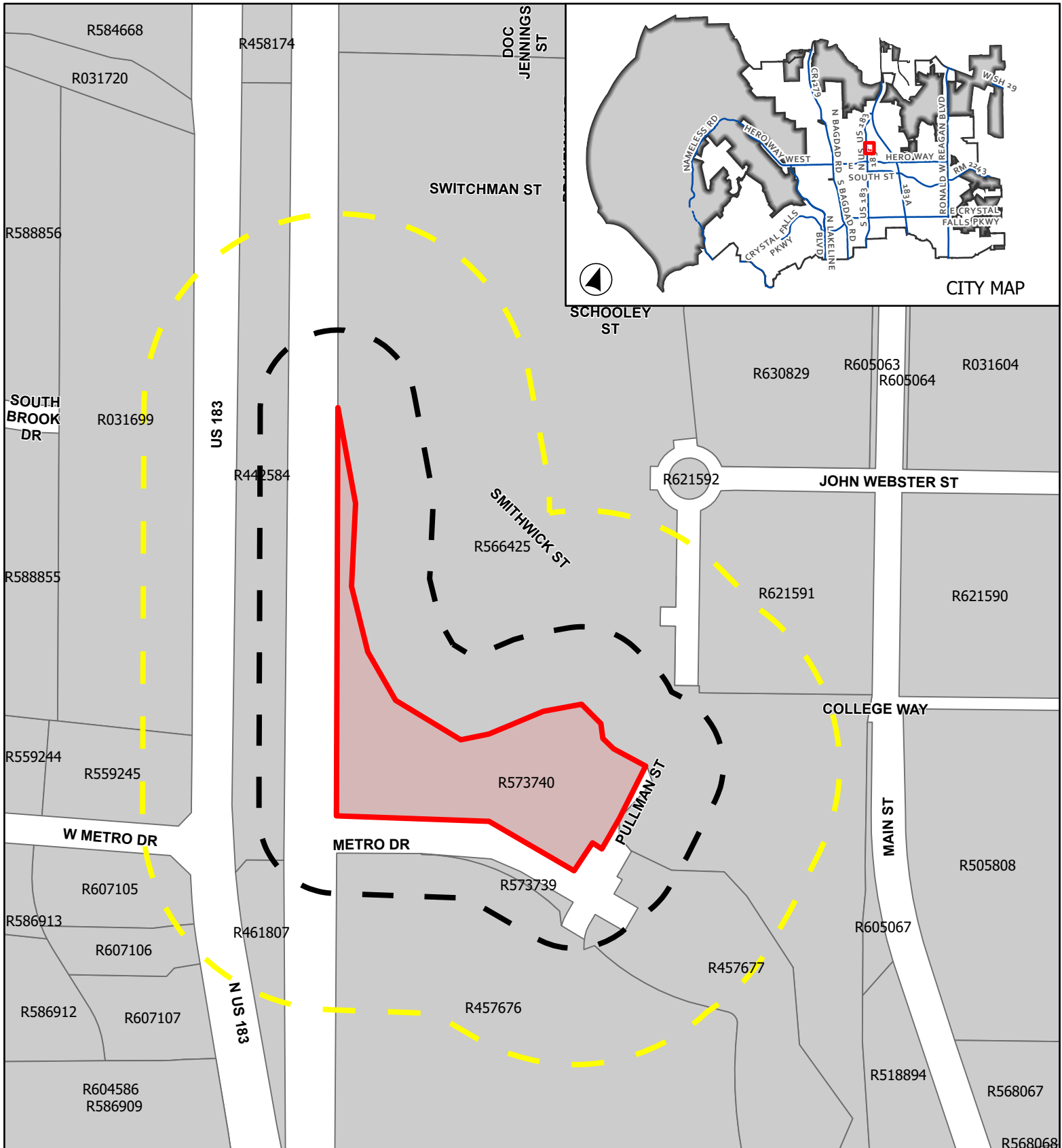
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- Leander City Limits
- Leander ETJ
- Subject Area
- Arterial 6 Lane, Existing
- Collector, Existing
- Collector, Proposed

Future Land Use

- Multi-Use Corridor - Priority Corridor
- Activity Center
- Leander Central
- Greenway



CASE: 22-Z-028 ATTACHMENT 4 METRO WAY MEDICAL CENTER

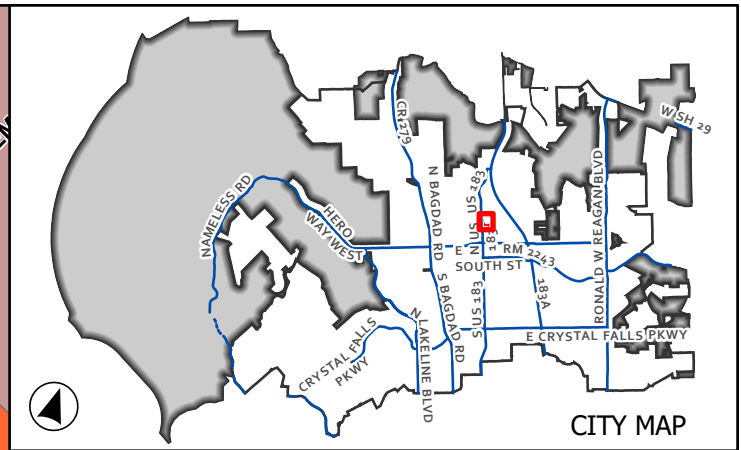
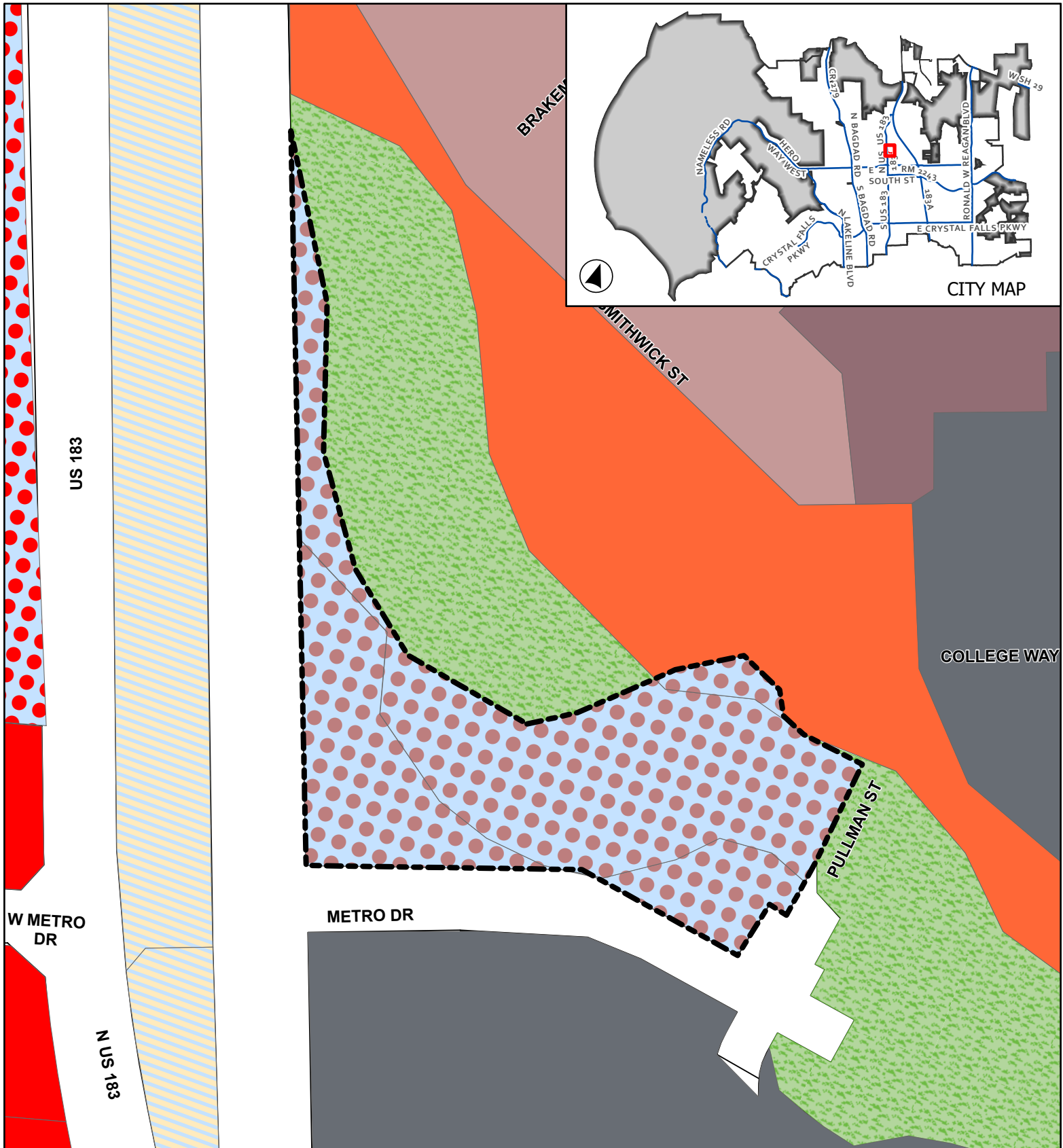
Public Notification

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0 135 270

Feet

- 200' Buffer
- 500' Buffer
- Leander City Limits
- ETJ
- Site Location



CASE: 22-Z-027

ATTACHMENT 5

METRO WAY
MEDICAL CENTER

Proposed Zoning

Leander City Limits

ETJ

Subject Area

GC - General Commercial

PUD - Local Commercial

PUD - General Commercial

OS - Open Space

CD - Conventional Sector

Civic Building

T4 - Genral Urban

T5 - Urban Center

T6 - Urban Core

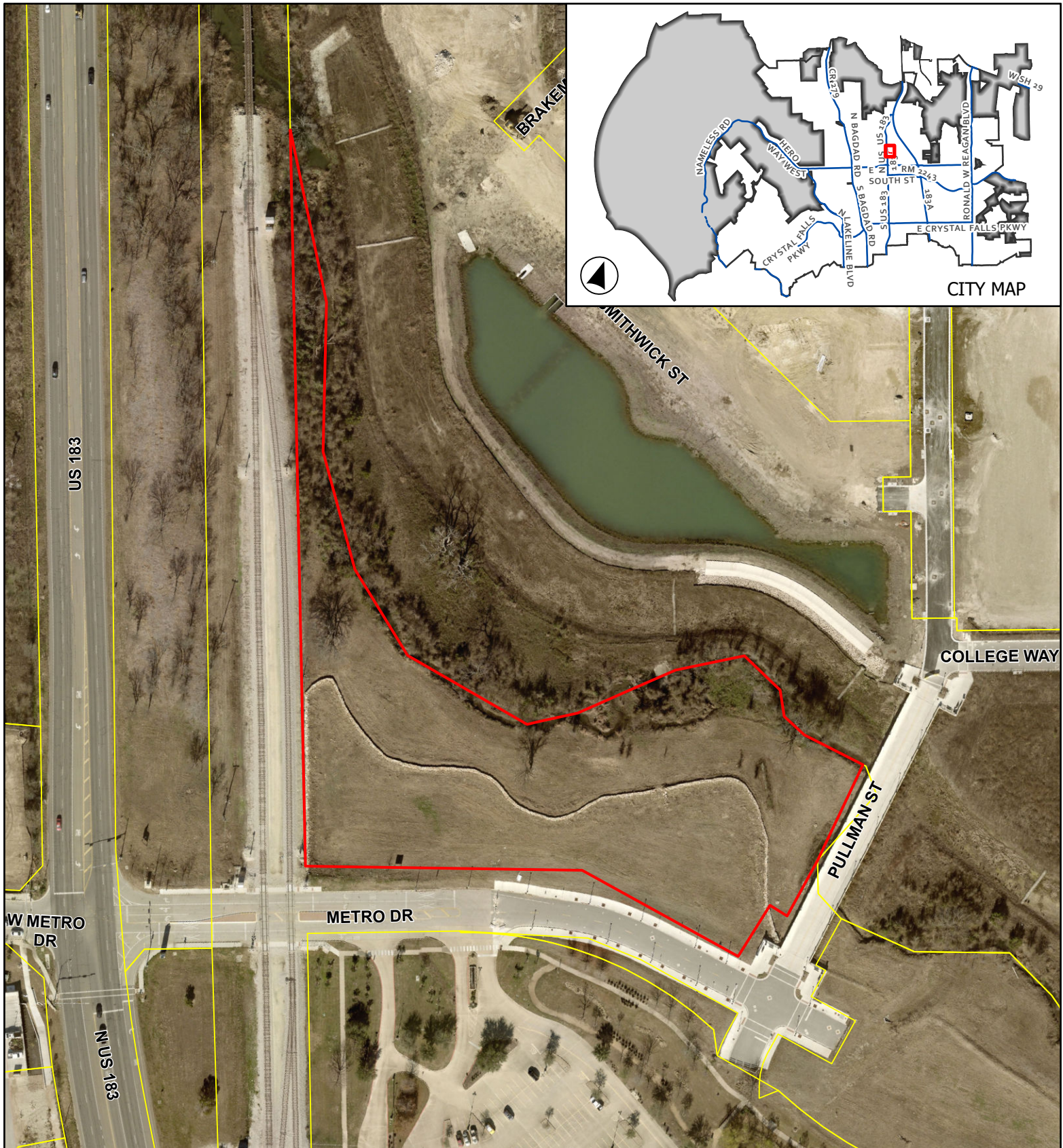
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the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



0 55 110



Feet



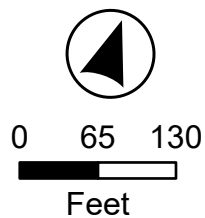
CASE: 22-Z-028

ATTACHMENT 6

METRO WAY
MEDICAL CENTER

Aerial Map

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- Leander City Limits
- Leander ETJ
- Subject Area

EXHIBIT A

Metro Way Medical Center Minor Planned Unit Development

A. Purpose and Intent

1. The Metro Way Medical Center Minor PUD includes approximately 4.37 acres as shown in **Exhibit B**. The development of this property consists of various commercial uses, including medical offices.

B. Applicability and Base Zoning

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

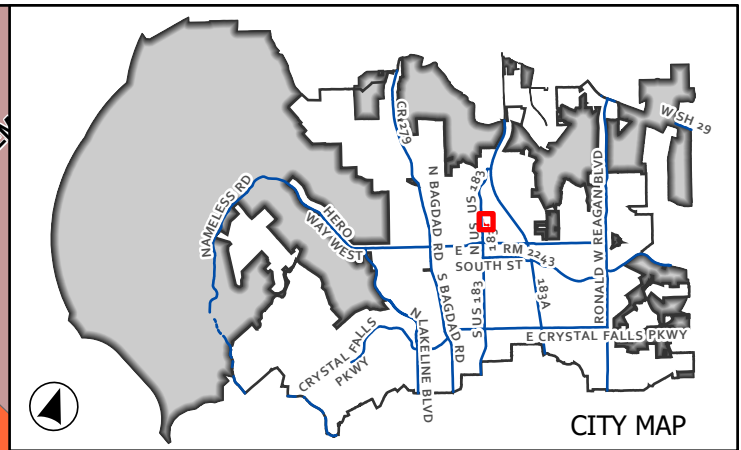
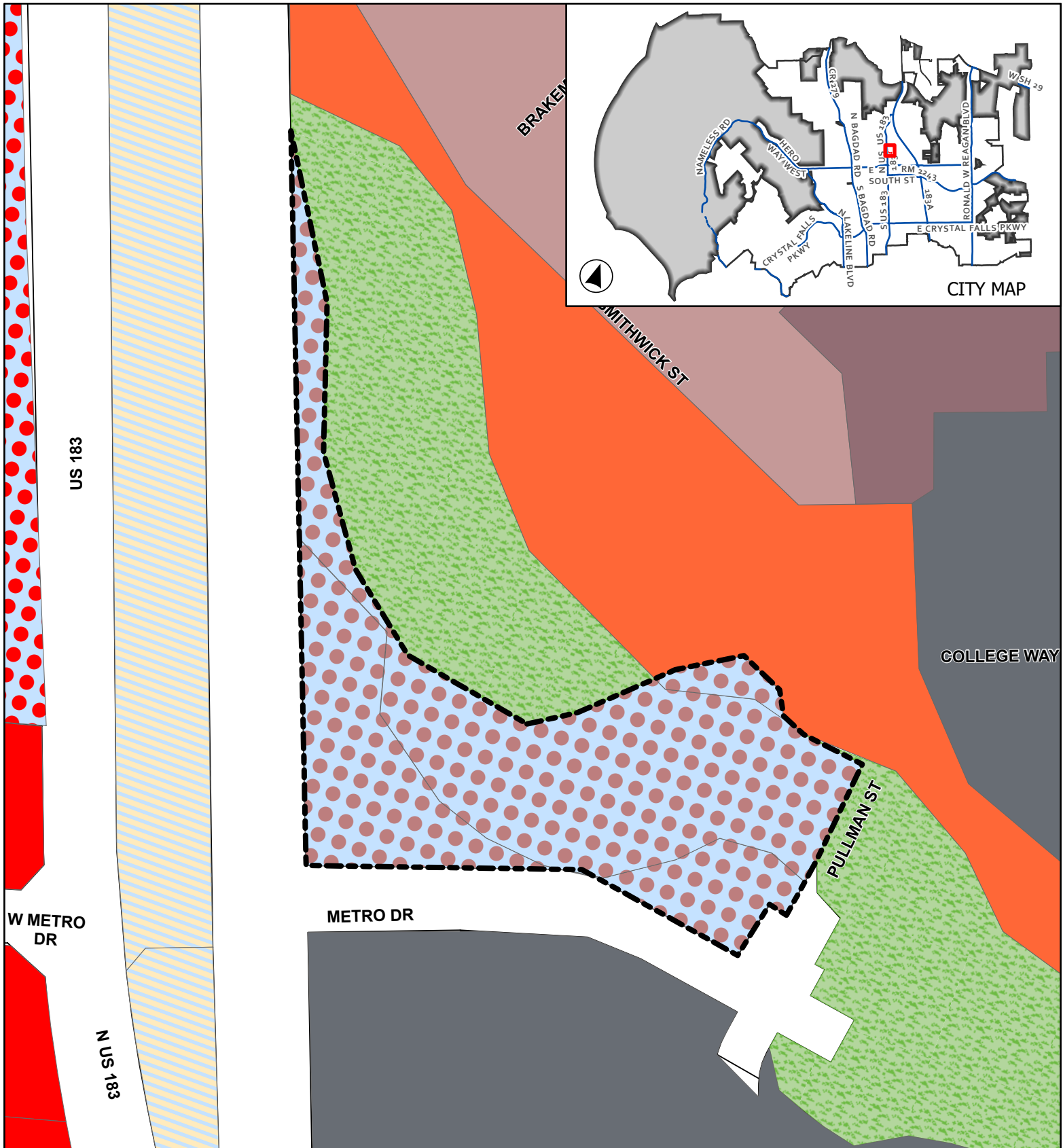
LC 2-A (Local Commercial)

C. Allowable / Prohibited Uses

1. The allowable uses shall be consistent with the LC (Local Commercial) use component.

D. Development Standards

1. The front setback may be reduced to fifteen (15') feet.



CASE: 22-Z-027

METRO WAY
MEDICAL CENTER

Exhibit B

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Leander City Limits

ETJ

Subject Area

GC - General Commercial

PUD - Local Commercial

PUD - General Commercial

OS - Open Space

CD - Conventional Sector

Civic Building

T4 - Genral Urban

T5 - Urban Center

T6 - Urban Core



0 55 110



Feet

July 25, 2022

Robin Griffin
Planning Director
City of Leander
P O Box 319
Leander, TX 78646

Subject: Amendment to TOD PUD/Smart Code Letter of Intent
Metro Drive & US 183

Dear Ms. Griffin:

We met on 7/18 via video conference for a Pre-Development meeting and discussed the proposed project located at the Northeast corner of US 183 and Metro Drive. The property is a 4.37-acre tract located within the TOD and Smart Code. Currently, the property is zoned T6-Urban Core and Open Space. We are proposing a base zoning of LC-2-B for the portion that is currently T6-Urban Core and the Open Space portion that is not in the floodplain.

We are requesting to keep the current T6-Urban Core zero front building setbacks.

Sincerely,



Anthony Goode, P.E.

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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

Letters were mailed through USPS on 7/26/22 to the 2 property owners within 200 feet of the property. There are no residential property owners within 500 feet.

2. Who was notified (i.e. property owners, HOA, etc)? The HOA and/or a representative if there is no organized HOA must be contacted, if applicable. Provide the contact information used.

There are only 2 property owners within 200 feet and they were both notified.
Capital Metro Transportation Authority
Northline Leander Development Company LLC

3. What concerns were raised during these communications?

No concerns have been raised to date.

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

No concerns have been raised to date.

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

Signature:  Date 7/26/2022



EXECUTIVE SUMMARY
09/22/2022

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-029 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to HC-4-D (Heavy Commercial) on two parcels of land approximately 9.111 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031284 and R324449; and more commonly known as 2967 & 3005 Hero Way, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-029 as described above.

BACKGROUND:

This request is the first step in the zoning process.

APPLICANT/AGENT:

John Horton Realty (John Horton) on behalf of TechTown Industrial L1, LLC (Senthil Rangaswamy, Manager).

ORDER OF EVENTS:

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

PRESENTER:

Michael Chenausky AICP, Senior Planner

Attachments

1. Planning Analysis
2. Current Zoning
3. Future Land Use Map
4. Public Notice Map
5. Proposed Zoning Map
6. Aerial Map
7. Letter of Intent
8. Neighborhood Outreach



PLANNING ANALYSIS

ZONING CASE 22-Z-029 TECHTOWN INDUSTRIAL

GENERAL INFORMATION

Owner/Agent: John Horton Realty (John Horton) on behalf of TechTown Industrial L1, LLC (Senthil Rangaswamy, Manager).

