



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

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



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

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

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

REGULAR MEETING

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the August 14, 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 July 25, 2024.

PUBLIC HEARING: ACTION

7. Conduct a Public Hearing and consider action regarding Zoning Case Z-24-0135 to amend a portion of the San Gabriel Villas Planned Unit Development on one (1) parcel of land approximately 3.028 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R588850; legally described as Lot 2, Block B of the Aven Ridge Subdivision, and generally located east of the intersection of Aven Way and 183A Toll Road, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-24-0135 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-24-0027 regarding removal of fifteen (15) Heritage Trees and twenty-six (26) Significant Trees associated with the Leander Union Site Development Project (SD-24-0178) located at 10880 Crystal Falls Parkway, Leander, Williamson County, Texas.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Discussion
 - d. Consider Action
- 9. Receive a presentation regarding Roadway Impact Fee Report.
 - a. Staff Presentation
 - b. Discussion
 - c. Consider Action
- 10. Discuss and consider action on the Planning & Zoning Commission Progress Report for September 2023 to August 2024.
 - a. Staff Presentation
 - b. Discussion
 - c. Consider Action
- 11. 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 16 day of August 2024 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Ellen Coufal, Secretary



EXECUTIVE SUMMARY
8/22/2024

AGENDA SUBJECT:

Approval of the minutes for meeting held on July 25, 2024.

BACKGROUND:

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Staff recommends approval of the minutes

PRESENTER:

Ellen Coufal, Sr. Planning Coordinator

Attachments:

1. 7-25-2024 P & Z Minutes



**MINUTES
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**

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 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.]

No one wished to speak

CONSENT AGENDA: ACTION

Motion: To approve the consent agenda item #6.

By: Board Member May

Seconded: Board Member Calame

Vote: 7 - 0 None

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.

Submitted via the website in opposition of the request: see attached.

Benjamin Davis and Laura Marques spoke against. No one spoke in favor.

Motion: To deny the Comprehensive Plan Amendment Request.

By: Board Member Cosgrove
Seconded: Board Member Mahan

Vote: 7 - 0 None

Motion: To deny the zoning request.

By: Board Member Cosgrove
Seconded: Board Member Moss

Vote: 7 - 0 None

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. Motion: To approve the tree removal

By: Board Member Calame
Seconded: Board Member Moss

Vote: 5 - 2 Board Member Mahan, Board Member Cosgrove

9. Adjournment Meeting adjourned at 6:47 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON

Submission Date	First Name	Last Name	Do you live within Leander city limits?	Home Address	Phone Number	My agenda item or case number:	My position on the above agenda item or case number:
7/22/2024 10:09	Laura	Marques	Yes	724 Mallow Rd.	5048742031	CPA-23-0007	I am AGAINST this item.
7/22/2024 15:14	Benjamin	Davis	Yes	1924 Woolsey Way	8587746716	Z-22-0023	I am AGAINST this item.
7/21/2024 18:03	Amber	Mendoza	Yes	2017 Running Brushy Bnd	512-577-1579		7 I am AGAINST this item.
7/24/2024 8:19	Saran	Kota	Yes	1632 Martin wells st	12105700432	Z-22-0023 & D-23-0007	I am AGAINST this item.
7/24/2024 8:44	Vyas	Gannamaneni	Yes	1028 heartleaf Dr	4082039232	Z-22-0023	I am AGAINST this item.
7/24/2024 9:05	Raji	Kunapuli	Yes	1248 Mallow Rd	7348461544	CPA-23-0007	I am AGAINST this item.
7/24/2024 9:12	Sunil	Patel	Yes	1920 Woolsey Way	312-758-4050	Z-22-0023	I am AGAINST this item.
7/24/2024 9:18	Chintan	Shah	Yes	916 rabbit brush rd	233218856	L-22-0023 cpa23-0007	I am AGAINST this item.
7/24/2024 9:20	Gargi	Shah	Yes	916 rabbit brush rd	2246161179	L-22-0023 CPA-23-0007	I am AGAINST this item.
7/24/2024 9:42	pavan	deshpande	Yes	1705 martin wells st	8609909342	Z-22-0023 CPA-23-0007	I am AGAINST this item.
7/24/2024 10:39	Balamurugan	Muthusamy	Yes	529 Voyage Trce	5862025645	CPA-23-0007	I am AGAINST this item.
7/24/2024 10:40	sanjay	vaidya	Yes	2105 Abelia Lane	512-522-4485	Z-22-0023 CPA-23-0007	I am AGAINST this item.
7/24/2024 10:44	abha	vaidya	Yes	2105 Abelia Lane	512-522-4485	Z-22-0023 CPA-23-0007	I am AGAINST this item.
7/24/2024 10:57	chakradhar	kotta	Yes	1205 Frances Peyton CT	7323067984	Z-22-0023-CPA-23-0007	I am AGAINST this item.
7/24/2024 10:57	pradyut	madhavaram	Yes	940 Rabbit Brush Road	3478802691	Z-22-0023 CPA-23-0007	I am AGAINST this item.
7/24/2024 11:04	Nisarg	Patel	Yes	1141 bluewood bend	8485655435	Z-22-0023 CPA-23-0007	I am AGAINST this item.
7/24/2024 11:10	Sree	Kandula	Yes	824 Beautyberry Ln	2102942088	Z-22-0023 CPA-23-0007	I am AGAINST this item.
7/24/2024 11:35	Rama krishna	Devineni	Yes	1212 bluewood bend	860-978-8497	Non-agenda	I am AGAINST this item.
7/24/2024 12:15	Satheesh	Sankarapillai	Yes	429 Judge Fisk Dr	5127719545	Z-22-0023 CPA -23-0007	I am AGAINST this item.
7/23/2024 22:56	Vamsee	Pamidimukkala	Yes	1320 bryson ridge trl	6072327731		7 I am AGAINST this item.
7/24/2024 0:27	Sathwik Reddy	Kotha	Yes	1140 Willie Ranch Way	3095321782	Z-22-0023 CPA-23-0007 or Co	I am AGAINST this item.
7/24/2024 7:49	Sanket	Borhade	Yes	1201 bryson ridge trl	971-269-8121	Z-22-0023 CPA-23-0007	I am AGAINST this item.
7/24/2024 7:55	Sanket	Borhade	Yes	1201 bryson ridge trl	971-269-8121	Z-22-0023 CPA-23-0007	I am AGAINST this item.
7/24/2024 9:39	Rob	Schmidt	Yes	1504 Indian Apple Way	4159946391	Z-22-0023 CPA-23-0007	I am AGAINST this item.
7/24/2024 9:40	Sierra	Schmidt	Yes	1504 Indian Apple Way	5623052216	Z-22-0023 CPA-23-0007	I am AGAINST this item.
7/24/2024 10:01	Anusha	Papasani	Yes	920 Willie Ranch Way	9039522434	Z-22-0023; CPA-23-0007	I am AGAINST this item.
7/24/2024 10:10	Parth	Raskapur	Yes	805 Mallow Rd	4845292791	CPA-23-0007	I am AGAINST this item.
7/24/2024 10:12	Nikki	Ajmera	Yes	805 Mallow Rd	4159403068	CPA-23-0007	I am AGAINST this item.
7/24/2024 10:33	Nidhi	Mehta	Yes	1605 Laverne Mitchell st	9083009406	Z-22-0023CPA-23-0007	I am AGAINST this item.
7/24/2024 10:41	Rishabh	Shah	Yes	928 Donna Roland Ct	2247707647	Z-22-0023	I am AGAINST this item.
7/24/2024 10:53	Punit	Shah	Yes	1605 Laverne Mitchell St	4806263240	Z-22-0023CPA-23-0007	I am AGAINST this item.
7/24/2024 10:58	Govardhan	Chilveri	Yes	1104 Willie Ranch Way	8329336988	Z-22-02233, CPA-23-0007	I am AGAINST this item.
7/24/2024 10:59	Sunil	Patel	Yes	1920 Woosley Way	312-758-4050	CPA-23-0007; Z-22-0023	I am AGAINST this item.
7/24/2024 11:10	Arun	Singaraju	Yes	925 Mollie McBride Ln	9145197097	Z-22-0023-PA-23-0007	I am AGAINST this item.
7/24/2024 11:47	Christian	Sprunger	Yes	1520 Indian Apple Way	7076089868	Public Hearing item #7: Compr	I am AGAINST this item.
7/24/2024 11:52	Harshavardhan	Gavini	Yes	1220 willie ranch way	9803281850	CPA-22-0023	I am AGAINST this item.
7/24/2024 11:58	Nirali	Patel	Yes	913 Hornsby Holw	832-259-7039	Z-22-0023	I am AGAINST this item.
7/24/2024 12:00	Ajay	P	Yes	1624 Indian Apple Way	6825833936	CPA-23-0007, Z-22-0023	I am AGAINST this item.
7/24/2024 12:25	Yamini	Munaga	Yes	1156 Sweetspire St	3149011303	Z-24-0113	I am AGAINST this item.

I want to include comments at the meeting:

My written comments

Yes. I will attend in person to speak my comments.

Yes. I will attend in person to speak my comments.

No. I just want my position (FOR/AGAINST) added to the meeting record.

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Yes. But I only want my written comments added to the meeting record.

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Yes. But I only want my written comments added to the meeting record.

Yes. But I only want my written comments added to the meeting record.

I am writing to express my concerns regarding the pioneer

For Dogwood Park, consider advocating for access control

1.Dogwood Park:

1.Dogwood Park:

We don't need more small housing in an area that already has

While not against development in this area, changes and further

1.Dogwood Park:

1) Dogwood Park:

1) Dogwood Park:

2.Gas Station and Car Wash: [Comments began with number

1.Dogwood Park:

Traffic and Road Safety:

Dogwood Park Access: Residents of Bryson are concerned about

1.GC Zoning Uses:

I am against this since this impacts residents at Bryson

I am a resident in Bryson, and my home is within the boundaries

I [Only wrote letter I]

Dogwood Park:

1.Dogwood Park:

[Did not write anything]



EXECUTIVE SUMMARY
8/22/2024

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case Z-24-0135 to amend a portion of the San Gabriel Villas Planned Unit Development on one (1) parcel of land approximately 3.028 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R588850; legally described as Lot 2, Block B of the Aven Ridge Subdivision, and generally located east of the intersection of Aven Way and 183A Toll Road, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-24-0135 as described above.

BACKGROUND:

This request is the first step in the zoning process.

HISTORY/TIMELINE:

02/01/2018 – Zoning Approved

APPLICANT/AGENT:

Foresite Group, LLC. (Vincent D. Musat) on behalf of AMFP IV TX Commercial LLC-Aven Comm Lot 2 Series (Michael Sarno).

RECOMMENDATION:

Staff recommends approval.

PRESENTER:

Cory Dale, Planner

Attachments:

1. Z-24-0135 Att 1 Planning Analysis
2. Z-24-0135 Att 2 Current Zoning - San Gabriel Villas
3. Z-24-0135 Att 3 FLU Map - San Gabriel Villas
4. Z-24-0135 Att 4 Public Notification - San Gabriel Villas
5. Z-24-0135 Att 5 Aerial Map - San Gabriel Villas
6. Z-24-0135 Att 6 Letter of Intent
7. Z-24-0135 Att 7 PUD Amendment Notes
8. Z-24-0135 Att 8 Neighborhood Outreach



PLANNING ANALYSIS

ZONING CASE Z-24-0135 SAN GABRIEL VILLAS PUD AMENDMENT #1

GENERAL INFORMATION

Owner/Agent: Foresite Group, LLC. (Vincent D. Musat) on behalf of AMFP IV TX Commercial LLC-Aven Comm Lot 2 Series. (Michael Sarno).

