



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, July 25, 2024
Regular Meeting at 6:00 PM



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

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

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

REGULAR MEETING

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the July 18, 2024 meeting.
4. Review of meeting protocol.
5. Public comments on items not listed in the agenda.

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

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

CONSENT AGENDA: ACTION

6. Approval of the minutes for meeting held on June 27, 2024.

PUBLIC HEARING: ACTION

7. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case CPA-23-0007 to amend the Comprehensive Plan to update the mix of land uses associated with the Activity Center and Zoning Case Z-22-0023 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development / Planned Unit Development – Conventional Development Sector) to adopt the Pioneer Farmstead PUD (Planned Unit Development) with the base zoning of SFL-2-A (Single-Family Limited), SFT-2-A (Single-Family Townhouse), CH-2-A (Cottage Housing), and GC-3-A (General Commercial) on one (1) parcel of land approximately 56.65 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032213; and generally located northeast of the intersection of 183A Toll Road and East San Gabriel Parkway, Leander, Williamson County, Texas.

- Discuss and consider action regarding CPA-23-0007 as described above.
- Discuss and consider action regarding Zoning Case Z-22-0023 as described above.

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

REGULAR AGENDA

8. Discuss and consider action on Tree Removal Case TRP-24-0024 regarding removal of two (2) Heritage Trees and fourteen (14) Significant Trees associated with the Austin Shoe Hospital Site Development Project located at 108 County Glen Road, Leander, Williamson County, Texas.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
9. Adjournment

CERTIFICATION

The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 19 day of July 2024 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Ellen Coufal, Secretary



EXECUTIVE SUMMARY
7/25/2024

AGENDA SUBJECT:

Approval of the minutes for meeting held on June 27, 2024.

BACKGROUND:

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Staff recommends approval of the minutes.

PRESENTER:

Ellen Coufal, Senior Planning Coordinator

Attachments:

1. 6-27-2024 P & Z Minutes



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, June 27, 2024
Regular Meeting at 6:00 PM



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

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

REGULAR MEETING

1. Call to Order.
Meeting was called to order at 6:00 p.m.
2. Roll Call.
All Commissioners were present.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the June 20, 2024, meeting.
4. Review of meeting protocol.
5. Public comments on items not listed in the agenda.

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

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

No one wished to speak.

CONSENT AGENDA: ACTION

Motion: To approve the consent agenda items 6 through 8.

By: Board Member May

Seconded: Board Member Moss

Vote: 7-0

6. Approval of the minutes for meeting held on 6/13/2024
7. Approval of the extension of the application expiration for Subdivision Case FP-21-0032 Northline Lots 1–7, Block A Final Plat on one (1) parcel of land approximately 7.465 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R458187, generally located southeast of the intersection of US 183 and San Gabriel Parkway, Leander, Williamson County, Texas.

8. Approval of the extension of the application expiration for Subdivision Case FP-23-0007 Leander Collective Final Plat on eight (8) parcels of land approximately 11.45 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R036221, R036220, R036219, R036218, R036216, R036215, R619681 and R619682; generally located northeast of Horseshoe Drive and South West Drive, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

9. Conduct a Public Hearing and consider action on Subdivision Variance Case VA-24-0018 regarding a variance request from Article III, Section 42 (b)(1) of the Subdivision Ordinance that requires all transportation improvements including streets, trails, driveways, sidewalks, bikeways, traffic control, and parking areas within the City's jurisdiction shall be designed in accordance with the City of Leander Composite Zoning Ordinance, Transportation Master Plan, Comprehensive Plan and the City of Austin's Transportation Criteria Manual and Article III, Section 42 (e) of the Subdivision Ordinance that requires sidewalks be installed by the developer on both sides of all streets within and immediately adjacent to a proposed development associated with 4.83 acres ± in size; more particularly described as Silencer Shop Site Development Plans; generally located to the northwest of FM 1431 and Vista Rock Drive, Leander, Williamson County, Texas.

- Discuss and consider action regarding Variance Case VA-24-0018 as described above.

No one spoke in favor or opposition of the request.

Motion: to approve the Variance request.

By: Board Member Cosgrove

Seconded: Board Member Mahan

Vote: 7 - 0 None

REGULAR AGENDA

10. Discuss and consider action regarding Ordinance Case OR-24-0015 to amend the Composite Zoning Ordinance to adopt regulations for an Entertainment Overlay, adopt regulations for Farmers' Markets, update definitions, update permitted uses, and to provide for related matters; Williamson & Travis Counties, Texas.

- Discuss and consider action regarding Ordinance Case OR-24-0015 as described above.

Motion: To approve the Ordinance request.

By: Board Member Oliver

Seconded: Board Member Moss

Vote: 6 - 1 Board Member Calame

11. Adjournment
Meeting adjourned at 6:18 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON



EXECUTIVE SUMMARY
7/25/2024

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Comprehensive Plan Case CPA-23-0007 to amend the Comprehensive Plan to update the mix of land uses associated with the Activity Center and Zoning Case Z-22-0023 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development / Planned Unit Development – Conventional Development Sector) to adopt the Pioneer Farmstead PUD (Planned Unit Development) with the base zoning of SFL-2-A (Single-Family Limited), SFT-2-A (Single-Family Townhouse), CH-2-A (Cottage Housing), and GC-3-A (General Commercial) on one (1) parcel of land approximately 56.65 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032213; and generally located northeast of the intersection of 183A Toll Road and East San Gabriel Parkway, Leander, Williamson County, Texas.

- Discuss and consider action regarding CPA-23-0007 as described above.
- Discuss and consider action regarding Zoning Case Z-22-0023 as described above.

BACKGROUND:

This request is the first step in the comprehensive plan amendment process and zoning process.

HISTORY/TIMELINE:

09/22/2005 – Approval of the TOD Zoning

04/25/2024 – 1st Public Hearing (Delayed)

APPLICANT/AGENT:

Drenner Group, PC. (Amanda Swor) on behalf of Euphoria Development, LLC. (Amirali K. Maknojia).

RECOMMENDATION:

This case was delayed by the applicant during the April 25th, 2024 meeting to allow the applicant to consider feedback received from the neighborhood outreach meeting attendees. Staff recommends denial of the changes to the Comprehensive Plan and denial of the residential portion of the PUD Zoning request.

PRESENTER:

Justin Hunt, Planner

Attachments:

1. CPA-23-0007 & Z-22-0023 Att 1 Planning Analysis
2. CPA-23-0007 & Z-22-0023 Att 2 Current Zoning - Pioneer Farmstead
3. CPA-23-0007 & Z-22-0023 Att 3 Current FLU Map - Pioneer Farmstead

4. CPA-23-0007 & Z-22-0023 Att 4 Public Notification - Pioneer Farmstead
5. CPA-23-0007 & Z-22-0023 Att 5 Proposed Zoning - Pioneer Farmstead
6. CPA-23-0007 & Z-22-0023 Att 6 Aerial Map - Pioneer Farmstead
7. CPA-23-0007 & Z-22-0023 Att 7 PUD Notes - Pioneer Farmstead
8. CPA-23-0007 & Z-22-0023 Att 8 Letter of intent - Pioneer Farmstead
9. CPA-23-0007 & Z-22-0023 Att 9 Neighborhood Outreach Summary - Pioneer Farmstead PUD



PLANNING ANALYSIS

COMPREHENSIVE PLAN CASE CPA-23-0007 ZONING CASE Z-22-0023 PIONEER FARMSTEAD

GENERAL INFORMATION

Owner/Agent:	Drenner Group, PC. (Amanda Swor) on behalf of Euphoria Development, LLC. (Amirali K. Maknojia).
Current Zoning:	TOD-CD (Transit Oriented Development - Conventional Development)
Proposed Zoning:	Pioneer Farmstead PUD (Planned Unit Development) with the base zoning districts of: SFL-2-A (Single-Family Limited) SFT-2-A (Single-Family Townhouse) CH-2-A (Cottage Housing) GC-3-A (General Commercial)
Size and Location:	The property is located northeast of the intersection of 183A Toll Road and East San Gabriel Parkway, Leander, Williamson County, Texas, including approximately 56.65 acres.
Staff Contact:	Justin Hunt Planner

APPLICANT REQUEST

The 2020 Leander Comprehensive Plan, adopted April 1, 2021, has designated the subject property with the Activity Center future land use category. Generally, the desired land use mix of Activity Centers is listed as 70-100% Non-Residential and 0-30% Residential (page 92 of the Comprehensive Plan). The applicant has requested to amend the Comprehensive Plan to allow for the land use percentages of 60% Residential, and 0-40% Non-Residential/Open Space/City-Owned Land within the Activity Center.

In addition to the Comprehensive Plan Amendment, the applicant has submitted a request to change the designated zoning district of their property in order to develop a mixed-use project with commercial uses, residential uses, and open space. The applicant is proposing approximately 18.7 acres of commercial uses, 27.2 acres of residential uses, and 3.6 acres of open space. The PUD proposes GC-3-A, SFL-2-A, SFT-2-A, AND CH-2-A. The PUD includes a maximum of 325 residential units, and includes code modifications in Exhibit A.

STAFF CONCLUSIONS

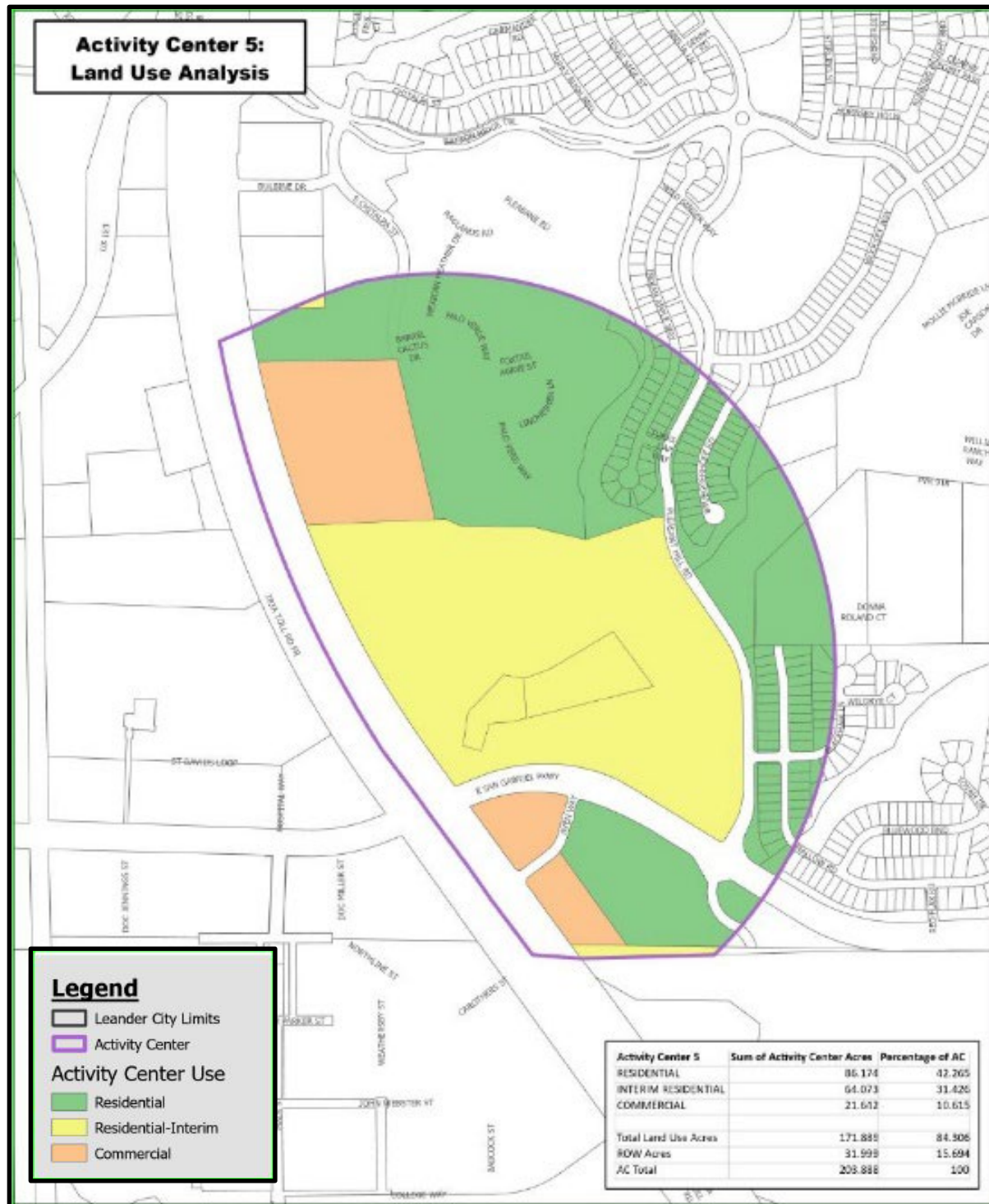
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- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 3*
- ☒ ☐ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 3*
- ☒ ☐ Does the proposal warrant any other special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

SPECIAL CONSIDERATIONS

This item will require two actions to be taken by the Commission and Council. If the Commission and Council wish to approve the zoning request, they will first need to approve the Comprehensive Plan amendment. The Activity

Center is currently developed as 89.4% residential and 10.6% non-residential uses. The proposed change will increase the permitted percentage of developed residential uses.



The request also does not adhere to the water resolution approved by the City Council, Ordinance 22-031-00 Water Resolution, which prioritizes low density uses components SFR, SFE, and SFS.

This case was delayed by the applicant during the April 25th, 2024 meeting to allow the applicant to consider feedback received from the neighborhood outreach meeting attendees.

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

	ZONING	LAND USE
NORTH	PUD (Planned Unit Development)	Single-Family Residential (Bryson Subdivision) Jean Baptiste PUD – Undeveloped commercially zoned property
EAST	PUD(Planned Unit Development)	Single-Family Residential (Bryson Subdivision)
SOUTH	PUD (Planned Unit Development)	Multi-family (Aven Ridge Apartments) and undeveloped commercially zoned property.
WEST	PUD(Planned Unit Development), T5-Urban Center	St David's Medical Center

SURROUNDING AREA:

This property is located southwest of the Bryson subdivision. It is located north of the Aven Ridge apartments, and east of the Saint David's Medical Center and Northline Development. This property is located northeast of the intersection of 183A Toll Road and East San Gabriel Parkway.

PHYSICAL AND NATURAL FEATURES:

This property mostly contains open space with a pond and tree coverage at the rear of the property.

PROPERTY HISTORY:

This property was annexed into the City of Leander on 08/08/2005.

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- 05-Z-006 Adoption of the TOD (Transit Oriented Development) establishing this area as Conventional Development Sector and was approved on 09/22/2005.

MAJOR CORRIDORS:

This property has access onto 183A Toll Road, San Gabriel Parkway, and Pleasant Hill Road.

TRANSPORTATION PLAN REQUIREMENTS:

This property includes no new roadway extensions per the Transportation Master Plan.

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

STREET	CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
183A Toll Road	Major Arterial (Access Controlled)	Commercial	Controlled Access 400' ROW Six (6) lanes 10' sidewalk
San Gabriel Parkway	Major Arterial	Mixed Use	100' ROW. Four (4) lanes 10' sidewalk
Pleasant Hill Road	Collector	Residential	74' ROW 5' sidewalk

SUBDIVISIONS:

There were no subdivision cases previously submitted for this property:

EXISTING UTILITIES:

This property has access to water and wastewater along 183A Toll Road and East San Gabriel Parkway.