Current Zoning: Interim SFR-1-B (Single-Family Rural)

Proposed Zoning: HC-4-D (Heavy Commercial)

Size and Location: The property is located at 2967 & 3005 Hero Way, including approximately 9.111 acres.

Staff Contact: Michael Chenausky, AICP, Senior Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to bring the current use into compliance with the appropriate zoning and add commercial buildings.

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 2*
- ☒ ☐ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 3*
- ☒ ☐ Does the proposal warrant any other special considerations? *see below*

SPECIAL CONSIDERATIONS

The property is currently a non-conforming use which was established at the time of annexation. Any addition, improvements or changes to the current use of the property require a zoning change to bring the site into compliance.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	Interim SFR-1-B, HI-5-D	Commercial adjacent and undeveloped land across Hero Way.
EAST	HI-5-D, HC-4-D, Interim SFR-1-B	Commercial and large lot residential
SOUTH	HI-5-D	Industrial
WEST	HC-4-D	Single-Family house

SURROUNDING AREA:

This property is bound by existing Heavy Commercial users. There are undeveloped parcels near by and commercially zoned properties not fully developed as commercial users.

PHYSICAL AND NATURAL FEATURES:

This property has outdoor storage, and has been actively operating as a commercial user.

PROPERTY HISTORY:

The front flag pole portion of the property was annexed into the City October 20, 2010 and the remainder of the property was later annexed January 16, 2013.

MAJOR CORRIDORS:

This property has access onto Hero Way.

TRANSPORTATION PLAN REQUIREMENTS:

This property includes frontage along the future expansion of Hero Way.

The table below includes the proposed streets within the development. These streets have not been reviewed and are subject to change during the review process.

STREET	CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Hero Way	Arterial	Multi-Use Corridor	400' ROW 10' sidewalk

EXISTING UTILITIES:

This property has access to water along Hero Way, wastewater will need to be extended to the site.

CURRENT LAND USES:

This property is currently being used as commercial outdoor storage.

PROPOSED ZONING DISTRICT:**USE COMPONENT****HC – HEAVY COMMERCIAL:**

Features: Any use in GC plus commercial laundry, contractor storage yard, lumber yards, indoor manufacture, assembly and processing, mini-warehouse, RV, trailer and boat storage, testing and research, warehouse and distribution, wholesale, wrecker impoundment.

Intent: Development of a variety of light manufacturing, assembly and processing businesses, storage, warehouses and lumber sales. Access should be provided by an industrial or commercial collector street.

SITE COMPONENT**TYPE 4 (non-residential only):**

Features: Accessory buildings up to 60% of primary building; drive-thru service; outdoor fueling and washing of vehicles; overhead service doors; maximum outdoor display; substantial outdoor storage; outdoor entertainment venues and animal boarding.

Intent:

- (1) The Type 4 site component is intended to be utilized in combination with GC, HC or HI components where appropriate for moderately intense outdoor site requirements and a need to utilize the outdoor site area for significant outdoor display, storage and accessory buildings and similar permitted uses.
- (2) This site component is intended only for industrial or heavy commercial uses and may be utilized only with GC, HC or HI use components.
- (3) This site component is not intended for retail or office development not requiring the available limits of outdoor storage and accessory buildings or adjacent to residential neighborhoods where not adequately buffered from residential uses.
- (4) Compliance with Type 1, 2 or 3 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT**TYPE D (non-residential only):**

Features: 2 or more architectural features.

Intent:

- (1) This architectural component is intended only for industrial warehouse, heavy commercial service and other similar applications and shall be utilized only with GC, HC or HI use components.
- (2) This component is not intended to be utilized with the majority of GC districts.
- (3) This component is not intended for retail or office development or adjacent to residential neighborhoods where not adequately buffered from residential uses.
- (4) This site component is discouraged along major thoroughfares and is intended to be utilized within industrial park development.

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

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

Applicable Future Land Use categories**EMPLOYMENT CENTER**

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

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

Desired Mix: 80-100% Non-Residential, 0-20% Residential

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

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

SCHEDULE:**DEVELOPMENT MEETING**

A development meeting was held with Staff on 06/27/2022. The following changes were made to the project since the development meeting was held:

- No Changes

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

- No Changes

NOTIFICATION

09/01/2022 - Public Notice on Hill Country News

09/07/2022 - Mail Notification to Property Owners within 200'

09/07/2022 - Public Hearing Signage Posted on Property

09/22/2022 - Planning and Zoning Commission Public Hearing

10/20/2022 - City Council Public Hearing & First Reading of the Ordinance

11/03/2022 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

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

Neighborhood Outreach was conducted and signs posted see attachment 8 for more detail. Below is a list of comments/concerns that were discussed during the meeting:



- No issues raised.

The following changes were made to address issues discussed.

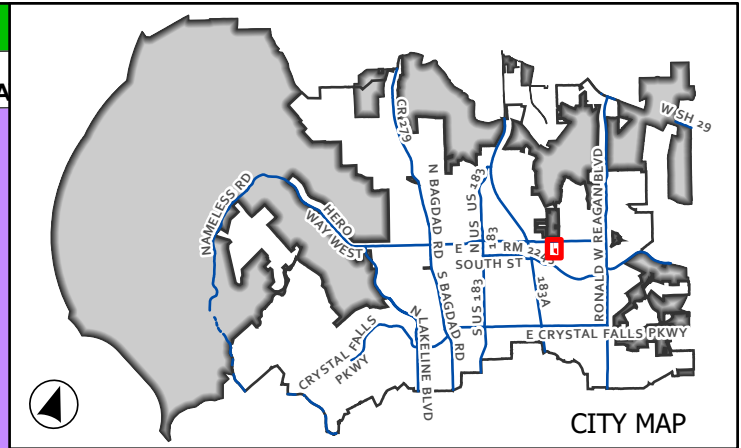
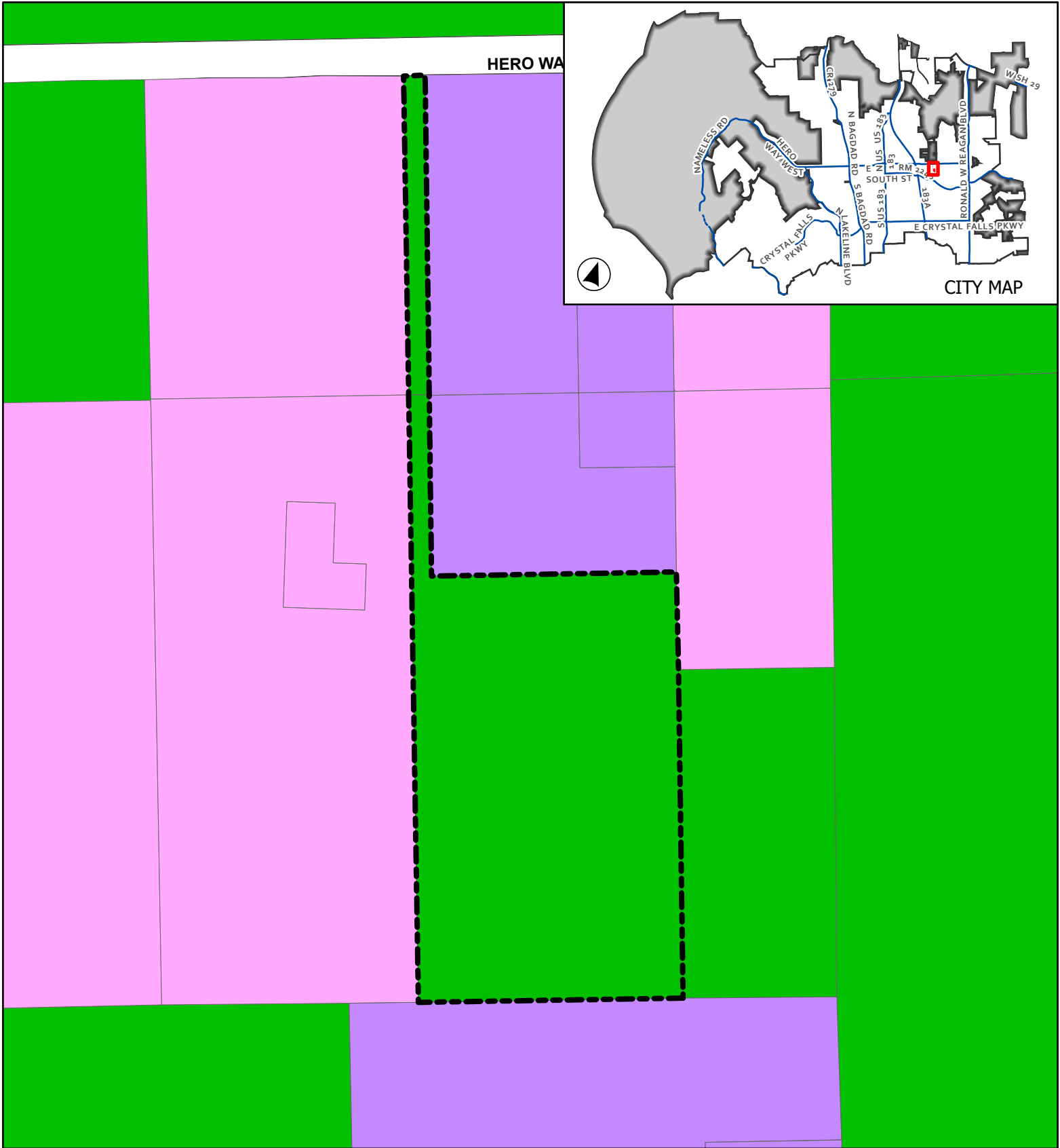
- No Changes.

Please see the full report from the applicant attached.

APPROVAL CRITERIA:

The Comprehensive Plan identifies this area as Employment Center on the Future Land Use Map. The Employment Center is intended for commercial uses comprising 80-100% of the area.

This property is an existing Heavy Commercial user adjacent to other Heavy Commercial or industrial users. As the property is redeveloped, it will need to comply with current standards associated with the HC-4-D (Heavy Commercial) zoning district. This includes building and parking setbacks, outdoor storage areas and landscaping.



CASE: 22-Z-029

ATTACHMENT 2

TECHTOWN
INDUSTRIAL

Current Zoning

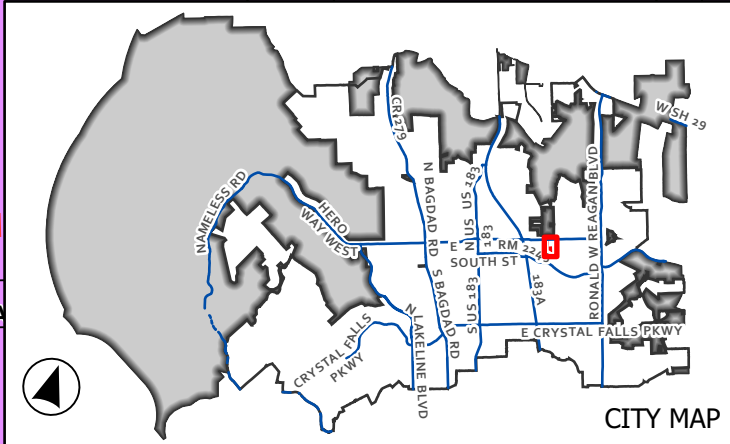
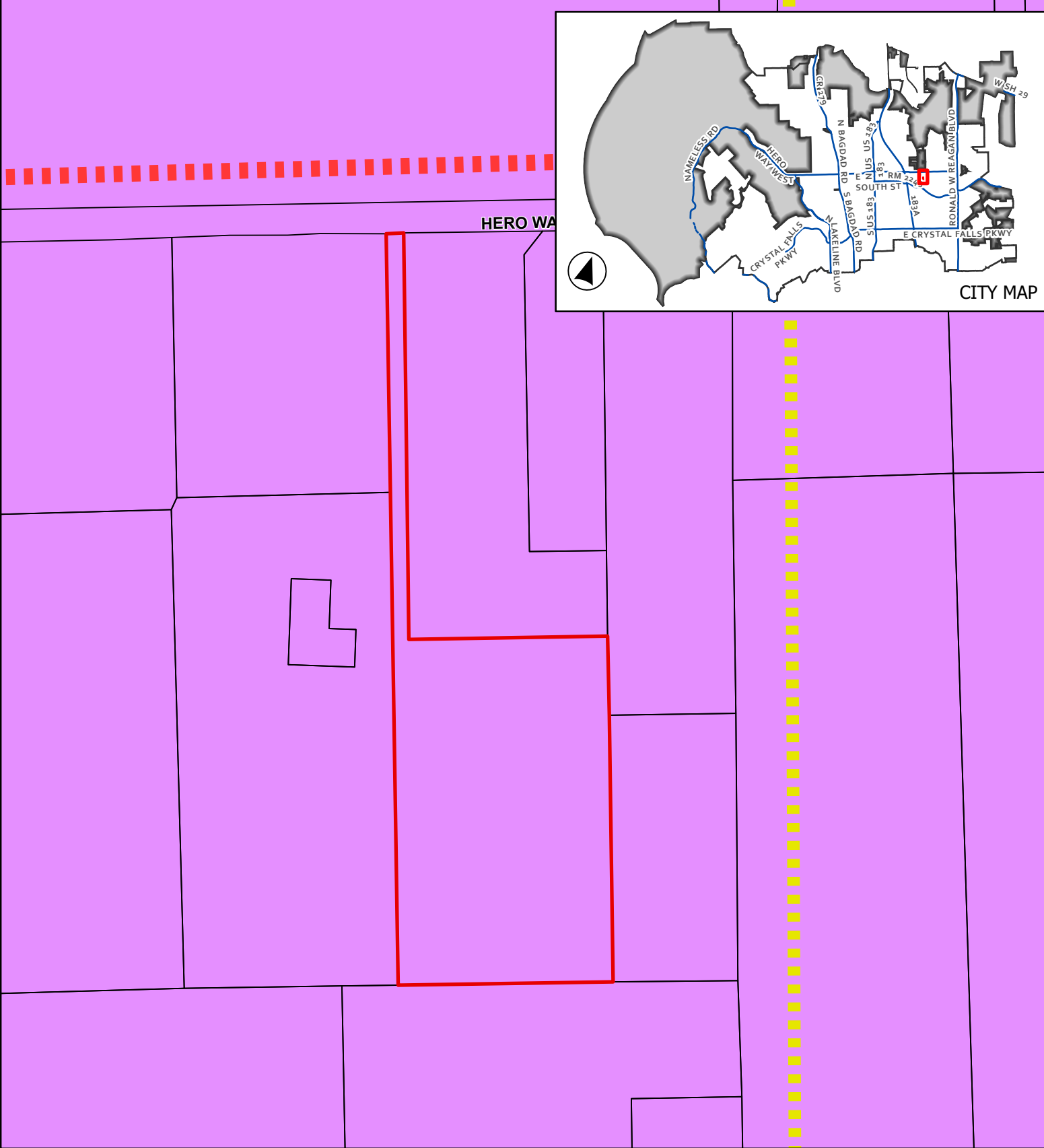
-  Leander City Limits
-  ETJ
-  Subject Area

-  SFR - Single-Family Rural
-  HC - Heavy Commercial
-  HI - Heavy Industrial

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0 70 140
Feet



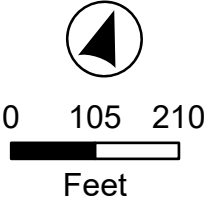
CASE: 22-Z-029

ATTACHMENT 3

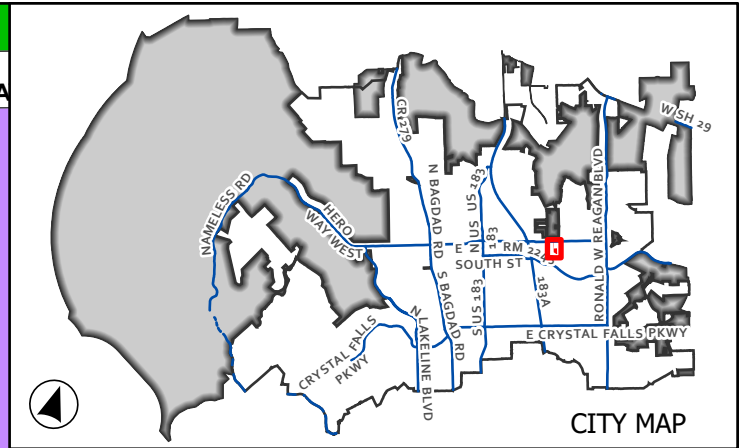
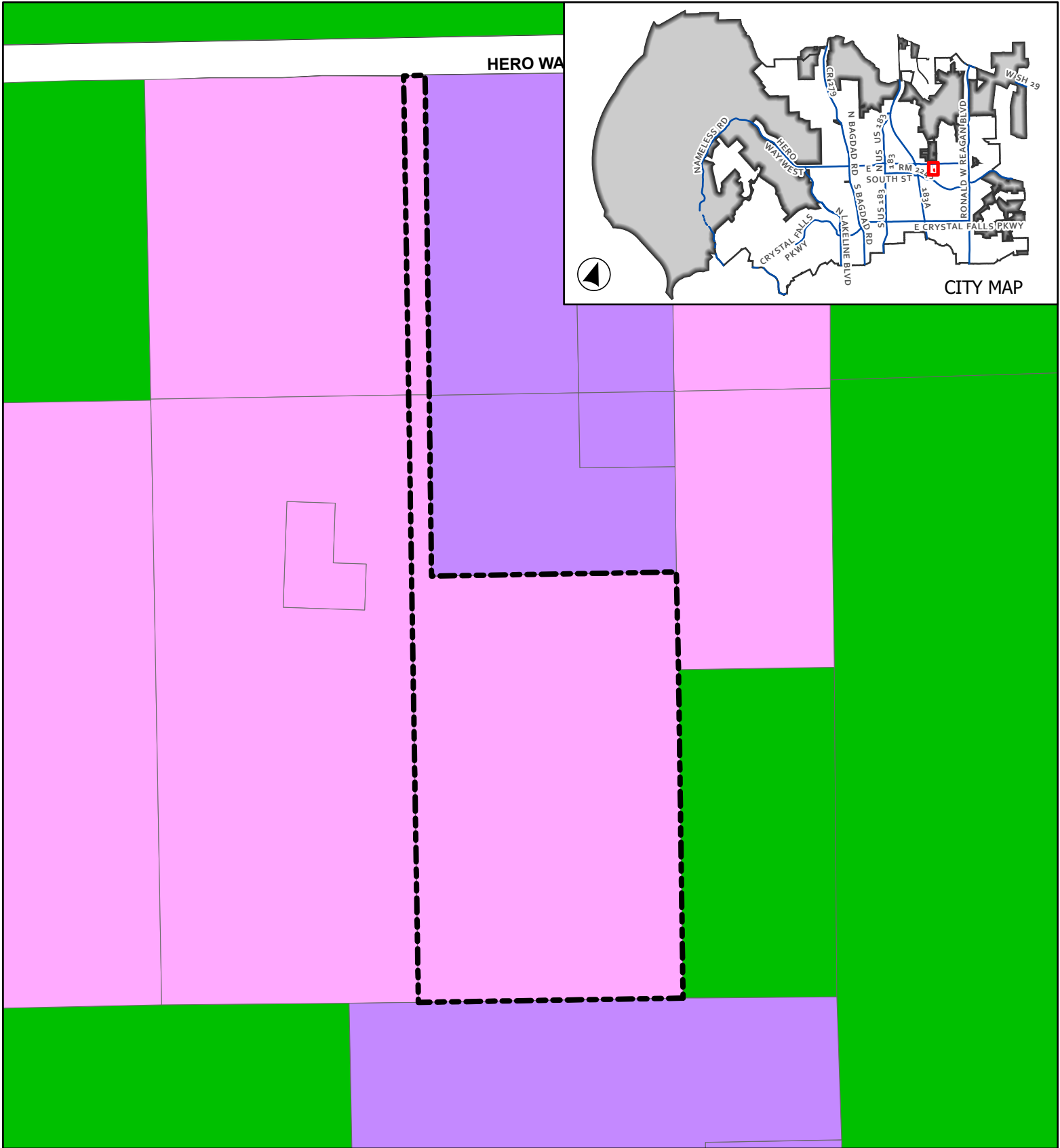
TECHTOWN
INDUSTRIAL

Future Land Use Map

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- Leander City Limits
- Leander ETJ
- Subject Area
- Access Controlled, Proposed
- Collector, Proposed
- Future Land Use
- Employment Center