Current Zoning: PUD (Planned Unit Development)
GC-2-A (General Commercial)

Proposed Zoning: PUD (Planned Unit Development)
GC-2-A (General Commercial)

Size and Location: The property is located 1154 Aven Way, including approximately 3.04 acres.

Staff Contact: Cory Dale, Planner

APPLICANT REQUEST

The applicant has submitted a request to amend the San Gabreil Villas PUD ordinance to remove the building square footage limitation for individual users in the Type 2 Site Component for a hotel development within Tract 3.

STAFF CONCLUSIONS

Y N

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

SPECIAL CONSIDERATIONS

Type 2 Site Component limits an individual user to 40,000 square feet of floor area in a single building. The proposed hotel use is approximately 53,000 square feet. The applicant's amendment proposal is only applying to Tract 3 of the approved PUD and seeks to allow the specific hotel use appropriate square footage within a single building. Please note, the proposal will not remove the single building cap of 60,000 square feet of floor area.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	PUD (GC)	Undeveloped (Tract 2 – San Gabreil Villas PUD)
EAST	PUD (MF)	Aven Ridge MF

SOUTH	PUD (GC)	Undeveloped
WEST	T6	Undeveloped

SURROUNDING AREA:

This property is located southeast of the intersection of 183A Toll Road and Aven Way. To the east is the Aven Ridge Apartments and west (across 183A Toll) is the Northline development. To the south of the site are two (2) undeveloped Minor PUDs of 183A Plaza and San Gabriel Industrial.

PHYSICAL AND NATURAL FEATURES:

This property contains no floodplain and tree cover along the 183A Toll frontage.

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- 17-TOD-Z-019 requested a zone change from TOD to PUD (GC-2-A) and was approved on 02/01/2018.

MAJOR CORRIDORS:

This property has access onto 183A Toll Road and Aven Way.

TRANSPORTATION PLAN REQUIREMENTS:

This proposal does not include the construction of new roads

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

STREET	CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
183A Toll Road	Access Controlled	Commercial	400' ROW Access Controlled 10' sidewalk
Aven Way	Local	Commercial	56' ROW 6' sidewalk

SUBDIVISIONS:

This lot is platted as Lot 2, Block B of the Aven Ridge subdivision.

EXISTING UTILITIES:

This property has access to both water (12" line - Figure 1) and sewer (8" – Figure 2) within the Aven Way ROW

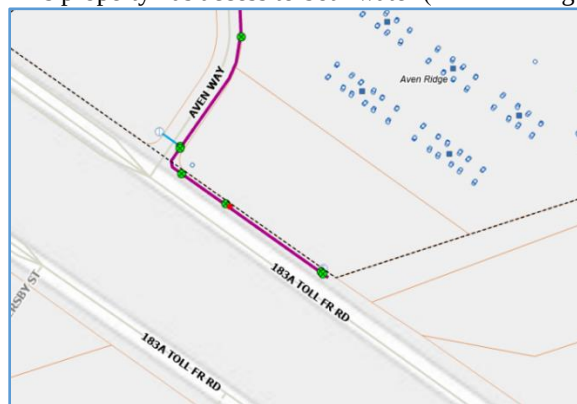


Figure 1 Water System

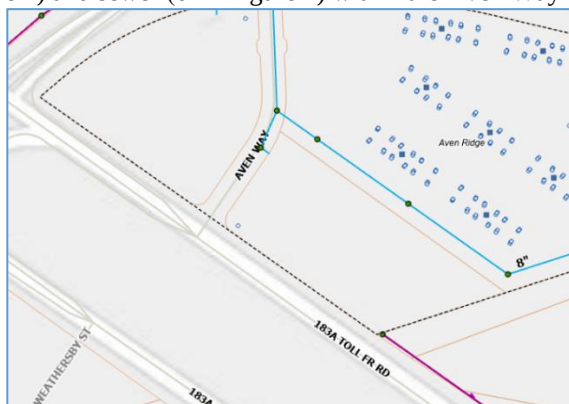


Figure 2 Wastewater System

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 intent of this zoning request is to provide for a hotel development. 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.

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 landowner.
- (6) Compliance with Type 1 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT**TYPE A:**

Features: 5 or more architectural features.

Intent:

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

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

- Strategy 2.2: Facilitate quality commercial development through targeted marketing and a commitment by the City to help businesses grow and expand.

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 Williamson County along with City Staff.

SCHEDULE:**DEVELOPMENT MEETING**

A development meeting was not held with Staff, but the applicant has been working closely with staff to coordinate the process of this project.

NOTIFICATION

08/01/2024 - Public Notice on Hill Country News
 08/07/2024 - Mail Notification to Property Owners within 200'
 08/07/2024 - Public Hearing Signage Posted on Property
 08/22/2024 - Planning and Zoning Commission Public Hearing
 09/05/2024 - City Council Public Hearing & First Reading of the Ordinance
 09/19/2024 - City Council Second & Final Reading of the Ordinance

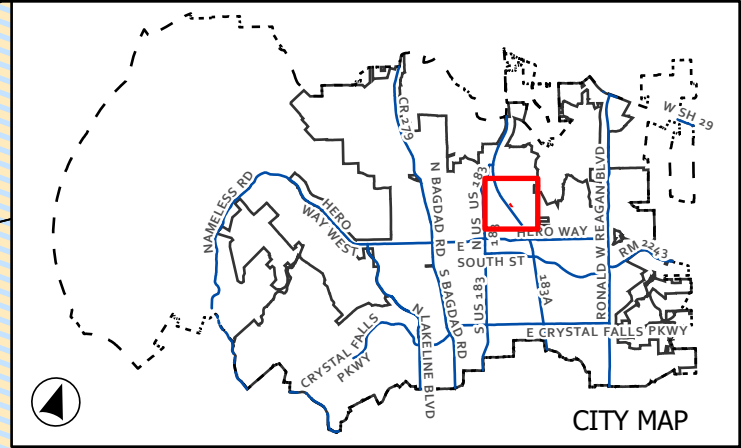
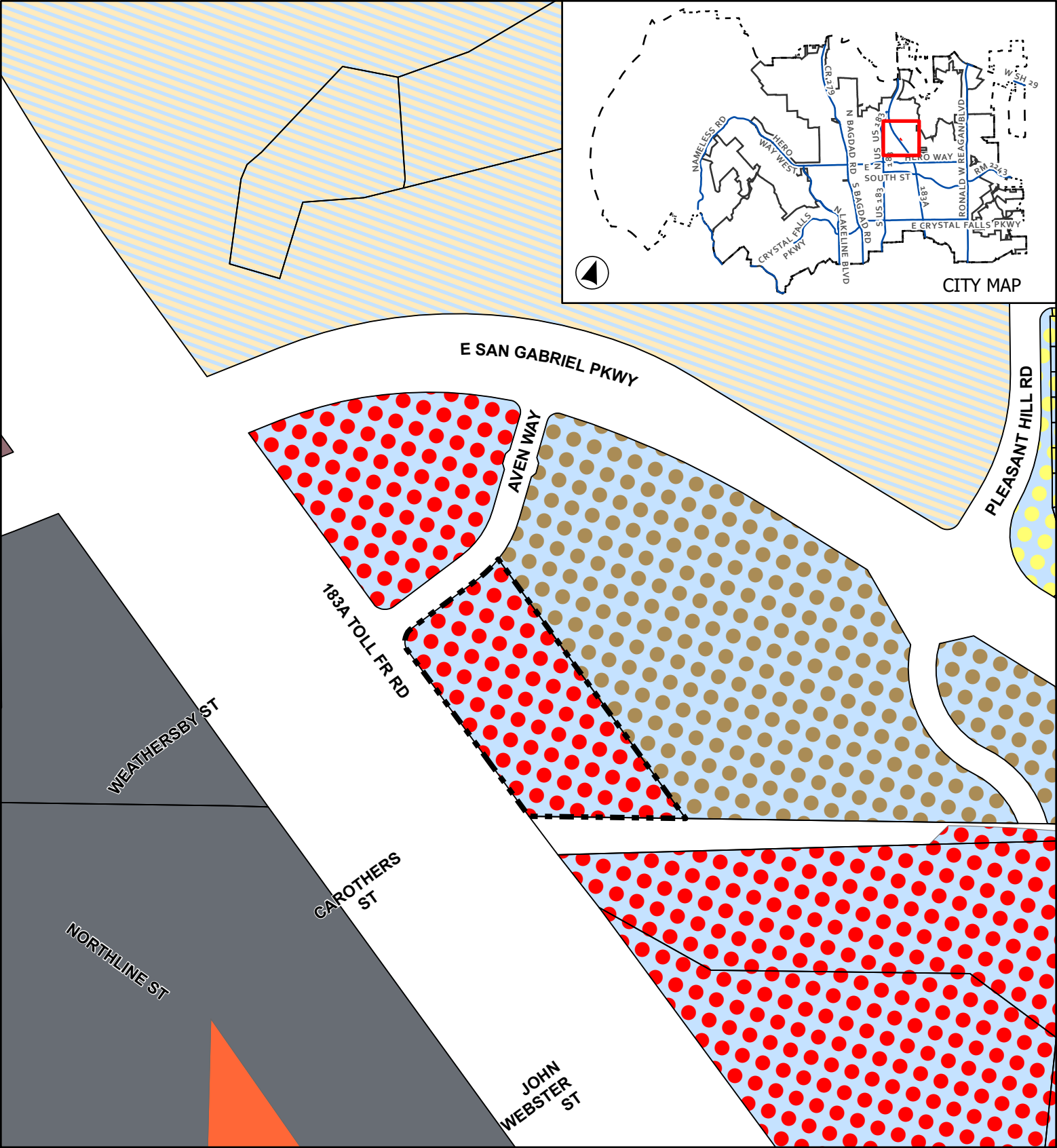
PUBLIC NOTIFICATION:

In addition to the notice mailed on behalf of the City to all property owners within 200', the agent is required to reach 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' shall also be contacted.

There are no single-family properties within 500' of the property.

APPROVAL CRITERIA:

The subject site is located within an Activity Center that is to encourage commercial centers and destination type retail and amenities. The addition of a hotel use would tie the existing center together, especially considering its proximity to the Northline Development. Considering the eventual buildout of the surrounding commercial lots (i.e. 183A Plaza PUD and San Gabriel Industrial), staff feels the requested amendment is compatible with surrounding GC and TOD uses; therefore, staff supports this amendment request.