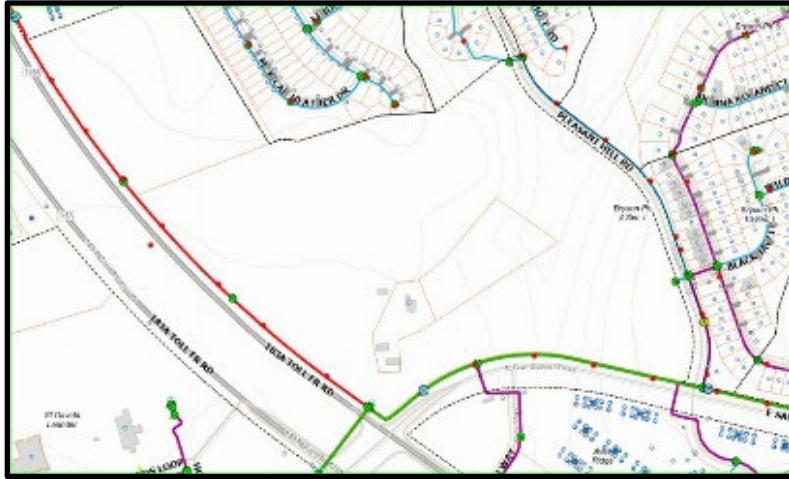


Figure 1 Water

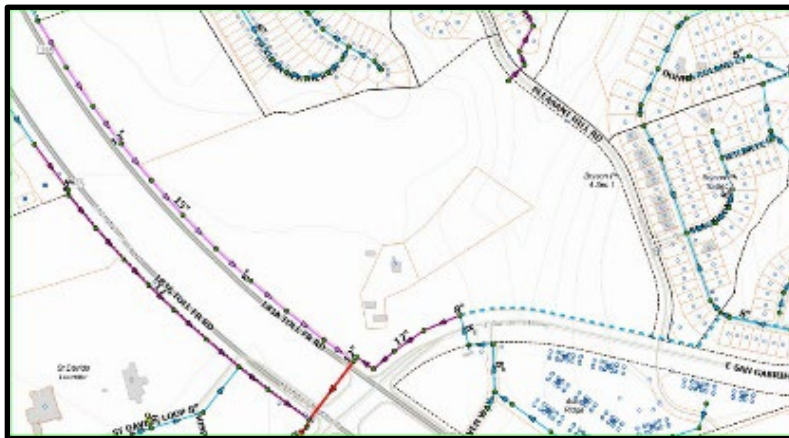


Figure 2 Wastewater

CURRENT LAND USES:

This property is currently undeveloped.

PROPOSED ZONING DISTRICT:**USE COMPONENT****PUD – PLANNED UNIT DEVELOPMENT:**

The purpose and intent of the Planned Unit Development (PUD) district is to design unified standards for development in order to facilitate flexible, customized zoning and subdivision standards which encourage imaginative and innovative designs for the development of property within the City. The contents of this PUD further explain and illustrate the overall function desired for this development. 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. The intent of this zoning district is to cohesively regulate the development to assure compatibility with adjacent single-family residences, neighborhoods, and commercial properties within the region.

SFL – SINGLE FAMILY LIMITED:

Features: 3,500 sq. ft. lot min.; 900 sq. ft. living area min.

Intent: Development of single-family detached dwellings on small lots, including zero lot line development, and for other compatible and complimentary uses. The purpose of this component is to provide regulations to maintain and protect the City's single-family residences and neighborhoods in areas where it is appropriate to have small lot sizes and reduced setbacks. A variety of lot sizes shall be provided within one half mile of major intersections such as arterials or collectors and along residential collectors. The higher density residential shall be located closest to major intersections such as arterials or collectors and transition to lower density uses further away from the major intersections. This component provides for higher density lots and serves as a transition between moderate size lots and higher density areas. This component should be located closer major intersection. This component is generally intended as follows:

- (1) To provide an orderly transition to and create a buffer between larger lot neighborhoods and more intensive uses such as multi-family or commercial uses or arterial roadways.
- (2) To create more variety in housing opportunities in the fabric of neighborhoods.
- (3) To be located in planned developments of greater than 100 acres and comprising less than twenty percent (20%) of the lots, or to provide infill opportunities in appropriate areas of the City.
- (4) To include or be located within six hundred feet of parkland or other recreational open space and/or transit opportunities.
- (5) Lots may provide access from a rear alley.
- (6) Proposals for lots less than forty-one (41') feet wide require PUD zoning as stated in Article II, Section 2 (e) (5) (iii).

SFT – SINGLE FAMILY TOWNHOUSE:

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

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

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

CH – COTTAGE HOUSING

Features: Three or more detached single-family dwellings per lot

Intent: The Cottage Housing use component provides for the development of multiple single-family detached dwellings on one lot and for other compatible and complimentary uses. The purpose of this component is to provide regulations to maintain and protect the City's single-family residences and neighborhoods in areas where it is appropriate to have cottage style development. This use component provides for greater flexibility in designing and placing structures while preserving open space, trees, and shared common areas. A variety of lot sizes shall be provided within one half mile of major intersections such as arterials or collectors and along residential collectors. The higher density residential shall be located closest to major intersections such as arterials or collectors and transition to lower density uses further away from the major intersections. This component provides for higher density lots and serves as a transition between moderate size lots and higher density areas. This component is generally intended as follows:

- (1) To provide an orderly transition to and create a buffer between larger lot neighborhoods and more intensive uses such as multi-family or commercial uses or arterial roadways.
- (2) To create more variety in housing opportunities in the fabric of neighborhoods.
- (3) To include or be located within six hundred (600') feet of shared amenity space. Shared amenity space may include parkland, recreational improvements, amenity centers, or other similar uses.

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 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.

TYPE 3:

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

Intent:

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

ARCHITECTURAL COMPONENT**TYPE A:**

Features: 5 or more architectural features.

Intent:

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.

- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) This component may be utilized for any high profile development, for any property in a prominent location or at an important gateway to the community.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

- Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.
- Strategy 10.2: Support housing that has well-defined design character, compatibility with adjacent uses, and balanced density.

Applicable Future Land Use categories

ACTIVITY CENTER

- Activity Center areas are the major strategic commercial centers within the community. They are intended to provide opportunity for diverse retail, employment and mixed-use destinations at critical intersections to create dense, value-intense development. These centers are regional in nature and serve a population beyond Leander, and are found on major highways and arterials. Managing access and traffic in these high-volume areas will require planning and coordination.

In a changing retail environment, Activity Centers are designed to become community destinations with activities, amenities, shopping, restaurants and places to gather, live and work. These mixed-use centers complement neighborhood centers and the urban development around Leander Station. Individually, these centers are expected to have a differing balance of land use, design, and atmosphere based on their location and context. High-density apartments and lofts are appropriate if designed and connected to the larger mixed-use center.

The Activity Center land use is intended to be implemented using a strategically planned framework, typically a PUD. When multiple landowners exist without a unified development scheme, proposed projects should plan for future integration to balance the activity center area as much as possible.

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

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

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

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was held with Staff on 05/03/2024. No changes have been made to the project since the development meeting was held.

No ordinance changes occurred following the development meeting which may have impacted this project.

NOTIFICATION

1st public hearing dates: (Delayed)

- 04/04/2024 - Public Notice on Hill Country News
- 04/10/2024 - Mail Notification to Property Owners within 200'
- 04/10/2024 - Public Hearing Signage Posted on Property

04/25/2024 - Planning and Zoning Commission Public Hearing
 05/16/2024 - City Council Public Hearing & First Reading of the Ordinance
 06/06/2024 - City Council Second & Final Reading of the Ordinance

2nd public hearing dates:

07/04/2024 - Public Notice on Hill Country News
 07/10/2024 - Mail Notification to Property Owners within 200'
 07/10/2024 - Public Hearing Signage Posted on Property
 07/25/2024 - Planning and Zoning Commission Public Hearing
 08/15/2024 - City Council Public Hearing & First Reading of the Ordinance
 09/05/2024 - 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.

The applicant reached out to the surrounding neighborhood and residential property owners on 3/25/2024, which included going door to door and hand delivering notification letters and discussing the project with any residents available to speak. No immediate concerns or questions were raised during this outreach. Following the initial outreach, they have corresponded with some of the neighborhood community members regarding the project. Some concerns brought up included traffic, noise, and crime. In addition, they virtually attended a meeting with the Bryson Community Association held on April 16th, 2024, and presented the PUD documents, answered questions, and noted concerns. These concerns included traffic, screening walls, and access to the dog park.

An additional in-person meeting was held with the Bryson Community on 4/23/2024. The applicant delayed the public hearing at the 4/25/2024 Planning & Zoning meeting to address the concerns of the attendees. No changes were made to the request following the delay.

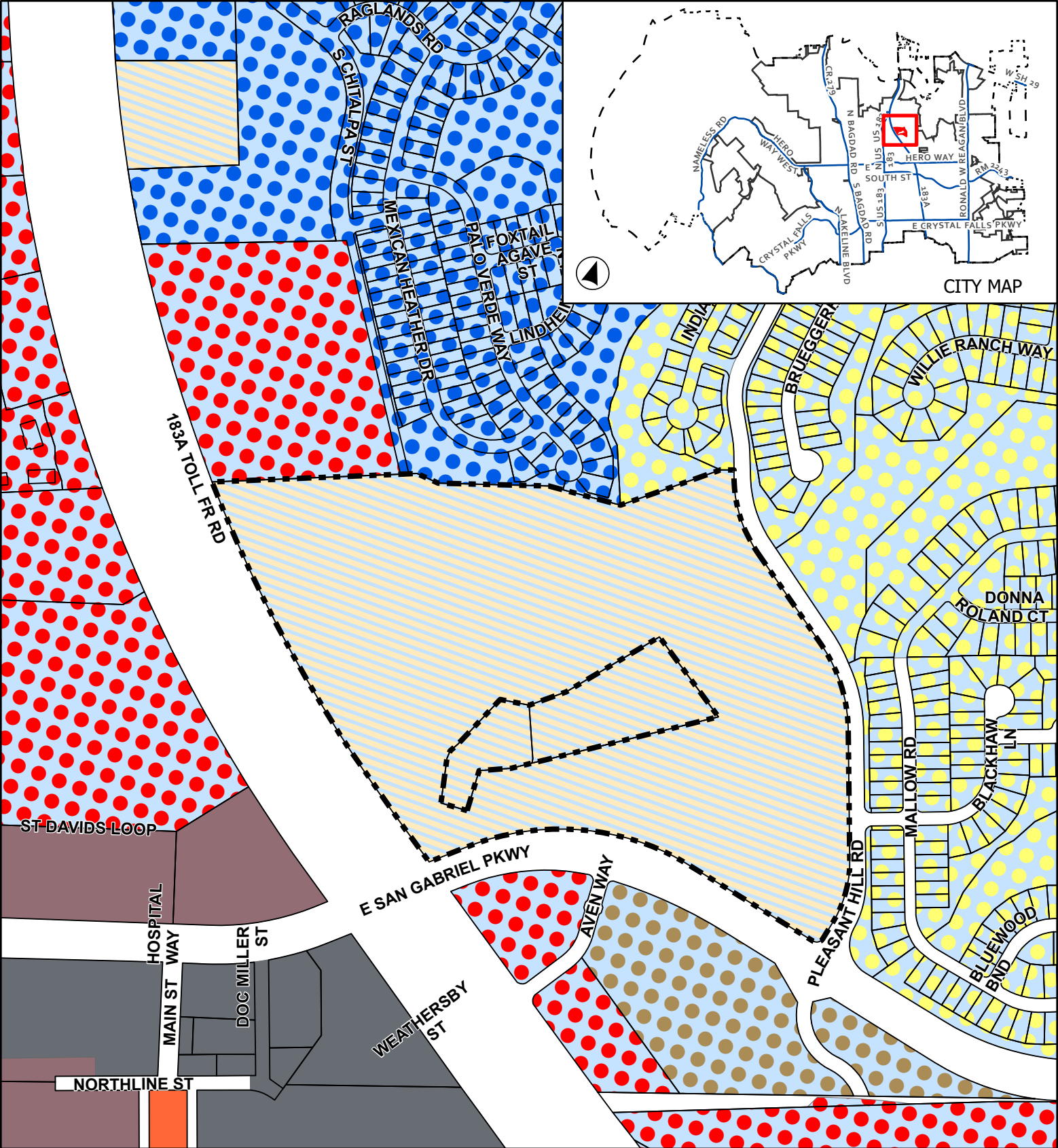
Please see the full report from the applicant attached.

APPROVAL CRITERIA:

Staff does not support the amendment to the Comprehensive Plan to alter the language in order to increase the amount of allowable residential. The zoning request requires that the Activity Center be altered to allow up to 60% residential uses instead of the currently allowed 0-30%. In addition to the zoning request being inconsistent with the current requirements of the Activity Center, it is not consistent with Ordinance 22-031-00 Water Resolution, which prioritizes low density uses components SFR, SFE, and SFS. Staff recommends denial of the Comprehensive Plan Amendment and the residential portion of this zoning request.

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

HIGHER STANDARDS	WAIVERS
Prohibited uses normally allowed with the GC Use component	Condominium regime allowed on SFT
Residential units must front onto the historic farmstead property	Height increase to 60' by right
Master Sign Plan	3.6 acres of open space
Pedestrian connections to surrounding developments	
Limitation on the location of a gas station and car wash	



CASE: CPA-23-0007
& Z-22-0023

ATTACHMENT 2

PIONEER FARMSTEAD

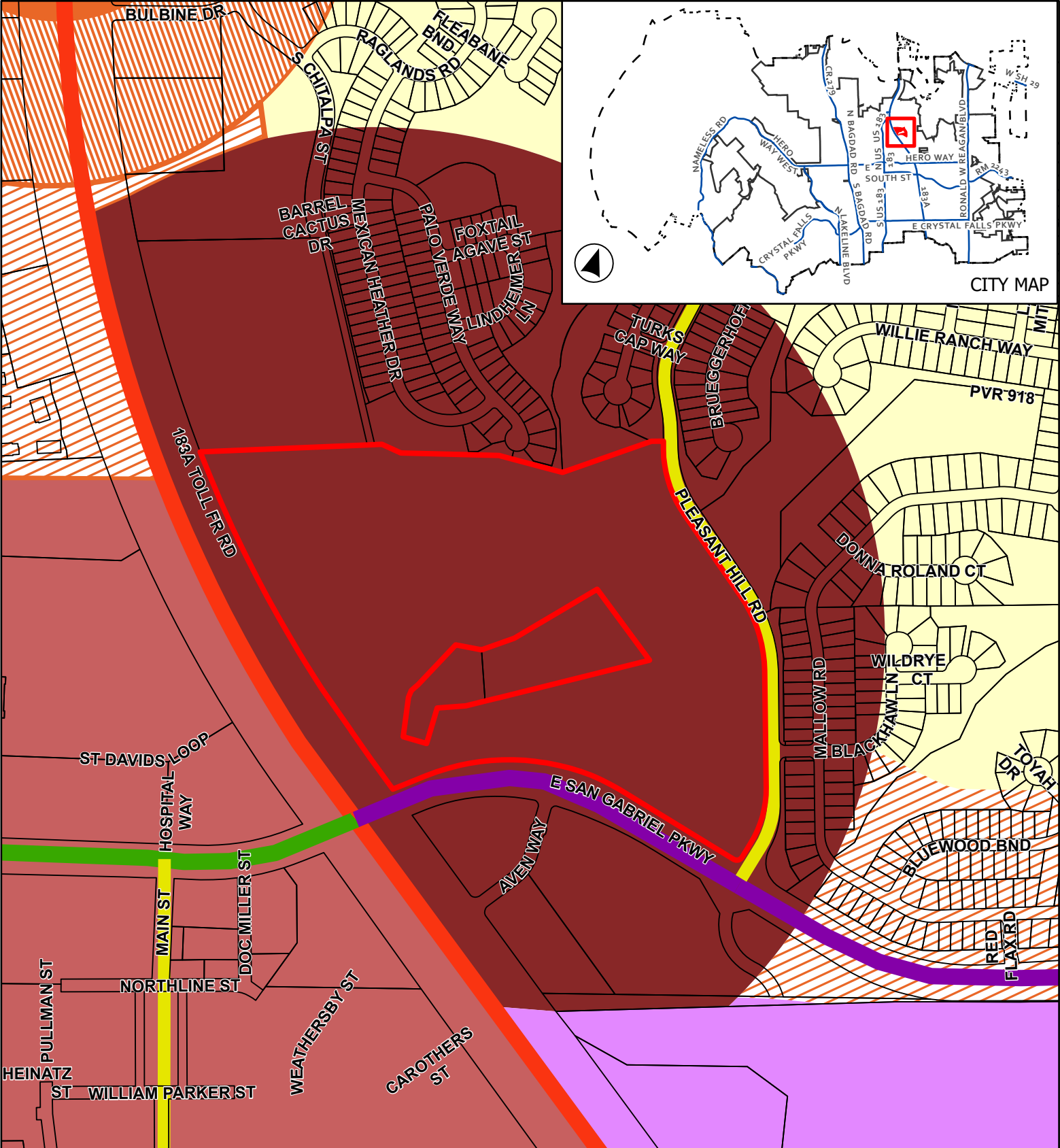
Current Zoning

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

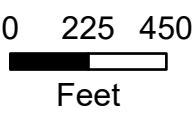
- Leander City Limits
- Extra-Territorial Jurisdiction
- Subject Boundary
- PUD - Single-Family
- PUD - Multi-Family
- PUD - Mixed Use
- PUD - General Commercial
- CD - Conventional Sector
- Civic Building
- T5 - Urban Center
- T6 - Urban Core