CASE: 22-Z-029

ATTACHMENT 5

TECHTOWN
INDUSTRIAL

Proposed Zoning

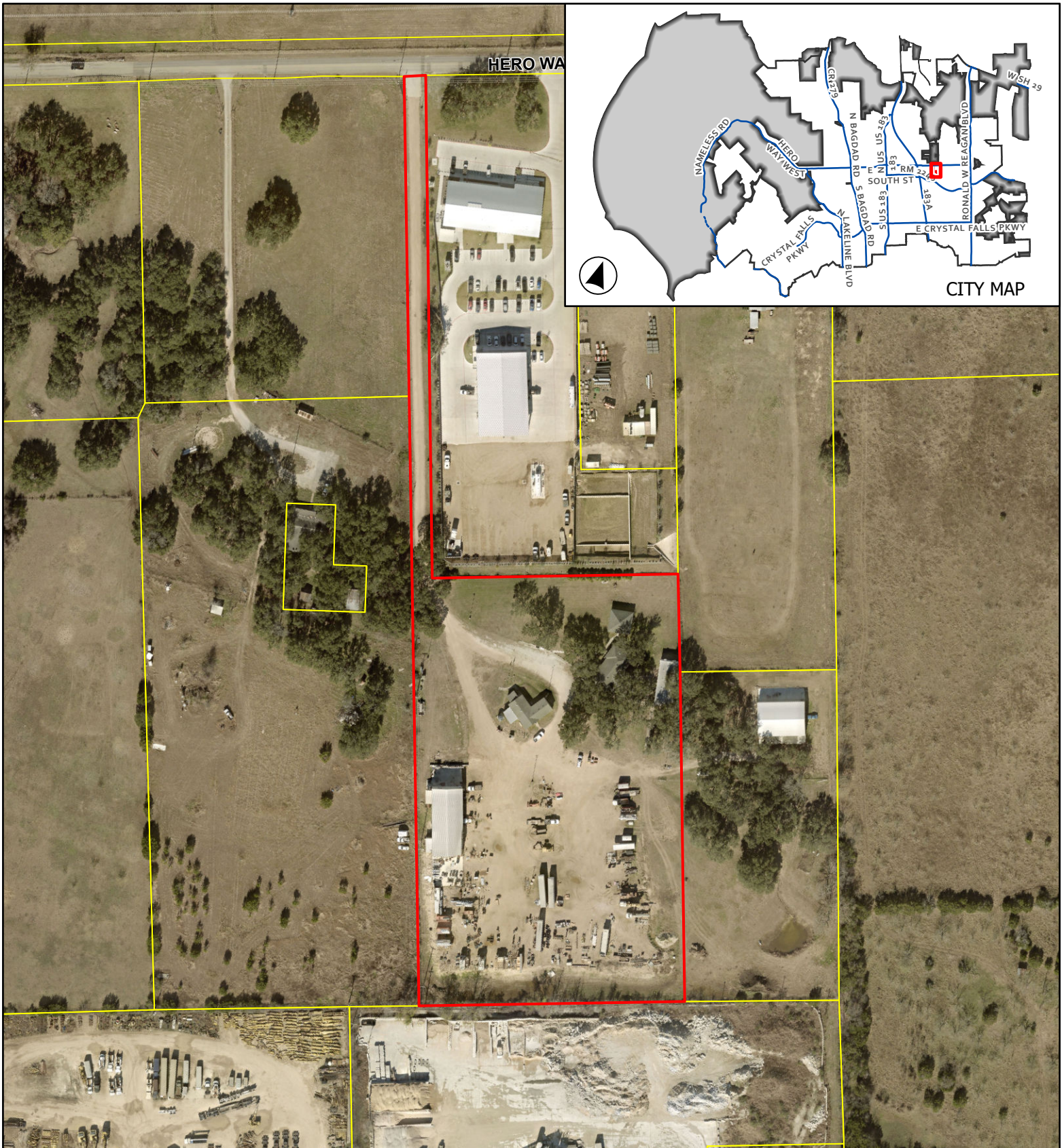
-  Leander City Limits
-  ETJ
-  Subject Area

-  SFR - Single-Family Rural
-  HC - Heavy Commercial
-  HI - Heavy Industrial

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0 70 140
Feet



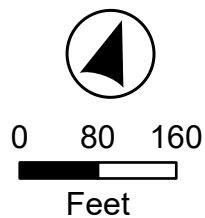
CASE: 22-Z-029

ATTACHMENT 6

TECHTOWN
INDUSTRIAL

Aerial Map

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-  Leander City Limits
-  Leander ETJ
-  Subject Area

Letter of Intent

PROJECT NAME: Techtown Industrial

APPLICANT: Techtown Industrial L1 LLC, a Texas Limited Liability Company

APPLICANT AGENT: John E Horton Real Estate Broker
9600 Great Hills Trail Suite W-150
Austin, TX 78759 512-217-3680

SITE ADDRESS: 2967 & 3005 Hero Way Leander, Williamson County, Texas 78641

DESCRIPTION: To amend the current zoning of Interim SFR-1-B (Single-Family Rural) to HC-4-D (Heavy Commercial) on approximately 9.00 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R324449 & R031284; and more commonly known as 2967 and 3005 Hero Way, Leander, Williamson County, Texas 78641.

The proposed zoning will bring the tract into alignment with the future land use designation (employment center) as assigned by the city on its comprehensive plan and will further the goals established therein by expanding the employment base contiguous by existing and planned transportation arterials and provide additional commercial opportunities within the corporate boundaries of the city.

If you have any questions or would like to schedule a meeting to discuss this project, please feel free to reach out Applicant Agent John Horton, 512-217-3680 or email at John@JohnHortonRealty.com.

Sincerely,

 8-1-22
John Horton

John Horton Realty, Broker

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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

I personally spoke with all surrounding property owners within 500' except for 3 that I couldn't get contact information on, so I sent those 3 a certified letter, with all my contact information and an offer to discuss the project (letter attached)

2. Who was notified (i.e. property owners, HOA, etc)? The HOA and/or a representative if there is no organized HOA must be contacted, if applicable. Provide a separate sheet listing the contact information used including the names and addresses of the individuals.

See attached list of neighbors contacted.

3. What concerns were raised during these communications?

Since most of the surrounding properties are either zoned commercial or planned to be zoned commercial, there were no objections to our plans. Most contacted thought our plans were an appropriate use for the area.

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

No concerns were raised.

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

Signature: _____

John Horton

Date _____

7-21-22

Owners within 500 Feet

PARCELID	Properties Within 500 Feet PropertyAddress	MailingAddress	FullName	Contact	Phone	Contact Type
R620745	HERO WAY, LEANDER, TX 78641	3000 Polar Ln #801 Cedar Park, TX 78613	ARS Developers LLC	Spencer Filmore	737 808 0845	Mail/Phone
R555207	1651 CR 270, LEANDER, TX 78641	PO BOX 266 LEANDER, TX 78646-0266	CHAMPION, EMOGENE			Mail
R031294	9250 FM 2243, LEANDER, TX 78641	PO BOX 4109 CEDAR PARK, TX 78630-4109	CHAPMAN H L INVESTMENTS	Michael Wilson	512-259-7662	Phone
R031285	2999 HERO WAY, LEANDER, TX 78641	2999 HERO WAY LEANDER, TX 78641-1628	DROPTINI J W & JAN	Jerry Droptini	512-970-0669	Phone
R031281	2773 HERO WAY, LEANDER, TX 78641	2773 HERO WAY LEANDER, TX 78641-1629	Golden Bobby & Christine			Mail
R031282	2871 HERO WAY, LEANDER, TX 78641	8010 MULEY DR AUSTIN, TX 78759	JNK PROPERTIES 1, LTD	Vivek Mahandru	512-731-3164	Meeting
R031317	HERO WAY, LEANDER, TX 78641	8010 MULEY DR AUSTIN, TX 78759	JNK PROPERTIES 1, LTD	Vivek Mahandru	512-731-3165	Meeting
R031318	HERO WAY, LEANDER, TX 78641	8010 MULEY DR AUSTIN, TX 78759	JNK PROPERTIES 1, LTD	Vivek Mahandru	512-731-3166	Meeting
R319481	2871 HERO WAY, LEANDER, TX 78641	8010 MULEY DR AUSTIN, TX 78759	JNK PROPERTIES 1, LTD	Vivek Mahandru	512-731-3167	Meeting
R555216	2871 HERO WAY, LEANDER, TX 78641	8010 MULEY DR AUSTIN, TX 78759-6902	MAHENDRU, VIVEK, MD	Vivek Mahandru	512-731-3168	Meeting
R555221	HERO WAY, LEANDER, TX 78641	8010 MULEY DR AUSTIN, TX 78759-6902	MAHENDRU, VIVEK, MD	Vivek Mahandru	512-731-3169	Meeting
R600075	HERO WAY, LEANDER, TX 78641	315 COUNTY ROAD 205 LIBERTY HILL, TX 78642	PRELUDE VENTURES/ Civil Lib	Michael Ehrhardt	512-763-1161	Phone
R318744	9200 RR 2243, LEANDER, TX 78641	PO BOX 830 LEANDER, TX 78646-0830	TEX MIX LAND LTD	Eric Bailey	479-263-4069	Phone

June 30, 2022

Regarding: 2967 Hero Way
Leander, Texas
WCAD-R34449 & R031284

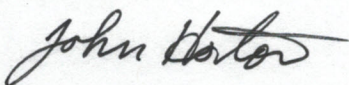
To Whom it May Concern;

You are receiving this letter because the above referenced tract is proposed to be considered by the City of Leander Planning and Zoning Commission for a change in zoning. Current tax records show you own or represent a property within 500 feet of the tract. In advance of the meeting, the Cities process requires the applicant (or their representative) to reach out to certain surrounding property owners, to give them a chance to ask question or express concerns on what is being proposed and report any issues raised back to City Staff.

The property was involuntarily annexed by the city and its current configuration and with its existing use. As is the Cities policy the tract was not zoned at the time of annexation, but assigned interim zoning (SFR-1-B). The zoning being requested (HC-4-D) is consistent with the cities comprehensive plan for the area.

I am available to answer any questions you may have via email phone or text. Please feel free to contact me with any questions or concerns.

Sincerely,

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

John Horton

John Horton Realty, Broker
9600 Great Hills Trail Suite W-150
Austin, Texas 78759
512-217-3680 or John@JohnHortonRealty.com

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

RECEIPT REQUESTED

SHIP CHAMPION GNE TRUST
TO: PO BOX 266
LEANDER TX 75446-0266



9590 9402 7505 2098 5611 56

2. Article Number (Transfer from service label)

941471108036487945723

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

7/8/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
☐ Registered Mail™
☒ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

RETURN RECEIPT REQUESTED

SHIP BOBBY & CHRISTINE GOLDEN
TO: 2773 HERO WAY
LEANDER TX 78641-2697



9590 9402 7505 2098 5611 63

2. Article Number (Transfer from service label)

941471108036487944962

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
☐ Registered Mail™
☒ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

RETURN RECEIPT REQUESTED

SHIP ARS DEVELOPERS LLC
TO: 3000 POLAR LN STE 801
CEDAR PARK TX 78613-3073



9590 9402 7505 2098 5611 70

2. Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
☐ Registered Mail™
☒ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery



EXECUTIVE SUMMARY
09/22/2022

AGENDA SUBJECT:

Discuss and consider action regarding Subdivision Case 22-PP-004 to approve the Bar W Ranch West Phases 10 and 11 Preliminary Plat on six parcels of land approximately 94.5 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R544598, R532728, R539735, R539738, R573683, R544612; generally located northeast of CR 267 and Bar W Ranch Blvd. Leander, Williamson County, Texas.

BACKGROUND:

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

APPLICANT/AGENT:

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

RECOMMENDATION:

This preliminary plat includes 321 single-family lots, 9 landscape lots, 1 HOA parkland lot and 1 cemetery lot. This request also includes the removal of 10 Heritage Trees totaling 323" for construction of the ROW. The project is preserving 80% of existing Heritage Trees on site totaling 1,298 preserved Heritage Tree inches and approximately 71% of all other significant trees onsite. This proposal meets all of the requirements of the Subdivision Ordinance. The Bar W Ranch MUD agreement allows for 25% mitigation reduction for removal of invasive species. The Final mitigation fee for Heritage Tree removal is \$96,800 (323" at 2:1 mitigation = 646" and \$200 per inch Staff recommends to approve the preliminary plat.

ORDER OF EVENTS:

- a. Staff Presentation
- b. Discussion
- c. Consider Action

PRESENTER:

Michael Chenausky AICP, Senior Planner

Attachments

1. Preliminary Plat
2. Location Exhibit

DEVELOPER:
CONTINENTAL HOMES OF AUSTIN, LP
ATTN: JOHN SPARROW
10800 PECAN PARK BLVD, 4th FLOOR
AUSTIN, TEXAS 78750
(512) 619-5406

OWNER:
HOWARD BARKLEY WEDEMEYER
5773 WOODWAY DRIVE # 207
HOUSTON, TEXAS 77057

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

LAND USE SUMMARY:	
SINGLE FAMILY RESIDENTIAL:	51.32 AC
H.O.A. PARKLAND, D.E. & P.U.E.:	16.82 AC
H.O.A. L.S.E./S.W.E.:	1.60 AC
H.O.A. L.S.E./S.W.E./D.E.:	2.34 AC
H.O.A. CEMETERY LOT:	0.21 AC
ROADS RIGHT-OF-WAY:	22.21 AC
TOTAL:	94.50 AC

TOTAL NO. OF LOTS: 332
NO. OF BLOCKS: 13
NO. OF SINGLE FAMILY LOTS: 321
NO. OF H.O.A. PARKLAND, D.E. & P.U.E. LOTS: 1
NO. OF LANDSCAPE (L.S.E.)/ SIDEWALK (S.W.E.): 6
NO. OF L.S.E., S.W.E. AND D.E. LOTS: 3
NO. OF CEMETERY LOTS: 1
TOTAL LINEAR FOOTAGE OF STREETS: 8,760 LF (SEE SHEET NUMBER 2 FOR STREET LENGTHS)

** ABBREVIATIONS
D.E.—DRAINAGE EASEMENT
P.U.E.—PUBLIC UTILITY EASEMENT
WQ—WATER QUALITY
S.W.E.—SIDEWALK EASEMENT
L.S.E.—LANDSCAPE EASEMENT
H.O.A.—HOMEOWNERS ASSOCIATION

WATER LUE CALCULATION:

PROPOSED LOTS	LOTS	LUES
SINGLE FAMILY:	321	321
H.O.A. PARK:	1	0
L.S.E./S.W.E.:	9	0
H.O.A. CEMETERY LOT:	1	0
TOTAL PROPOSED:	332 LOTS	321 LUES

WASTEWATER LUE CALCULATION:

PROPOSED LOTS	LOTS	LUES
SINGLE FAMILY:	321	321
H.O.A. PARK:	1	0
L.S.E./S.W.E.:	9	0
H.O.A. CEMETERY LOT:	1	0
TOTAL PROPOSED:	332 LOTS	321 LUES

GENERAL PLAT NOTES:

- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF LEANDER, TEXAS. (ETJ ONLY)
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- A WATER AND WASTEWATER UTILITY EASEMENT IS DEDICATED TO THE CITY OF LEANDER, ITS SUCCESSORS AND ASSIGNS, IN, UPON, UNDER AND ACROSS ALL RIGHTS-OF-WAY FOR THE INSTALLATION AND MAINTENANCE OF WATER AND WASTEWATER UTILITIES.
- DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE AMENDED AND RESTATED AGREEMENT REGARDING CONSENT OF CREATION OF MUNICIPAL UTILITY DISTRICTS 1, 2 AND 3 AND DEVELOPMENT OF THE "BAR W RANCH" AS AMENDED (CONSENT AGREEMENT); DOC # 2015089728.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER AND LEANDER MUD NUMBER 3.
- 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 FOR THE NON-RESIDENTIAL LOTS 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. IN ADDITION, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT, LANDSCAPE AND ACCESS EASEMENT SHALL BE LOCATED ACROSS ALL NON-RESIDENTIAL LOTS.
- NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP # 48491C02756, DATED SEPTEMBER 26, 2008 AND 48491C04556, DATED DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS. 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, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING SIDEWALKS IN PUBLIC RIGHTS-OF-WAY AND PUBLIC SIDEWALK EASEMENTS. ALL SIDEWALKS SHALL BE FIVE (5') FEET WIDE.
- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND, EXCEPT AS ALLOWED BY AMENDED AND RESTATED AGREEMENT REGARDING CONSENT OF CREATION OF MUNICIPAL UTILITY DISTRICTS 1, 2 AND 3 AND DEVELOPMENT OF THE "BAR W RANCH" AS AMENDED (CONSENT AGREEMENT).
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
- THE HOA OR MUNICIPAL UTILITY DISTRICT WILL OWN AND MAINTAIN THE FOLLOWING LOTS:
BLOCK A, LOTS 33 & 34
BLOCK B, LOT 14
BLOCK E, LOT 19
BLOCK F, LOT 52
BLOCK G, LOT 11
BLOCK H, LOTS 1 & 21
BLOCK J, LOT 32
BLOCK K, LOT 11
- THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS IN DOCUMENT NUMBER 2015101121 AND AS AMENDED.
- THE HOMEOWNERS ASSOCIATION OR THE MUNICIPAL UTILITY DISTRICT IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- LOT BUILDING SETBACKS SHALL CONFORM WITH EXHIBIT "D" OF THE AMENDED AND RESTATED AGREEMENT REGARDING CONSENT OF CREATION OF MUNICIPAL UTILITY DISTRICTS 1, 2 AND 3 AND DEVELOPMENT OF THE "BAR W RANCH" AS AMENDED (CONSENT AGREEMENT).
- ALL STREETS ARE TO BE PUBLIC ACCESS AND THEIR RIGHT-OF-WAYS WILL BE DEDICATED TO WILLIAMSON COUNTY WITH THE FINAL PLAT.
- TREE MITIGATION WILL COMPLY WITH THE CONSENT AGREEMENT.
- TIA NOTE: AT THE TIME OF FINAL PLAT, UNLESS A NEW TRAFFIC ANALYSIS FOR THE DEVELOPMENT AS PROPOSED IN THE CONCEPT PLAN INDICATES THAT AVERAGE DAILY TRIPS ARE BELOW 2,000, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TIA PER PEAK HOUR TRIP PROJECTED TO BE GENERATED BY THE DEVELOPMENT, IN THE AMOUNT OF \$63.00 PER DWELLING TO BE PAID AT FINAL PLAT APPLICATION.
- BAR W RANCH WEST PHASES 10 & 11 DISCHARGES DIRECTLY INTO THE SOUTH SAN GABRIEL RIVER AND AS SUCH, STORM WATER DETENTION IS NOT REQUIRED.
- THIS PRELIMINARY PLAT SHALL MEET THE CITY OF LEANDER SUBDIVISION ORDINANCE REGULATIONS REGARDING THE PARKLAND DEDICATION AND RECREATION IMPROVEMENTS REQUIREMENTS.
- LANDSCAPE LOT NOTE: FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOT WITHIN 10' OF THE RIGHT OF WAY: LOTS 33 & 34/A, 14/B, 19/E, 52/F, 11/G, 1 & 21/H AND 11/K THAT FALL BETWEEN A SINGLE FAMILY LOT AND AN ARTERIAL OR COLLECTOR STREET, TWO (2) SHADE TREES (TWO CALIPER INCH OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER) SIZE OR LARGER SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO 50% OF THE SHADE TREES IF DESIRED. A SIX-FOOT MASONRY PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY-FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.
- THE FUTURE LAND USE CATEGORY IS NEIGHBORHOOD RESIDENTIAL AS DESIGNATED BY THE FUTURE LAND USE MAP.
- BAR W RANCH LIFT STATION PHASE 2 IMPROVEMENTS ARE REQUIRED TO BE CONSTRUCTED BEFORE BAR W RANCH PHASES 10 OR 11 PUBLIC IMPROVEMENTS CAN BE CLOSED-OUT AND ACCEPTED BY THE CITY OF LEANDER.

PRELIMINARY PLAT

BAR W RANCH WEST

PHASE 10 & 11

CITY OF LEANDER FILE NO. 22-PP-004



LOCATION MAP

SCALE: 1" = 2,000'

SUBMITTAL DATE: 02-01-2022

LEGAL DESCRIPTION: TRACT OF LAND OUT OF THE HENRY GARMES SURVEY, ABSTRACT NUMBER 269, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING 94.50 ACRES OF LAND, BEING A PORTION OF A 972.33 ACRE TRACT OF LAND CONVEYED TO HOWARD BARKLEY WEDEMEYER, RECORDED IN VOLUME 343, PAGE 553 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

TOTAL ACREAGE : 94.50 ACRES
SURVEY: HENRY GARMES
SURVEY, ABS. NO. 269

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
FLOOD PLAIN MAP NUMBER 48491C02756, DATED SEPTEMBER 26, 2008
AND 48491C04556, DATED DECEMBER 20, 2019
NO PORTION OF THIS PRELIMINARY PLAN IS WITHIN A FLOOD HAZARD ZONE PER THE REFERENCED FEMA PANELS.

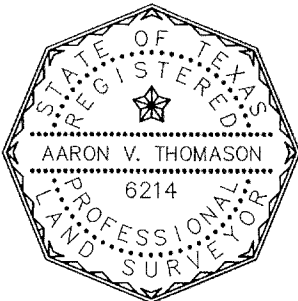
SURVEYORS CERTIFICATION

ALL EASEMENTS OF RECORD ARE HEREBY SHOWN ON THIS PRELIMINARY PLAT BASED ON THE MOST RECENT TITLE POLICY PREPARED FOR PURCHASE OF THE PROPERTY.

WITNESS MY HAND THIS 30th DAY OF August, 2022.

AARON VAN THOMASON.