CASE: Z-24-0135 ATTACHMENT 2 SAN GABRIEL VILLAS MAJOR PUD AMENDMENT

Current Zoning

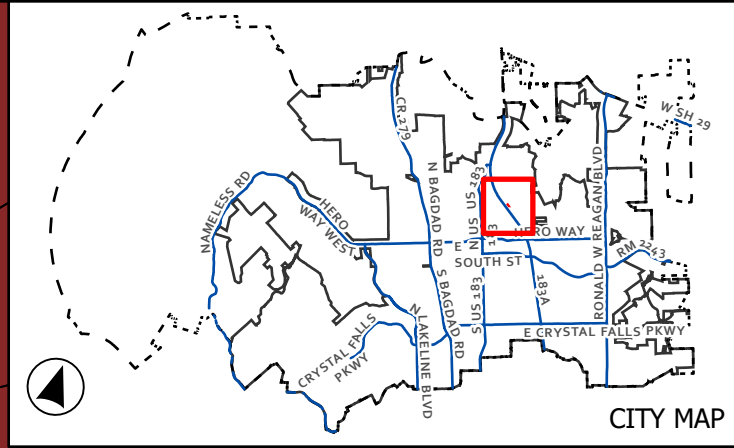
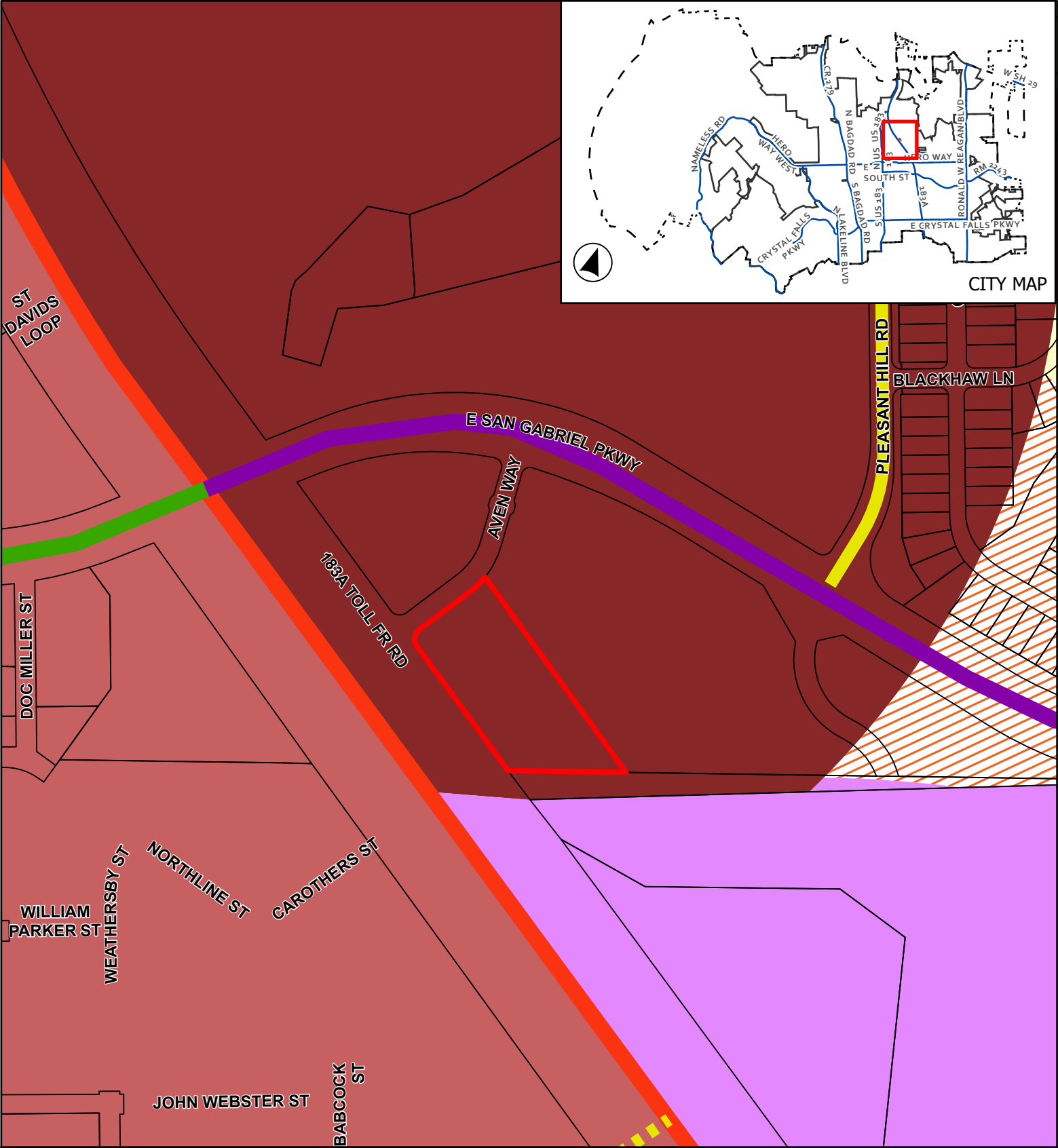
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the 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 - General Commercial
- CD - Conventional Sector
- Civic Building
- T5 - Urban Center
- T6 - Urban Core

0 90 180 Feet

Page 15 of 204



CASE: Z-24-0135 ATTACHMENT 3 SAN GABRIEL VILLAS MAJOR PUD AMENDMENT

Future Land Use Map



0 137.5 275
Feet

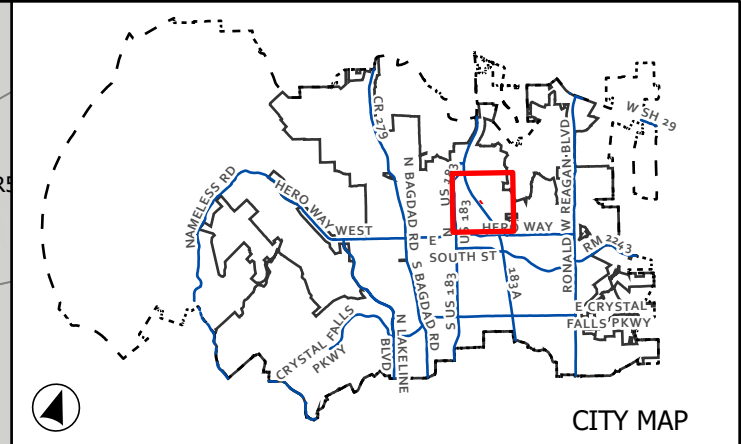
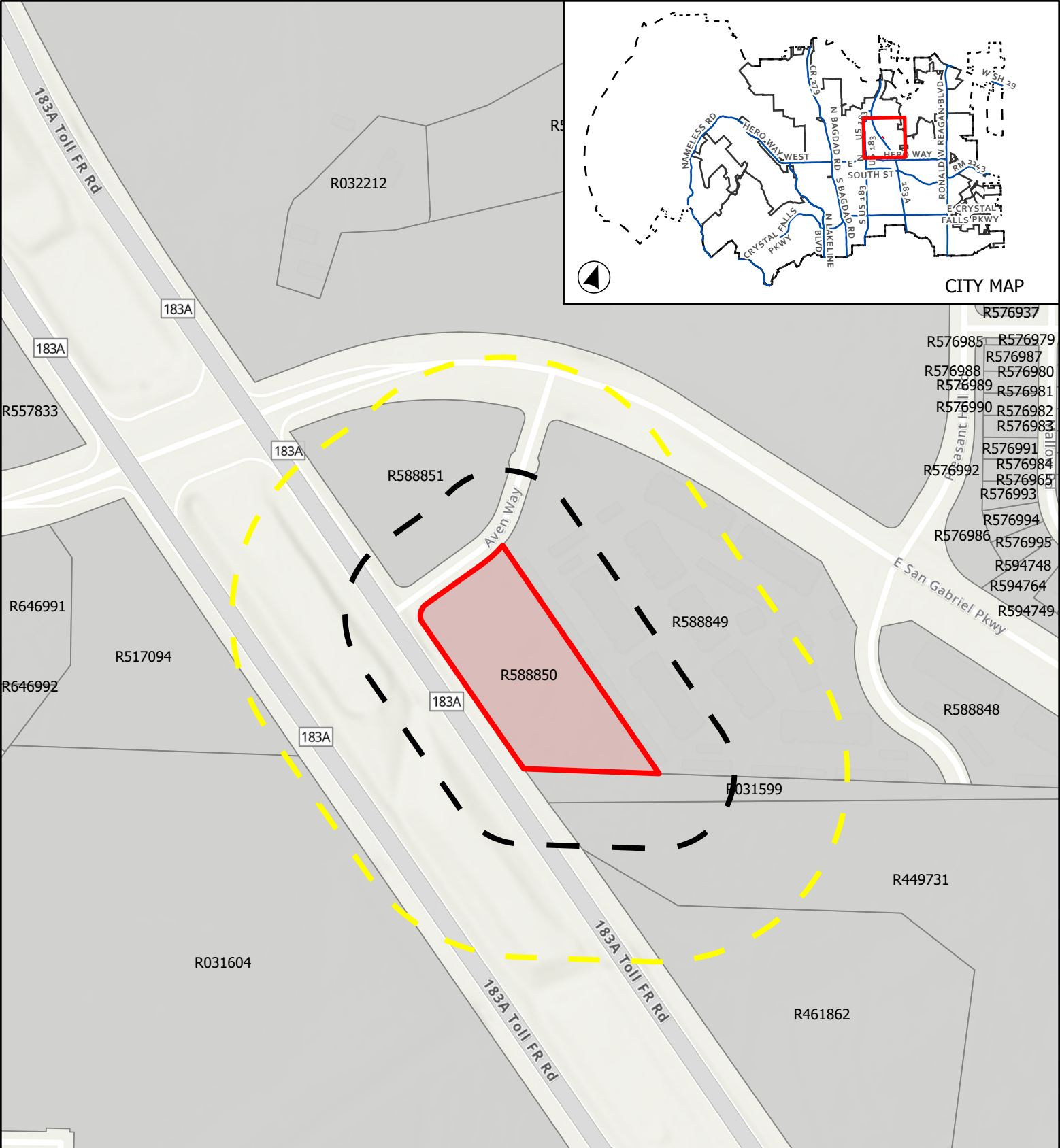
- Leander City Limits
- ETJ Boundary
- Subject Boundary
- Neighborhood Residential
- Multi-Use Corridor

- Activity Center
- Employment Center
- Leander Central
- Access Controlled, Existing
- Arterial 6 Lane, Existing