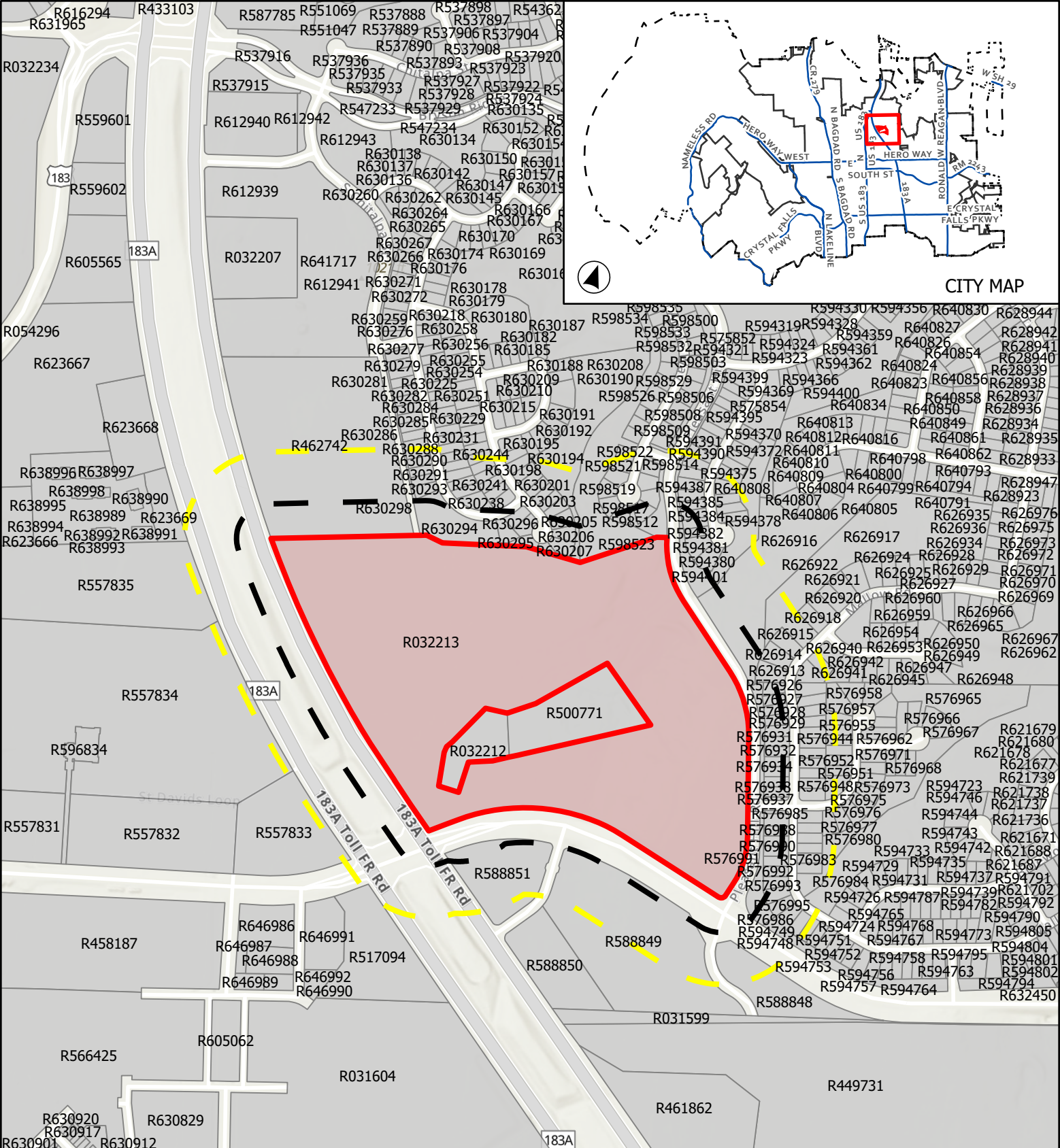
0 175 350
Feet

Page 17 of 66



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: CPA-23-0007
& Z-22-0023**

ATTATCHMENT 4

PIONEER FARMSTEAD

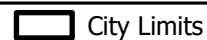
Public Notification

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.



0 305 610

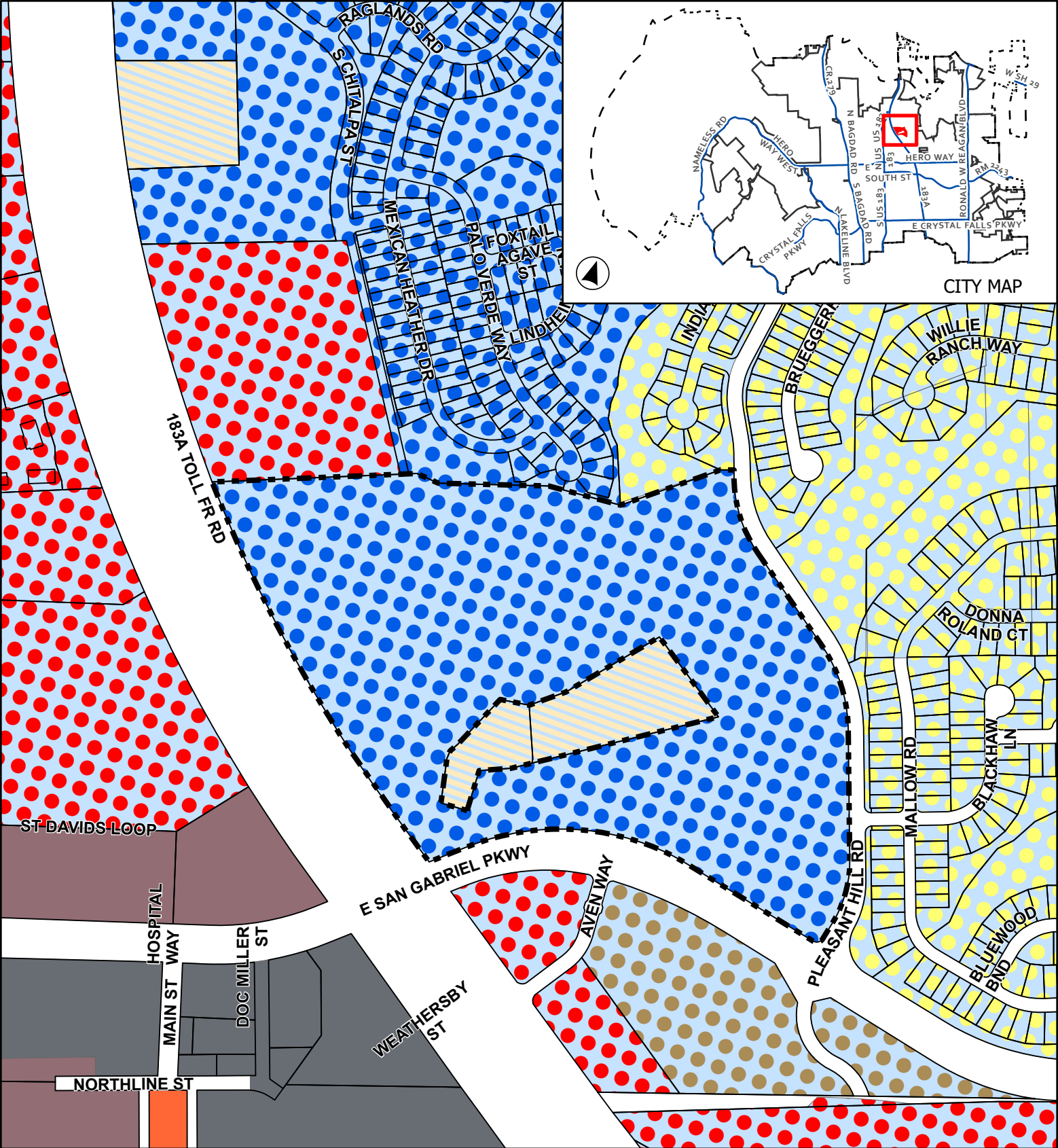
Feet



Notification Buffer



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CASE: CPA-23-0007
& Z-22-0023

ATTACHMENT 5

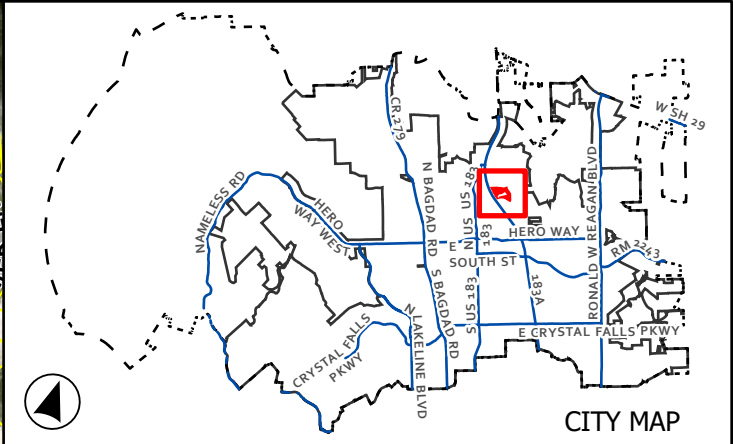
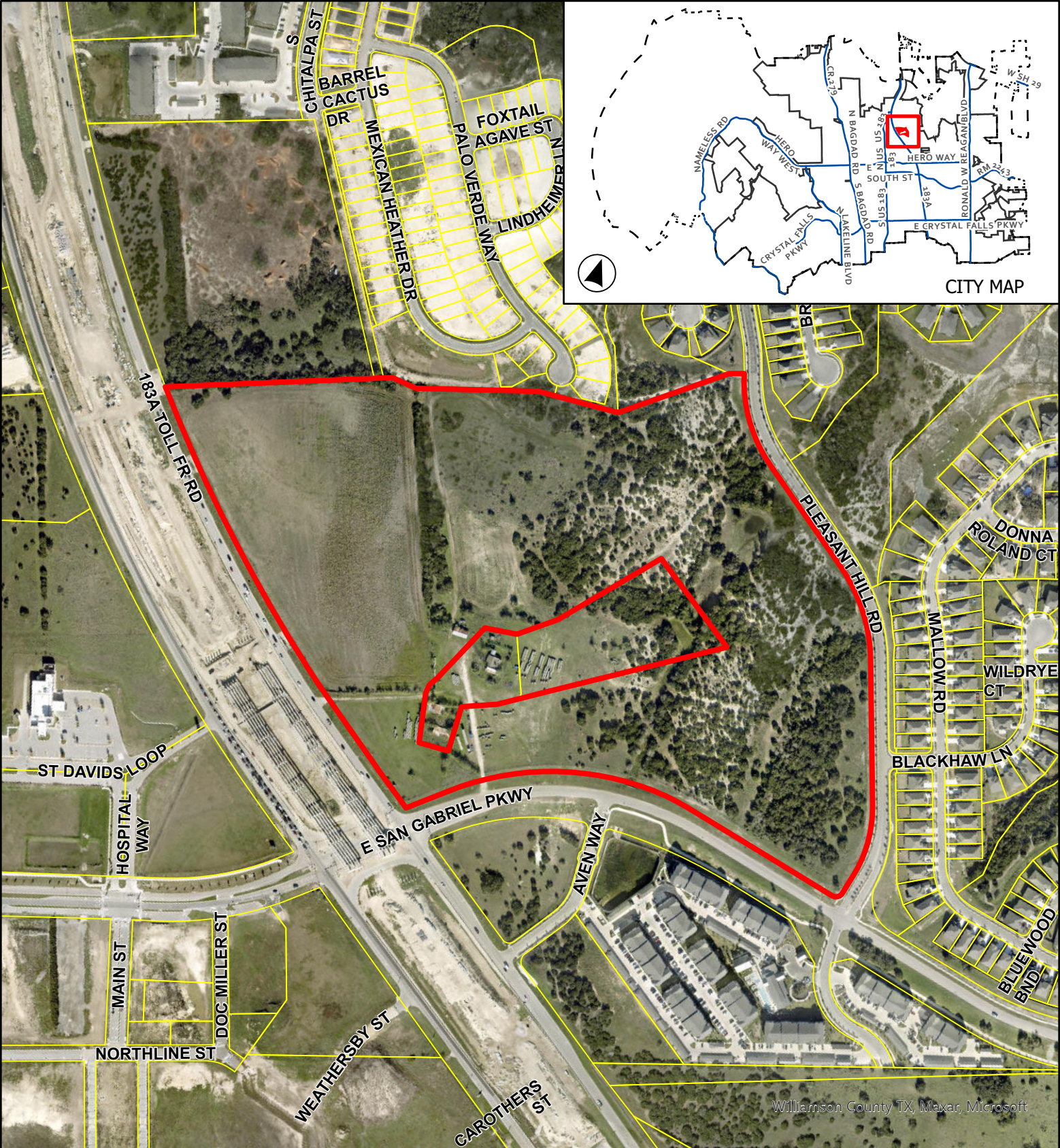
PIONEER FARMSTEAD

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
- Extra-Territorial Jurisdiction
- Subject Boundary
- PUD - Single-Family
- PUD - Multi-Family
- PUD - Mixed Use
- PUD - General Commercial
- CD - Conventional Sector
- Civic Building
- T5 - Urban Center
- T6 - Urban Core





CITY MAP

Williamson County TX, Maxar, Microsoft

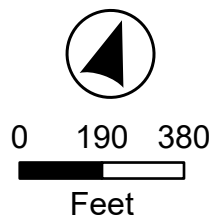
CASE: CPA-23-0007
& Z-22-0023

ATTACHMENT 6

PIONEER FARMSTEAD

Aerial Map

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



- Leander City Limits
- Subject Boundary

Exhibit A

Pioneer Farmstead Planned Unit Development

A. Purpose and Intent

1. The Pioneer Farmstead Planned Unit Development (“PUD”) is comprised of approximately 56.65 acres, as shown in **Exhibit B** (the “Property”), located in the City of Leander (the “City”), Williamson County, Texas. The PUD is located in a designated Activity Center, as well as along a Multi-Use Corridor – Priority Corridor (183A Toll) as identified in the City of Leander 2020 Comprehensive Plan. The PUD parcel surrounds the historic Pioneer Farmstead tract (the “Farmstead Tract”), which is currently owned by the City of Leander. The intent of this PUD is the developed a walkable and connected mixed-use project that not only complements but enhances the Farmstead Tract. The PUD is striving to provide opportunities to engage the users of the PUD and residents of the whole of the City of Leander with both the project and the historic property.
2. The PUD has frontage on three roadways, 183A Toll, San Gabriel Parkway, and Pleasant Hill Road. The development of this property includes approximately 18.7 acres of commercial uses and approximately 27.2 acres of residential uses. An additional approximately 3.6 acres of the PUD along Pleasant Hill Road is proposed as publicly-accessible open space which will also provide a direct connection to the Farmstead Tract (the “Open Space Tract”). The Open Space Tract also includes water quality and detention facilities for the PUD. Additional pedestrian connection points to Dogwood Park to the northeast are also proposed.
3. An internal street network is proposed in the PUD to break up the project into a minimum of five (5) walkable blocks. The streets proposed in the PUD will include dedicated public streets as well as private streets.