R.P.L.S. NO. 6214



SINGLE FAMILY LOTS:

PHASE 1 229 LOTS
45' LOT: 109 LOTS 47.6%
50' LOT: 87 LOTS 37.9%
60' LOT: 33 LOTS 14.5%

PHASE 2 177 LOTS
50' LOT: 115 LOTS 65.0%
60' LOT: 62 LOTS 35.0%

PHASE 3 165 LOTS
45' LOT: 76 LOTS 46.06%
50' LOT: 62 LOTS 37.58%
60' LOT: 27 LOTS 16.36%

PHASE 4 152 LOTS
41' LOT: 106 LOTS 69.7%
50' LOT: 38 LOTS 25.0%
60' LOT: 8 LOTS 5.3%

PHASE 5 141 LOTS
50' LOT: 88 LOTS 62.41%
60' LOT: 48 LOTS 34.04%
70' LOT: 5 LOTS 3.55%

PHASE 6 54 LOTS
50' LOT: 47 LOTS 87.04%
60' LOT: 7 LOTS 12.96%

PHASE 7 138 LOTS
45' LOTS: 92 LOTS 66.67%
50' LOT: 29 LOTS 21.01%
60' LOT: 17 LOTS 12.32%

PHASES 10 & 11 321 LOTS
41' LOT: 17 LOTS 5.3%
50' LOT: 304 LOTS 94.7%

OVERALL LOT TABLE 1377 LOTS

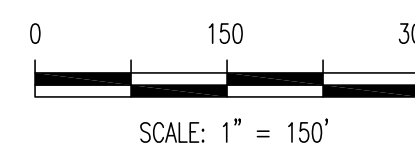
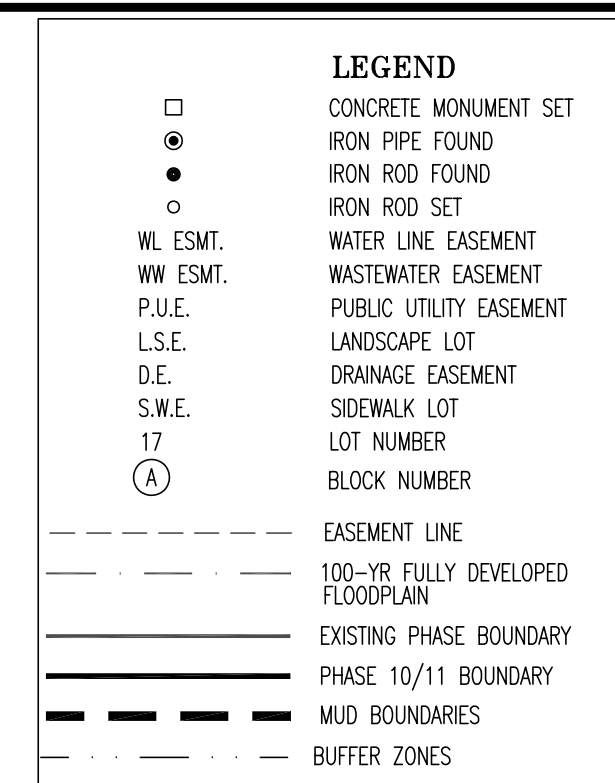
41' LOT: 123 LOTS 8.93%
45' LOT: 277 LOTS 20.12%
50' LOT: 770 LOTS 55.92%
60' LOT: 202 LOTS 14.67%
70' LOT: 5 LOTS 0.36%

SHEET INDEX

- | | |
|----|--------------------------------------|
| 1 | COVER SHEET |
| 2 | EXISTING CONDITIONS |
| 3 | OVERALL PRELIMINARY PLAT (200 SCALE) |
| 4 | PRELIMINARY PLAT (120 SCALE) |
| 5 | WATER PLAN |
| 6 | WASTE WATER PLAN |
| 7 | OVERALL DRAINAGE PLAN |
| 8 | HYDROLOGY-EXISTING |
| 9 | HYDROLOGY-PROPOSED |
| 10 | PARKS PLAN |
| 11 | TREE SURVEY |
| 12 | HERITAGE TREE EXHIBIT |
| 13 | TREE SURVEY TABLES |
| 14 | BUFFER ZONE PLAN |

DESIGNED BY: CRB	DRAFTED BY: ISL
DATE	
REVISION	
SHEET NAME: COVER SHEET	
JOB NAME: BAR W RANCH WEST PHASE 10 & 11	
PROJECT: PRELIMINARY PLAT	
ENGINEERS CERTIFICATION THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF LEANDER CODES AND ORDINANCES AND WILLIAMSON COUNTY.	
WITNESS MY HAND THIS <u>30th</u> DAY OF <u>AUGUST</u> , 2022.	
DATE: FEB. 2022	
JOB NUMBER: 5430	
SHEET: 1 OF 14	
SHEET NO. 1	

PRELIMINARY PLAT

[illegible]

SHEET NAME:	EXISTING CONDITIONS
JOB NAME:	BAR W RANCH WEST PHASE 10 & 11
PROJECT:	PRELIMINARY PLAT

STATE OF TEXAS

CHARLES R. BRIGRANCE JR.

64346

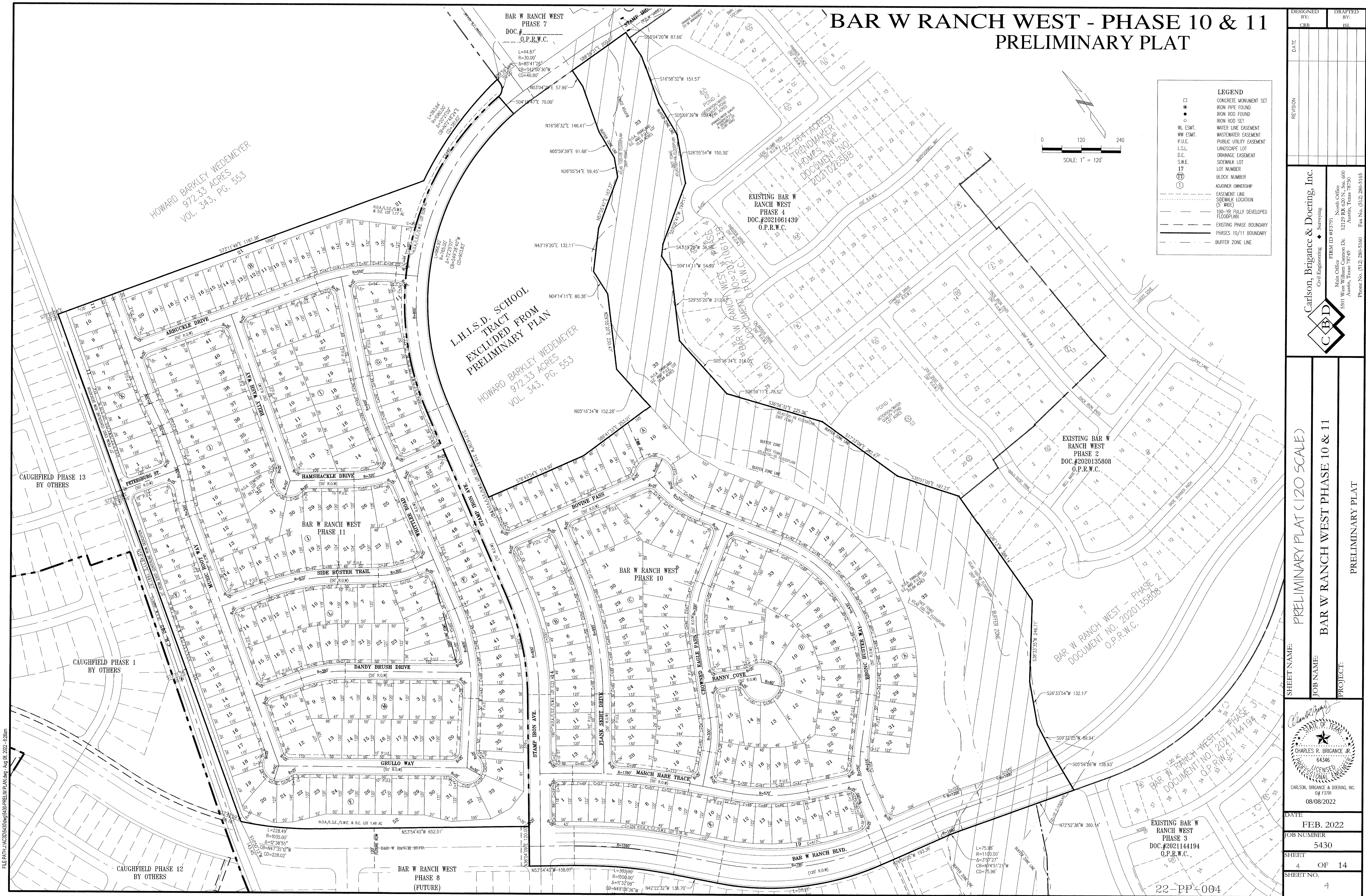
PROFESSIONAL ENGINEER

CARLSON, BRIGRANCE & DOERING, INC.
ID# F3791

08/08/2022

DATE	FEB. 2022
JOB NUMBER	5430
SHEET	2 OF 14
SHEET NO.	2

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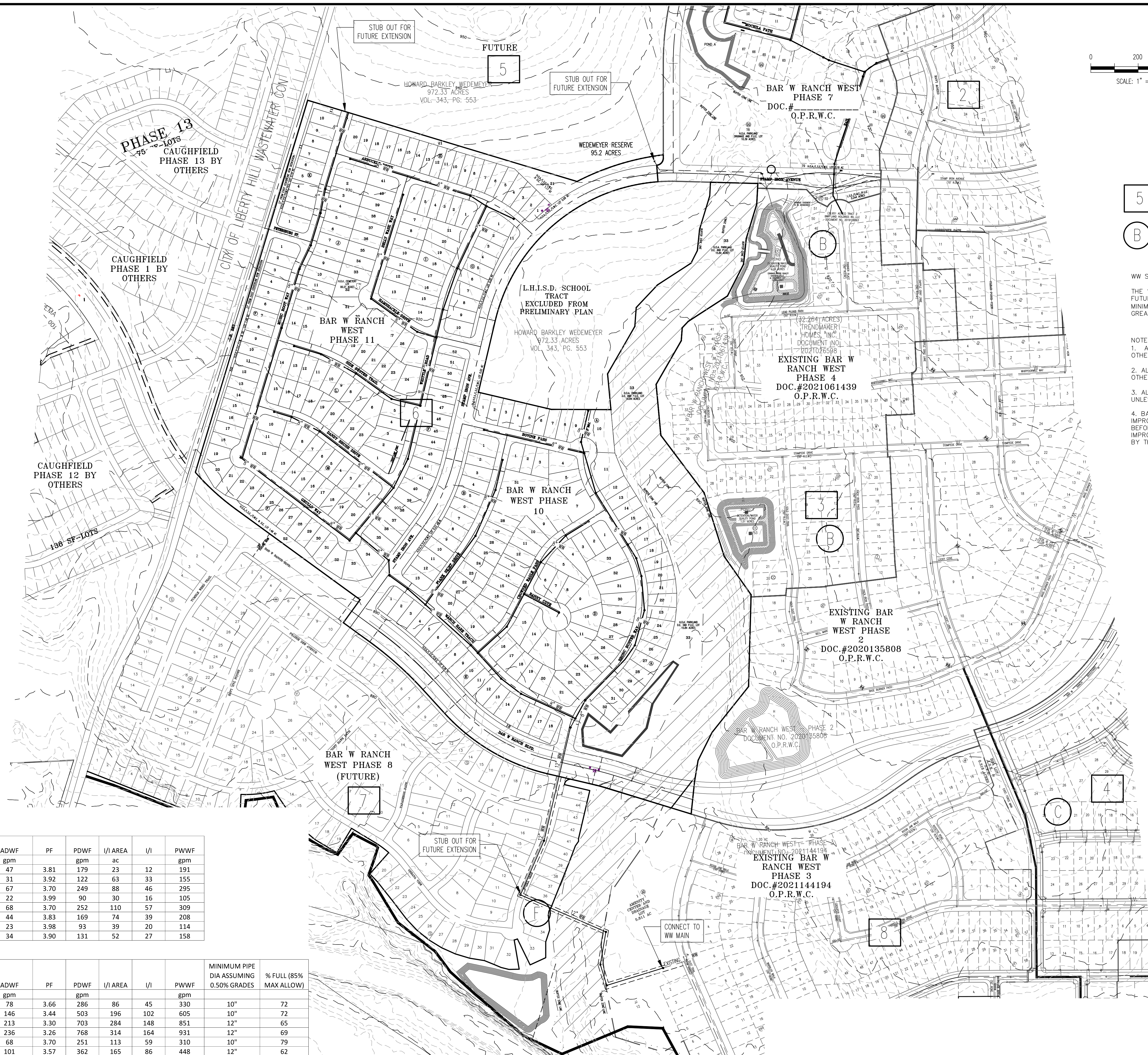


DESIGNED BY: CRR	DRAFTED BY: JST
DATE	
REVISION	
SHEET NAME: PRELIMINARY PLAT (120 SCALE)	
JOB NAME: BAR W RANCH WEST PHASE 10 & 11	
PROJECT: PRELIMINARY PLAT	
DATE: FEB. 2022	
JOB NUMBER: 5430	
SHEET: 4 OF 14	
SHEET NO. 4	

Carlson, Brigrance & Doering, Inc.
Civil Engineering • Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr., Austin, Texas 78750
North Office: 12120 RR 620 N., Ste. 600, Austin, Texas 78750
Phone No. (512) 280-5160 Fax No. (512) 280-5165

C.B.D.

CHARLES R. BRIGRANCE JR.
64346
LICENSED PROFESSIONAL ENGINEER
08/08/2022
CARLSON, BRIGRANCE & DOERING, INC.
08/08/2022



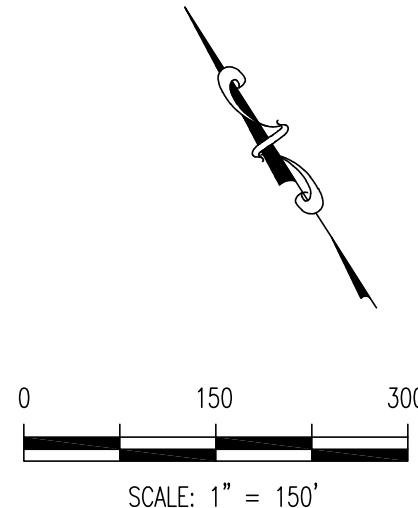
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LEGEND

- STORM SEWER PIPE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- P.U.E. / EASEMENTS
- FLOW ARROW

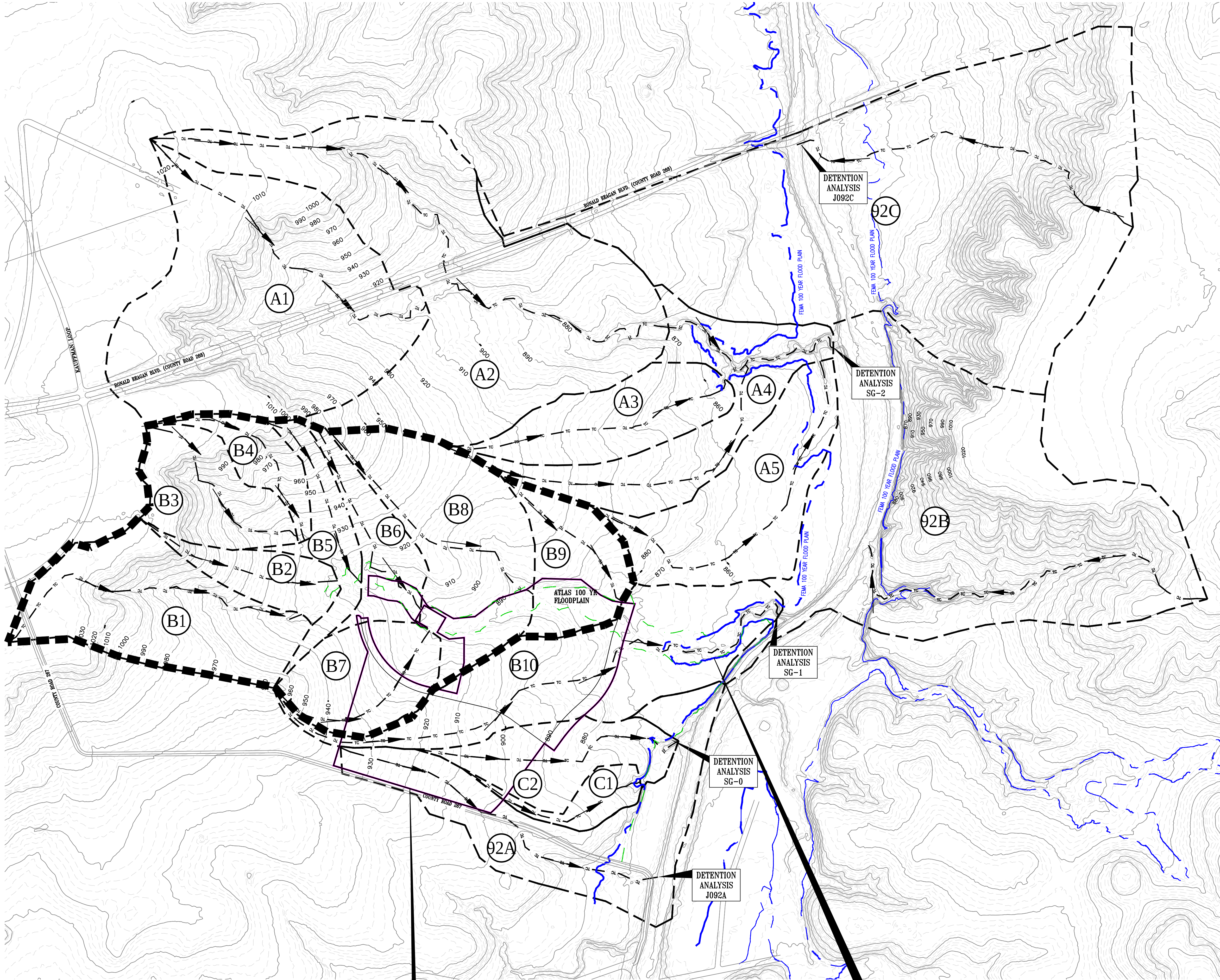
ATLAS 100- YR FLOODPLAIN



NOTE: THERE IS NO FEMA FLOODPLAIN WITHIN THE LIMITS OF THIS PRELIMINARY PLAN.

FEMA FLOODPLAIN. NOT WITHIN THIS PRELIMINARY PLAN

DESIGNED BY: CRB	DRAFTED BY: JSL
DATE:	
REVISION:	
SHEET NAME: OVERALL DRAINAGE PLAN	
JOB NAME: BAR W RANCH WEST PHASE 10 & 11	
PROJECT: PRELIMINARY PLAT	
DATE	FEB. 2022
JOB NUMBER	5430
SHEET	7 OF 14
SHEET NO.	7



LEGEND

- DRAINAGE BOUNDARY LINE
- (A1) DRAINAGE AREA LABEL
- 940 EXISTING CONTOUR 10'
- EXISTING CONTOUR 2'
- FLOW ARROW
- ATLAS 100 YR FLOODPLAIN
- FEMA 100 YEAR FLOOD PLAN
- TC TC PATH DEVELOPED
- PROJECT BOUNDARY

ANALYSIS POINT FLOW TABLE		
J092A		
STORM	EXISTING	FULL BUILD OUT
YEAR	CFS	CFS
2YR	14442	14428
10 YR	34994	34964
25 YR	50889	50846
100 YR	85781	85712

SG-0		
STORM	EXISTING	FULL BUILD OUT
YEAR	CFS	CFS
2YR	14444	14431
10 YR	34999	34975
25 YR	50896	50853
100 YR	85791	85723

SG-1		
STORM	EXISTING	FULL BUILD OUT
YEAR	CFS	CFS
2YR	14466	14456
10 YR	35046	35026
25 YR	50959	50920
100 YR	85889	85826

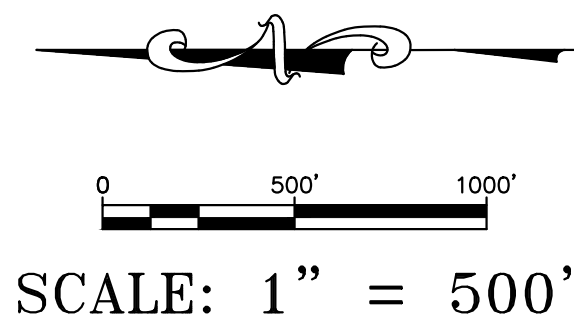
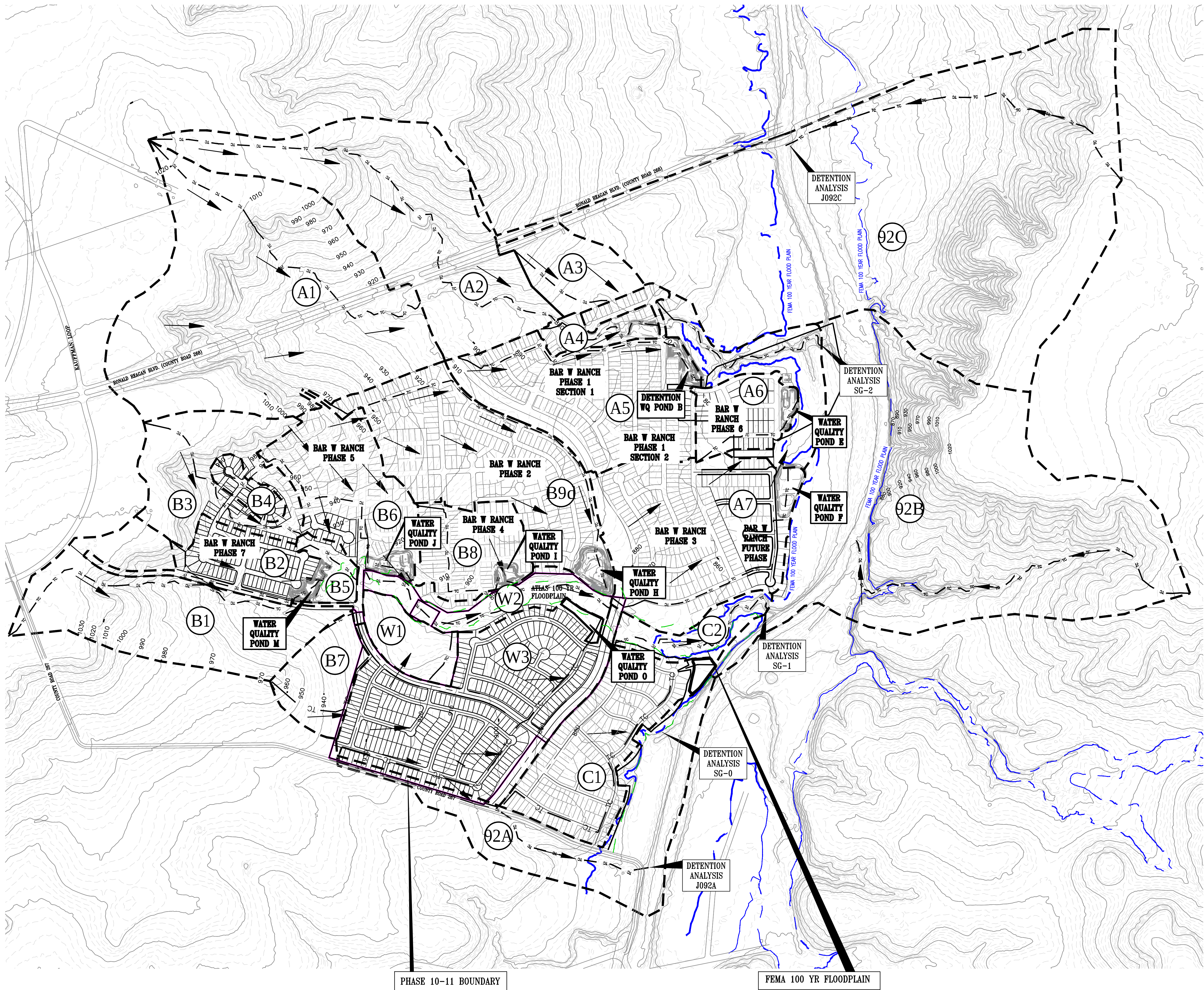
SG-2		
STORM	EXISTING	FULL BUILD OUT
YEAR	CFS	CFS
2YR	14503	14491
10 YR	35123	35103
25 YR	51065	51024
100 YR	86051	85983

J092C		
STORM	EXISTING	FULL BUILD OUT
YEAR	CFS	CFS
2YR	14518	14507
10 YR	35157	35135
25 YR	51110	51068
100 YR	86120	86051

■■■■ RIPARIAN BUFFER DRAINAGE AREA = 282 AC.