- Arterial 4 Lane, Existing
- Collector, Existing
- Collector, Proposed

Thoroughfare Plan

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CITY MAP

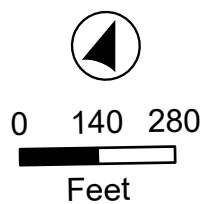
CASE: Z-24-0135

ATTACHMENT 4

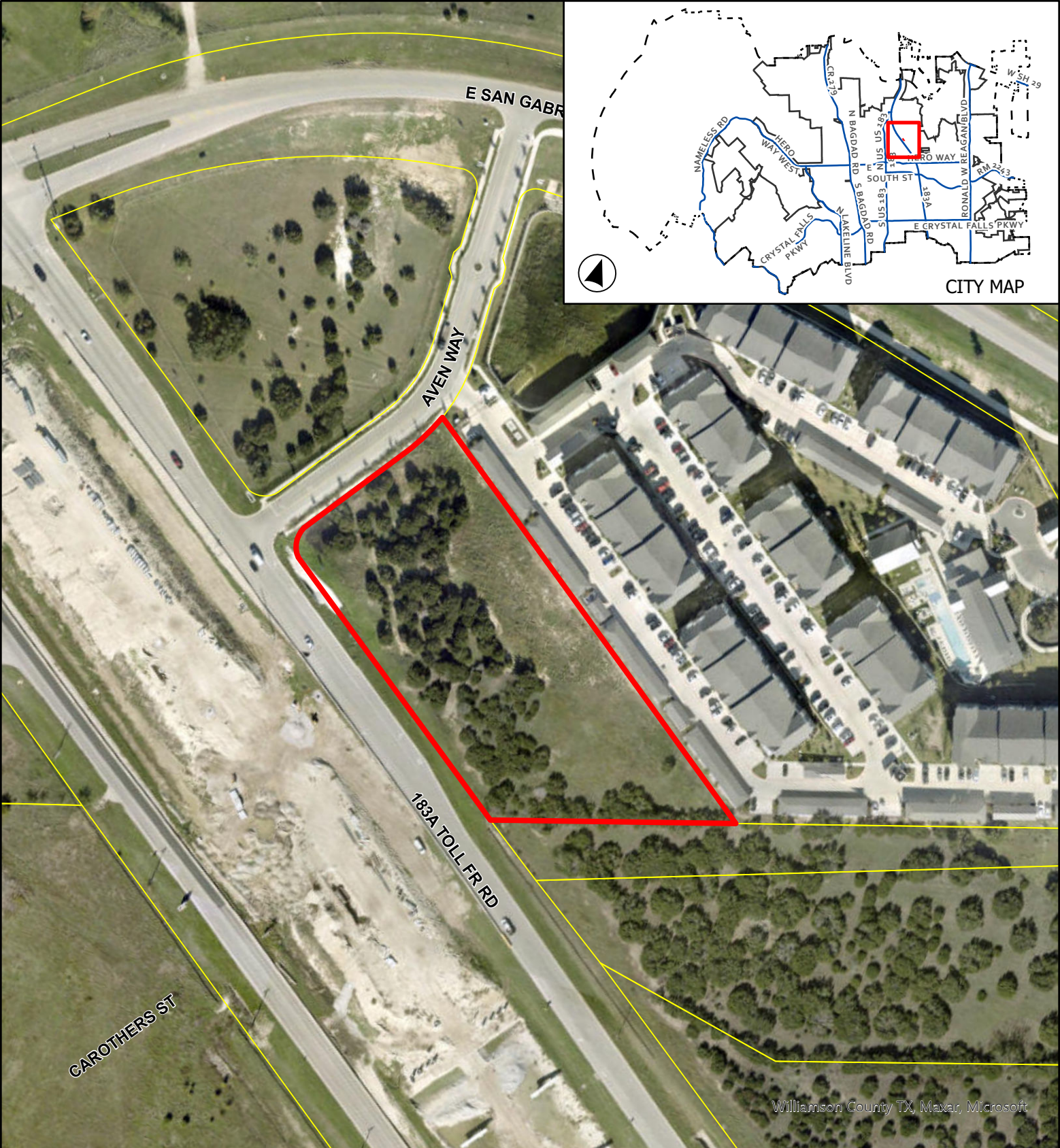
SAN GABRIEL VILLAS
MAJOR PUD AMENDMENT

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.



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



Williamson County TX, Maxar, Microsoft

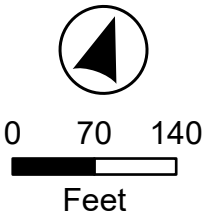
CASE: Z-24-0135

ATTACHMENT 5

**SAN GABRIEL VILLAS
MAJOR PUD AMENDMENT**

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

Gulf Coast Hotel Development, LLC
788 W Sam Houston Parkway North, Suite 206
Houston, Texas 77024

August 13, 2024

Ms. Robin M. Griffin
Executive Director of Development Services | City of Leander
PO Box 319, Leander TX 78641

RE: Letter of Intent
Echo Suites, a Wyndham Hotel

Dear Ms. Griffin,

I am pleased to provide this letter indicating our intentions with respect to Tract 3 of Commercial Lot 2, Block B of Final Plat Aven Ridge, according to the map or plat thereof recorded in the Plat Records of Williamson County, Texas in Document No. 2019097078 consisting of approximately 3.04 acres of vacant land. We are currently under contract to purchase the site from AMFP IV TX Commercial LLC – Aven Comm Lot 2 Series.

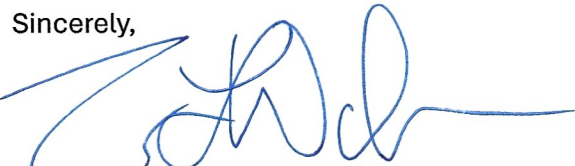
We intend to develop an Echo Suites hotel, a Wyndham Hotels brand, consisting of approximately 53,000 square feet and 124 guest rooms. The hotel will be four stories with a building foot print of approximately 13,250 square feet.

City of Leander Ordinance No. 18-010-00 created the San Gabriel Villas Planned Unit Development (of which our site is a part) within the Transit Oriented Development District. We respectfully request an Amendment to Ordinance No. 18-010-00: The building square footage limitation for individual users in the Type 2 Site Component shall be removed for a hotel development.

The benefits of our hotel development include, but are not limited to, sales tax, occupancy tax, property tax, employment, and guest spending in Leander.

Please reach out to me if you have any questions or need any additional information. I can be reached at 281-657-5645 or via email james.walker@gulfcoastcg.com.

Sincerely,



James L. Walker
Manager

EXHIBIT A

San Gabriel Villas Planned Unit Development Amendment #1

A. Purpose and Intent

1. The San Gabriel Villas PUD is composed of approximately 21 acres and this amendment includes Lot 2, Block B of the Aven Ridge Subdivision, as shown in **Exhibit C**. The development of this property includes multi-family and general commercial. Amendment #1 is to include additional development standards that only apply to Tract 3 of the original San Gabriel Villas PUD, as shown in Exhibit C. The development of this portion of the PUD will include a hotel and general commercial uses.

B. Applicability and Base Zoning

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

Tract 1 – MF-2-A(Multi-Family).

Tract 2 – GC-2-A (General Commercial).

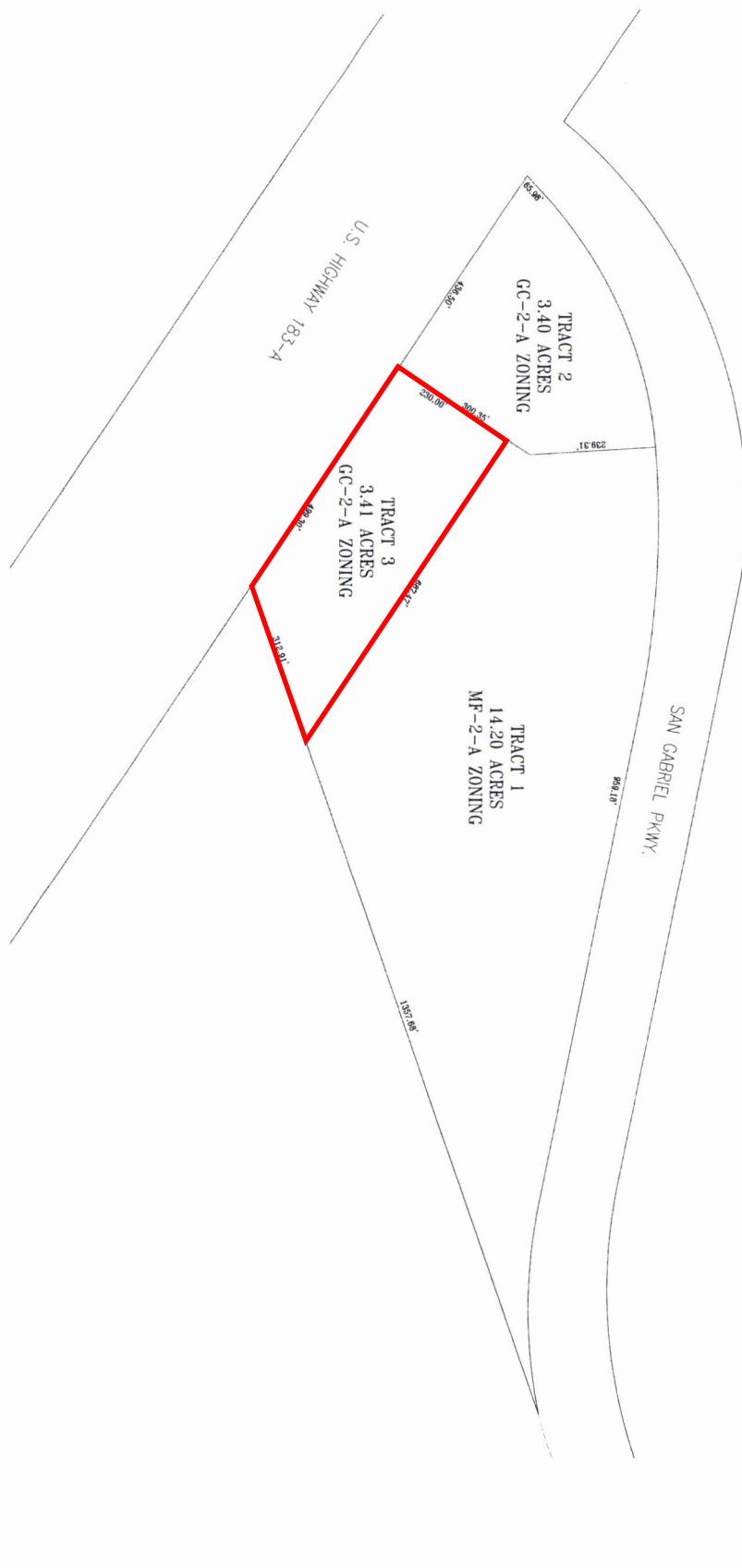
Tract 3 – GC-2-A (General Commercial).

C. Conceptual Site Layout & Land Use Plan

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

D. Development Standards

1. The building square footage limitation for individual users in the Type 2 Site Component shall be removed for a hotel development.



DUKE, INC.

[illegible]

BGE, Inc.
7000 NORTH MO-PAC, SUITE 330
AUSTIN, TX 78731
TEL: 512-879-0400 • www.bgeinc.com
TBP# Registration No. 7-1046

SAN GABRIEL VILLAS

CONCEPTUAL SITE LAYOUT
AND LAND USE PLAN

3296

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.

There are no neighborhood or residential properties within 500' of the property

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.

N/A

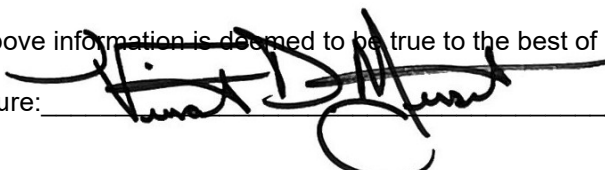
3. What concerns were raised during these communications?

N/A

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

N/A

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

Signature: 

Date 6.27.2024



EXECUTIVE SUMMARY
8/22/2024

AGENDA SUBJECT:

Discuss and consider action on Tree Removal Case TRP-24-0027 regarding removal of fifteen (15) Heritage Trees and twenty-six (26) Significant Trees associated with the Leander Union Site Development Project (SD-24-0178) located at 10880 Crystal Falls Parkway, Leander, Williamson County, Texas.

BACKGROUND:

This request is the first step in the tree removal request process. This request includes the development of the Leander Union located on Crystal Falls Parkway. During the site development process, the applicant has requested to remove fifteen (15) heritage trees and twenty-six (26) significant trees.

HISTORY/TIMELINE:

APPLICANT/AGENT:

Verdi Landscape (Lauren Renz) on behalf of TOPO Development Group (Kim Shipman)

RECOMMENDATION:

Staff recommends approval of this request.