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 districts have been selected from the Leander Composite Zoning Ordinance.
 - i. GC-3-A (General Commercial)
 - ii. SFL-2-A (Single-Family Limited)
 - iii. SFT-2-A (Single-Family Townhouse)
 - iv. CH-2-A (Cottage Housing)
3. In the case that this **Exhibit A** does not address a specific City requirement, the Leander Composite Zoning Ordinance shall apply. Should there be a conflict between the PUD Notes and the Composite Zoning Ordinance, the PUD Notes shall control.

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 in the PUD shall comply with the Composite Zoning Ordinance, except as established in Section D.2. below.
2. The prohibited uses shall include the following:
 - i. Animal hospital, including a crematory associated with such use on site, or a crematory associated with a cemetery.
 - ii. Animal boarding.
 - iii. Equipment or other similar goods sales, repair and service.
 - iv. Farms or truck gardens, limited to the propagation and cultivation of plants and provided further that no poultry or livestock.
 - v. Funeral home, including embalming and crematory facilities associated with an on-site funeral home or cemetery.
 - vi. Manufactured housing sales and accessory building sales.
 - vii. Office/warehouse including painting, plumbing, or other similar commercial service.
 - viii. Transportation related facilities including commercial parking lots, passenger terminals, taxi cab stations and mass transit terminals.
 - ix. New vehicle and major equipment sales, rental or leasing, repair of new or used vehicles, body shop, wholesale activities with less than 3,500 square feet of gross area of the business.
3. PUD shall be allowed to include a maximum of one (1) gas station use and a maximum of one (1) car wash use. Such gas station and car wash uses shall not be located adjacent to the Farmstead Tract.
4. The maximum residential unit count shall be 325 units.
 - i. Residential uses utilizing the SFT base district standards shall be limited to up to 70% of the total residential uses.

E. Development Standards

1. The following additional standards or modifications shall apply:
 - i. SFT District:
 - a. Units shall have a common wall or be separated by at least ten (10) feet from an adjacent unit.
 - b. A residential condominium regime may be implemented.
 - c. Residential units shall front onto the historic Farmstead Tract when such residential units abut the Farmstead Tract. The rear of the units shall not face the Farmstead Tract.
 - ii. CH District:
 - a. Residential units shall front onto the historic Farmstead Tract when such residential units abut the Farmstead Tract. The rear of the units shall not face the Farmstead Tract.
 - iii. Maximum Height:

- a. The maximum height for commercial uses is limited to 60 feet except when fronting 183A Toll roadway and adjacent to the Farmstead Tract, as depicted by the hatched portion of the commercial land use area of Exhibit C.
- b. The maximum height for commercial uses fronting 183A Toll and abutting the Farmstead Tract is 30 feet, as depicted by the hatched portion of the commercial land use area of Exhibit C.
- c. The maximum height for residential uses is limited to 40 feet.

F. Parkland and Trails

1. The PUD shall provide approximately 3.6 acres as public open space on the Open Space Tract. The water quality and detention pond for the PUD shall be built within this Open Space Tract.
2. The PUD also proposes pedestrian connections to Dogwood Park located northeast of the PUD and a direct connection from the Open Space Tract in the form of trails, sidewalks and/or other pedestrian connections as approved by the Director shall also be required.
3. Provision of this Open Space Tract shall satisfy all parkland dedication, fee-in-lieu and park improvement fee requirements for the development of the PUD.

G. Signage and Branding

1. A Master Sign Plan shall be provided for review with the site development permit plans.
2. All signs and branding elements must conform to standards outlined in the signage and branding master plan.
3. Before a sign may be permitted or constructed within this PUD, the signage and branding master plan must be submitted, reviewed, and approved by the City.



EXHIBIT B

Advance Surveying, Inc.

10518 Kipp Way Suite A-2

Houston, Texas 77099

Phone (281) 530-2939 Fax (281) 556-5464

Email: advance_survey@yahoo.com

TBPLS FIRM NO. 10099200

LEGAL DESCRIPTION 62.650 ACRES (2,729,021 SQUARE FEET)

BEING A 62.650 ACRE (2,729,021 SQUARE FEET) TRACT OF LAND SITUATED IN THE WILLIAM MANCIL SURVEY, ABSTRACT NO. 437, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN CALLED 247.055 ACRE TRACT OF LAND DESCRIBED BY DEED DATED SEPTEMBER 25, 2012 AND FILED FOR RECORD UNDER WILLIAMSON COUNTY CLERK'S FILE NUMBER (W.C.C.F. NO.) 2012079162; SAVE AND EXCEPT A 4.000 ACRE TRACT OF LAND AND A 2.000 ACRE TRACT OF LAND DESCRIBED BY DEEDS FILED FOR RECORD UNDER W.C.C.F. NOS. 2019114917 AND 2009004964; SAID 62.650 ACRES (2,729,021 SQUARE FEET) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED GPS TEXAS CENTRAL ZONE NO. 4204):

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF PLEASANT HILL ROAD (60' RIGHT-OF-WAY) MARKING THE SOUTHEASTERLY CORNER OF LOT 1, A 0.54 ACRE HOA LANDSCAPE AND DRAINAGE EASEMENT RESERVE "V" ACCORDING TO THE MAP AND/OR PLAT OF BRYSON PHASE 4, SECTION 4, FINAL PLAT AS RECORDED IN PLAT NO. 2020091901; SAME BEING THE MOST NORTHERLY, NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 21 DEGREES 18 MINUTES 55 SECONDS EAST, 31.40 FEET, WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID PLEASANT HILL ROAD, COMMON WITH THE EASTERLY LINE OF THE TRACT HEREIN DESCRIBED TO A 1/2 INCH IRON ROD FOUND MARKING A POINT OF CURVATURE IN THE TRACT HEREIN DESCRIBED AND THE BEGINNING OF A TANGENTIAL CURVE TO THE LEFT;

THENCE, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID PLEASANT HILL ROAD, WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 33 DEGREES 24 MINUTES 20 SECONDS, A RADIUS OF 505.00 FEET, AN ARC LENGTH OF 294.43 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 38 DEGREES 01 MINUTES 05 SECONDS EAST, 290.28 FEET TO A 5/8 INCH IRON ROD FOUND MARKING A POINT OF TANGENCY OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 54 DEGREES 43 MINUTES 14 SECONDS EAST, 420.77 FEET CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID PLEASANT HILL ROAD, WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE TRACT HEREIN DESCRIBED, TO A 5/8 INCH IRON ROD FOUND MARKING A POINT OF CURVATURE IN THE HEREIN DESCRIBED TRACT, AND THE BEGINNING OF A TANGENTIAL CURVE TO THE RIGHT;

THENCE, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID PLEASANT HILL ROAD, COMMON WITH THE EASTERLY LINE OF THIS TRACT, WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 33 DEGREES 59 MINUTES 14 SECONDS, A RADIUS OF 565.00 FEET, AN ARC LENGTH OF 335.15 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 37 DEGREES 43 MINUTES 37 SECONDS EAST, 330.26 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET FOR A POINT OF TANGENCY IN THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 20 DEGREES 43 MINUTES 59 SECONDS EAST, 498.57 FEET, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID PLEASANT HILL ROAD, COMMON WITH THE EASTERLY LINE OF THIS TRACT, TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET FOR A POINT OF CURVATURE IN THE HEREIN DESCRIBED TRACT AND THE BEGINNING OF A TANGENTIAL CURVE TO THE RIGHT;

THENCE, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID PLEASANT HILL ROAD, COMMON WITH THE EASTERLY LINE OF THIS TRACT, WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 32 DEGREES 29 MINUTES 54 SECONDS, A RADIUS OF 435.00 FEET, AN ARC LENGTH OF 246.73 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 04 DEGREES 29 MINUTES 02 SECONDS EAST, 243.44 FEET TO A PKNAIL FOUND MARKING A POINT OF TANGENCY IN THE TRACT HEREIN DESCRIBED;



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Houston, Texas 77099

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TBPLS FIRM NO. 10099200

THENCE, SOUTH 11 DEGREES 45 MINUTES 55 SECONDS WEST, 71.53 FEET CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID PLEASANT HILL ROAD, COMMON WITH THE EASTERLY LINE OF THIS TRACT, TO A PKNAIL FOUND AT A POINT OF CURVATURE IN THE TRACT HEREIN DESCRIBED AT THE NORTHERLY END OF A CURVE TO THE RIGHT AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAN GABRIEL PARKWAY AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID PLEASANT HILL ROAD;

THENCE, FOLLOWING THE AFOREMENTIONED CURVE TO THE RIGHT AT SAID INTERSECTION, HAVING A CENTRAL ANGLE OF 89 DEGREES 41 MINUTES 29 SECONDS, A RADIUS OF 25.00 FEET, A CURVE LENGTH OF 39.14 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 56 DEGREES 34 MINUTES WEST, 35.26 FEET, TO A 1/2 INCH FOUND AT THE END OF SAID CURVE TO THE RIGHT AND MARKING A POINT OF TANGENCY IN THE TRACT HEREIN DESCRIBED;

THEN CE, NORTH 78 DEGREES 32 MINUTES 48 SECONDS WEST, 566.50 FEET, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SAN GABRIEL PARKWAY, COMMON WITH THE SOUTHERLY LINE OF THE TRACT HEREIN DESCRIBED, TO A 5/8 INCH IRON ROD FOUND MARKING A POINT OF CURVATURE IN THE TRACT HEREIN DESCRIBED AND THE BEGINNING OF A TANGENTIAL CURVE TO THE LEFT;

THENCE, CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SAN GABRIEL PARKWAY, COMMON WITH THE SOUTHERLY LINE OF THE TRACT HEREIN DESCRIBED, WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 16 DEGREES 00 MINUTES 27 SECONDS, A RADIUS OF 799.23 FEET, AN ARC LENGTH OF 223.49 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 86 DEGREES 33 MINUTES 02 SECONDS WEST, 222.76 FEET TO A 5/8 INCH IRON ROD FOUND MARKING A POINT OF TANGENCY IN THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 85 DEGREES 26 MINUTES 46 SECONDS WEST, 11.44 FEET, CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SAN GABRIEL PARKWAY, COMMON WITH THE SOUTHERLY LINE OF THE TRACT HEREIN DESCRIBED, TO A 5/8 INCH IRON ROD FOUND MARKING A POINT OF CURVATURE IN THE TRACT HEREIN DESCRIBED AND THE BEGINNING OF A TANGENTIAL CURVE TO THE LEFT;

THENCE, CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SAN GABRIEL PARKWAY, COMMON WITH THE SOUTHERLY LINE OF THE TRACT HEREIN DESCRIBED, WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 37 DEGREES 12 MINUTES 01 SECONDS, A RADIUS OF 949.91 FEET AN ARC LENGTH OF 616.75 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 66 DEGREES 50 MINUTES 44 SECONDS WEST, 605.97 FEET TO A 5/8 INCH IRON ROD FOUND FOR A POINT OF TANGENCY IN THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 48 DEGREES 14 MINUTES 44 SECONDS WST, 152.27 FEET, CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SAN GABRIEL PARKWAY, COMMON WITH THE SOUTHERLY LINE OF THE TRACT HEREIN DESCRIBED, TO A 5/8 INCH IRON ROD FOUND, MARKING THE SOUTHERLY CORNER OF THIS TRACT, AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TOLL ROAD 183A (RIGHT-OF-WAY WIDTH VARIES) AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SAN GABRIEL PARKWAY;

THENCE, NORTH 56 DEGREES 03 MINUTES 40 SECONDS WEST, 233.04 FEET ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID TOLL ROAD 183A, COMMON WITH THE SOUTHWESTERLY LINE OF THE HEREIN DESCRIBED TRACT, TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET FOR A POINT OF CURVATURE IN THE TRACT HEREIN DESCRIBED AND THE BEGINNING OF A TANGENTIAL CURVE TO THE RIGHT;

THENCE, CONTINUING ALONG HE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID TOLL ROAD 183A, COMMON WITH THE SOUTHWESTERLY LINE OF THE HEREIN DESCRIBED TRACT, WITH SAID CURVE OT THE RIGHT, HAVING A CENTRAL ANGLE OF 14 DEGREES 43 MINUTES 21 SECONDS, A RADIUS OF 5,529.58 FEET, AN ARC LENGTH OF 1,420.87 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 48 DEGREES 42 MINUTES 00 SECONDS WEST, 1,416.96 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHERLY CORNER OF A CALLED 15.40 ACRE TRACT OF LAND CONVEYED TO JEAN BAPTISTE, LTD., A TEXAS LIMITED LIABILITY



Advance Surveying, Inc.

10518 Kipp Way Suite A-2

Houston, Texas 77099

Phone (281) 530-2939 Fax (281) 556-5464

Email: advance_survey@yahoo.com

TBPLS FIRM NO. 10099200

COMPANY, BY DEED FILED FOR RECORD UNDER W.C.C.F. NO. 2010069763 AND THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 67 DEGREES 25 MINUTES 02 SECONDS EAST, 764.79 FEET, WITH THE SOUTHERLY LINE OF SAID CALLED 15.40 ACRES, COMMON WITH THE NORTHERLY LINE OF THE HEREIN DESCRIBED TRACT, TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET IN THE SOUTH LINE OF THE RESIDUE OF CALLED 84.069 ACRE TRACT, CONVEYED TO BRYSON MPC HOLDINGS, LLC., BY DEED FILED FOR RECORD UNDER W.C.C.F. NO. 2019008206, MARKING AN ANGLE POINT IN THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 85 DEGREES 38 MINUTES 42 SECONDS EAST, 88.58 FEET, ALONG THE SOUTHERLY LINE OF SAID RESIDUE OF CALLED 84.069 ACRES, COMMON WITH THE NORTHERLY LINE OF THE HEREIN DESCRIBED TRACT, TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 71 DEGREES 26 MINUTES 21 SECONDS EAST, 416.89 FEET, CONTINUING ALONG NORTHERLY LINE OF THIS TRACT, COMMON WITH A SOUTHERLY LINE OF SAID BRYSON MPC HOLDINGS, LLC., TRACT, TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET FOR AN ANGLE POINT IN THE TRACT HEREIN DESCRIBED

THENCE, NORTH 84 DEGREES 58 MINUTES 14 SECONDS EAST, 278.95 FEET, CONTINUING ALONG THE SOUTHERLY LINE OF SAID RESIDUE OF CALLED 84.069 ACRES AND THE NORTHERLY LINE OF THE TRACT HEREIN DESCRIBED, TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHERLY CORNER OF LOT 12, A 3.70 ACRE TRACT RESERVED FOR HOA LANDSCAPE AND DRAINAGE EASEMENT OF THE AFOREMENTIONED PLAT OF BRYSON PHASE 4, SECTION 4 FINAL PLAT, SAME BEING THE SOUTHEAST CORNER OF SAID RESIDUE OF CALLED 84.069 ACRES AND AN INTERIOR ANGLE POINT IN THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 51 DEGREES 43 MINUTES 53 SECONDS EAST, 400.61 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 12 OF SAID PLAT OF BRYSON PHASE 4, SECTION 4 FINAL PLAT, TO A 1/2 INCH IRON ROD FOUND FOR THE MOST SOUTHERLY, SOUTHEAST CORNER OF THE AFOREMENTIONED LOT 1, CALLED 0.54 ACRE HOA, LANDSCAPED AND DRAINAGE EASEMENT

THENCE, NORTH 69 DEGREES 48 MINUTES 16 SECONDS EAST, 51.37 FEET, WITH THE SOUTHERLY LINE OF SAID LOT 1, AND THE MOST NORTHERLY, NORTHEAST LINE OF THE TRACT HEREIN DESCRIBED, TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS A NET AREA OF 56.650 ACRES OF LAND AS SHOWN ON A BOUNDARY AND TOPOGRAPHIC SURVEY DATED FEBRUARY 22, 2021 AND FILED IN THE OFFICES OF ADVANCE SURVEYING, INC., UNDER PROJECT NUMBER 0910870-20-01.