DESIGNED BY: CRB	DRAFTED BY: JSI
DATE	
REVISION	
Carlson, Brigrance & Doering, Inc. Civil Engineering ♦ Surveying FIRM ID #F3791 Main Office: 12129 RR 620 N., Ste. 600 5501 West William Cannon Dr. Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165	
EXISTING HYDROLOGY MAP	
BAR W RANCH WEST PHASE 10 & 11	
PRELIMINARY PLAT	
SHEET NAME:	
JOB NAME:	
PROJECT:	
 CHARLES R. BRIGRANCE JR. 64346 LICENSED PROFESSIONAL ENGINEER CARLSON, BRIGRANCE & DOERING, INC. ID# F3791	
7-18-22	
DATE	
FEB, 2022	
JOB NUMBER	
5430	
SHEET	
8 OF 14	
SHEET NO.	
8	

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LEGEND

- DRAINAGE BOUNDARY LINE
- (A1) DRAINAGE AREA LABEL
- 940 EXISTING CONTOUR 10'
- EXISTING CONTOUR 2'
- FLOW ARROW
- ATLAS 100 YR FLOODPLAIN
- FEMA 100 YEAR FLOOD PLAN
- TC TC PATH DEVELOPED
- PROJECT BOUNDARY

ANALYSIS POINT FLOW TABLE		
J092A		
STORM	EXISTING	FULL BUILD OUT
YEAR	CFS	CFS
2YR	14442	14428
10 YR	34994	34964
25 YR	50889	50846
100 YR	85781	85712

SG-0		
STORM	EXISTING	FULL BUILD OUT
YEAR	CFS	CFS
2YR	14444	14431
10 YR	34999	34975
25 YR	50896	50853
100 YR	85791	85723

SG-1		
STORM	EXISTING	FULL BUILD OUT
YEAR	CFS	CFS
2YR	14466	14456
10 YR	35046	35026
25 YR	50959	50920
100 YR	85889	85826

SG-2		
STORM	EXISTING	FULL BUILD OUT
YEAR	CFS	CFS
2YR	14503	14491
10 YR	35123	35103
25 YR	51065	51024
100 YR	86051	85983

J092C		
STORM	EXISTING	FULL BUILD OUT
YEAR	CFS	CFS
2YR	14518	14507
10 YR	35157	35135
25 YR	51110	51068
100 YR	86120	86051

DESIGNED BY: CRB	DRAFTED BY: JSI
DATE:	
REVISION:	

Carlson, Brigrance & Doering, Inc.
Civil Engineering ♦ Surveying
FIRM ID #13791
Main Office: 12129 RR 620 N., Ste. 600
5501 West William Cannon Dr.
Austin, Texas 78750
Phone No. (512) 280-5160 Fax No. (512) 280-5165

PROPOSED HYDROLOGY MAP
BAR W RANCH WEST PHASE 10 & 11
PRELIMINARY PLAT

SHEET NAME: PROJECT: JOB NAME: PROJECT: JOB NUMBER: SHEET: 9 OF 14 SHEET NO. 9

DATE: FEB. 2022
JOB NUMBER: 5430
SHEET: 9 OF 14
SHEET NO. 9

7-18-22

DATE: FEB. 2022
JOB NUMBER: 5430
SHEET: 9 OF 14
SHEET NO. 9

CHARLES R. BRIGANCE JR.
64346
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

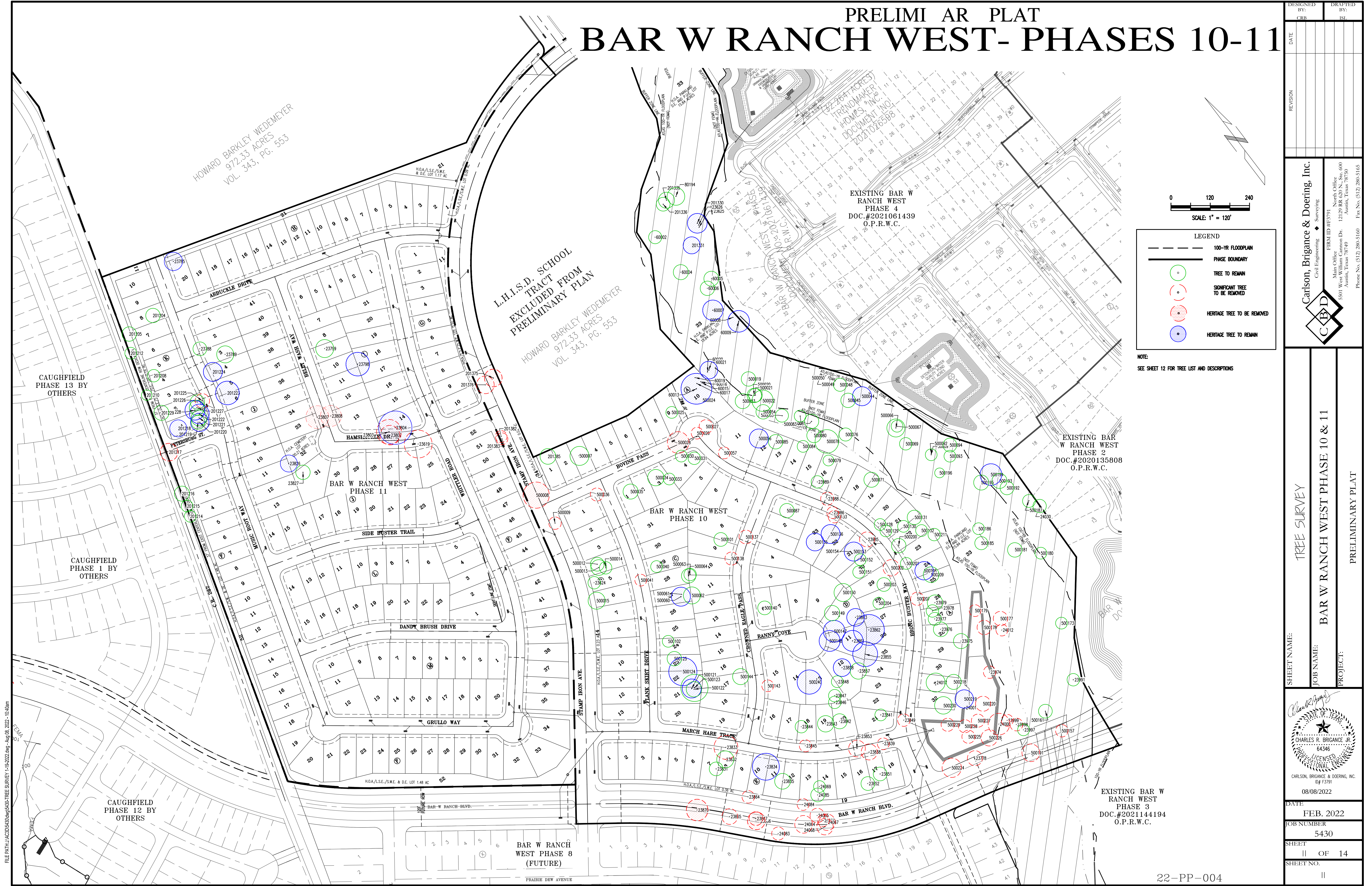
PRELIMINARY PLAT
BAR W RANCH WEST - PHASES 10 & 11



22-PP-004

DESIGNED BY:	CRB	DRAFTED BY:	ISL
DATE			
REVISION			
Carlson, Brigrance & Doering, Inc. Civil Engineering ♦ Surveying C B D FIRM ID #F3791 M&S OFF. No. 4-065- 5501 West Willow Canyon Dr. Austin, Texas 78749 Phone No. (512) 280-5160 Fax No. (512) 280-5165			
SHEET NAME: PARKS PLAN			
JOB NAME: BAR W RANCH WEST PHASE 10 & 11			
PROJECT: PRELIMINARY PLAT			
 CARLSON, BRIGRANCE & DOERING, INC. ID# F3791 08/08/2022			
DATE FEB. 2022			
JOB NUMBER 5430			
SHEET 10 OF 14			
SHEET NO. 10			

PRELIMINARY PLAT
BAR W RANCH WEST- PHASES 10-11



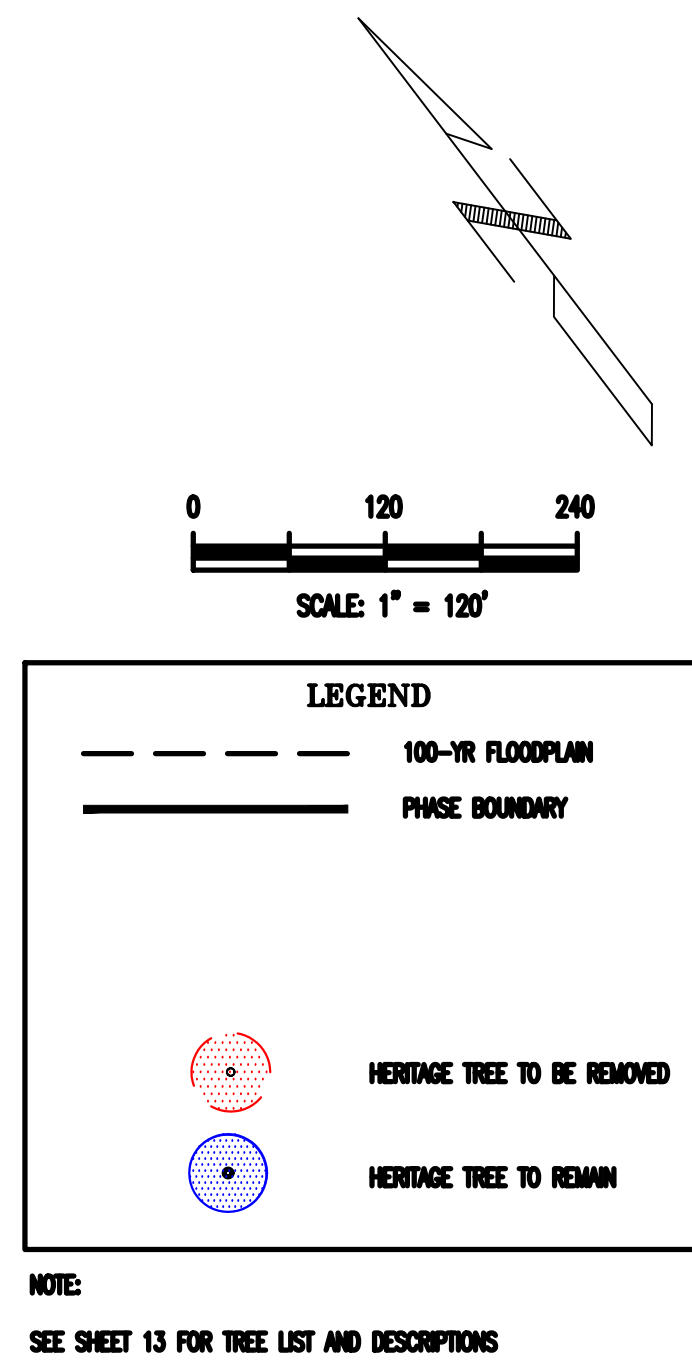
DESIGNED BY: CRB	DRAFTED BY: ISI
DATE	
REVISION	
SHEET NAME: TREE SURVEY	
JOB NAME: BAR W RANCH WEST PHASE 10 & 11	
PROJECT: PRELIMINARY PLAT	
SHEET NO. II OF 14	
SHEET NO. II	

Carlson, Brigrance & Doering, Inc.
Civil Engineering & Surveying
FIRM ID #F3791
Main Office: 3501 West Williams Dr., Suite 600, Austin, Texas 78750
Phone No. (512) 280-5160 Fax No. (512) 280-5165

STATE OF TEXAS
CHARLES R. BRIGRANCE JR.
64346
LICENSED PROFESSIONAL SURVEYOR
ID# F3791
08/08/2022
DATE
FEB. 2022
JOB NUMBER
5430
SHEET
II OF 14
SHEET NO.
II

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SHEET NAME: HERITAGE TREE EXHIBIT		SHEET NO. 12	
JOB NAME: BAR W RANCH WEST PHASE 10 & 11		JOB NUMBER 5430	
PROJECT: PRELIMINARY PLAT		DATE FEB. 2022	
		DATE FEB. 2022	
CARLSON, BRIGANCE & DOERING, INC. 08/08/2022		DATE FEB. 2022	



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PRELIMINARY PLAT

BAR W RANCH WEST-PHASE 10-11

TREE LIST	
POINT NO.	DESCRIPTION
* 23619	TREE OAK MS 20IN 18IN 14IN 13IN
23624	TREE POST OAK 19IN
23625	TREE CEDAR ELM 26IN
23626	TREE CEDAR ELM 23IN
* 23778	TREE CEDAR ELM 23IN
23785	TREE LIVE OAK 28
23788	TREE MESQUITE 21
23789	TREE LIVE OAK 19 14
23798	TREE LIVE OAK 36
23799	TREE LIVE OAK 21 13
* 23802	TREE LIVE OAK 30
* 23803	TREE MS LIVE OAK 29 19
23804	TREE LIVE OAK 51
* 23807	TREE LIVE OAK 35
* 23808	TREE LIVE OAK 32
23826	TREE POST OAK 26
23827	TREE LIVE OAK 22
23831	TREE LIVE OAK 21
23832	TREE LIVE OAK 26
* 23833	TREE MS LIVE OAK 25 23
23834	TREE LIVE OAK 41
23835	TREE CEDAR ELM 24
* 23838	TREE MS LIVE OAK 18 13
* 23839	TREE LIVE OAK 18
23841	TREE LIVE OAK 18
23842	TREE LIVE OAK 23
23843	TREE LIVE OAK 25
23844	TREE CEDAR ELM 19
* 23845	TREE CEDAR ELM 18
23846	TREE LIVE OAK 19
23847	TREE LIVE OAK 19
23848	TREE LIVE OAK 18
* 23849	TREE LIVE OAK 19
23851	TREE CEDAR ELM 21
23852	TREE LIVE OAK 21
* 23853	TREE MS LIVE OAK 19 13
23855	TREE LIVE OAK 38
23857	TREE LIVE OAK 25
23858	TREE LIVE OAK 27
23861	TREE LIVE OAK 32
23862	TREE LIVE OAK 47
23863	TREE LIVE OAK 27
* 23864	TREE LIVE OAK 19
* 23865	TREE LIVE OAK 24
* 23866	TREE LIVE OAK 27
* 23867	TREE LIVE OAK 21
* 23870	TREE LIVE OAK 33
23924	TREE CEDAR ELM 19
23932	TREE LIVE OAK 23
* 23974	TREE LIVE OAK 19"
23975	TREE MS LIVE OAK 12" 12" 10"
23976	TREE MS LIVE OAK 13" 10" 9"
23977	TREE LIVE OAK 20"
23978	TREE MS LIVE OAK 13" 12"
23979	TREE MS LIVE OAK 16" 15"
* 23985	TREE LIVE OAK 23"
* 23986	TREE LIVE OAK 18"
* 23988	TREE LIVE OAK 20"
23989	TREE LIVE OAK 19"
23991	TREE CEDAR 19"
23997	TREE CEDAR ELM 18"
* 23998	TREE MS CEDAR 12" 6" 5" 4"
* 23999	TREE CEDAR ELM 18"
* 24000	TREE MS CEDAR ELM 23" 10" 10"
24001	TREE LIVE OAK 18"
* 24012	TREE LIVE OAK 18"
24030	TREE LIVE OAK 19"
* 24064	TREE MS LIVE OAK 19" 16"
* 24065	TREE CEDAR ELM 22"
* 24066	TREE CEDAR ELM 18"
* 24067	TREE CEDAR ELM 25"
* 24068	TREE LIVE OAK 25"
24069	TREE CEDAR ELM 18"
* 24083	TREE LIVE OAK 20"
* 24084	TREE CEDAR ELM 18"
24085	TREE CEDAR ELM 21"
60002	TREE CEDAR ELM 20IN
60004	TREE CEDAR ELM 23IN
60005	TREE CEDAR ELM 23IN
60006	TREE CEDAR ELM 22IN

TREE LIST	
POINT NO.	DESCRIPTION
60007	TREE CEDAR ELM 31IN
60008	TREE CEDAR ELM 19IN
60009	TREE CEDAR ELM 33IN
60013	TREE LIVE OAK 47IN
60015	TREE LIVE OAK 22IN
60016	TREE LIVE OAK 19IN
60017	TREE LIVE OAK 23IN
60019	TREE LIVE OAK 19
60020	TREE LIVE OAK 22IN
60021	TREE LIVE OAK 27IN
80194	TREE MS CEDAR ELM 20IN 14IN
201204	TREE 22IN OAK
201205	TREE 22IN OAK
201208	TREE 19IN OAK
201210	TREE MS 10IN 11IN OAK
201212	TREE 18IN OAK
201214	TREE 18IN OAK
201215	TREE 18IN OAK
201216	TREE 23IN OAK
* 201217	TREE 27IN OAK
201218	TREE 26IN OAK
201219	TREE 21IN OAK
201220	TREE 28IN OAK
201221	TREE 24IN OAK
201222	TREE 30IN OAK
201223	TREE 36IN OAK
201224	TREE 29IN OAK
* 201225	TREE 22IN OAK
201226	TREE 22IN OAK
201227	TREE 23IN OAK
201228	TREE 30IN OAK
201229	TREE 23IN OAK
201330	TREE 30IN CEDAR ELM
201331	TREE 26IN CEDAR ELM
201335	TREE MS 9IN 20IN CEDAR ELM
201336	TREE 21IN CEDAR ELM
* 201375	TREE 27IN LIVE OAK
* 201376	TREE MS 18IN 18IN LIVE OAK
* 201382	TREE 18IN LIVE OAK
* 201383	TREE 18IN LIVE OAK
201385	TREE 24IN LIVE OAK
500007	TREE MS-OAK 22IN 14IN
* 500008	TREE OAK 40IN
* 500009	TREE OAK 19IN
500012	TREE OAK 21IN
500013	TREE OAK 24IN
500014	TREE OAK 19IN
500015	TREE MS-OAK 16IN 18IN
500019	TREE OAK 22IN
500020	TREE OAK 22IN
500021	TREE OAK 21IN
500022	TREE MS-OAK 19IN 23IN
500023	TREE OAK 23IN
500024	TREE OAK 33IN
500025	TREE OAK 18IN
* 500026	TREE OAK 18IN
* 500027	TREE OAK 21IN
* 500028	TREE OAK 33IN
500030	TREE OAK 18IN
500031	TREE OAK 19IN
500033	TREE OAK 18IN
500034	TREE OAK 25IN BAD ELEV
500035	TREE OAK 23IN BAD ELEV
* 500036	TREE OAK 20IN
500040	TREE OAK 18IN
* 500041	TREE OAK 18IN
500044	TREE OAK 29IN
500045	TREE OAK 22IN
500048	TREE OAK 20IN
500049	TREE OAK 21IN
500050	TREE OAK 24IN
500053	TREE OAK 20IN
500054	TREE OAK 22IN
500056	TREE OAK 29IN
* 500057	TREE OAK 18IN
500060	TREE OAK 29IN
500061	TREE OAK 20IN
500062	TREE OAK 26IN
500063	TREE OAK 22IN
500064	TREE OAK 19IN