PRESENTER:

Cory Dale, Planner

Attachments:

1. TRP-24-0027 Att 1 Planning Analysis
2. TRP-24-0027 Att 2 Location Map
3. TRP-24-0027 Att 3 Aerial Map
4. TRP-24-0027 Att 4 Letter of Intent
5. TRP-24-0027 Att 5 Tree Mitigation Plan
6. TRP-24-0027 Att 6 Tree Data (Significant Trees)
7. TRP-24-0027 Att 7 Tree Data (Heritage)
8. TRP-24-0027 Att 8 Tree Data (DDI)



PLANNING ANALYSIS

TREE REMOVAL CASE TRP-24-0027 LEANDER UNION

GENERAL INFORMATION

Owner/Agent:	Verdi Landscape (Lauren Renz) on behalf of TOPO Development Group (Kim Shipman)
Current Zoning:	Northpoint PUD (LC-2-A)
Size and Location:	The property is located at 10880 Crystal Falls Parkway, including approximately 13.78 acres.
Staff Contact:	Cory Dale, Planner

APPLICANT REQUEST

The applicant has submitted a request to remove fifteen (15) Heritage Trees (a total of 475" caliper inches) and twenty-six (26) Significant Trees (a total of 559" 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.

This Commission will also notice, both the arborist report and tree removal exhibit contain two (2) Heritage Trees (tree numbers 5419 and 9049) and seven (7) Significant Trees (tree numbers 5395, 5446, 5447, 5561, 5568D, 9048 and 11239) that will be removed without mitigation due to dead/diseased and imminent hazardous designation by the arborist. These trees were included in the arborist report and tree removal exhibit for transparency.

SITE INFORMATION:

SURROUNDING AREA:

This property is located at 10880 Crystal Falls Parkway as parcel R599180. The properties surrounding the project include the following uses:

- NORTH: Knox Wiley Middle School.
- WEST: Crystal Falls Arbor Commercial Condos and the Crystal Springs Subdivision.
- SOUTH: Crystal Springs Subdivision.
- EAST: Undeveloped land zoned for commercial and the Cold Springs subdivision.

PHYSICAL AND NATURAL FEATURES:

This property contains no floodplain and heavy tree cover towards the southeast 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-24-0178 Leander Union Site Development Permit:

Significant Trees

5022	LIVE OAK	20
5023	LIVE OAK	18.5
5047	LIVE OAK	21.5
5048	LIVE OAK	20.5
5049	LIVE OAK	19
5072	LIVE OAK	25.5
5409	LIVE OAK	22
5440	LIVE OAK	19.5
5441	LIVE OAK	19
5442	LIVE OAK	24
5445	LIVE OAK	24.5
5448	LIVE OAK	24.5
5450	LIVE OAK	22.5
5451	LIVE OAK	25.5
5516	LIVE OAK	20
5547	ELM	20.5
5556	LIVE OAK	21
5568	LIVE OAK	18.5
9051	LIVE OAK	21.5
11117	LIVE OAK	18.5
11230	LIVE OAK	22
11231	LIVE OAK	23.5
11231B	LIVE OAK	23
11238	LIVE OAK	21.5
11245B	LIVE OAK	19
11246	LIVE OAK	23.5

Heritage Trees

5023B	LIVE OAK - Heritage	33
5033	LIVE OAK - Heritage	30.5
5045	LIVE OAK - Heritage	31.5
5432	LIVE OAK - Heritage	36
5436	LIVE OAK - Heritage	26
5458	LIVE OAK - Heritage	26.5
5466	LIVE OAK - Heritage	34.5
5467	LIVE OAK - Heritage	36.5
9050	LIVE OAK - Heritage	42
9052	LIVE OAK - Heritage	34
9053	LIVE OAK - Heritage	26
11116	LIVE OAK - Heritage	27.5
11238B	LIVE OAK - Heritage	27
11241C	LIVE OAK - Heritage	30
11242	LIVE OAK - Heritage	34

Applicants' fees:

- Applicant will pay the \$300 per caliper inch for heritage tree removal (475" caliper inches at \$300 = \$142,500) through the site plan project.
- Applicant has planted addition parking lot and landscape trees on site above and beyond the landscaping requirements as provided on Sheet L1.3. Total credits back for additional tree caliper (578" caliper inches) planted will apply towards total site mitigation.
- Applicant has selected the option to pay a \$150 per caliper inch fee-in-lieu for the remaining caliper inch deficit (\$150 X 2,502 caliper inches = \$375,300).

Total fees owed for this Tree Removal Permit is \$517,800.

July 30, 2024

Planning & Zoning Commission
City Council
City of Leander
PO Box 319
Leander, TX 78641

Re: Leander Union (SD-24-0178) – Tree Removal

Planning & Zoning Commission and City Council,

I write on behalf of TOPO, regarding the removal of 13 heritage trees as detailed below along with 29 significant trees associated with the creation of the Leander Union Development. We fully understand the sentiments attached to these trees, their ecological importance, and the charm they add to our community.

Given this understanding, we wish to reassure you that the decision to remove some of these trees was not one made lightly nor without extensive planning. Before designs were drawn up, we had our team of expert environmental planners and arborist conduct a detailed evaluation of the site to record the location, health, and significance of each tree. Their insights played a key role in shaping our development plans and locating our proposed buildings and infrastructure.

Every effort was made to create a design that preserved as many trees as possible. This included revising building placement, modifying structural designs, and even reducing the size of our intended development. We have chosen to prioritize areas that had clusters of smaller, younger trees for construction, thus saving the majority of the older, larger trees. However, in some instances, the preservation of certain trees was not feasible due to their proximity to essential infrastructure, connectivity requirements or their potential impact on the safety and stability of the proposed buildings. The specific constraints are identified below:

Response to staff site plan comments: The removal of trees 5037 and 5023 are the result of an SDP comment requiring the subject property to provide a vehicular connection to the adjacent property to the East. Due to the grading of the adjacent property and where their design was at the time of our submission, these trees could not be avoided.

Storm Water Management: The removal of trees 11238, 11241 and 11242 are the result of being in the pond location, which outfall location is required to be at the southwest corner of the property. This was the only plausible location for placing a pond and therefore requires the removal of those trees.

Access Drive Overhang: The removal of tree 5045 was the result of limbs hanging over the proposed fire lane. As you will see in the pictures the western branches are low and would impede a fire truck to traverse the site from the fixed access point on Crystal Falls Parkway.

Clustering: As noted on the attached plans, there were areas of dense tree cover. Due to the close proximity of these trees to one another and the geometry of the buildings, the following trees 9050,

9052 and 5432 had to be removed. You can see we were able to offset this by saving even greater specimens in this same area between buildings 4 and 5 if you take into account the combination of shape and health.

Layout: Despite our best efforts, with the combination of required fire lane widths, grading, and building size requirements, we were unable to save trees 5458, 5467, 5466 and 11116.

While it is unfortunate that some heritage trees must be removed due to unavoidable site constraints, we have implemented several design strategies to minimize this impact and maximize the preservation of these valuable trees. The proposed buildings have been meticulously designed to accommodate as many heritage trees as possible. This includes:

1. **Site Layout and Building Placement:** Careful consideration has been given to the placement of buildings relative to the heritage trees. Where feasible, buildings have been positioned to avoid encroaching on these trees' root zones.
2. **Tree Protection Zones:** Designated protection zones have been established around identified heritage trees to safeguard them during construction and throughout the lifespan of the development.
3. **Arborist Consultation and Monitoring:** We have engaged certified arborists to assess the health and condition of the heritage trees. Their expertise has informed our decisions regarding which trees can be safely preserved and which may need to be selectively removed.
4. **Mitigation Measures:** For trees that must be removed, we are committed to mitigating this loss through replanting efforts. Our landscape plan includes the planting of native species that will contribute to the biodiversity and aesthetics of the site.

In conclusion, we would like to stress that our proposed development has been designed with a conscious effort to balance progress and preservation. We share your commitment to preserving the city's natural heritage and believe that together, we can manage growth in a way that ensures a prosperous and sustainable future for all.

Thank you for your understanding and support.

Sincerely,

Lauren Renz

Landscape Architect

REMOVED TREES BY CATEGORY

Significant Trees

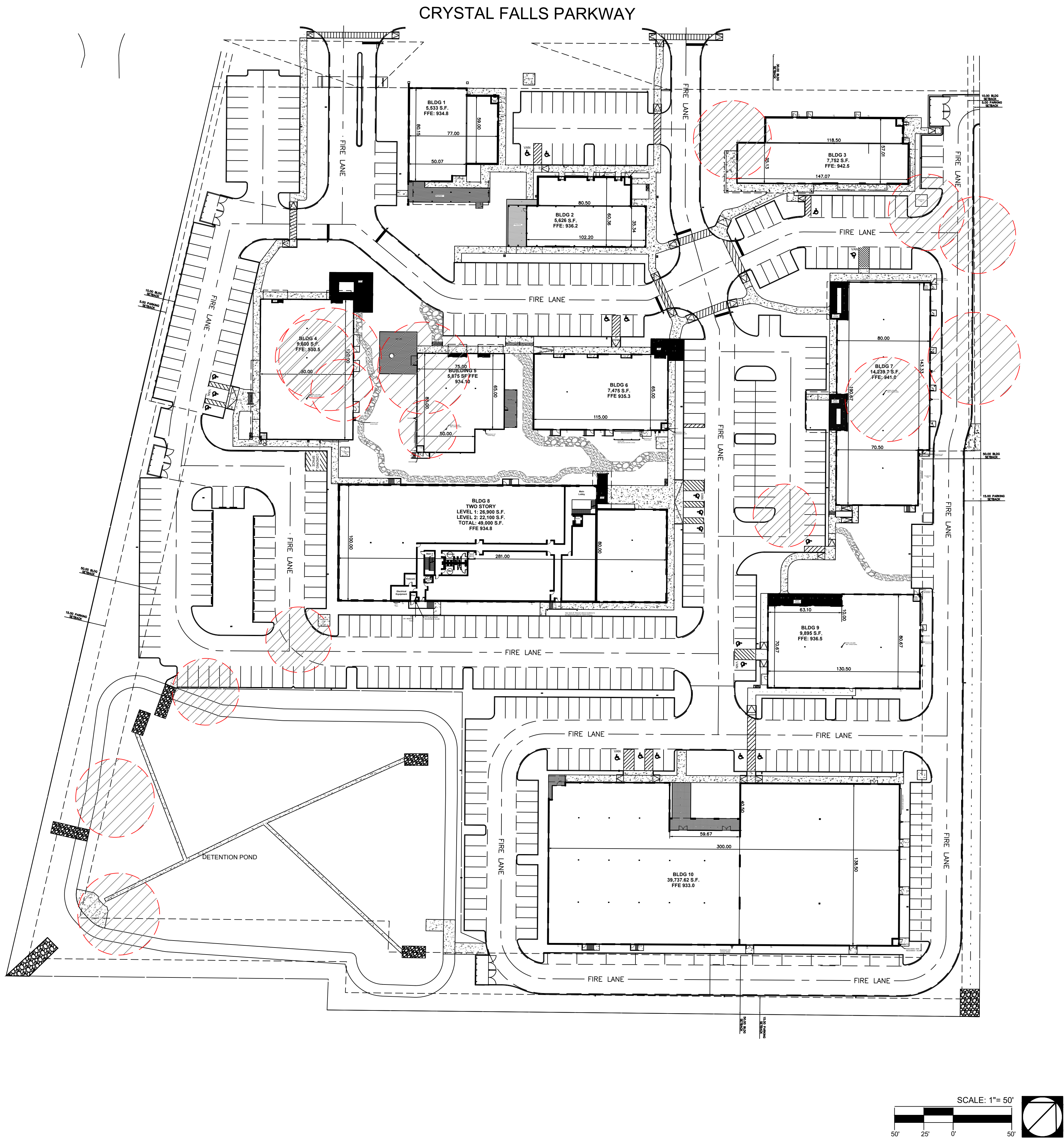
5022	LIVE OAK	20
5023	LIVE OAK	18.5
5047	LIVE OAK	21.5
5048	LIVE OAK	20.5
5049	LIVE OAK	19
5072	LIVE OAK	25.5
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5440	LIVE OAK	19.5
5441	LIVE OAK	19
5442	LIVE OAK	24
5445	LIVE OAK	24.5
5448	LIVE OAK	24.5
5450	LIVE OAK	22.5
5451	LIVE OAK	25.5
5516	LIVE OAK	20
5547	ELM	20.5
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11230	LIVE OAK	22
11231	LIVE OAK	23.5
11231B	LIVE OAK	23
11238	LIVE OAK	21.5
11245B	LIVE OAK	19
11246	LIVE OAK	23.5