Henry M. Santos

HENRY M. SANTOS
R.P.L.S. NO. 5450
STATE OF TEXAS

02-22-2021
DATE

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 21°18'55" E	31.40'
L2	S 11°45'55" W	71.53'
L3	N 69°48'16" E	51.37'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.13'	25.00'	68°41'17"	S 56°36'33" W	35.26'

LEGEND:

BC - BACK OF CURB
CB - CATCH BASIN
CLR - CENTER LINE OF ROAD
CO - CLEAN OUT
CONC. - CONCRETE
COVD. - COVERED
EC - EDGE OF CONCRETE
ELEV - ELEVATION
FC - FILM CODE
FH - FIRE HYDRANT
G - GUTTER
GM - GAS METER
GT - GREASE TRAP
W.C.C.F. - WILLIAMSON COUNTY CLERKS FILE
W.C.D.R. - WILLIAMSON COUNTY DEED RECORDS
W.C.M.R. - WILLIAMSON COUNTY MAP RECORDS
LP - LIGHT POST
LS - LIGHT STANDARD
NG - NATURAL GROUND
PP - POWER POLE
PS - PARKING SPACES
SAN - SANITARY LINE <18"
SSMH - SANITARY SEWER MANHOLE
STM - STORM LINE <18"
STMH - STORM MANHOLE
SP - SERVICE POLE
SW - SIDEWALK
TP - TOP OF PAVEMENT
WM - WATER METER
WV - WATER VALVE
S - SIGN POST

JEAN BAPTISE, LTD., A TEXAS LIMITED PARTNERSHIP
W.C.C.F. NO. 2010069763
O.P.R.W.C.T.

RESIDUE OF 84.069 ACRES
BRYSON MPC HOLDINGS, LLC,
W.C.C.F. NO. 2019080206
O.P.R.W.C.T.

GROSS AREA: 62.650 ACRES
2,729,021 SQUARE FEET
SAVE AND EXCEPT A
2.000 ACRE AND 4.000 ACRE
NET AREA 56.650 ACRES

NGS MONUMENT MARKER:

FLOODPLAIN REFERENCE MARK NUMBER BM0695 IS A BRASS DISK STAMPED "S 200 1933" SET IN A CONCRETE RETAINING WALL. 2.5 MILES FROM LEANDER ALONG TEXAS AND NEW ORLEANS RAILROAD 1,315 FEET SOUTHEAST OF MILEPOST NO. 34, 15 FEET NORTHEAST OF THE CENTER OF THE RAILROAD TRACK IN A CONCRETE HEADWALL OF PIPE CULVERT NO. 33-E.

ELEVATION=957.98 FEET NAVD 1988, 2001 ADJUSTED.

BOUNDARY AND TOPOGRAPHIC SURVEY OF

62.650 ACRE (2,729,021 SQUARE FEET) TRACT OF LAND SITUATED IN THE MANCIL SURVEY, ABSTRACT NO. 437, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN CALLED 247.055 ACRE TRACT OF LAND DESCRIBED BY DEED DATED FILED FOR RECORD UNDER WILLIAMSON COUNTY CLERK'S FILE NUMBER (W.C.C.F. NO.) 2014002094 AND BEING THAT SAME CALLED 56.728 ACRE TRACT OF LAND CONVEYED TO LEILA W. MISHER, TRUSTEE OF THE LEILA W. MISHER EXEMPT LIFETIME TRUST BY DEED DATED APRIL 16, 2020 AND FILED FOR RECORD UNDER W.C.C.F. NO. 2020054349 SAVE AND EXCEPT 6.0182 ACRES OF LAND BEING A PORTION OF THAT CERTAIN CALLED 2.000 ACRE TRACT DESCRIBED BY DEED DATED JANUARY 27, 2009, FILED FOR RECORD UNDER W.C.C.F. NO. 2009004964; SAID 62.650 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.

NOTES:

- SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY UNDER G.F. NO. 2017934-COM EASEMENTS AND BUILDING LINES PER RECORDED PLAT, UNLESS SHOWN OTHERWISE.
- SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.

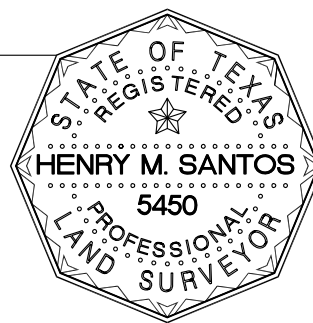
SUBJECT PROPERTY IS LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE "AL" & FLOODWAY. MAP # 48491C, PANEL 0455E, DATED 12-20-19. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

TO: AMIRALI MAKNOJIA AND MOIZ MERCHANT; STEWART TITLE GUARANTY COMPANY:

I, hereby certify that this survey was made on the ground and completed on this 29th day of March, 2021 and that this plot correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition I Survey. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

GP 2017934-COM of STEWART TITLE GUARANTY COMPANY

HENRY M. SANTOS, Registered Professional Land Surveyor No. 5450



- ABSTRACTING BY TITLE COMPANY.
- COPYRIGHT 2021, Advance Surveying, Inc. (Email: advance_survey@asi23.com)

	PURCHASER: AMIRALI MAKNOJIA AND MOIZ MERCHANT	SCALE: 1" = 100'
	ADDRESS: 10500 TOLL ROAD NORTH LEANDER, TEXAS 78641	FIELD WORK: 02-22-21/VR
	LENDER: -	DRAFTING: 03-29-21/JG
	TITLE CO.: STEWART TITLE GUARANTY COMPANY	FINAL CHECK: 03-29-21/HIS
	JOB NO.: 0910870-20-01B	REVISIONS:
PHONE: 281 530-2939 FAX: 281 530-5464	G.F. NO.: 2017934-COM	
	KEY MAP: 4-2838	

ADVANCE SURVEYING, INC.
10518 KIPP WAY SUITE A-2 • HOUSTON, TEXAS 77099 • TBPLS FIRM NO. 10099200

SCHEDULE "B" ITEMS:

- 10c EASEMENT: RECORDED: VOLUME 518, PAGE 348, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. TO: PEDERNALES ELECTRIC COOPERATIVE, INC./PURPOSE: ELECTRIC TRANSMISSION LINE (DOES NOT AFFECT SUBJECT TRACT AND IS NOT PLOTTED HEREON.)
- 10g EASEMENT: RECORDED: DOCUMENT NO. 2006066935, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; TO: WILLIAMSON COUNTY, TEXAS, ITS AGENTS AND ASSIGNS/PURPOSE: DRAINAGE (DOES AFFECT SUBJECT TRACT AND IS PLOTTED HEREON.)
- 10h EASEMENT: RECORDED: DOCUMENT NO. 2007004722, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; TO: WATERSTONE JEAN BAPTISTE, L.P., A TEXAS LIMITED PARTNERSHIP PURPOSE: WASTEWATER LINE (DOES NOT AFFECT SUBJECT TRACT AND IS NOT PLOTTED HEREON.)
- 10i EASEMENT: RECORDED: DOCUMENT NO. 2009004964, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; TO: CENTRAL TEXAS REGIONAL MOBILITY AUTHORITY PURPOSE: ACCESS (DOES AFFECT SUBJECT TRACT AND IS PLOTTED HEREON.)
- 10j EASEMENT: RECORDED: DOCUMENT NO. 2015051146, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; TO: CITY OF LEANDER/PURPOSE: PUBLIC UTILITY (DOES AFFECT SUBJECT TRACT AND IS PLOTTED HEREON.)
- 10k EASEMENT: RECORDED: DOCUMENT NO. 2018005957, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; TO: CITY OF LEANDER/PURPOSE: PUBLIC UTILITY (DOES AFFECT SUBJECT TRACT AND IS PLOTTED HEREON.)
- 10l EASEMENT: RECORDED: DOCUMENT NO. 2018005958, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; TO: CITY OF LEANDER/PURPOSE: SIDEWALK (DOES AFFECT SUBJECT TRACT AND IS PLOTTED HEREON.)
- 10m EASEMENT: RECORDED: DOCUMENT NO. 2018005959, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; TO: CITY OF LEANDER/PURPOSE: TEMPORARY CONSTRUCTION (DOES AFFECT SUBJECT TRACT AND IS PLOTTED HEREON.)
- 10n EASEMENT: RECORDED: DOCUMENT NO. 2018005960, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; TO: CITY OF LEANDER/PURPOSE: WASTEWATER UTILITY (DOES AFFECT SUBJECT TRACT AND IS PLOTTED HEREON.)
- 10o EASEMENT: RECORDED: DOCUMENT NO. 2018057364, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; TO: CITY OF LEANDER/PURPOSE: PUBLIC UTILITY (DOES AFFECT SUBJECT TRACT AND IS PLOTTED HEREON.)
- 10p TERMS, CONDITIONS AND STIPULATIONS IN THE BOUNDARY LINE AGREEMENTS: RECORDED: DOCUMENT NOS. 2005050819 AND 2007004724, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES AFFECT SUBJECT TRACT; DESCRIPTION IS BLANKET IN NATURE AND CANNOT BE PLOTTED AS DESCRIBED.)
- 10q TERMS, CONDITIONS AND STIPULATIONS IN THE AGREEMENT: RECORDED: DOCUMENT NO. 2009004963, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; TYPE: RESERVATION OF PRESERVATION EASEMENT (DOES AFFECT SUBJECT TRACT; DESCRIPTION IS BLANKET IN NATURE AND CANNOT BE PLOTTED AS DESCRIBED.)
- 10r TERMS, CONDITIONS AND STIPULATIONS IN THE RECONFIGURATION AGREEMENT: RECORDED: DOCUMENT NO. 2009004965, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (DOES AFFECT SUBJECT TRACT; DESCRIPTION IS BLANKET IN NATURE AND CANNOT BE PLOTTED AS DESCRIBED.)
- 10s TERMS, CONDITIONS AND STIPULATIONS IN THE AGRICULTURAL AGREEMENT: RECORDED: DOCUMENT NO. 2009004966, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES AFFECT SUBJECT TRACT; DESCRIPTION IS BLANKET IN NATURE AND CANNOT BE PLOTTED AS DESCRIBED.)

***This exhibit is conceptual and has not been reviewed for compliance with the Composite Zoning Ordinance or Subdivision Ordinance.**

Note: Residential units shall front onto the historic Farmstead Tract when such residential units abut the Farmstead Tract. The rear of the units shall not face the Farmstead Tract.

LEGEND		
	Residential	(27.6 acres)
	Commercial	(18.6 acres)
	Open Space	(3.6 acres)
	Right-of-Way	(6.3 acres)
Total		56.1 acres

- Property Line
- City-Owned Property (6 acres)
- Building Height & Setback limitations Boundary

- 1. Farmstead Tract
- 2. Park Space
- 3. Detention Pond
- 4. Vehicular Entry



Amanda Swor
direct dial: (512) 807-2904
aswor@drennergroupp.com

November 20, 2023

Ms. Robin Griffin
Development Services Department
City of Leander
201 N. Brushy Street
Leander, TX 78641

Via Electronic Delivery

Re: Comprehensive Plan Amendment Request – Comprehensive Plan Amendment Request related to the Pioneer Farmstead Planned Unit Development (“PUD”) for the 56.65-acre piece of property located at the northeast corner of 183A Toll Road and East San Gabriel Parkway, Leander, Williamson County, Texas (the “Property”).

Dear Ms. Griffin:

As representatives of the owner of the Property, we respectfully submit the enclosed Comprehensive Plan Amendment package. This request is related to the project that is titled Pioneer Farmstead PUD and is located at the northeast corner of 183A Toll Road and East San Gabriel Parkway. The Property also has frontage on Pleasant Hill Road. The requested rezoning of the Property is from CD, Conventional District, district to PUD, Planned Unit Development, district. The Property is currently undeveloped and surrounds the historic Pioneer/Bryson Farmstead parcel. The owner intends to develop the Property with a mixed-use project with commercial uses, residential uses, and open space.

The proposed project will contain approximately 18.7 acres of commercial uses, approximately 27.2 acres of residential uses, and approximately 3.6 acres of publicly-accessible open space. The PUD will include a maximum of 325 residential units. The owner intends to work with City staff on the site design of the PUD such that it complements and enhances proposed improvements to the historic farmstead parcel.

The 2020 Leander Comprehensive Plan, adopted April 1, 2021, has designated the Property with the Activity Center future land use, and specifically within Activity Center 5. Generally, the desired land use mix of Activity Centers is listed as 70-100% Non-Residential and 0-30% Residential (page 92). We are requesting to amend the comprehensive plan to allow for the entitlements and future development associated with the Pioneer Farmstead PUD within

Activity Center 5, with the understanding that the proposed land use mix of the proposed project does not currently align with the comprehensive plan desired mix for Activity Centers. As noted in the accompanying application form, the desired land use mix for Activity Center 5, measured based on acreage and not density, is requested to be 60% Residential, and 0-40% Non-Residential/Open Space/City-Owned Land. This request will accommodate up to 325 residential units.

A market analysis was completed prior to the submittal of this PUD update to guide the mix of uses breakdown and site layout process. Additionally, the PUD was thoughtfully and intentionally designed to highlight the historic farmstead tract as an important amenity for the PUD and for the City of Leander.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,



Amanda Swor

CC: Nuresh Maknojia, Euphoria Developer, LLC (*via electronic delivery*)
Amirali Maknojia, Euphoria Developer, LLC (*via electronic delivery*)
Claire Hempel, Design Workshop (*via electronic delivery*)

Amanda Swor
direct dial: (512) 807-2904
aswor@drennergroupp.com

July 25, 2023

Ms. Robin Griffin
Development Services Department
City of Leander
201 N. Brushy Street
Leander, TX 78641

Via Electronic Delivery

Re: Pioneer Farmstead PUD – Planned Unit Development (“PUD”) update for the zoning application for the 56.65-acre piece of property located at the northeast corner of Highway 183A Toll Road and San Gabriel Parkway, Leander, Williamson County, Texas (the “Property”).

Dear Ms. Griffin:

As representatives of the owner of the Property, we respectfully submit the enclosed PUD update package. The project is titled Pioneer Farmstead PUD and is located at the northeast corner of Highway 183A Toll Road and San Gabriel Parkway. The Property also has frontage on Pleasant Hill Road. The requested rezoning of the Property is from CD, Conventional District, district to PUD, Planned Unit Development, district. The Property is currently undeveloped and surrounds the historic Pioneer/Bryson Farmstead parcel. The owner intends to develop the Property with a mixed use project with commercial uses, residential uses, and open space.