TREE LIST	
POINT NO.	DESCRIPTION
500066	TREE MS-OAK 21IN 13IN
500067	TREE OAK 18IN
500069	TREE OAK 19IN
500071	TREE OAK 23IN
500076	TREE OAK 20IN
500078	TREE MS-OAK 25IN 22IN
500079	TREE MS-OAK 11IN 11IN
500080	TREE OAK 22IN
500081	TREE OAK 22IN
500083	TREE OAK 18IN
500084	TREE CEDAR 18IN
500085	TREE CEDAR 22IN
500087	TREE OAK 22IN
500091	TREE OAK 18IN
500093	TREE OAK 18IN
500094	TREE OAK 21IN
500101	TREE OAK 21IN
500102	TREE OAK 18IN
500121	TREE OAK 29IN
500122	TREE MS-OAK 17IN 13IN
500123	TREE MS-OAK 19IN 13IN 14IN 10IN 8IN
500124	TREE MS-OAK 29IN 28IN
500125	TREE OAK 22IN
500128	TREE OAK 18IN
500129	TREE OAK 18IN
500130	TREE OAK 18IN
500131	TREE OAK 22IN
500132	TREE OAK 18IN
* 500133	TREE OAK 19IN
500135	TREE OAK 27IN
500136	TREE OAK 29IN
* 500137	TREE OAK 21IN
* 500138	TREE OAK 20IN
500140	TREE OAK 21IN
* 500143	TREE OAK 18IN
500144	TREE MS-OAK 12IN 11IN 8IN 6IN
500147	TREE OAK 33IN
500148	TREE OAK 32IN
500149	TREE MS-OAK 13IN 11IN 10IN
500150	TREE MS-OAK 19IN 17IN
500151	TREE OAK 19IN
500152	TREE OAK 18IN
500153	TREE OAK 29IN
500154	TREE OAK 18IN
* 500157	TREE OAK 19IN
500161	TREE OAK 21IN
500173	TREE OAK 18IN
* 500177	TREE OAK 22IN
* 500178	TREE OAK 22IN
* 500179	TREE OAK 18IN
500180	TREE OAK 18IN
500181	TREE OAK 23IN
500185	TREE OAK 20IN
500186	TREE OAK 18IN
500187	TREE MS-OAK 14IN 11IN
* 500191	TREE MS-OAK 21IN 12IN
500192	TREE OAK 21IN
500193	TREE OAK 23IN
500194	TREE OAK 33IN
500195	TREE OAK 23IN
500196	TREE MS-OAK 10IN 10IN
500200	TREE OAK 22IN
500201	TREE OAK 18IN
* 500202	TREE OAK 25IN
500203	TREE OAK 21IN
500204	TREE OAK 18IN
* 500207	TREE OAK 20IN
500208	TREE OAK 28IN
500209	TREE OAK 24IN
500211	TREE OAK 19IN
500218	TREE OAK 23IN
500219	TREE OAK 28IN
* 500220	TREE OAK 23IN
* 500224	TREE MS-OAK 20IN 19IN
* 500225	TREE OAK 20IN
* 500226	TREE OAK 25IN
* 500227	TREE OAK 20IN
* 500228	TREE CEDAR 20IN
* 500229	TREE CEDAR 20IN
500230	TREE OAK 26IN
500240	TREE OAK 37IN

LEGEND

H HERITAGE TREE

HR

HERITAGE TREES TO BE REMOVED

* TREES TO BE REMOVED (NOTE: ALL TREES REMOVED DUE TO ROW OR ESMT)

TREE SURVEY DATE: OCTOBER 2021

TREE MITIGATION REQUIREMENT OVERALL SUMMARY:

	TOTAL INCHES	INCHES REMOVED	MITIGATION	INCHES RETAINED
SIGNIFICANT TREES 18"-26" SUBDIVISION	4,078	1,182	0	2,896
HERITAGE TREES (2:1 REQUIRED) SUBDIVISION	1,621	323	646	1,298
TOTAL INCHES OF TREES	5,699	1,505	646	4,194

NOTE:

1. MITIGATION FOR SIGNIFICANT TREES IS NOT REQUIRED BECAUSE OVER 40% ARE BEING RETAINED (71%)

2. TREES TO BE REMOVED ARE ONLY FROM PUBLIC INFRASTRUCTURE AREAS INCLUDING STREET RIGHT-OF-WAYS AND EASEMENTS.

3. PER THE MUD CONSENT AGREEMENT, MITIGATION FOR HERITAGE TREE REMOVAL CAN BE THROUGH NEW TREE PLANTINGS (586") OR PAYMENT OF FEE-IN-LIEU OF TREE PLANTING (646" x \$200.00/IN = \$129,200.00. SEE NOTE BELOW).

3.1. PER THE MUD CONSENT AGREEMENT, MITIGATION IN THE AMOUNT OF 25% IS CREDITABLE THROUGH THE REMOVAL OF ALL CEDARS AND OTHER INVASIVE TREE SPECIES (646" x 25% = 162" REDUCTION). FINAL MITIGATION FEE = 646" - 162" = 484" x \$200.00/IN = \$96,800.00

TREE MITIGATION REQUIREMENT SUMMARY (PHASE 10):

	TOTAL INCHES	INCHES REMOVED	MITIGATION	INCHES RETAINED
SIGNIFICANT TREES 18"-26" SUBDIVISION	3,648	1,117	0	2,531
HERITAGE TREES (2:1 REQUIRED) SUBDIVISION	1,138	160	320	978
TOTAL INCHES OF TREES	4,786	1,277	320	3,509

TREE MITIGATION REQUIREMENT SUMMARY (PHASE 11):

	TOTAL INCHES	INCHES REMOVED	MITIGATION	INCHES RETAINED
SIGNIFICANT TREES 18"-26" SUBDIVISION	430	65	0	365
HERITAGE TREES (2:1 REQUIRED) SUBDIVISION	483	163	384	320
TOTAL INCHES OF TREES	913	228	384	685

DESIGNED BY: CRB

DRAFTED BY: ISL

DATE

REVISION

Carlson, Brigrance & Doering, Inc.

Civil Engineering ♦ Surveying

North Office 12129 RR 620 N., Ste. 600 Austin, Texas 78750

Main Office 5501 West William Cannon Dr. Austin, Texas 78749

Phone No. (512) 280-5160 Fax No. (512) 286-5165

TREE SURVEY TABLES

BAR W RANCH WEST PHASE 10 & 11

PRELIMINARY PLAT

Charles R. Brigrance

STATE OF TEXAS

CHARLES R. BRIGRANCE JR.

64346

PROFESSIONAL ENGINEER

CARBON, BRIGRANCE & DOERING, INC.

ENG #3791

08/08/2022

DATE FEB. 2022

JOB NUMBER 5430

SHEET 13 OF 14

SHEET NO. 13

22-PP-004

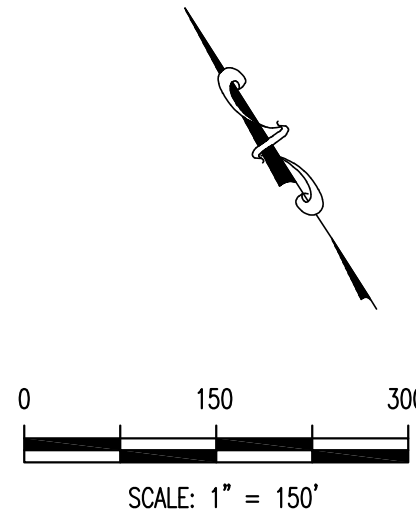
PRELIMINARY PLAT

BAR W RANCH WEST- PHASES 10-11



LEGEND

- EXISTING BOUNDARY
- ADJONER PROPERTY LINE
- 10 FOOT CONTOURS
- 2 FOOT CONTOURS
- 100-YR FLOODPLAIN
- BUFFER ZONE
- PHASE BOUNDARY
- PROPERTY CORNERS
- ADJONER PROPERTY CORNERS
- AREA REMOVED FROM BUFFER ZONE
- AREA ADDED TO BUFFER ZONE



BUFFER ZONE MITIGATION AREAS (PHASE 10-11):

TOTAL BUFFER ZONE AREA PER SUBDIVISION ORDINANCE = 13.008 ACRES
AREA REMOVED = 0.737 ACRES
AREA ADDED = 0.812 ACRES
TOTAL PROPOSED = 13.083 ACRES
TOTAL BUFFER ZONE PHASE 10-11: 0.075 ACRES

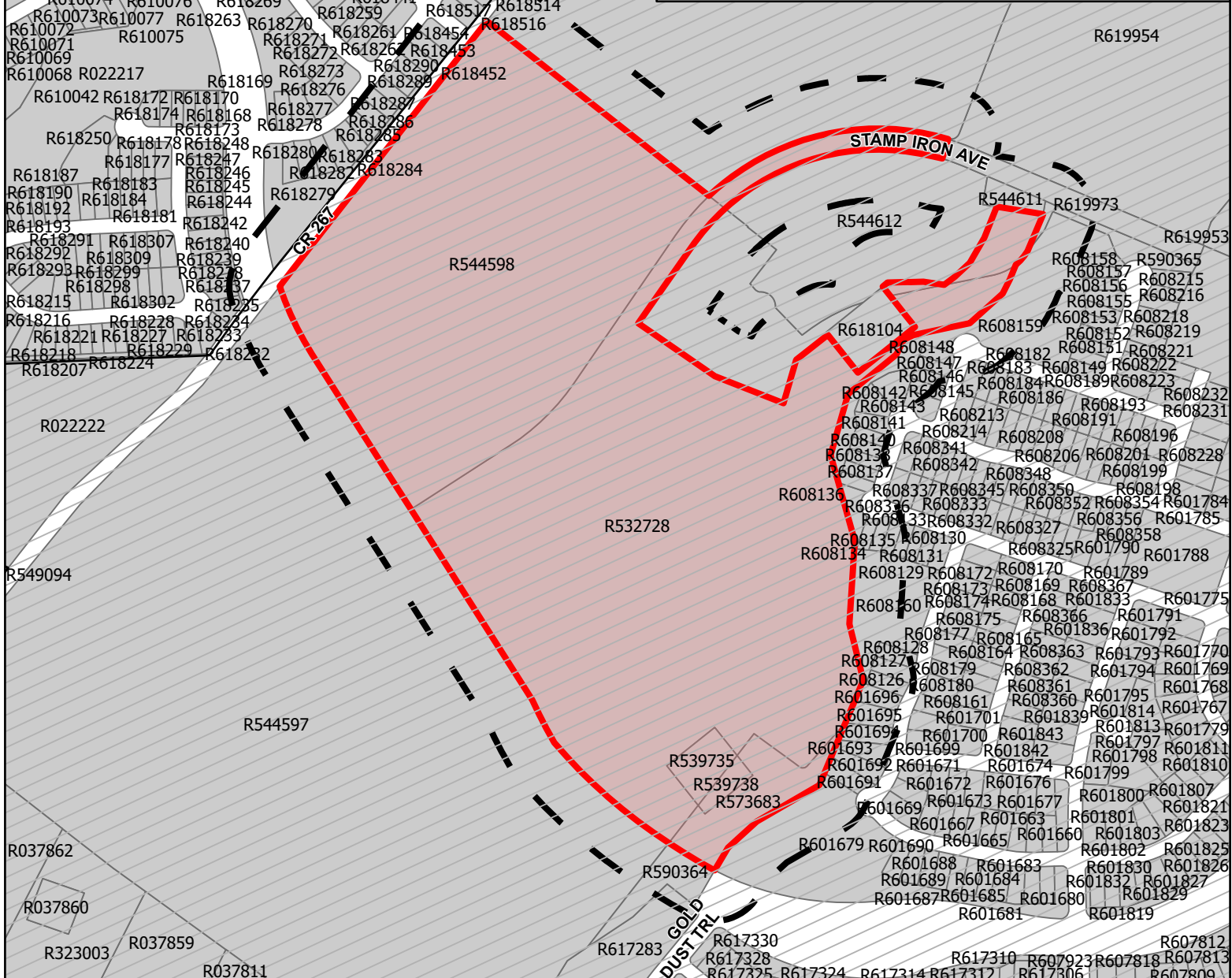
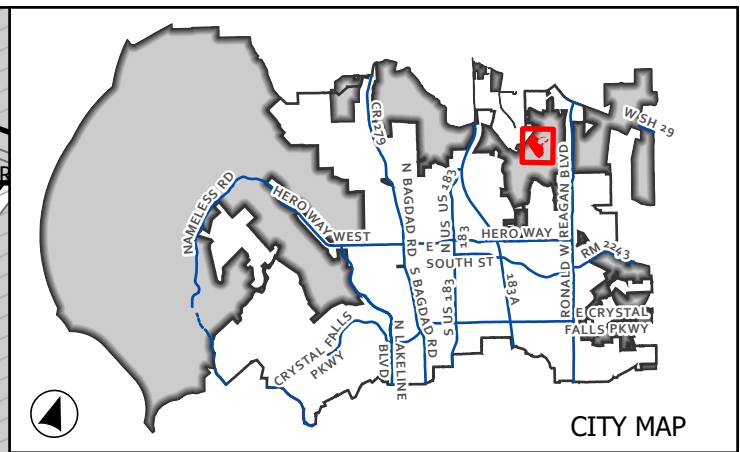
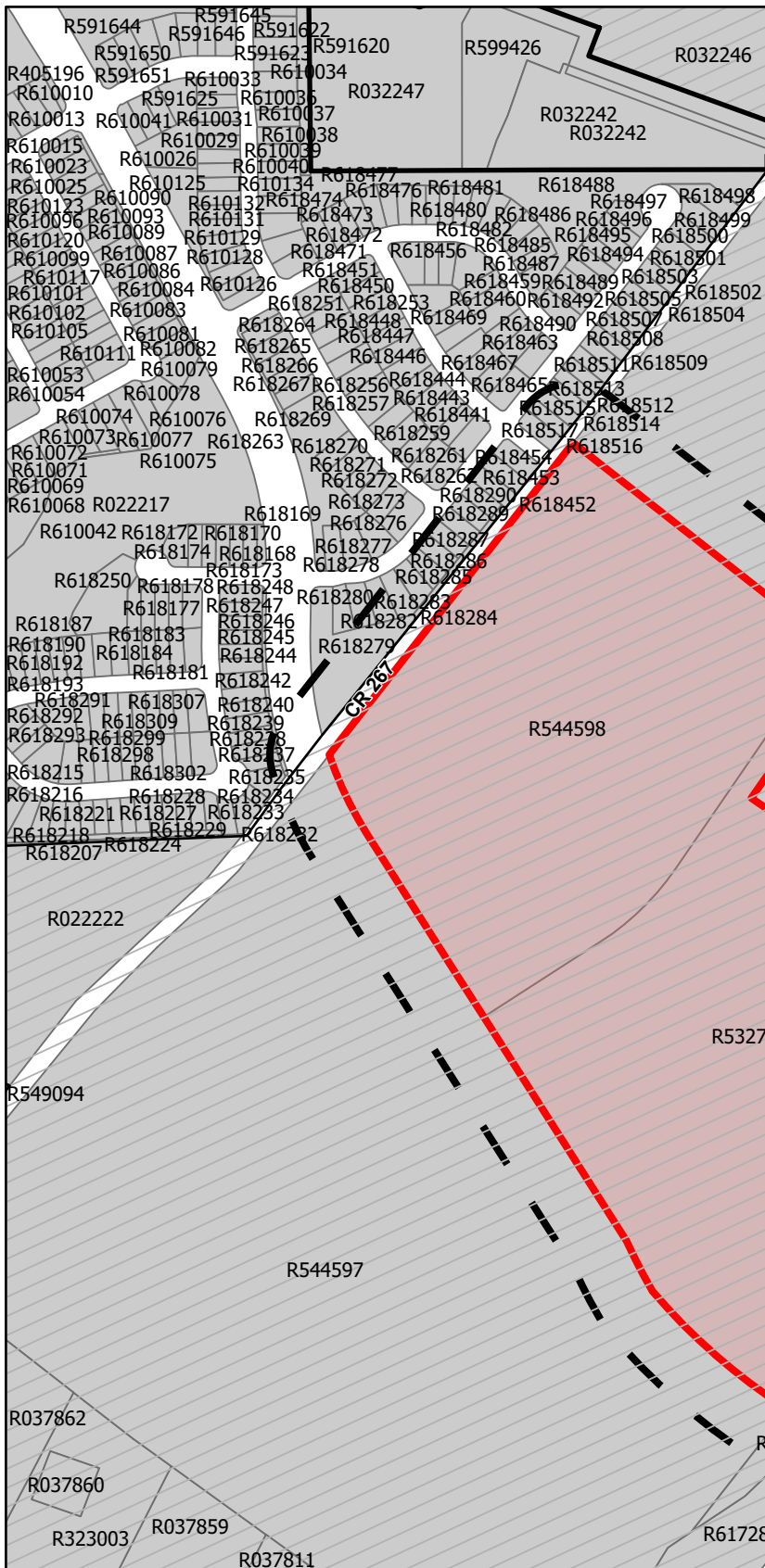
EXTRA PROPOSED BUFFER ZONE PHASE 10-11: 0.075 ACRES
EXTRA BUFFER ZONE PHASE 1 = 1.698 ACRES
EXTRA BUFFER ZONE PHASE 2 = 0.000 ACRES
EXTRA BUFFER ZONE PHASE 3 = 0.515 ACRES
EXTRA BUFFER ZONE PHASE 4 = 0.000 ACRES
EXTRA BUFFER ZONE PHASE 5 = 0.000 ACRES
EXTRA BUFFER ZONE PHASE 6 = 0.000 ACRES
EXTRA BUFFER ZONE PHASE 7 = 0.444 ACRES

TOTAL EXTRA BUFFER ZONE PHASES 1-7, 10-11: 2.732 ACRES

*NO BUFFER ZONE IMPACTED BY PHASE 2, PHASE 4, PHASE 5 AND PHASE 6

NOTE: CONTRIBUTING DRAINAGE AREA FOR BUFFER ZONE IS 286 ACRES.

DESIGNED BY: CRB	DRAFTED BY: ISL
DATE:	
REVISION:	
Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #43791 Main Office: 5501 West William Cannon Dr., Austin, Texas 78750 North Office: 12129 RR 620 N., Ste. 600, Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165	
CBD	
SHEET NAME: BUFFER ZONE PLAN	JOB NAME: BAR W RANCH WEST PHASE 10 & 11
PROJECT: PRELIMINARY PLAT	
CHARLES R. BRIGRANCE JR. 64346 LICENSED PROFESSIONAL ENGINEER CARLSON, BRIGRANCE & DOERING, INC. 08/08/2022	
DATE: FEB. 2022	JOB NUMBER: 5430
SHEET: 14 OF 14	SHEET NO. 14



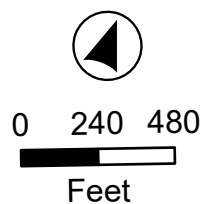
CASE: 22-PP-004

ATTACHMENT 2

BAR W RANCH
WEST PH 10 & 11

Location Map

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



-  200' Buffer
 Leander City Limits
 ETJ
 Site Location



EXECUTIVE SUMMARY
09/22/2022

AGENDA SUBJECT:

Discuss and consider action on Tree Removal Case 22-TRP-006 regarding removal of a Significant Tree associated with the Brushy Creek Retail Floodplain Development Project, generally located at US 183 and Metro Dr. Leander, Williamson County, Texas.

BACKGROUND:

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

APPLICANT/AGENT:

Cude Engineers (Jacob Mealey, P.E.) on behalf of Transit Village Investments LTD (Jeff Musgrove).

ORDER OF EVENTS:

- a. Staff Presentation
- b. Applicant Presentation
- c. Discussion
- d. Consider Action

PRESENTER:

Michael Chenausky AICP, Senior Planner

Attachments

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



PLANNING ANALYSIS

TREE REMOVAL CASE 22-TRP-006 BRUSHY CREEK RETAIL SITE

GENERAL INFORMATION

Owner/Agent: Cude Engineers (Jacob Mealey, P.E.) on behalf of Transit Village Investments LTD (Jeff Musgrove).

Current Zoning: PUD – Transit Oriented Development / Conventional Development district.

Size and Location: The property is located at US 183 and Metro Drive, approximately 4.33 acres in size.

Staff Contact: Michael Chenausky AICP, Senior Planner

APPLICANT REQUEST

The applicant has submitted a request to remove one (1) significant tree (21-inch caliper American elm) due to the site grading needed for improved drainage and later site development. Per Composite Zoning Ordinance, Article VI, Section 1(c) removal of significant trees greater than eighteen (18”) caliper inches requires the approval of the Planning and Zoning Commission or alternative tree preservation plan (where applicable undesirable or impractical conditions exist on site).

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

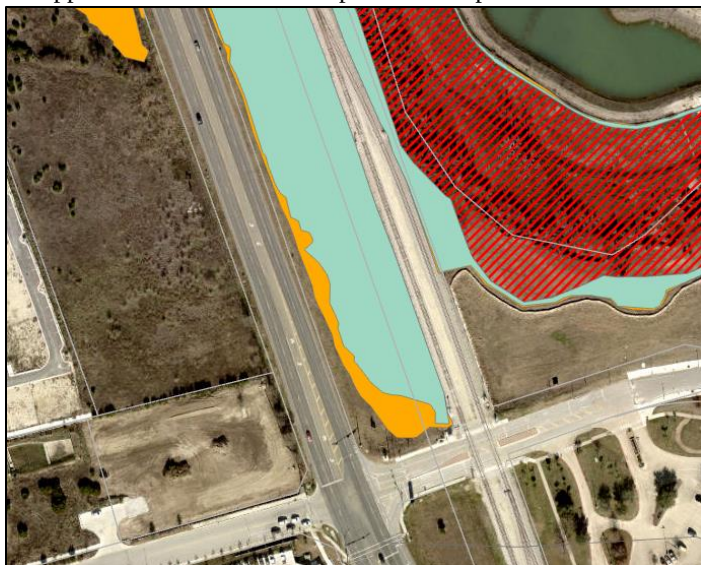
	ZONING	LAND USE
NORTH	PUD – Transit Oriented Development / Conventional Development district.	Undeveloped
EAST	T6	Undeveloped (This site has a requested zoning change to PUD LC-2-A)
SOUTH	PUD – Transit Oriented Development / Conventional Development district.	Undeveloped
WEST	Michelle Tract PUD – GC, GC-3-C	Residential and undeveloped commercial

SURROUNDING AREA:

This property is bound by US 183 on the west side and Capital Metro Railroad on the eastside. The property is near the Cap Metro Station as well as the Northline Development.

PHYSICAL AND NATURAL FEATURES:

This property contains significant drainage concerns due to the proximity of the floodplain. Prior to this tree removal request the applicant submitted a Floodplain Development Permit to correct the grading and drainage to address some of those issues.

**MAJOR CORRIDORS:**

This project will take access off US 183.

CURRENT LAND USES:

The property is currently undeveloped

APPROVAL CRITERIA:

The Composite Zoning Ordinance includes the following tree mitigation requirements:

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

Below, please see the proposed tree removal calculations per the 21-FPD-003 Brushy Creek Retail Site Flood Plain Development Permit.