Heritage Trees

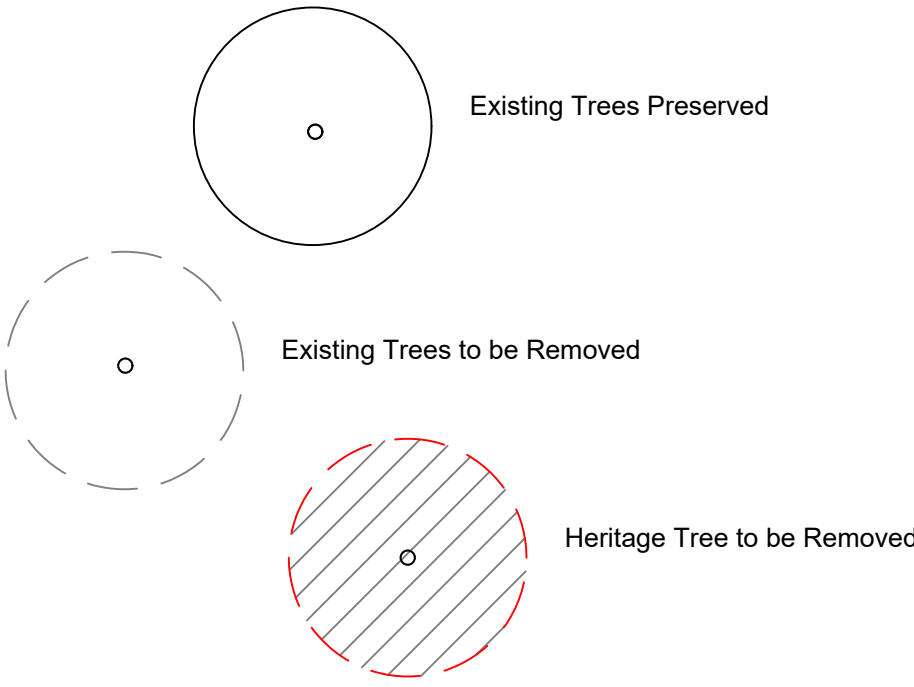
5023B	LIVE OAK - Heritage	33
5033	LIVE OAK - Heritage	30.5
5045	LIVE OAK - Heritage	31.5
5432	LIVE OAK - Heritage	36
5436	LIVE OAK - Heritage	26
5458	LIVE OAK - Heritage	26.5
5466	LIVE OAK - Heritage	34.5
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9050	LIVE OAK - Heritage	42
9052	LIVE OAK - Heritage	34
9053	LIVE OAK - Heritage	26
11116	LIVE OAK - Heritage	27.5
11238B	LIVE OAK - Heritage	27
11241C	LIVE OAK - Heritage	30
11242	LIVE OAK - Heritage	34

DDI

5395	LIVE OAK	13
5419	LIVE OAK - Heritage	37.5
5446	LIVE OAK	9.5
5447	LIVE OAK	8.5
5561	LIVE OAK	10
5568D	LIVE OAK	12.5
9048	ARIZONA ASH	23.5
9049	ARIZONA ASH - Heritage	28.5
11239	LIVE OAK	9



TREE LEGEND



NOTES

- 1. Tree survey conducted November 2023.
- 2. Heritage trees can not be removed without a permit.

LEANDER UNION
10880 E. Crystal Falls Parkway
Leander, Texas 78641

EXISTING
CONDITIONS
TRP 08.14.2024

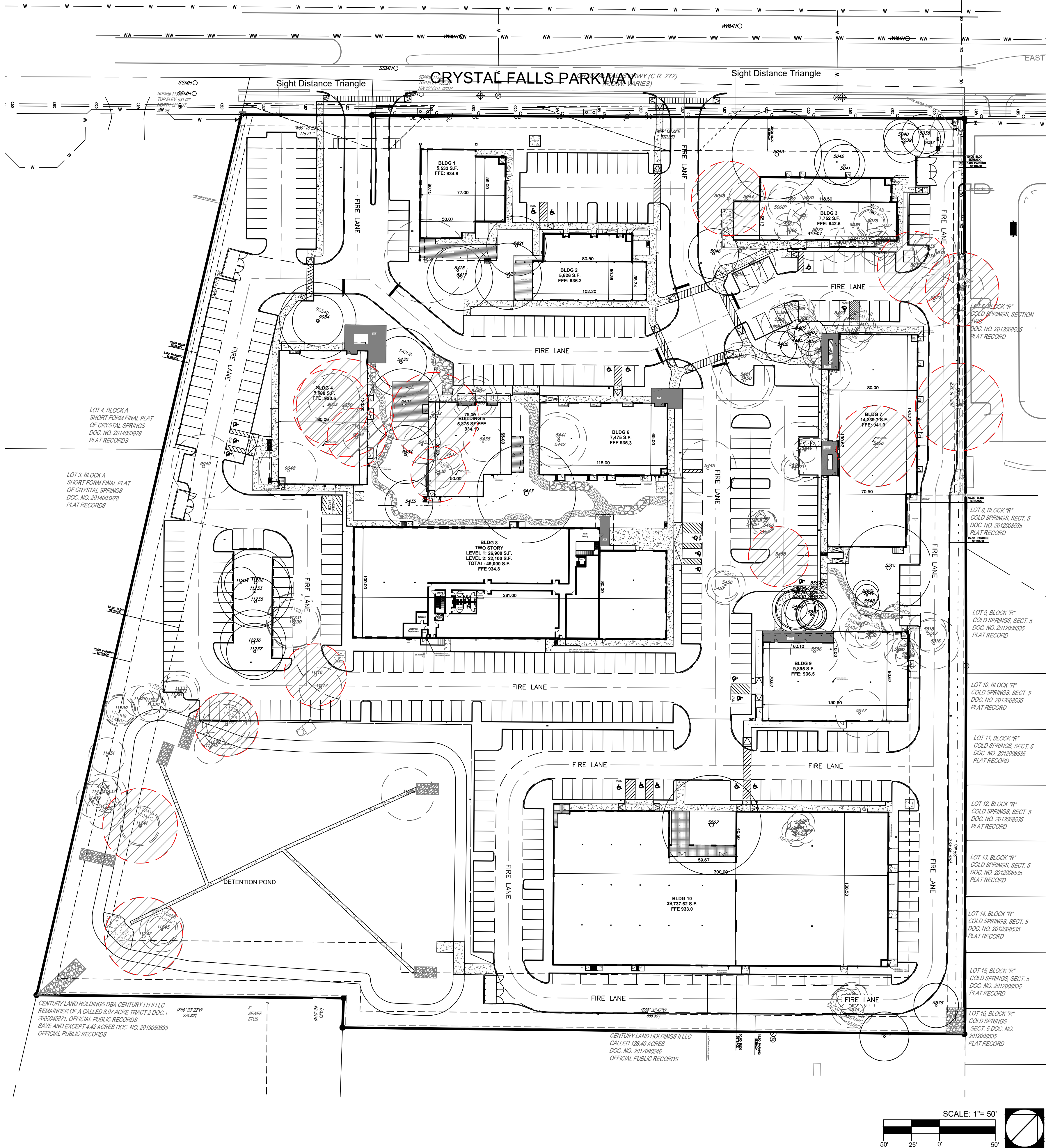
- ISSUED
- 1. City Informal Review 12/22/23
 - 2. City Submission 1/09/24
 - 3. City Submission 4/16/24
 - 4. TRA 6/18/24
 - 5. City Submission 6/25/24
 - 6. City Submission 7/26/24
 - 7. TRP Comments 8/14/24

L1.2

SD-24-0178



Irrigation System Requires a Separate Irrigation Application for an Irrigation Permit.



TREE LEGEND



NOTES

1. Tree survey conducted November 2023.
2. Heritage trees can not be removed without a permit.

TREE PRESERVATION PLAN

TREE SIZE (Caliper Inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" TO 18"	1666.75	296.5	17.8	1370.25	82
>18" TO 26"	823.5	244.5	30	559	68
SUBTOTAL 8" TO 26"	2,490.25	541	22	1929.25	78.7
>26"	897	422	47	475	53
TOTALS	3387.25	963	28.4	2404.25	71

TREE SIZE (Caliper Inches)	TOTAL TREES	SAVED TREES	SAVED TREES %	REMOVED TREES	REMOVED TREES %
8" TO 18"	127	17	13.3	110	86.6
>18" TO 26"	38	12	27.5	26	71
SUBTOTAL 8" TO 26"	165	28	17	136	77.2
>26" HERITAGE	28	13	46	15	53
TOTALS	193	42	21.2	151	78.7

TREE SIZE (Caliper Inches)	> 50% REMOVAL	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
< 8"	0	0	-	-	-
8" TO 18"	685.25	685.25	-	-	150
>18" TO 26"	559	-	1118	-	150
>26" HERITAGE	475	-	-	1425	300

Description	Size	Cal. In Removed	Replacement Percent	Total Mitigation Inches	Inches Replaced	Inches Remaining	Fee/Cal In.	Fee
Significant Tree >50%	8-18"	537.5	1:1	537	537	0	\$150	0
Significant Tree	>18-26"	559	2:1	1118	41	1077	\$150	\$161,550
Heritage Tree	26"+	475	3:1	1425		1425	\$150	\$213,750
Heritage Tree Removal Fee	26"+	475	NA				\$300	\$142,500
Total Inches:				3080	578		Total Fee:	\$517,800



Irrigation System Requires a Separate Irrigation Application for an Irrigation Permit.

LEANDER UNION
10880 E. Crystal Falls Parkway
Leander, Texas 78641

LEANDER GENERAL
TREE REMOVAL PLAN
TRP 08.14.2024

ISSUED

1. City Informal Review 12/22/23
2. City Submission 1/09/24
3. City Submission 4/16/24
4. TRA 6/18/24
5. City Submission 6/25/24
6. City Submission 7/26/24
7. TRP Comments 8/14/24

L1

SD-24-0178



LEANDER UNION

10880 E. Crystal Falls Parkway
Leander, Texas 78641

TREE LIST

ISSUED

1.

City Informal Review 12/22/23
2.

City Submission 1/09/24
3.

City Submission 4/16/24
4.

TRA 6/18/24
5.

City Submission 6/25/24
6.

City Submission 7/26/24
7.