The proposed project will contain approximately 18.7 acres of commercial uses, approximately 27.2 acres of residential uses, and approximately 3.6 acres of publicly-accessible open space. The PUD will include a maximum of 325 residential units. The owner intends to work with City staff on the site design of the PUD such that it complements and enhances proposed improvements to the historic farmstead parcel.

The PUD proposes GC-3-A, General Commercial, base zoning for the commercial uses and SFL-2-A, Single-Family Limited, SFT-2-A, Single-Family Townhouse, and CH-2-A, Cottage Housing, districts for the residential uses. Code modifications are requested with the PUD as outlined in the attached Exhibit A. An internal street network is proposed which will break up the parcel into a minimum of five (5) district, walkable blocks. The Conceptual Site Layout is included in this PUD application package as Exhibit B.

A market analysis was completed prior to the submittal of this PUD update to guide the mix of uses breakdown and site layout process. Additionally, the PUD was thoughtfully and intentionally designed to highlight the historic farmstead tract as an important amenity for the PUD and for the City of Leander.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in blue ink that reads "Amanda Swor". The signature is fluid and cursive, with the first name "Amanda" being larger and more prominent than the last name "Swor".

Amanda Swor

CC: Nuresh Maknojia, Euphoria Developer, LLC (*via electronic delivery*)
Amirali Maknojia, Euphoria Developer, LLC (*via electronic delivery*)
Claire Hempel, Design Workshop (*via electronic delivery*)

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.

The applicant prepared a notification flyer regarding the project which included contact information for Amanda Swor and Kate Kniejski (both of Drenner Group), as well as general PUD details and the Land Use Plan. These flyers were hand-delivered on March 22, 2024 to all the residential properties within 500 feet of the proposed PUD property. Additionally, a letter was mailed to the neighborhood's HOA Board by certified mail on March 21, 2024. The addresses of all the included properties are included as an attachment to this summary, as well as the notification flyer. Kate Kniejski completed the hand-delivery of all letters.

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 feet of the Property and the Homeowners Association were notified. A comprehensive list of all the entities who were notified is attached. We have also contacted the HOA by email and will attend the next Board meeting on April 16, 2024, where we will present the PUD to the neighbors and answer any questions that may come up.

3. What concerns were raised during these communications?

No immediate concerns were raised during hand delivery of the notification letters. We received one response from a neighbor by email, who was interested in the businesses that may move into the proposed commercial tracts of the PUD. Most folks we spoke with in person were happy to have received the notification and to be kept informed.

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

No conditions were added or modified to the PUD following the hand delivery of the letters to the neighborhood, or following the mailing of the notification to the HOA. This may change following our meeting with the neighborhood on April 16, 2024.

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

Signature: Amanda Swor

Date March 22, 2024

March 21, 2024

Re: Pioneer Farmstead PUD – a rezoning application for the 56.65-acre piece of property located at the northeast corner of Highway 183A Toll and San Gabriel Parkway in the City of Leander, Williamson County, Texas (the “Property”).

Greetings, Neighbors!

We are reaching out as representatives of the Property owner of the parcel located at the northeast corner of Highway 183A Toll and San Gabriel Parkway to inform you that we have filed a PUD rezoning application for the Property, see image on reverse side. The current zoning is CD, Conventional District, and the rezoning request is from CD to PUD, Planned Unit Development, district, which will allow for a mixed use development on the Property.

The proposed development allows for a variety of uses, including retail, office and restaurant uses along the Highway 183A Toll Frontage Road and San Gabriel Parkway, and lower density residential uses closer to Pleasant Hill Road and the interior of the Property. Additionally, approximately 3.6 acres of public open space is proposed along Pleasant Hill Road.

Property owners within 200 feet of the project will receive notice of the public hearing schedule for the PUD from the City of Leander. This notification will provide information on the date(s), time(s) and location(s) of the hearings. We anticipate public hearings to begin in late April.

We would love the opportunity to discuss the rezoning case, proposed project, and any questions you may have. Please do not hesitate to reach out to Amanda Swor or Kate Kniejski (contact information provided below) if you have any questions or concerns about the rezoning application, the City of Leander rezoning process, or the proposed project itself. We are working to schedule a virtual meeting to introduce the PUD to the community within the next few weeks – please reach out to Amanda or Kate as well if you would like to be included in correspondence related to the scheduling of the meeting.

Amanda Swor – aswor@drennergroupp.com - (512) 807-2904

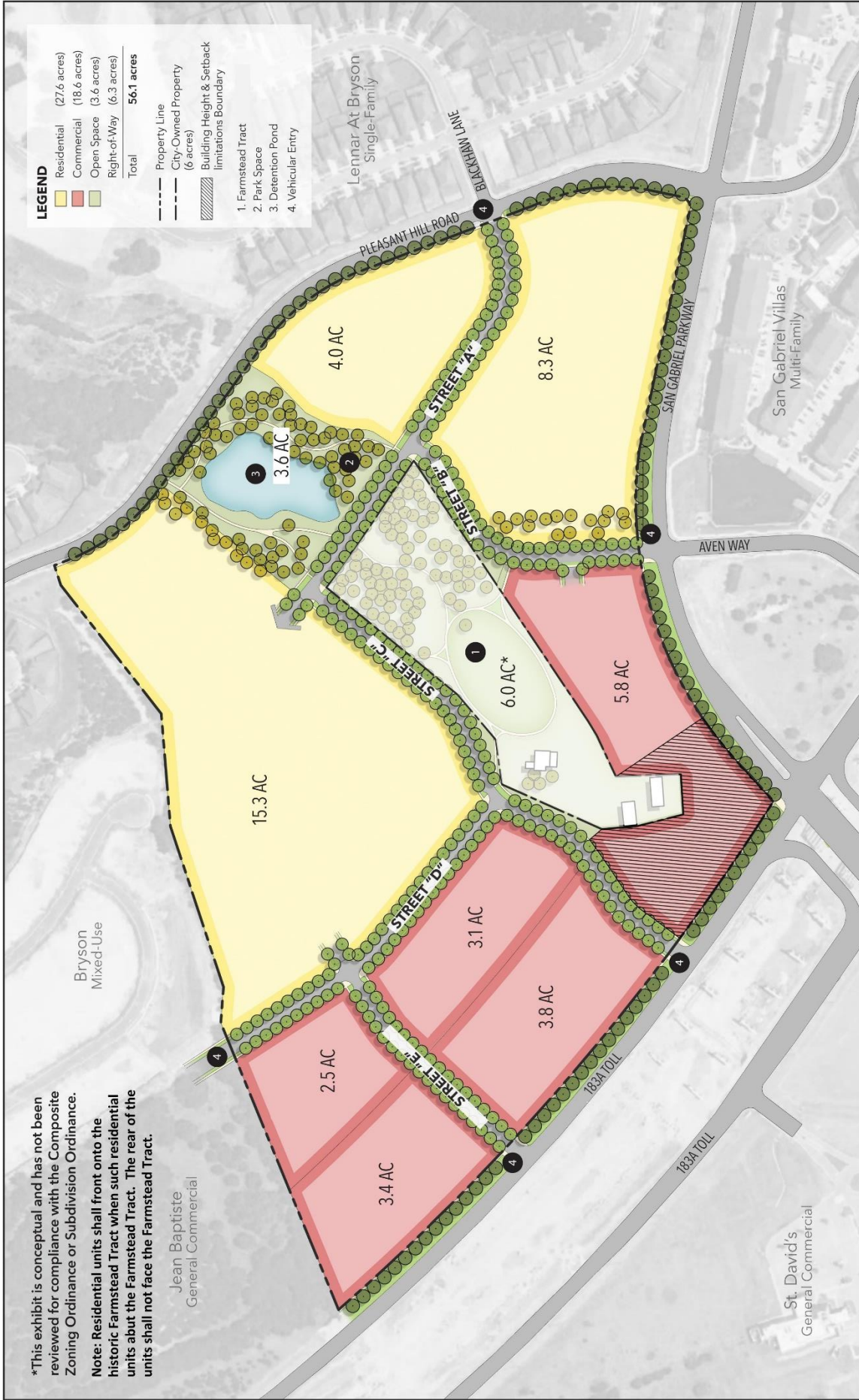
Kate Kniejski – kkniejski@drennergroupp.com - (512) 807-2905

Thank you, and we look forward to speaking with you!

Sincerely,



Amanda Swor
Drenner Group, PC



PIONEER FARMSTEAD EXHIBIT C: CONCEPTUAL SITE LAYOUT & LAND USE PLAN

DESIGNWORKSHOP



Amanda Swor
direct dial: (512) 807-2904
aswor@drennergroupp.com

April 18, 2024

Ms. Robin Griffin
Development Services Department
City of Leander
201 N. Brushy Street
Leander, TX 78641

Via Electronic Delivery

Re: Pioneer Farmstead PUD – Planned Unit Development (“PUD”) neighborhood outreach summary update for the zoning application (case number Z-22-0023) for the 56.65-acre piece of property located at the northeast corner of Highway 183A Toll Road and San Gabriel Parkway, Leander, Williamson County, Texas (the “Property”).

Dear Ms. Griffin:

As representatives of the owner of the Property, we respectfully submit this letter with an update to our neighborhood outreach efforts (“Update Letter”) for the Pioneer Farmstead PUD application (the “Project”). We initially submitted the required Neighborhood Outreach Summary (“Initial Summary”) for your review on March 25, 2024.

The Initial Summary detailed the first neighborhood outreach effort, which included block-walking to hand-deliver notification letters to all residents within 500 feet of the Property, and discussing the Project with any resident who was available to speak with us. Feedback we received during this effort was largely gratitude for the notification with no immediate questions or concerns regarding the Project.

Following initial outreach, we have electronically corresponded with one member of the Bryson Neighborhood community, Mr. Dustin Rhodes, and responded to each of his questions regarding the Project. These concerns focused mainly on traffic, noise, and crime concerns.

Additionally, we virtually attended the Bryson Community Association’s monthly meeting on April 16, 2024, during which we presented the PUD to the neighborhood, answered questions, and noted concerns. We listened to the concerns of the neighborhood group regarding the Project, and the majority of the issues that were discussed include traffic concerns, screening walls, and access to Dogwood Park.

Lastly, we are working now with the Bryson neighbors to schedule a follow-up and in-person meeting, currently anticipated to occur on April 23, 2024 at the Bryson Back Yard.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in blue ink that reads "Amanda Swor". The signature is fluid and cursive, with the first name "Amanda" being larger and more prominent than the last name "Swor".

Amanda Swor

CC: Nuresh Maknojia, Euphoria Developer, LLC (*via electronic delivery*)
Amirali Maknojia, Euphoria Developer, LLC (*via electronic delivery*)



EXECUTIVE SUMMARY
7/25/2024

AGENDA SUBJECT:

Discuss and consider action on Tree Removal Case TRP-24-0024 regarding removal of two (2) Heritage Trees and fourteen (14) Significant Trees associated with the Austin Shoe Hospital Site Development Project located at 108 County Glen Road, Leander, Williamson County, Texas.

BACKGROUND:

This request is the first step in the tree removal request process. This request includes the development of the Austin Shoe Hospital located on US 183. During the site development process, the applicant is requesting to remove two (2) heritage trees and fourteen (14) significant trees.

HISTORY/TIMELINE:

APPLICANT/AGENT:

Goode Faith Engineering (Anthony Goode) on behalf of S Hwy 183 LLC (William C Kelly, III)

RECOMMENDATION:

Staff recommends approval of this request.

PRESENTER:

Cory Dale, Planner

Attachments:

1. TRP-24-0024 Att 1 Planning Analysis - Austin Shoe Hospital
2. TRP-24-0024 Att 2 Location Map - Austin Shoe Hospital
3. TRP-24-0024 Att 3 Aerial Map - Austin Shoe Hospital
4. TRP-24-0024 Att 4 Letter of Intent - Austin Shoe Hospital
5. TRP-24-0024 Att 5 Tree Mitigation Plan - Austin Shoe Hospital
6. TRP-24-0024 Att 6 Tree Pictures - Austin Shoe Hospital



PLANNING ANALYSIS

TREE REMOVAL CASE TRP-24-0024 AUSTIN SHOE HOSPITAL

GENERAL INFORMATION

Owner/Agent:	Goode Faith Engineering (Anthony Goode) on behalf of S Hwy 183 LLC (William C Kelly, III)
Current Zoning:	GC-3-C (General Commercial)
Size and Location:	The property is located 108 County Glen Road, including approximately 3.353 acres.
Staff Contact:	Cory Dale, Planner

APPLICANT REQUEST

The applicant has submitted a request to remove two (2) Heritage Trees (a total of 56.9" caliper inches) and fourteen (14) Significant Trees (a total of 291.3" caliper inches) due to site development improvements. Per Composite Zoning Ordinance, Article VI, Section 1(c), removal of Heritage and/or Significant Trees greater than eighteen (18") caliper inches require the approval of the Planning and Zoning Commission and, in the case of Heritage Trees, the City Council.

Tree 135 (23.6" Post Oak) will be removed without mitigation since it has been visually confirmed as dead by the Planning Director. This information is included in this summary for transparency and does not require action by the Commission.

SITE INFORMATION:

SURROUNDING AREA:

This property is located at the intersection of US 183 and County Glen Road as parcel R524200. The properties surrounding the project include the following uses:

- NORTH: County Glen Plaza commercial development and tunnel carwash
- WEST: County Glen subdivision
- SOUTH: Gymnastics studio
- EAST: Undeveloped land zoned for commercial uses

PHYSICAL AND NATURAL FEATURES:

This property contains no floodplain and heavy tree cover towards the rear of the lot.