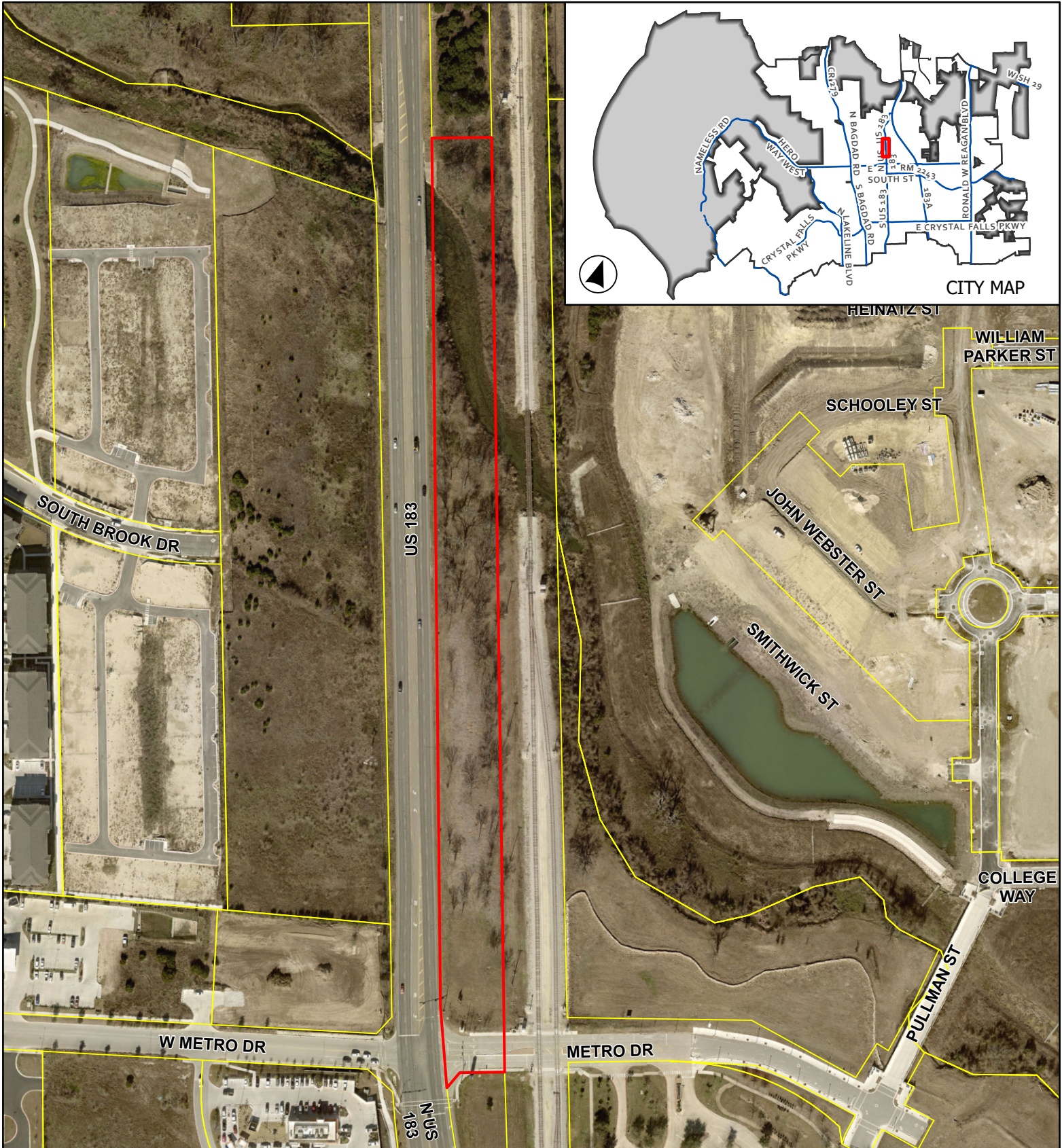
TOTAL TREES

TREE SIZE (in caliper inches)	TOTAL TREES	SAVED TREES	SAVED TREES %	REMOVED TREES	REMOVED TREES %
8" to 18"	98	48	49%	50	51%
>18" to 26"	6	5	83%	1	17%
SUBTOTAL 8" to 26"	104	53	51%	51	49%
>26" HERITAGE	2	2	100%	0	0%
TOTALS	106	55	52%	51	48%

TREE CALIPER INCHES

TREE SIZE (in caliper inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" to 18"	1045	529	51%	516	49%
>18" to 26"	130	109	84%	21	16%
SUBTOTAL 8" to 26"	1175	638	54%	537	46%
>26"	71	71	100%	0	0%
TOTALS	1246	709	57%	537	43%

As part of the mitigation process for the Floodplain Development Permit, the applicant and the City will enter into a Development Agreement. The Development Agreement will allow the mitigation requirements incurred during the Floodplain Development process to be delayed until the Site Development stage. Although mitigation of replacement inches or use of tree credit will be delayed at this time, removal of the 20 caliper inch live oak requires this Commissions approval.



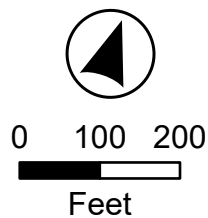
CASE: 22-TRP-006

ATTACHMENT 3

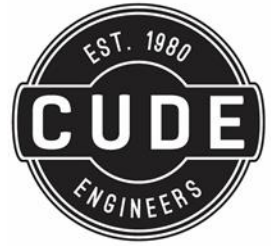
BRUSHY CREEK RETAIL

Aerial Map

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



- Leander City Limits
- Leander ETJ
- Subject Area



TREE REMOVAL LETTER OF INTENT

July 12, 2022

Robin Griffin
Executive Director of Development Services
City of Leander – Planning Department
201 N. Brushy Street
Leander, TX 78641

**Subject: Brushy Creek Retail
Significant Tree Removal Application**
Associated Case Number: 21-TOD-FPD-003

Dear Ms. Griffin:

The purpose of this letter is to request the removal of a significant tree that is located on the subject site. This tree removal request is associated with the floodplain development plans for the project site (21-TOD-FPD-003) located at US HWY 183 & Metro Drive, Leander Texas 78641. The tree that is intended for removal is tree #5296 as shown on the tree survey for the site and is a 21" American Elm. The proposal for the floodplain permit (21-TOD-FPD-003) that is associated with this request is to raise a portion of the site above the 100-year floodplain intended for future development. The tree in question is located at the center of this area, making the location of the tree undesirable and impractical for development if saved. Mitigation for the removal of this tree will be provided by saving additional significant trees on the site. The total mitigation required for the 21" significant tree is double the tree inches that equates to 42" to be mitigated. This proposal intends to save 180 tree inches from trees that have a diameter greater than 18", that equates to 360" saved. This proposal meets and exceeds the required mitigation requirements that provides a total credit of 318 tree inches. The trees to remain are located near Brushy Creek and will preserve the natural vegetation areas around the creek that will make for a pleasant future recreational area.

Thank you for your assistance and we look forward to providing a beneficial path forward on this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jacob Mealey", with a long, sweeping horizontal line extending to the right.

Jacob Mealey, P.E.
Project Manager
CUDE Engineers, LLC.
TBPE FIRM REGISTRATION NO. F-19070

(PREFERRED TREES)

NUMBER	SIZE (")	DESCRIPTION
5195	14	AMERICAN ELM
5196	8	AMERICAN ELM
5197	8	AMERICAN ELM
5201	12	AMERICAN ELM
5203	13	AMERICAN ELM
5204	10	AMERICAN ELM
5205	13	AMERICAN ELM
5206	9	AMERICAN ELM
5207	9	AMERICAN ELM
5208	15	AMERICAN ELM
5209	16	AMERICAN ELM
5210	8	AMERICAN ELM
5211	15	AMERICAN ELM
5212	12	AMERICAN ELM
5213	10	AMERICAN ELM
5214	14	AMERICAN ELM
5215	17	AMERICAN ELM
5216	9	AMERICAN ELM
5217	8	AMERICAN ELM
5218	8	AMERICAN ELM
5219	14	AMERICAN ELM
5220	20	AMERICAN ELM
5221	11	AMERICAN ELM
5222	9	AMERICAN ELM
5226	8	AMERICAN ELM
5227	13	AMERICAN ELM
5228	15	AMERICAN ELM
5229	10	AMERICAN ELM
5230	13	AMERICAN ELM
5231	11	AMERICAN ELM
5234	8	CEDAR ELM
5235	32	AMERICAN ELM
5236	14	AMERICAN ELM
5237	9	AMERICAN ELM
5238	10	AMERICAN ELM
5239	10	AMERICAN ELM
5240	8	AMERICAN ELM
5242	26	AMERICAN ELM
5243	8	AMERICAN ELM
5244	8	AMERICAN ELM
5245	13	AMERICAN ELM
5246	13	AMERICAN ELM
5247	13	AMERICAN ELM
5248	39	AMERICAN ELM
5254	21	AMERICAN ELM
5256	9	AMERICAN ELM
5257	21	AMERICAN ELM
5258	14	AMERICAN ELM
5259	11	AMERICAN ELM
5260	10	AMERICAN ELM
5261	9	AMERICAN ELM
5263	11	AMERICAN ELM
5265	9	AMERICAN ELM
5266	10	AMERICAN ELM
5267	21	AMERICAN ELM
Total	709	

(TRASH TREES)

NUMBER	SIZE (")	DESCRIPTION
5193	18	HACKBERRY
5194	13	HACKBERRY
5198	8	HACKBERRY
5199	8	HACKBERRY
5200	14	HACKBERRY
5202	12	HACKBERRY
5223	16	HACKBERRY
5224	9	HACKBERRY
5225	9	HACKBERRY
5232	9	HACKBERRY
5233	10	HACKBERRY
5241	10	HACKBERRY
5249	25	BOIS D'ARC
5250	9	HACKBERRY
5251	11	HACKBERRY (8-6)
5252	9	HACKBERRY
5253	12	HACKBERRY
5262	9	HACKBERRY
5264	12	HACKBERRY
Total	223	

(PREFERRED TREES)

NUMBER	SIZE (")	DESCRIPTION
5268	18	AMERICAN ELM
5270	11	AMERICAN ELM (8-6)
5271	12	AMERICAN ELM
5272	16	AMERICAN ELM
5273	10	AMERICAN ELM
5274	8	AMERICAN ELM
5275	13	AMERICAN ELM
5276	10	AMERICAN ELM
5277	9	AMERICAN ELM
5279	12	AMERICAN ELM
5280	8	AMERICAN ELM
5281	10	AMERICAN ELM
5282	10	AMERICAN ELM
5283	8	AMERICAN ELM
5284	8	AMERICAN ELM
5285	18	AMERICAN ELM (13-10)
5286	8	AMERICAN ELM
5287	9	AMERICAN ELM
5288	11	AMERICAN ELM (9-4)
5289	15	AMERICAN ELM
5290	8	AMERICAN ELM
5291	11	AMERICAN ELM
5292	10	AMERICAN ELM
5293	8	AMERICAN ELM
5294	10	AMERICAN ELM
5295	8	AMERICAN ELM
5296	21	AMERICAN ELM
5297	9	AMERICAN ELM
5298	16	AMERICAN ELM
5299	9	AMERICAN ELM
5300	11	AMERICAN ELM
5301	10	AMERICAN ELM
5302	8	AMERICAN ELM
5303	10	AMERICAN ELM
5304	8	AMERICAN ELM
5305	10	CEDAR ELM
5307	12	CEDAR ELM (8-7)
5309	9	AMERICAN ELM
5310	8	AMERICAN ELM
5313	8	AMERICAN ELM
5314	8	AMERICAN ELM
5316	8	AMERICAN ELM
5317	9	AMERICAN ELM
5318	17	AMERICAN ELM
5319	12	AMERICAN ELM
5320	9	AMERICAN ELM
5321	8	AMERICAN ELM
5323	8	AMERICAN ELM
5324	12	AMERICAN ELM (9-5)
5325	8	CEDAR ELM
5326	10	AMERICAN ELM
Total	537	

(TRASH TREES)

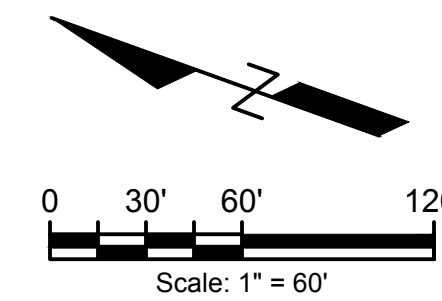
NUMBER	SIZE (")	DESCRIPTION
5269	13	HACKBERRY
5278	9	HACKBERRY
5306	10	HACKBERRY
5308	11	HACKBERRY
5311	8	HACKBERRY
5312	13	HACKBERRY (9-8)
5315	8	HACKBERRY
5322	8	HACKBERRY
Total	80	

A. THIS PROJECT WAS DETERMINED NOT ELIGIBLE FOR THE ALTERNATIVE LANDSCAPE PLAN.
REFER TO THE MEMORANDUM AGREEMENT, "ANY MITIGATION REQUIRED WITH THIS PERMIT WILL TAKE PLACE WITH THE ASSOCIATED SITE DEVELOPMENT APPLICATION."

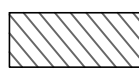
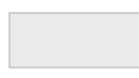
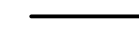
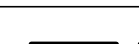
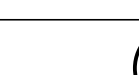
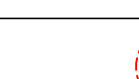
B. IF PAYMENT IN LIEU OF REPLACEMENT TREES IS APPROVED BY THE PLANNING DIRECTOR, THE FEE SHALL BE EQUAL TO ONE HUNDRED FIFTY DOLLARS (\$150) PER CALIPER INCH OF REPLACEMENT TREE.

LEGEND

	PROPERTY LINE		WASTEWATER MANHOLE
	EXISTING PROPERTY LINES		SIGN (AS NOTED)
	EXISTING EASEMENTS		UTILITY POLE
- - - 99.9' - - -	CONTOUR LINE		GUY ANCHOR
	1/2" IRON ROD FOUND (UNLESS NOTED)	X	WIRE FENCE
	TxDOT TYPE I CONCRETE MONUMENT FOUND	OU	OVERHEAD UTILITY
	1/2" IRON ROD WITH "BOUNDARY" CAP SET	WW	WASTEWATER LINE
	NAIL FOUND WITH "HALF" WASHER FOUND	W	WATER LINE
		SS	STORM SEWER LINE
	CALCULATED POINT		CONCRETE
	SURVEY CONTROL POINT		
	BENCHMARK	DOC. NO.	DOCUMENT NUMBER
	BOLLARD POST (UNLESS NOTED)	VOL./PG.	VOLUME, PAGE
	ELECTRIC JUNCTION BOX	CAB./SLD.	CABINET, SLIDE
	ELECTRIC METER	P.U.B.	PUBLIC UTILITY EASEMENT
	CLEAN OUT	RCP	REINFORCED CONCRETE PIPE
	EDGE OF ASPHALT	CMP	CORRUGATED METAL PIPE
	GUARD RAIL	F.L.ELEV.	FLOW LINE ELEVATION
	ELECTRIC TRANSFORMER	R.O.W.	RIGHT-OF-WAY
	LIGHT POLE	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
	TELECOMMUNICATIONS BOX	D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
	TELECOMMUNICATIONS POST	P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
	TELECOMMUNICATIONS PEDESTAL	(...)	RECORD INFORMATION PER DOC. NO. 2017077452
	TELECOMMUNICATIONS MANHOLE	(---)	RECORD INFORMATION PER PLAT DOC. NO. 2017053787
	TRAFFIC SIGNAL BOX	[---]	RECORD INFORMATION PER DOC. NO. 2004689007
	TRAFFIC SIGNAL POLE		
	WATER VALVE		



LEGEND

	AREA TO BE REMOVED
	EXIST. FEMA 100-YR FLOODPLAIN
	EXIST. FEMA 500-YR FLOODPLAIN
	EXIST. FEMA FLOODWAY
	LIMITS OF CONSTRUCTION
	LIMITS OF CONSTRUCTION
	EXISTING TREE TO REMAIN
	EXISTING TREE TO REMOVED

TREE CALIPER INCHES

TREE SIZE (in caliper inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" to 18"	1045	529	51%	516	49%
>18" to 26"	130	109	84%	21	16%
SUBTOTAL 8" to 26"	1175	638	54%	537	46%
>26"	71	71	100%	0	0%
TOTALS	1246	709	57%	537	43%

TOTAL TREES

	TREE SIZE (in caliper inches)	TOTAL TREES	SAVED TREES	SAVED TREES %	REMOVED TREES	REMOVED TREES %
	8" to 18"	98	48	49%	50	51%
	>18" to 26"	6	5	83%	1	17%
	SUBTOTAL 8" to 26"	104	53	51%	51	49%
	>26" HERITAGE	2	2	100%	0	0%
	TOTALS	106	55	52%	51	48%

MITIGATION PLAN

TREE SIZE (in caliper inches)	>50% REMOVAL	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
8" to 18"	0	0	-	-	-
>18" to 26"	0	-	0	-	-
>26" HERITAGE	-	-	-	0	\$0

TREE CREDIT: CREDIT FOR TREES
GREATER THAN 18" = 180" X 2 = 360"
TOTAL CREDIT = 360" - 42" = 318"

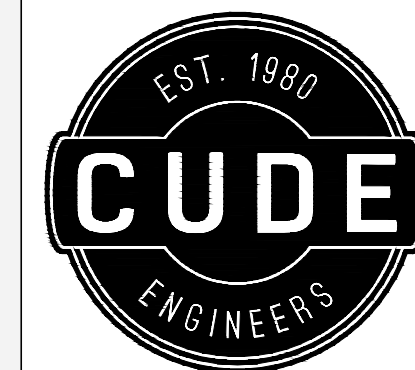
TREE SURVEY DATE
(12/10/2020)

NOTE:

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

SURVEY CONTROL:

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A $\frac{1}{2}$ " IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS (NAVD 88) SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON DATE 06-23-2016, 4WARD CONTROL POINT WAS CHECKED TO LCRA, MON AZ53, HAVING A PUBLISHED GRID COORDINATE & NAVD 88, ELEVATION OF N 10183259.8246, E 30779908.5507, ELEV. 972.27'



12301 Research Blvd., Bldg. V,
Suite 160
Austin, Texas 78759
P:(512) 260.9100

BRUSHY CREEK RETAIL SITE
FLOODPLAIN DEVELOPMENT PLANS

LANDSCAPE PLAN

DATE
5/31/2022

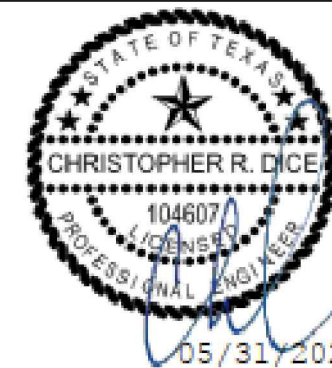
PROJECT NO.
A0376.000.0

DRAWN BY
CS

CHECKED BY
JAS

REVISIONS

1.
2.
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CUDE ENGINEERS
TBPE No. 19070

PLAT NO.



EXECUTIVE SUMMARY
09/22/2022

AGENDA SUBJECT:

Discuss and consider action on the Planning & Zoning Commission Progress Report for September 2021 to August 2022.

BACKGROUND:

The Planning & Zoning Commission Progress Report is required to be submitted to the City Council on an annual basis.

APPLICANT/AGENT:

City of Leander Planning & Zoning Commission

PRESENTER:

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

Attachments

1. Progress Report 2021-2022
2. Progress Report 2020-2021



PLANNING & ZONING COMMISSION ANNUAL PROGRESS REPORT

SEPTEMBER 2021 – AUGUST 2022

GENERAL INFORMATION

The Planning and Zoning Commission is assigned the duties and powers by Section 1.04.038 of the Leander City Code to “*Submit each September a progress report to the City Council summarizing its activities, major accomplishments for the past year and a proposed work program for the coming year. The report shall contain for the year the attendance record of all members and the identity of commission officers.*”

SPECIAL MEETINGS / TRAINING

Special Meetings / Training

- | | |
|------------|--|
| 10/12/2021 | Joint Workshop with City Council regarding the Roadway Impact Fee Study |
| 11/18/2021 | Joint Workshop with City Council regarding communication between the Commission and Council. |
| 03/10/2022 | FY 2022-23 Budget & CIP Recommendations |

CIAC (Capital Improvements Advisory Committee) Meetings

- | | |
|------------|--|
| 01/27/2022 | Initial Roadway Impact Fee Study Meeting |
| 02/24/2022 | Roadway Impact Fee Study Discussion |
| 03/24/2022 | Roadway Impact Fee Study regarding maximum impact fee and policy items |
| 04/28/2022 | Complete action on the Roadway Impact Fee Study |

Training

Several Commissioners attended the 2021 State of Texas Planning Conference hosted by the American Planning Association in Fort Worth, Texas.

ORDINANCE AMENDMENTS

- Composite Zoning Ordinance
 1. Updated definitions, added Food Trucks, and updated accessory Structure Standards.
 2. Updated the landscape ordinance requirements.

RECEIVED ACTIVITY - SEPTMEBER 2021 THROUGH AUGUST 2022

The Planning and Zoning Commission reviewed the following:

Concept Plans: 15	Preliminary Plats: 10
Final Plats: 29	Short Form Plats: 19
Variances: 2	Special Use Permits: 4
TOD Zoning Cases: 1	Zoning Cases: 34
Ordinance Amendments: 6	Comprehensive Plan Amendments: 36
Plat Vacates:	Tree Removal: 3

CASES WHERE CITY COUNCIL ACTION DIFFERED FROM P&Z**1. ZONING CASE: 20-Z-033 URBANA PUD**

- **Location** – 13301 Hero Way West, Leander, Williamson County, Texas.
- **Request** – to adopt the Urbana PUD with the base zoning district of NR-2-A (Neighborhood Residential) and LC-2-A (Local Commercial) and adopt the Urbana Concept Plan.
- **P&Z Action** – Approval with the following conditions:
 1. Update the notes to provide a five (5') foot sidewalk along the north/south drive.