TRP Comments 8/14/24

L2

SD-24-0178

TREE NO.	TREE TYPE	CALIPER IN.	CONDITION	ACTION
5022	LIVE OAK	20		REMOVE
5023	LIVE OAK	18.5		REMOVE
5023B	LIVE OAK - Heritage	33		REMOVE
5033	LIVE OAK - Heritage	30.5		REMOVE
5034	LIVE OAK	13		REMOVE
5035	LIVE OAK	13.5		REMOVE
5036	LIVE OAK	17		REMOVE
5037	LIVE OAK	12.5		PRESERVE
5038	LIVE OAK	15.5		PRESERVE
5039	LIVE OAK	17.5		PRESERVE
5040	LIVE OAK	16		PRESERVE
5041	LIVE OAK	18		PRESERVE
5042	LIVE OAK	20		PRESERVE
5043	LIVE OAK - Heritage	39.5		PRESERVE
5044	LIVE OAK	15		REMOVE
5045	LIVE OAK - Heritage	31.5		REMOVE
5046	LIVE OAK	22		PRESERVE
5047	LIVE OAK	21.5		REMOVE
5048	LIVE OAK	20.5		REMOVE
5049	LIVE OAK	19		REMOVE
5066	LIVE OAK	12		REMOVE
5067	LIVE OAK	12		REMOVE
5068	LIVE OAK	17		REMOVE
5069	LIVE OAK	17.5		REMOVE
5070	LIVE OAK	14.5		REMOVE
5071	LIVE OAK	14		REMOVE
5072	LIVE OAK	25.5		REMOVE
5073	LIVE OAK	15.5		REMOVE
5074	LIVE OAK	14		REMOVE
5075	LIVE OAK	13		REMOVE
5076	LIVE OAK	11		REMOVE
5076B	LIVE OAK	14.5		REMOVE
5076C	LIVE OAK	11.5		REMOVE
5077	LIVE OAK	15		REMOVE
5078	LIVE OAK	14.5		REMOVE
5079	LIVE OAK	15.5		REMOVE
5080	LIVE OAK	14		REMOVE
5394	LIVE OAK	10		REMOVE
5395	LIVE OAK	13	DYING	REMOVE
5396	LIVE OAK	15.5		REMOVE
5397B	LIVE OAK	14		REMOVE
5398	LIVE OAK	14		REMOVE
5399	LIVE OAK	12.5		REMOVE
5399B	LIVE OAK	14		REMOVE
5400	LIVE OAK	9.5		PRESERVE
5401	LIVE OAK	13.5		PRESERVE
5402	LIVE OAK	14		PRESERVE
5403	LIVE OAK	14		PRESERVE
5404	LIVE OAK	9.5		PRESERVE
5405	LIVE OAK	12.5		REMOVE
5406	LIVE OAK	14		REMOVE
5407	LIVE OAK	12.5		REMOVE
5408	LIVE OAK	12		REMOVE
5408B	LIVE OAK	13.5		REMOVE
5409	LIVE OAK	22		REMOVE
5410	LIVE OAK	12.5		REMOVE
5410B	LIVE OAK	17		REMOVE
5411	LIVE OAK MULTI	12.5		REMOVE
5411B	LIVE OAK MULTI	13		REMOVE

5411C	LIVE OAK MULTI	13		REMOVE
5412	LIVE OAK	17.5		REMOVE
5413	LIVE OAK	13		REMOVE
5417	LIVE OAK - Heritage	28.5		PRESERVE
5418	LIVE OAK	21.5		PRESERVE
5419	LIVE OAK - Heritage	37.5	DEAD	REMOVE
5420	LIVE OAK - Heritage	29		PRESERVE
5421	LIVE OAK - Heritage	26.5		PRESERVE
5430	LIVE OAK - Heritage	30		PRESERVE
5430B	LIVE OAK	23.5		PRESERVE
5431	LIVE OAK - Heritage	31		PRESERVE
5432	LIVE OAK - Heritage	36		REMOVE
5433	LIVE OAK	16		REMOVE
5434	LIVE OAK	25.5		PRESERVE
5435	LIVE OAK	21		PRESERVE
5436	LIVE OAK - Heritage	26		REMOVE
5437	LIVE OAK	10.5		REMOVE
5438	LIVE OAK	17.5		REMOVE
5439	LIVE OAK	9		REMOVE
5440	LIVE OAK	19.5		REMOVE
5440B	LIVE OAK	17		REMOVE
5441	LIVE OAK	19		REMOVE
5442	LIVE OAK	24		REMOVE
5443	LIVE OAK - Heritage	39		PRESERVE
5445	LIVE OAK	24.5		REMOVE
5446	LIVE OAK	9.5	DEAD	REMOVE
5447	LIVE OAK	8.5	DEAD	REMOVE
5448	LIVE OAK	24.5		REMOVE
5449	LIVE OAK	11		REMOVE
5450	LIVE OAK	22.5		REMOVE
5451	LIVE OAK	25.5		REMOVE
5452	LIVE OAK	14.5		REMOVE
5456	LIVE OAK	17		REMOVE
5456B	LIVE OAK	12		REMOVE
5457	LIVE OAK	14.5		REMOVE
5458	LIVE OAK - Heritage	26.5		REMOVE
5459	LIVE OAK	10.5		REMOVE
5460	LIVE OAK	8.5		REMOVE
5461	LIVE OAK	9.25		REMOVE
5462	LIVE OAK	9		REMOVE
5463	LIVE OAK	17		PRESERVE
5463B	LIVE OAK	17.5		PRESERVE
5463C	LIVE OAK	20.5		PRESERVE
5463D	LIVE OAK	10.5		PRESERVE
5466	LIVE OAK - Heritage	34.5		REMOVE
5467	LIVE OAK - Heritage	36.5		REMOVE
5515	LIVE OAK - Heritage	38		PRESERVE
5516	LIVE OAK	20		REMOVE
5517	LIVE OAK	14		REMOVE
5518	LIVE OAK	16		REMOVE
5524	LIVE OAK	8.5		REMOVE
5525	LIVE OAK	10		REMOVE
5526	LIVE OAK	11.5		REMOVE
5527	LIVE OAK	9		REMOVE
5528	LIVE OAK	8.5		REMOVE
5534	LIVE OAK	12		REMOVE
5534B	LIVE OAK	13.5		REMOVE
5534C	LIVE OAK	12.5		REMOVE
5535	LIVE OAK	10		REMOVE

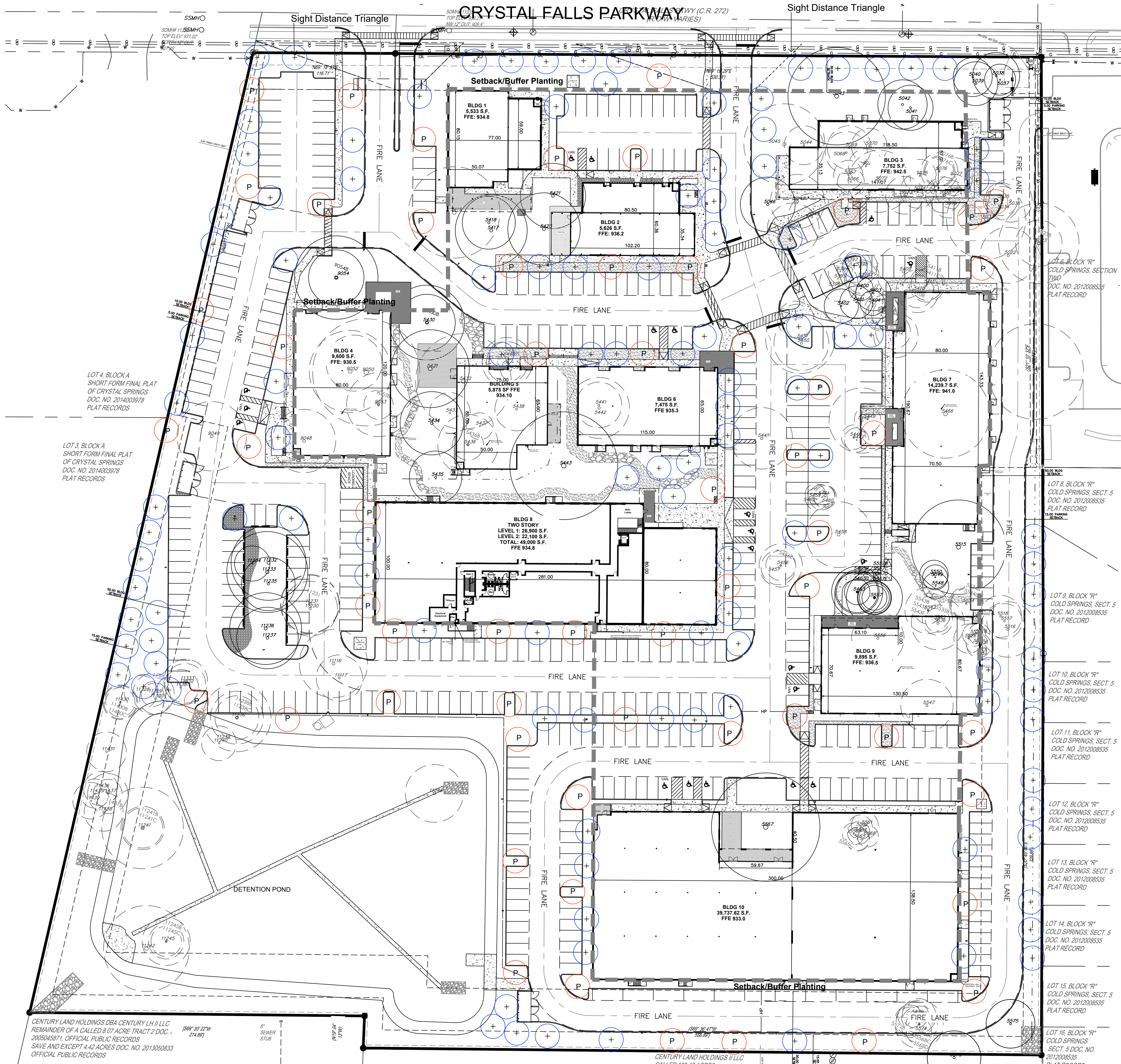
5535B	LIVE OAK	12.5		REMOVE
5536	LIVE OAK	18		REMOVE
5543B	LIVE OAK	11		REMOVE
5543E	LIVE OAK	11		REMOVE
5543F	LIVE OAK	18		REMOVE
5547	ELM	20.5		REMOVE
5548	LIVE OAK	10.5		PRESERVE
5549	LIVE OAK	10		PRESERVE
5550	LIVE OAK	11.5		PRESERVE
5556	LIVE OAK	21		REMOVE
5557	LIVE OAK	22		PRESERVE
5557B	LIVE OAK	13.5		PRESERVE
5557C	LIVE OAK	14	DYING	PRESERVE
5557E	LIVE OAK	14		PRESERVE
5557D	LIVE OAK	10		PRESERVE
5561	LIVE OAK	10	POOR	REMOVE
5562	LIVE OAK	9.5		REMOVE
5563	LIVE OAK MULTI	9		REMOVE
5564	LIVE OAK	8.5		REMOVE
5565	LIVE OAK	9.5		REMOVE
5565C	LIVE OAK	9.5		REMOVE
5566	LIVE OAK	8		REMOVE
5567	LIVE OAK - Heritage	43		PRESERVE
5568	LIVE OAK	18.5		REMOVE
5568B	LIVE OAK	10		REMOVE
5568C	LIVE OAK	14.5		REMOVE
5568D	LIVE OAK	12.5	POOR	REMOVE
5569	LIVE OAK	14		REMOVE
5570	LIVE OAK	10.5		REMOVE
5571	LIVE OAK	9.5		REMOVE
5572	LIVE OAK MULTI	12.5		REMOVE
5572B	LIVE OAK MULTI	11.5		REMOVE
5573	ELM	21.5		PRESERVE
5574	LIVE OAK	10.5		REMOVE
5575	ELM	20		PRESERVE
9048	ARIZONA ASH	23.5	DYING	REMOVE
9049	ARIZONA ASH - Heritage	28.5	DEAD	REMOVE
9050	LIVE OAK - Heritage	42		REMOVE
9051	LIVE OAK	21.5		REMOVE
9052	LIVE OAK - Heritage	34		REMOVE
9053	LIVE OAK - Heritage	26		REMOVE
9053B	LIVE OAK	12		REMOVE
9054	LIVE OAK	22.5		PRESERVE
9054B	LIVE OAK - Heritage	31.5		PRESERVE
11116	LIVE OAK - Heritage	27.5		REMOVE
11117	LIVE OAK	18.5		REMOVE
11230	LIVE OAK	22		REMOVE
11231	LIVE OAK	23.5		REMOVE
11231B	LIVE OAK	23		REMOVE
11232	LIVE OAK - Heritage	30		PRESERVE
11233	LIVE OAK - Heritage	27		PRESERVE
11234	LIVE OAK	14		PRESERVE
11235	LIVE OAK	16.5		PRESERVE
11236	LIVE OAK - Heritage	29		PRESERVE
11237	LIVE OAK	24.5		PRESERVE
11238	LIVE OAK	21.5		REMOVE
11238B	LIVE OAK - Heritage	27		REMOVE
11238C	LIVE OAK	17.5		REMOVE
11239	LIVE OAK	9	DYING	REMOVE