APPROVAL CRITERIA:

The Composite Zoning Ordinance includes the following tree mitigation requirements:

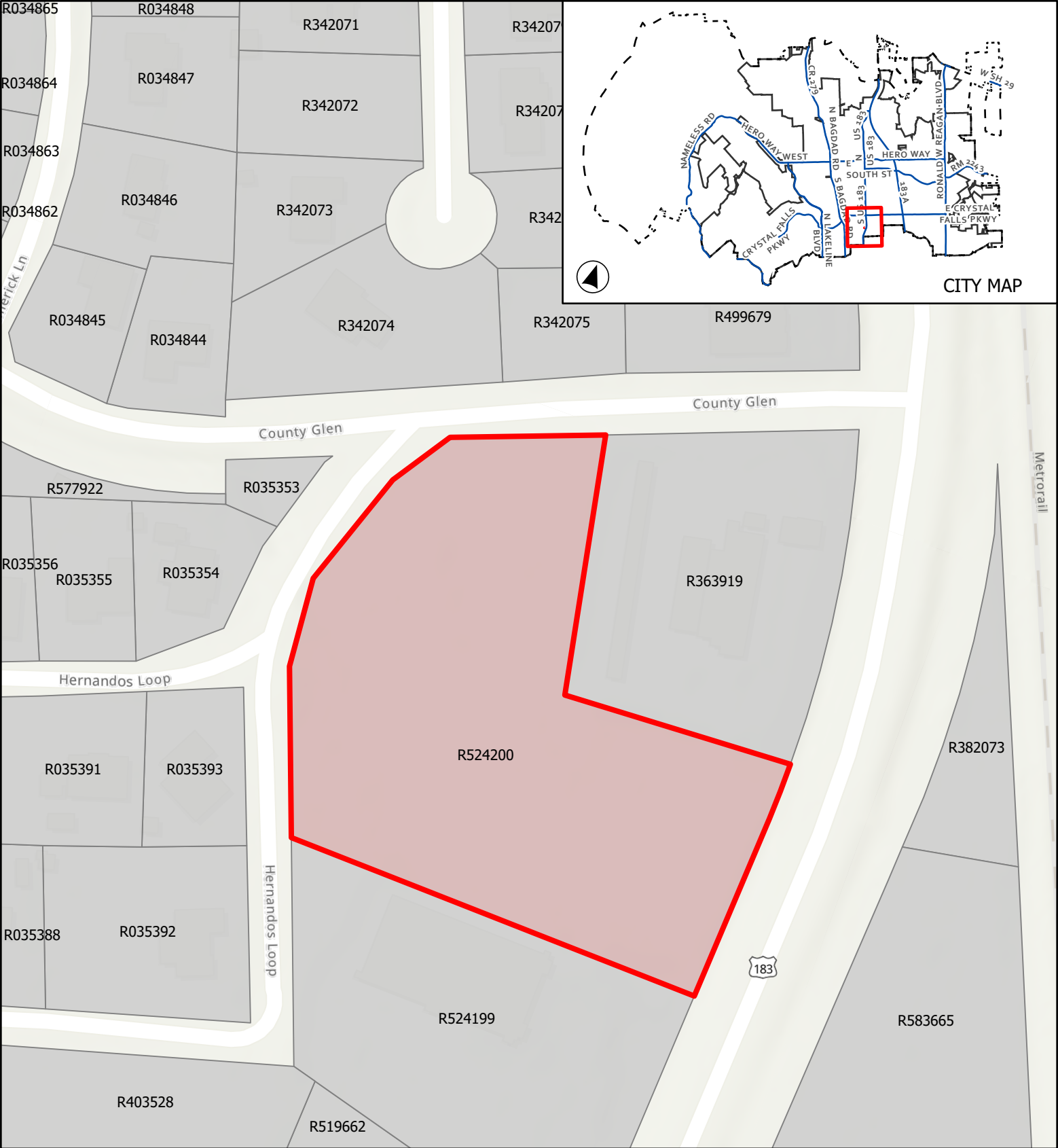
- Up to 50% of Significant Trees between eight (8") and eighteen (18") caliper inches may be removed without mitigation. The replacement ratio is 1:1.
- Trees 18 to 26 caliper inches may be removed with the approval of the Commission and a replacement ratio of 2:1.
- Heritage Trees (>26) require approval 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 SD-23-0172 Austin Shoe Hospital Site Development Permit:

SIGNIFICANT TREES 18" TO 26" TO BE REMOVED			
TREE NUMBER	TREE TYPE	CALIPER INCHES	REMOVED
138	LIVE OAK	19.1"	19.1"
140C	LIVE OAK	18.8"	18.8"
141	LIVE OAK	23.0"	23.0"
142	LIVE OAK	24.8"	24.8"
143	LIVE OAK	24.3"	24.3"
145	LIVE OAK	20.2"	20.2"
148	LIVE OAK	23.0"	23.0"
149	POST OAK	19.0"	19.0"
153	LIVE OAK	18.3"	18.3"
157	ELM	20.3"	20.3"
159	LIVE OAK	19.5"	19.5"
202	LIVE OAK	19.0"	19.0"
238B	LIVE OAK	20.6"	20.6"
100	LIVE OAK	21.4"	21.4"

HERITAGE TREES TO BE REMOVED			
TREE NUMBER	TREE TYPE	CALIPER INCHES	REMOVED
133	POST OAK	29.9"	29.9"
147	LIVE OAK	27.0"	27.0"

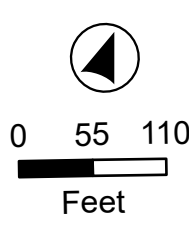
Applicant will pay the \$300 per caliper inch for heritage tree removal (56.9" caliper inches at \$300 = \$17,070) through the project account. For tree mitigation requirements, the applicant has the option either pay a fee in lieu of planting additional trees or to apply tree preservation and understory credits toward mitigation requirements negating any fee-in-lieu, overplanting or oversized landscaping.



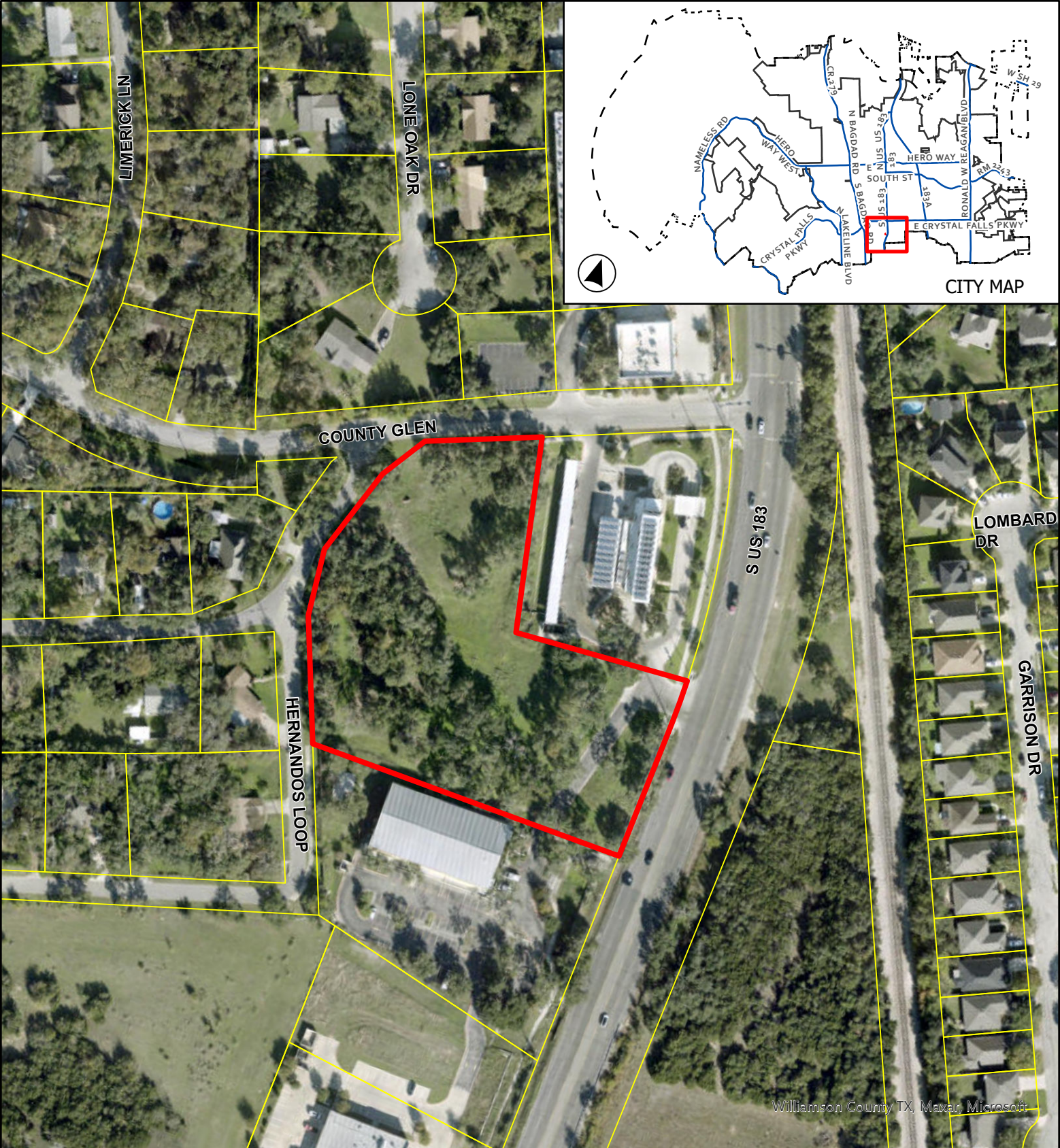
CASE: TRP-24-0024 ATTACHMENT 2 AUSTIN SHOE HOSPITAL

Location Map

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



- City Limits
- ETJ Boundary
- Subject Boundary





June 6, 2024

City of Leander Planning
PO Box 319
Leander, TX 78641

RE: Austin Shoe Hospital (TRP-24-0024)

The Austin Shoe Hospital project, DMR 2, Lot 2, ACRES 3.353, will involve removal of significant and heritage trees for the purpose of site development.

Below are lists of trees 18" and greater for removal sorted by size/category for Lot 2, per tree survey dated 10/24/2023. Tree 135 has been removed from the survey as it is dead:

SIGNIFICANT TREES 18" TO 26" TO BE REMOVED			
TREE NUMBER	TREE TYPE	CALIPER INCHES	REMOVED
138	LIVE OAK	19.1"	19.1"
140C	LIVE OAK	18.8"	18.8"
141	LIVE OAK	23.0"	23.0"
142	LIVE OAK	24.8"	24.8"
143	LIVE OAK	24.3"	24.3"
145	LIVE OAK	20.2"	20.2"
148	LIVE OAK	23.0"	23.0"
149	POST OAK	19.0"	19.0"
153	LIVE OAK	18.3"	18.3"
157	ELM	20.3"	20.3"
159	LIVE OAK	19.5"	19.5"
202	LIVE OAK	19.0"	19.0"
238B	LIVE OAK	20.6"	20.6"
100	LIVE OAK	21.4"	21.4"

HERITAGE TREES TO BE REMOVED			
TREE NUMBER	TREE TYPE	CALIPER INCHES	REMOVED
133	POST OAK	29.9"	29.9"
147	LIVE OAK	27.0"	27.0"

Due to placement on Lot 2 and the location of the proposed building and drainage improvements, please consider heritage trees 133 (30") and 147 (27") for removal.

Trees are important to this development and extensive efforts have been made to save trees to provide for a quality

commercial development. This site will be compliant with allowable percentage of trees that can be removed, and tree credits will cover the removal/replacement inches. This project will also provide employment opportunities for 30-40 employees with a yearly payroll of over \$3,000,000.

Please see the Site Plan application (SD-23-0172) for more detail.

Please contact me at 972.822.1682 or anthony@goodefaitheng.com if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Anthony Goode', written in a cursive style.

Anthony Goode, PE

SIGNIFICANT TREES 8" TO 18" TO BE REMOVED			
TREE NUMBER	TREE TYPE	CALIPER INCHES	REMOVED
111	LIVE OAK	13.2"	13.2"
112	ELM	8.5"	8.5"
113A	LIVE OAK	8.4"	8.4"
113B	LIVE OAK	8.6"	8.6"
114	LIVE OAK	14.0"	14.0"
115A	LIVE OAK	9.7"	9.7"
115B	LIVE OAK	12.6"	12.6"
116	LIVE OAK	12.6"	12.6"
117	LIVE OAK	13.3"	13.3"
119	ELM	13.0"	13.0"
120	LIVE OAK	16.7"	16.7"
121	ELM	9.9"	9.9"
122	LIVE OAK	11.5"	11.5"
123	LIVE OAK	13.8"	13.8"
124	LIVE OAK	12.3"	12.3"
125	LIVE OAK	15.8"	15.8"
127A	LIVE OAK	15.7"	15.7"
127B	LIVE OAK	15.8"	15.8"
129	LIVE OAK	10.0"	10.0"
130	LIVE OAK	17.8"	17.8"
134	LIVE OAK	14.2"	14.2"
136	LIVE OAK	17.7"	17.7"
137	LIVE OAK	15.0"	15.0"
139A	LIVE OAK	9.0"	9.0"
139B	LIVE OAK	17.7"	17.7"
140A	LIVE OAK	9.6"	9.6"
140B	LIVE OAK	11.7"	11.7"
144A	LIVE OAK	9.2"	9.2"
144B	LIVE OAK	9.7"	9.7"
146	LIVE OAK	14.0"	14.0"
154B	LIVE OAK	9.0"	9.0"
154C	LIVE OAK	13.2"	13.2"
154D	LIVE OAK	13.5"	13.5"
156	ELM	15.7"	15.7"
160	LIVE OAK	18.0"	18.0"
161	LIVE OAK	16.0"	16.0"
162	LIVE OAK	13.0"	13.0"
163	LIVE OAK	13.0"	13.0"
166	LIVE OAK	16.0"	16.0"
167	LIVE OAK	8.4"	8.4"
168	LIVE OAK	17.6"	17.6"
171	POST OAK	14.7"	14.7"
191A	LIVE OAK	11.2"	11.2"
191B	LIVE OAK	12.2"	12.2"
192	LIVE OAK	12.3"	12.3"
193	LIVE OAK	9.0"	9.0"
194	LIVE OAK	9.0"	9.0"
195	LIVE OAK	17.6"	17.6"
196	LIVE OAK	14.0"	14.0"
205B	LIVE OAK	13.0"	13.0"
206A	LIVE OAK	9.8"	9.8"
206B	LIVE OAK	10.2"	10.2"
238A	LIVE OAK	16.8"	16.8"
239A	LIVE OAK	9.0"	9.0"
239B	LIVE OAK	9.8"	9.8"
240C	LIVE OAK	8.6"	8.6"
241C	LIVE OAK	8.2"	8.2"
242	LIVE OAK	9.0"	9.0"

SIGNIFICANT TREES 18" TO 26" TO BE REMOVED			
TREE NUMBER	TREE TYPE	CALIPER INCHES	REMOVED
138	LIVE OAK	19.1"	19.1"
140C	LIVE OAK	18.8"	18.8"
141	LIVE OAK	23.0"	23.0"
142	LIVE OAK	24.8"	24.8"
143	LIVE OAK	24.3"	24.3"
145	LIVE OAK	20.2"	20.2"
148	LIVE OAK	23.0"	23.0"
149	POST OAK	19.0"	19.0"
153	LIVE OAK	18.3"	18.3"
157	ELM	20.3"	20.3"
159	LIVE OAK	19.5"	19.5"
202	LIVE OAK	19.0"	19.0"
238B	LIVE OAK	20.6"	20.6"
100	LIVE OAK	21.4"	21.4"

HERITAGE TREES TO BE REMOVED			
TREE NUMBER	TREE TYPE	CALIPER INCHES	REMOVED
133	POST OAK	29.9"	29.9"
147	LIVE OAK	27.0"	27.0"

SIGNIFICANT TREES 18" TO 26" TO BE REMOVED			
TREE NUMBER	TREE TYPE	CALIPER INCHES	REMOVED
138	LIVE OAK	19.1"	19.1"
140C	LIVE OAK	18.8"	18.8"
141	LIVE OAK	23.0"	23.0"
142	LIVE OAK	24.8"	24.8"
143	LIVE OAK	24.3"	24.3"
145	LIVE OAK	20.2"	20.2"
148	LIVE OAK	23.0"	23.0"
149	POST OAK	19.0"	19.0"
153	LIVE OAK	18.3"	18.3"
157	ELM	20.3"	20.3"
159	LIVE OAK	19.5"	19.5"
202	LIVE OAK	19.0"	19.0"
238B	LIVE OAK	20.6"	20.6"
100	LIVE OAK	21.4"	21.4"

HERITAGE TREES TO BE REMOVED			
TREE NUMBER	TREE TYPE	CALIPER INCHES	REMOVED
133	POST OAK	29.9"	29.9"
147	LIVE OAK	27.0"	27.0"

SIGNIFICANT TREES 18" TO 26" TO BE REMOVED			
TREE NUMBER	TREE TYPE	CALIPER INCHES	REMOVED
138	LIVE OAK	19.1"	19.1"
140C	LIVE OAK	18.8"	18.8"
141	LIVE OAK	23.0"	23.0"
142	LIVE OAK	24.8"	24.8"
143	LIVE OAK	24.3"	24.3"
145	LIVE OAK	20.2"	20.2"
148	LIVE OAK	23.0"	23.0"
149	POST OAK	19.0"	19.0"
153	LIVE OAK	18.3"	18.3"
157	ELM	20.3"	20.3"
159	LIVE OAK	19.5"	19.5"
202	LIVE OAK	19.0"	19.0"
238B	LIVE OAK	20.6"	20.6"
100	LIVE OAK	21.4"	21.4"

HERITAGE TREES TO BE REMOVED			
TREE NUMBER	TREE TYPE	CALIPER INCHES	REMOVED
133	POST OAK	29.9"	29.9"
147	LIVE OAK	27.0"	27.0"