A vote was cast 3 for and 2 against.
- **City Council Action:** Approval with the recommendations from the Commission with the addition of adding a guest parking requirement.
A vote was cast 7 for and 0 against.

2. ZONING CASE: 21-Z-022 MASON TRACT – CR 175 MINOR PUD

- **Location** – generally located to the northwest of the intersection CR 177 and CR 175
- **Request** – to adopt the Mason Tract – CR 175 Minor PUD
- **P&Z Action** – Approval
A vote was cast 7 for and 0 against.
- **City Council Action:** Approval with the addition of phasing requirements.
A vote was cast 4 for and 3 against.

3. ZONING CASE: 21-Z-027 M RANCH ZONING

- **Location** – 3345, 3549, 3919, & 3957 Hero Way, Leander, Williamson County, Texas.
- **Request** – to approve a GC-2-B (General Commercial) and SFT-2-B (Single-Family Townhouse) zoning.
- **P&Z Action** – Approval
A vote was cast 3 for and 2 against.
- **City Council Action:** Approval of the GC-2-A portion and removing the SFT-2-A zoning
A vote was cast 6 for and 1 against.

4. ZONING CASE: 21-Z-013 & 21-CPA-006 Enclave at Crystal Falls PUD

- **Location** – 10959, 10965, and 10981 E. Crystal Falls Pkwy, Leander, Williamson County, Texas.
- **Request** – to adopt the Enclave at Crystal Falls PUD with TF-2-A (Two-Family) and LC-2-A (Local Commercial).
- **P&Z Action** – No action.
A vote was cast 6 for and 0 against.
- **City Council Action:** Denial
A vote was cast 7 for and 0 against.

5. SPECIAL USE CASE: 21-SU-004 LEANDER TRUCKING SPECIAL USE PERMIT

- **Location** – 1006 Los Vista Dr., Leander, Williamson County, Texas.
- **Request** – to allow for a food truck park
- **P&Z Action** – Approval of the request with the addition of hours of operation.
A vote was cast 5 for and 1 against.
- **City Council Action:** Approval of the request without the Commission's recommendation.
A vote was cast 7 for and 0 against.

6. ZONING CASE: 21-Z-026 SKY HEIGHTS PUD

- **Request** – to adopt the Sky Heights PUD with the base zoning district SFT-2-A (Single-Family Townhouse), Leander, Williamson County, Texas.
- **P&Z Action** – Approval
A vote was cast 7 for and 0 against.
- **City Council Action:** Approval with the condition that the PUD notes are amended to limit the density to 32 units
A vote was cast 7 for and 0 against.

7. ZONING CASE: 22-TOD-Z-003 SAN GABRIEL INDUSTRIAL PUD

- **Location** – 9880 183A Toll Rd, Leander, Williamson County, Texas
- **Request** – to create the San Gabriel Industrial PUD with the base zoning of GC-5-A (General Commercial).
- **P&Z Action** – Approval with the following conditions:
 1. Truck access is limited to 183A Toll Road.
 2. Overhead doors shall be screened from view of ROW.
 3. Outdoor storage limited to fleet vehicles.
 4. Building shall be Class A.A vote was cast 5 for and 0 against.
- **City Council Action:** Approval of the request with the following conditions:
 1. Overhead doors shall be screened from view of ROW.
 2. Outdoor storage limited to fleet vehicles.
 3. Building shall be Class A.A vote was cast 6 for and 0 against.

8. ZONING CASE: 21-Z-036 KNIGHT PUD AMENDMENT #1

- **Location** – generally located to the south of the intersection of US 183 and County Glen Drive, to the west of the railroad tracks, and north of the southern City Limits, Leander, Williamson County, Texas.
- **Request** – to create the San Gabriel Industrial PUD with the base zoning of GC-5-A (General Commercial).
- **P&Z Action** – Approval with the following conditions:
 5. Truck access is limited to 183A Toll Road.
 6. Overhead doors shall be screened from view of ROW.
 7. Outdoor storage limited to fleet vehicles.
 8. Building shall be Class A.A vote was cast 5 for and 0 against.

- **City Council Action:** Approval of the request with the following conditions:
 1. Overhead doors shall be screened from view of ROW.
 2. Outdoor storage limited to fleet vehicles.
 3. Building shall be Class A.

A vote was cast 7 for and 0 against.

9. ZONING CASE: 22-Z-012 500 HERITAGE GROVE ROAD PUD

- **Location** – 500 Heritage Grove Rd, Leander, Williamson County, Texas.
- **Request** – to create the 500 Heritage Grove Road PUD with the base zoning of HC-4-D (Heavy Commercial).
- **P&Z Action** – Denial of the request. The applicant was not willing to update the PUD in response to the neighborhood concerns.

A vote was cast 5 for and 1 against.

- **City Council Action:** Approval of the request, the applicant updated the request to include the following:
 1. Increase the height of the screening wall from six feet to eight feet.
 2. Increase the building setback from 55 feet to 75 feet.
 3. Reduce the amount of outdoor storage
 4. Prohibit truck courts that face the residential properties unless the Council is presented with renderings that meet the intent of the code.

A vote was cast 7 for and 0 against.

PROPOSED WORK PROGRAM

The proposed work program for 2022-2023 includes implementing the Comprehensive Plan through updates to the ordinances. The Commission will oversee the annual update the zoning, subdivision, and sign ordinances to address issues identified by staff, applicants, and citizens during the normal course of applying the ordinances.

The Commission will also continue to hold joint work sessions with City Council at least twice annually. The Commission will have the opportunity to attend the virtual APA conference this year.

ATTENDANCE RECORD

The Planning & Zoning Commission held a total of 24 regular meetings and 2 workshops between September 2021 and August 2022. This past year we have had several changes to the Commission.

- November of 2021 Commissioner Carpenter term ended and was replaced by Commissioner Moss. Her term included 21 total meetings.
- November of 2021 Commissioner Stiles term ended and was replaced by Commissioner Lantrip. Her term included 21 total meetings.
- November of 2021 Commissioner Hines was replaced with Commissioner Carpenter. His term included 19 total meetings.

Below, please find the attendance record.

Name/Position	Number of Absences	Absence Percentage
November 2021 to August 2022 – 21 Total Meetings		
Deirdre Moss, Place 4: (current term began Oct. 2021 - expires Oct. 2024)	3	14.2 %
Laura Lantrip, Place 6: (current term began Oct. 2021 - expires Oct. 2024)	2	9.5 %
September 2021 to October 21 - November to August 22 – 19 Total Meetings		
Richard Carpenter, Place 4: (current term began Nov. 21 - expires Oct. 2024)	0	100 %
September 2021 to August 2022 – 28 Total Meetings		
Donnie Mahan, Place 1: (current term began Oct. 2019 - expires Oct. 2022)	3	10.7 %
John Cosgrove, Place 2: (current term began Oct. 2016 - expires Oct. 2024)	6	21.4
Ron May, Place 3: (current term began Oct. 2019 - expires Oct. 2022)	1	3.5 %
Gary Hampton Jr. Place 5 (current term began June 2020 – expires Oct. 2022)	8	28.5 %
September 2021 to October 2021 – 4 Total Meetings		
Dr. Frank Stiles, Place 6 (current term began June 2020 – expires Oct. 2021)	2	50%
September 2021 to November 2021 – 5 Total Meetings		
Marshall Hines, Place 7: (current term began Oct. 2015 - expires Oct. 2022)	0	100%



PLANNING & ZONING COMMISSION ANNUAL PROGRESS REPORT

SEPTEMBER 2020 – AUGUST 2021

GENERAL INFORMATION

The Planning and Zoning Commission is assigned the duties and powers by Section 1.04.038 of the Leander City Code to “*Submit each September a progress report to the City Council summarizing its activities, major accomplishments for the past year and a proposed work program for the coming year. The report shall contain for the year the attendance record of all members and the identity of commission officers.*”

SPECIAL MEETINGS / TRAINING

Special Meetings / Training

- | | |
|------------|---|
| 11/12/2020 | Workshop with City Attorney to provide Planning & Zoning Commissioner training. |
| 01/14/2021 | Workshop with City Attorney to discuss social media and meeting procedures. |
| 03/04/2021 | Presentation by Kimley-Horn regarding transportation funding options specific to CIP implementation |
| 03/25/2021 | Workshop to discuss the Zoning and Subdivision process. |
| 04/01/2021 | Joint Workshop with City Council and Kimley Horne to discuss the Transportation Master Plan |
| 06/10/2021 | Workshop to discuss Economic Development |

Regular Agenda – Commission Discussions

- | | |
|----------------------------|---|
| 02/25/2021 | Discussion regarding updates to the Sign Ordinance. |
| 05/27/2021 | Discussion regarding the Public Outreach Ordinance requirements |
| 06/10/2021 &
06/25/2021 | Discussion regarding ordinance updates – masonry and parking |

Training

The Commissioners did not attend the 2020 State of Texas Planning Conference hosted by the American Planning Association due to COVID. The conference was canceled and rescheduled as virtual only training.

ORDINANCE AMENDMENTS

- Composite Zoning Ordinance
 1. Added options for drive thru lanes and screening
 2. Updated MF (Multi-Family) and NR (Neighborhood Residential) use components to require a minimum of one enclosed garage parking space per unit.
 3. Removed mixed use options from the LO (Local Office) use component
 4. Updated MF to require wrap commercial uses and eliminated horizontal mixed use option.
 5. Added standards for residential condo regime developments.
 6. Added a minor PUD process.

RECEIVED ACTIVITY - SEPTMEBER 2020 THROUGH AUGUST 2021

The Planning and Zoning Commission reviewed the following:

Concept Plans: 20	Preliminary Plats: 19
Final Plats: 42	Short Form Plats: 19
Variances: 4	Special Use Permits: 4
TOD Zoning Cases: 5	Zoning Cases: 30
Ordinance Amendments: 6	Comprehensive Plan Amendments: 9
Plat Vacates: 0	

CASES WHERE CITY COUNCIL ACTION DIFFERED FROM P&Z**1. ZONING CASE: 19-TOD-Z-013 TYLERVILLE NORTHWEST PUD, CONCEPT PLAN & PRELIMINARY PLAT**

- **Location** – Northwest of the intersection of San Gabriel Pkwy & US 183, Leander, Williamson County, Texas.
- **Request** – to establish the Tylerville Northwest PUD with the base zoning district of GC-3-A (General Commercial) and adopt the Tylerville Northwest Concept Plan & Preliminary Plat.
- **P&Z Action** – Approval with the following conditions:
 1. Planning Staff will work with the Fire and Engineering Departments on the requirements for the connection to Akumal Street. The Commission would prefer a gate.
 2. Additional landscaping shall be provided on the west side of the property.

A vote was cast 5 for and 1 against.
- **City Council Action:** Approval with the recommendations from the Commission with the addition of adding a requirement that certain uses are eliminated.
A vote was cast 7 for and 0 against.

2. ORDINANCE CASE: 20-OR-008 COMPOSITE ZONING ORDINANCE AMENDMENT

- **Request** – amend the Composite Zoning Ordinance to add definitions for condos, townhomes, and wrap buildings to Article I; update Article III, Section 14 to remove mixed use options from the LO (Local Office) use component; update Article III, Section 19 to add requirements for wrap commercial uses when the MF (Multi-Family) use component is proposed as part of a PUD (Planned Unit Development); eliminate the option for horizontal mixed use and only allow vertical mixed use; add requirements for residential condo regime developments; clarify PUD requirements with regards to the configuration of the land and qualifications for the Conceptual Site Layout and Land Use Plan.
- **P&Z Action** – Approval of the following amendments to the ordinance:
 1. Updates to the definitions.
 2. Updates to the Conceptual Site Layout & Land Use Plan requirements.
 3. Addition of a Minor PUD Process.

A vote was cast 6 for and 0 against.

Denial of the following amendments to the ordinance:

1. Blocking horizontal mixed use.
2. Requiring all vertical mixed buildings to have structured parking requirements.
3. Staff needs to work with Council on options to still allow horizontal mixed use in a way that still creates walkable urbanism.

A vote was cast 3 for and 3 against, motion failed.

No action on the following amendments to the ordinance:

1. Blocking horizontal mixed use.

2. Requiring all vertical mixed buildings to have structured parking requirements.
3. Staff needs to work with Council on options to still allow horizontal mixed use in a way that still creates walkable urbanism.

A vote was cast 6 for and 0 against.

- **City Council Action:** Approval of the amendments to the Composite Zoning Ordinance.

A vote was cast 6 for and 1 against.

3. SPECIAL USE PERMIT CASE: 20-SU-004 7180 RM 2243

- **Location** – 7180 RM 2243, Leander, Williamson County, Texas.
- **Request** – to approve a special use permit to allow for two manufactured homes.
- **P&Z Action** – Direct staff to initiate a zoning case to create a PUD to allow for two manufactured homes on the lot.

A vote was cast 6 for and 0 against.

- **City Council Action:** Approval of the special use permit to allow for two manufactured homes.

A vote was cast 7 for and 0 against.

4. ZONING CASE: 20-TOD-Z-014 LEANDER SPRINGS PUD

- **Location** – Southwest of the intersection of RM 2243 and 183A Toll Road, Leander, Williamson County, Texas.
- **Request** – to establish the Leander Springs PUD with the base zoning district of MF-2-A (Multi-Family) and GC-3-A (General Commercial).
- **P&Z Action** – Approval with the following conditions:
 1. Provide clarity on urban form on the area adjacent to the urban core.
 2. Provide clarity on updated concept plan.
 3. Hear from expert on well water regarding how the well will work with the lagoon.
 4. Understanding of impacts on other well water users.
 5. Address residents' concerns regarding location of the final four hundred (400) units.
 6. Provide more information about the required city infrastructure and impacts.
 7. Address potential issues with outdoor noise issues.

A vote was cast 5 for and 1 against.

- **City Council Action:** Approval with the recommendations from the Commission with the addition of the following:

1. Clarify the next steps if the Crystal Lagoon is not constructed.
2. Clarify the requirements for the hotel.
3. Establish the percentage of public and private access frontage to the crystal lagoon.
4. Create limitations on when the Crystal Lagoon may be closed for use.
5. Establish a discount for Leander residents.

6. Update the phasing to clarify the submittal timelines.
A vote was cast 5 for and 1 against.

5. ZONING CASE: 21-Z-004 BONITA VERDE CONDOS

- **Location** – 1000 Bonita Verde Dr.
- **Request** – to change the zoning to CH-2-B (Cottage Housing).
- **P&Z Action** – Approval of the request.
A vote was cast 4 for and 3 against.
- **City Council Action:** Approval of the request with the condition that a development agreement is executed to require an eight foot tall privacy fence is installed along the eastern property line, windows on the second story are prohibited, and a non-disturbance zone is maintained along the eastern property line.
A vote was cast 6 for and 0 against.

6. COMPREHENSIVE PLAN CASE: 20-CPA-006 COMPREHENSIVE PLAN UPDATE

- **Request** – to adopt the 2020 Comprehensive Plan.
- **P&Z Action** – Approval with the following conditions:
 1. Remove the Transitional Residential Land Use Category and designate the properties as Neighborhood Residential.
 2. Add the Tiny House use component to the compatible districts in the Neighborhood Residential land use category.A vote was cast 6 for and 0 against.
- **City Council Action:** Approval of the Comprehensive Plan request with the updated priority corridors and centers, updating corridors to identify residential as a secondary use, multi-family is only allowed as a secondary use.
A vote was cast 7 for and 0 against.

7. ZONING CASE: 20-Z-027 LEANDER HEIGHTS MAYA PUD

- **Location** – 700 & 702 Horseshoe Dr
- **Request** – to create the Leander Heights Maya PUD with the base zoning of SFT-2-A (Single-Family Townhouses).
- **P&Z Action** – Denial of the request.
A vote was cast 6 for and 1 against.
- **City Council Action:** Approval of the request with proposed reduction in the density, removal of parking reduction, and removal of minimum unit size of 700 square feet.
A vote was cast 6 for and 0 against.

8. ZONING CASE: 21-Z-007 HOPE ALLIANCE MINOR PUD

- **Location** – Northwest of the intersection of South San Gabriel Pkwy and Halsey Dr.

- **Request** – to create the Hope Alliance Minor PUD with the base zoning of LC-2-B (Local Commercial).
- **P&Z Action** – Approval of the request.
A vote was cast 4 for and 2 against.
- **City Council Action:** Approval of the request with proposed increase of the setbacks where the project is adjacent to residential and prohibiting driveway access to Halsey Rd.
A vote was cast 6 for and 1 against.

9. ZONING CASE: 21-Z-010 HERO WAY MIXED USE

- **Location** – South of Hero Way and East of Bagdad Road
- **Request** – to change the zoning to SFT-2-B (Single-Family Townhouse) and GC-2-A (General Commercial).
- **P&Z Action** – Approval of the request.
A vote was cast 5 for and 2 against.
- **City Council Action:** Approval of the request with the condition that the unit count is limited to nine units per acre.
A vote was cast 6 for and 0 against.

10. ZONING CASE: 20-Z-025 406 HAZELWOOD PUD

- **Location** – 406 Hazelwood Drive
- **Request** – to create the 406 Hazelwood PUD with the base zoning district of CH-2-A (Cottage Housing).
- **P&Z Action** – Approval of the request.
A vote was cast 7 for and 0 against.
- **City Council Action:** Approval of the request with the condition that guest parking is addressed as part of the PUD.
A vote was cast 6 for and 0 against.

11. ZONING CASE: 20-Z-021 HWY 29 & RONALD REAGAN PUD

- **Location** – Southwest of the intersection of SH 29 and Ronald Reagan Blvd, Leander, Williamson County, Texas.
- **Request** – to establish the HWY 29 & Ronald Reagan PUD with the base zoning district of MF-2-A (Multi-Family), GC-2-A (General Commercial), and GC-3-A (General Commercial).
- **P&Z Action** – Approval with the following conditions:
 1. Change the maximum front setback for multi-family in Tract 3 to 15 feet.
 2. Change the minimum square footage of commercial to 40,000 for the first phase of development.
 3. Add a requirement to Section G. 1. to reduce the garage requirement to 20% of the units for multi-family.A vote was cast 4 for and 3 against.

- **City Council Action:** Approval of the applicant's proposed revision to include 321 multi-family units and wrapped commercial.
A vote was cast 4 for and 3 against.

12. ZONING CASE: 20-TOD-Z-010 MONARCH PUD, CONCEPT PLAN & PRELIMINARY PLAT

- **Location** – Northeast of the intersection of Hero Way and US 183.
- **Request** – to create the Leander Marketplace PUD with the base zoning district of GC-3-A (General Commercial).
- **P&Z Action** – Denial of the request.
A vote was cast 3 for and 2 against.
- **City Council Action:** Approval of the request with the addition of limiting uses as part of the PUD.
A vote was cast 5 for and 2 against.

13. ZONING CASE: 21-Z-021 & COMPREHENSIVE PLAN: 21-CPA-008

- **Location** – 500 Heritage Grove Road
- **Request** – amend the Comprehensive Plan from Employment Center to Neighborhood Residential; and to amend the zoning to SFC-2-A (Single-Family Compact) and SFU-2-A (Single-Family Urban).
- **P&Z Action** – Approval of the request.
A vote was cast 4 for and 1 against.
- **City Council Action:** Denial of the request.
A vote was cast 7 for and 0 against.

14. ZONING CASE: 21-TOD-Z-001 MONARCH PUD, CONCEPT PLAN & PRELIMINARY PLAT

- **Location** – Northwest of 183A Toll Road and CR 276
- **Request** – to create the Monarch PUD with the base zoning district of CH-2-A (Cottage Housing), TF-2-A (Two-Family), and GC-3-A (General Commercial); to adopt the concept plan and preliminary plat.
- **P&Z Action** – Denial of the request.
A vote was cast 6 for and 0 against.
- **City Council Action:** Approval of the request based on the updates from the applicant including the addition of interior lighting, sidewalks on both sides of the drives, masonry screening walls, guest parking, and setbacks between commercial and residential).
A vote was cast 7 for and 0 against.

PROPOSED WORK PROGRAM

The proposed work program for 2021-2022 includes implementing the Comprehensive Plan through updates to the ordinances. The Commission will oversee the annual update the zoning, subdivision, and sign ordinances to address issues identified by staff, applicants, and citizens during the normal course of applying the ordinances.

The Commission will also continue to hold joint work sessions with City Council at least twice annually. The Commission will have the opportunity to attend the virtual APA conference this year.

ATTENDANCE RECORD

The Planning & Zoning Commission held a total of 23 regular meetings and 5 workshops meeting between September 2020 and August 2021. This past year we have had several changes to the Commission.

- October of 2020 Commissioner Sponseller was elected to City Council and was replaced by Gary Hampton, Jr. His term included 26 total meetings.
- May of 2021 Commissioner Ross was elected to City Council was replaced by Commissioner Carpenter. His term included 8 total meetings

Below, please find the attendance record.

Name/Position	Number of Absences	Absence Percentage
November 2020 to August 2021 – 26 Total Meetings		
Gary Hampton, Jr., Place 5: (current term began Nov. 2020 - expires Oct. 2022)	0	0%
July 2021 to August 2021 – 8 Total Meetings		
Richard Carpenter, Place 4: (current term began Nov. 20 - expires Oct. 2022)	0	0%
September 2020 to August 2021 – 28 Total Meetings		
Donnie Mahan, Place 1: (current term began Oct. 2019 - expires Oct. 2022)	1	3.5%
John Cosgrove, Place 2: (current term began Oct. 2016 - expires Oct. 2021)	2	7.1%
Ron May, Place 3: (current term began Oct. 2019 - expires Oct. 2022)	0	0%
Marshall Hines, Place 7: (current term began Oct. 2015 - expires Oct. 2021)	2	7.1%
Dr. Frank Stiles, Place 6 (current term began June 2020 – expires Oct. 2021)	3	10.7%