SIGNIFICANT TREES 18" TO 26" TO BE REMOVED			
TREE NUMBER	TREE TYPE	CALIPER INCHES	REMOVED
138	LIVE OAK	19.1"	19.1"
140C	LIVE OAK	18.8"	18.8"
141	LIVE OAK	23.0"	23.0"
142	LIVE OAK	24.8"	24.8"
143	LIVE OAK	24.3"	24.3"
145	LIVE OAK	20.2"	20.2"
148	LIVE OAK	23.0"	23.0"
149	POST OAK	19.0"	19.0"
153	LIVE OAK	18.3"	18.3"
157	ELM	20.3"	20.3"
159	LIVE OAK	19.5"	19.5"
202	LIVE OAK	19.0"	19.0"
238B	LIVE OAK	20.6"	20.6"
100	LIVE OAK	21.4"	21.4"

HERITAGE TREES TO BE REMOVED			
TREE NUMBER	TREE TYPE	CALIPER INCHES	REMOVED
133	POST OAK	29.9"	29.9"
147	LIVE OAK	27.0"	27.0"

SIGNIFICANT TREES 18" TO 26" TO BE REMOVED			
TREE NUMBER	TREE TYPE	CALIPER INCHES	REMOVED
138	LIVE OAK	19.1"	19.1"
140C	LIVE OAK	18.8"	18.8"
141	LIVE OAK	23.0"	23.0"
142	LIVE OAK	24.8"	24.8"
143	LIVE OAK	24.3"	24.3"
145	LIVE OAK	20.2"	20.2"
148	LIVE OAK	23.0"	23.0"
149	POST OAK	19.0"	19.0"
153	LIVE OAK	18.3"	18.3"
157	ELM	20.3"	20.3"
159	LIVE OAK	19.5"	19.5"
202	LIVE OAK	19.0"	19.0"
238B	LIVE OAK	20.6"	20.6"
100	LIVE OAK	21.4"	21.4"

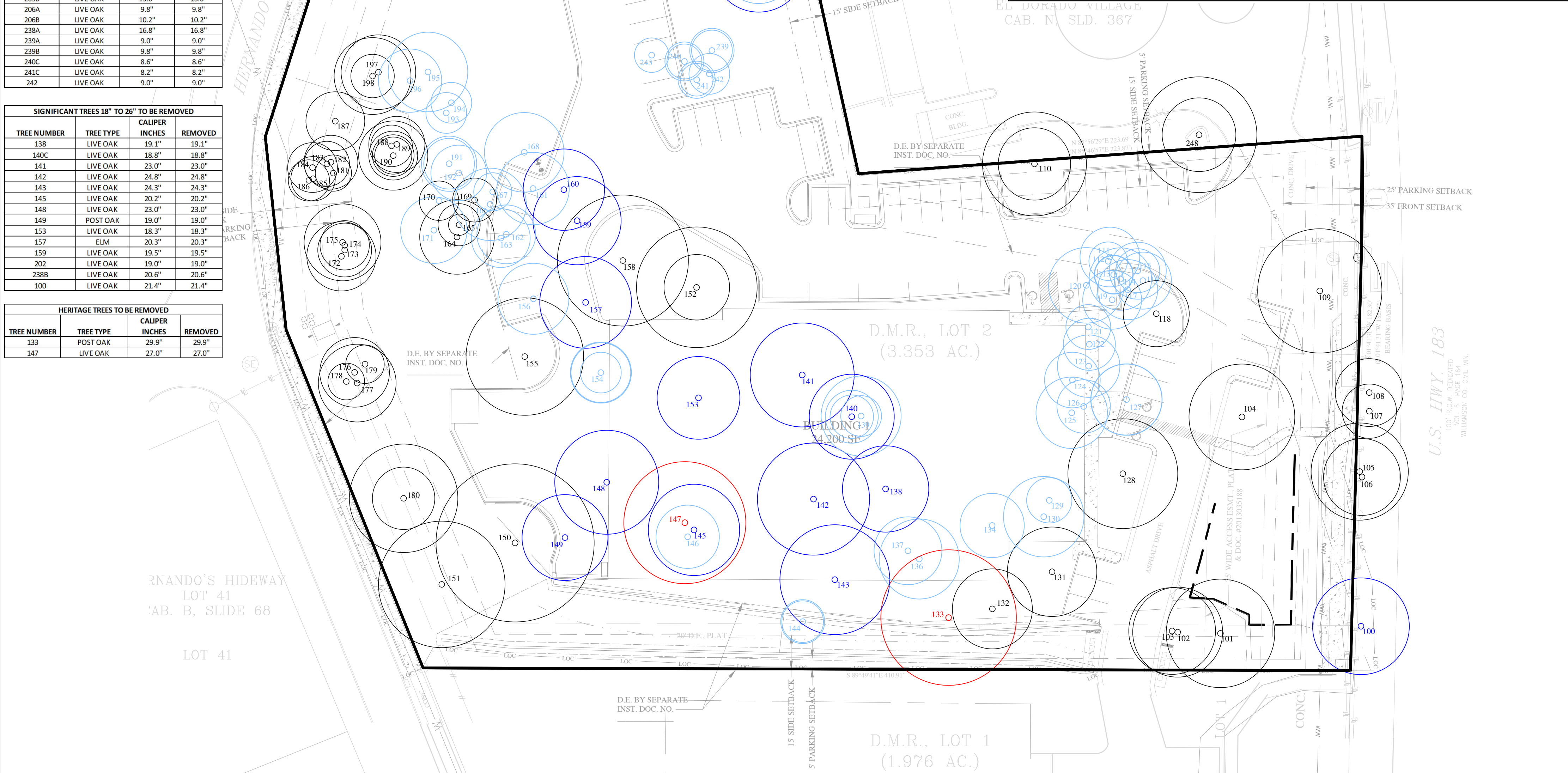
HERITAGE TREES TO BE REMOVED			
TREE NUMBER	TREE TYPE	CALIPER INCHES	REMOVED
133	POST OAK	29.9"	29.9"
147	LIVE OAK	27.0"	27.0"

TREE CALIPER INCHES					
TREE SIZE (in caliper inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" TO 18"	1521.9'	793.1"	52%	728.8"	48%
>18" TO 26"	559.4"	268.1"	48%	291.3"	52%
SUBTOTAL 8" TO 26"	2081.3"	1061.2"	51%	1020.1"	49%
>26" HERITAGE***	203.1"	146.2"	72%	56.9"	28%
TOTAL	2284.4"	1207.4"	53%	1077.0"	47%

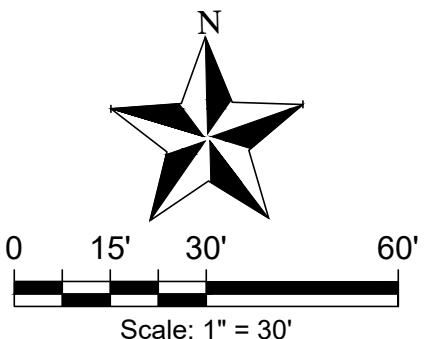
TOTAL TREES					
TREE SIZE (in caliper inches)	TOTAL TREES	SAVED TREES	SAVED TREE %	REMOVED TREES	REMOVED TREES %
8" TO 18"	124	66	53%	58	47%
>18" TO 26"	26	12	46%	14	54%
SUBTOTAL 8" TO 26"	150	78	52%	72	48%
>26" HERITAGE***	7	5	71%	2	29%
TOTAL	157	83	53%	74	47%

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"	-	-	582.6"	-	-
>26" HERITAGE***	-	-	-	170.7"	\$17,070
TOTAL	0.0"	0.0"	582.6"	170.7"	\$17,070
Inches Removed w/o Mitigation (TREES 8" TO 18")					728.8"

Tree Credits/Replacement Requirements					
Total Caliper Inches Surveyed	8"-18"	=	1522	Replacement	Credits
Total Caliper Inches On Site (8-17.99) X 50%		=	761		
Total Inches to be Removed (8-17.99")		=	729		
Total Inches to be Retained (18"+)		=	348	753.3	
50% of Total - Total Inches Removed		=	381		
Total Inches to be Retained (8-17.99")	52%	=	793.1		793.1
Total Inches to be Retained (18"+)	54%	=	414		974.8
TOTALS				Credits Used	753.3
				Remaining	1014.6



NOTES:
1. TREE SURVEY DATED 10-24-2023.
2. THIS SITE WILL BE COMPLIANT WITH ALLOWABLE PERCENTAGE OF TREES THAT CAN BE REMOVED, AND TREE CREDITS WILL COVER THE REMOVAL/REPLACEMENT INCHES.
3. PREVIOUS TREE LIST SHOWED ROUNDED TREE SIZES. CALCULATIONS DID NOT CHANGE.



LEGEND

- HERITAGE TREES TO BE REMOVED
- LARGE SIGNIFICANT TREES TO BE REMOVED
- SIGNIFICANT TREES TO BE REMOVED
- TREES TO BE PRESERVED

TREE NUMBER	TREE TYPE	CALIPER INCHES	REMOVED
101	LIVE OAK	24.0"	
102	LIVE OAK	19.9"	
103	LIVE OAK	19.2"	
104	LIVE OAK	23.4"	
109	LIVE OAK	27.5"	
110A	LIVE OAK	16.0"	
110B	LIVE OAK	23.9"	
111	LIVE OAK	13.2"	13.2"
112	ELM	8.5"	8.5"
113A	LIVE OAK	8.4"	8.4"
113B	LIVE OAK	8.6"	8.6"
114	LIVE OAK	14.0"	14.0"
115A	LIVE OAK	9.7"	9.7"
115B	LIVE OAK	12.6"	12.6"
116	LIVE OAK	12.6"	12.6"
117	LIVE OAK	13.3"	13.3"
118	LIVE OAK	14.6"	14.6"
119	ELM	13.0"	13.0"
120	LIVE OAK	16.7"	16.7"
121	ELM	9.9"	9.9"
122	LIVE OAK	11.5"	11.5"
123	LIVE OAK	13.8"	13.8"
124	LIVE OAK	12.3"	12.3"
125	LIVE OAK	15.8"	15.8"
126	ELM	11.8"	
127A	LIVE OAK	15.7"	15.7"
127B	LIVE OAK	15.8"	15.8"
128	LIVE OAK	24.3"	
129	LIVE OAK	10.0"	10.0"
130	LIVE OAK	17.8"	17.8"
131	ELM	19.8"	
132	LIVE OAK	17.7"	
133	POST OAK	29.9"	29.9"
134	LIVE OAK	14.2"	14.2"
136	LIVE OAK	17.7"	17.7"
137	LIVE OAK	15.0"	15.0"
138	LIVE OAK	19.1"	19.1"
139A	LIVE OAK	9.0"	9.0"
139B	LIVE OAK	17.7"	17.7"
140A	LIVE OAK	9.6"	9.6"
140B	LIVE OAK	11.7"	11.7"
140C	LIVE OAK	18.8"	18.8"
141	LIVE OAK	23.0"	23.0"
142	LIVE OAK	24.8"	24.8"
143	LIVE OAK	24.3"	24.3"
144A	LIVE OAK	9.2"	9.2"
144B	LIVE OAK	9.7"	9.7"
145	LIVE OAK	20.2"	20.2"
146	LIVE OAK	14.0"	14.0"
147	LIVE OAK	27.0"	27.0"
148	LIVE OAK	23.0"	23.0"
149	POST OAK	19.0"	19.0"
150	LIVE OAK	35.0"	
151	LIVE OAK	28.0"	
152A	LIVE OAK	14.5"	
152B	LIVE OAK	26.7"	
153	LIVE OAK	18.3"	18.3"
154A	LIVE OAK	7.0"	7.0"
154B	LIVE OAK	9.0"	9.0"
154C	LIVE OAK	13.2"	13.2"
154D	LIVE OAK	13.5"	13.5"
155	POST OAK	26.0"	
156	ELM	15.7"	15.7"
157	ELM	20.3"	20.3"
158	LIVE OAK	29.0"	
159	LIVE OAK	19.5"	19.5"
160	LIVE OAK	18.0"	18.0"
161	LIVE OAK	16.0"	16.0"
162	LIVE OAK	13.0"	13.0"
163	LIVE OAK	13.0"	13.0"
164	SPANISH OAK	16.5"	
165A	SPANISH OAK	4.7"	
165B	SPANISH OAK	9.3"	
166	LIVE OAK	16.0"	16.0"
167	LIVE OAK	8.4"	8.4"
168	LIVE OAK	17.6"	17.6"
169	LIVE OAK	9.7"	
170	LIVE OAK	8.7"	
171	POST OAK	14.7"	14.7"
172	LIVE OAK	15.3"	
173	ELM	11.9"	
174	LIVE OAK	10.9"	
175	ELM	17.0"	
176	LIVE OAK	15.4"	
177	LIVE OAK	17.2"	
178	LIVE OAK	8.1"	
179	LIVE OAK	8.3"	
180A	LIVE OAK	13.8"	
180B	LIVE OAK	24.0"	

*TREE 135 (23.6" POST OAK) DEAD PER GOOGLE IMAGE. REMOVED FROM TREE LIST.

SIGNIFICANT TREE GREATER THAN 18" TO BE REMOVED
HERITAGE TREE TO BE REMOVED



138

SPECIES: LIVE OAK
CALIPER INCHES: 19.1
CONDITION: FAIR



140

C

A

B

SPECIES: LIVE OAK
CALIPER INCHES: 18.8
CONDITION: FAIR



SPECIES: LIVE OAK
CALIPER INCHES: 23
CONDITION: POOR



SPECIES: LIVE OAK
CALIPER INCHES: 24.8
CONDITION: GOOD



SPECIES: LIVE OAK
CALIPER INCHES: 24.3
CONDITION: GOOD



SPECIES: LIVE OAK
CALIPER INCHES: 20.2
CONDITION: POOR



148

SPECIES: LIVE OAK
CALIPER INCHES: 23.0
CONDITION: FAIR



149

SPECIES: LIVE OAK
CALIPER INCHES: 19.0
CONDITION: FAIR



153

SPECIES: LIVE OAK
CALIPER INCHES: 18.3
CONDITION: GOOD



157

SPECIES: ELM
CALIPER INCHES: 20.3
CONDITION: FAIR



SPECIES: LIVE OAK
CALIPER INCHES: 19.5
CONDITION: FAIR



202

SPECIES: LIVE OAK
CALIPER INCHES: 19.0
CONDITION: FAIR
UNDER ELECTRIC LINE

B

238

SPECIES: LIVE OAK
CALIPER INCHES: 20.6
CONDITION: FAIR



DOWN THE LINE
510 282 0891

SPECIES: LIVE OAK
CALIPER INCHES: 21.4
CONDITION: GOOD
IN TXDOT ROW



HERITAGE TREE
SPECIES: LIVE OAK
CALIPER INCHES: 29.9
CONDITION: FAIR



147

HERITAGE TREE
SPECIES: LIVE OAK
CALIPER INCHES: 27.0
CONDITION: GOOD



DEAD TREE
SPECIES: LIVE OAK
CALIPER INCHES: 23.6
CONDITION: DEAD

5/2022



Ball Room at Leander



GO Car Wash



Texas Academy of Gymnastics

Henrieville Loop

TREE 135 - PICTURE FROM MAY, 2022
SPECIES: LIVE OAK
CALIPER INCHES: 23.6
CONDITION: DEAD



7/2022

Texas State of Learning

GO Car Wash

Hemphill Ave

Texas Academy of Gymnastics

TREE 135 - PICTURE FROM JULY, 2022
SPECIES: LIVE OAK
CALIPER INCHES: 23.6
CONDITION: DEAD



TREE 135 - PICTURE FROM NOVEMBER, 2023
SPECIES: LIVE OAK
CALIPER INCHES: 23.6
CONDITION: DEAD