11240	LIVE OAK	13		REMOVE
11241	LIVE OAK	17		REMOVE
11241B	LIVE OAK	16.5		REMOVE
11241C	LIVE OAK - Heritage	30		REMOVE
11242	LIVE OAK - Heritage	34		REMOVE
11245	LIVE OAK	12.5		REMOVE
11245B	LIVE OAK	19		REMOVE
11246	LIVE OAK	23.5		REMOVE
11328	LIVE OAK	13		REMOVE
11329	LIVE OAK	13.5		REMOVE
11329C	LIVE OAK	17		REMOVE
11330	LIVE OAK	12		REMOVE
11331	LIVE OAK	13		REMOVE
11332	LIVE OAK	16.5		REMOVE
11333	LIVE OAK	17.5		REMOVE
11430	LIVE OAK	13.5		REMOVE
11430B	LIVE OAK	12		REMOVE
11430C	LIVE OAK	14		REMOVE
11431	LIVE OAK	15.5		REMOVE
11435	LIVE OAK	11.5		REMOVE
11436	LIVE OAK	13.5		REMOVE
11437	LIVE OAK	15		REMOVE
11437B	LIVE OAK	11		REMOVE
11438	LIVE OAK	16		REMOVE
11439	LIVE OAK	14.5		REMOVE
12405	LIVE OAK	8		REMOVE

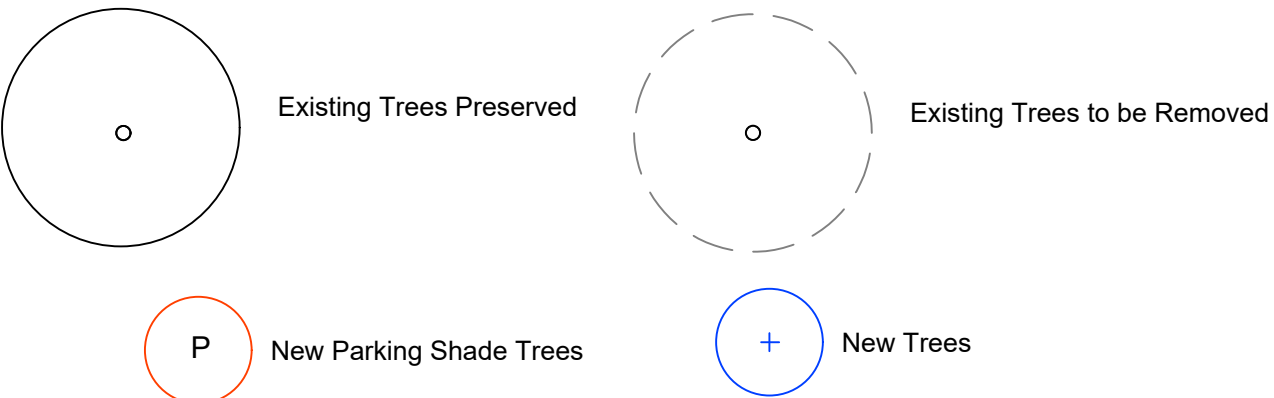
- Significant Trees Removed
- Heritage Trees Removed
- DDI Trees Removed



Irrigation System Requires a Separate Irrigation Application for an Irrigation Permit.

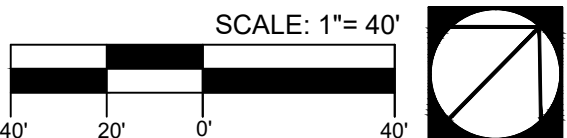


TREE LEGEND



MITIGATION INCHES BY TREE TYPE

Qty	Type	Size	Total	Notes:
53	Parking Trees	2" Cal.	106"	Over 2" Require
118	Additional Trees Planted	4" Cal.	472"	
			578"	



Irrigation System Requires a Separate Irrigation Application for an Irrigation Permit.

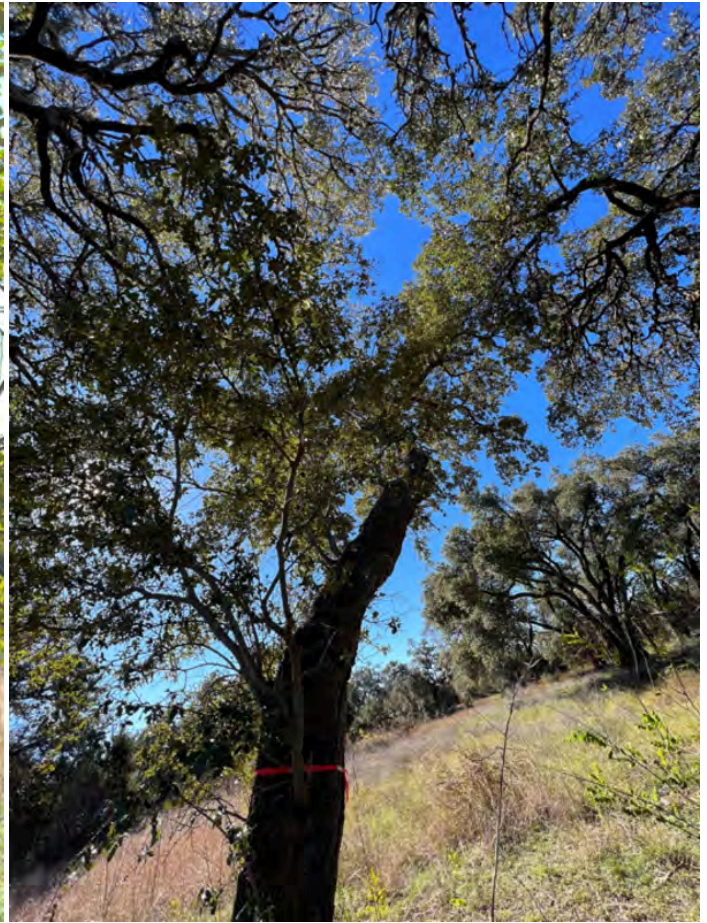
ISSUED

1. City Informal Review 12/22/23
2. City Submission 1/09/24
3. City Submission 4/16/24
4. TRA 6/18/24
5. City Submission 6/25/24
6. City Submission 7/26/24
7. TRP Comments 8/14/24

Tree Number	5022
Imported Description \ Survey Number	
Tree Species	Live Oak
Diameter (DBH)	20
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, 50% potential canopy
Summary	Stem has moderate decay where a lower limb has been removed/failed and atypical wounding at about 7'. Both areas have either sealed or largely sealed. Fair overall condition and a fair preservation candidate. Moderately unbalanced SW. measured slightly below DBH due to swell at DBH.



Photos





Tree Number	5023
Imported Description \ Survey Number	
Tree Species	Live Oak
Diameter (DBH)	18.5
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, 50% potential canopy
Summary	Moderate storm damage, dieback, and deadwood accumulation but overall in fair condition. Fair candidate for preservation with mitigation work to clean it up.



Photos





Tree Number	5047
Imported Description \ Survey Number	
Tree Species	Live Oak
Diameter (DBH)	21.5
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, deadwood 15%-30%
Summary	Moderate storm damage/dieback on NE side of canopy but overall in fair condition with mitigation work to clean it up.



Photos

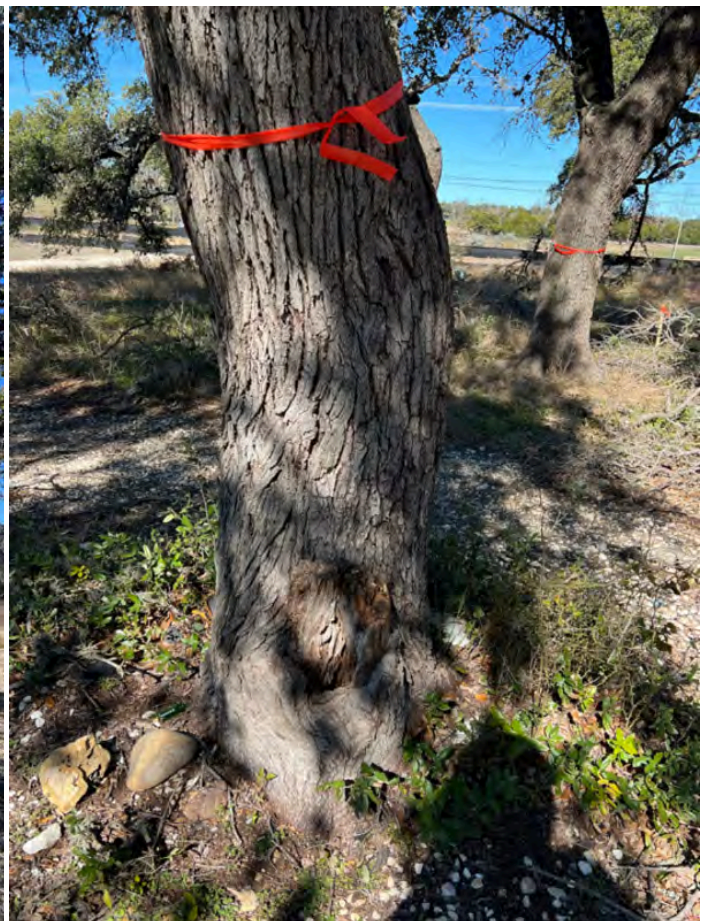




Tree Number	5048
Imported Description \ Survey Number	
Tree Species	Live Oak
Diameter (DBH)	20.5
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, deadwood <15%
Summary	Moderately unbalanced SW and in fair condition.



Photos





Tree Number	5049
Imported Description \ Survey Number	
Tree Species	Live Oak
Diameter (DBH)	19
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, deadwood <15%
Summary	Moderately unbalanced ENE with moderate storm damage. Fair candidate for preservation with mitigation work to clean it up.



Photos



Tree Number	5072
Imported Description \ Survey Number	
Tree Species	Live Oak
Diameter (DBH)	25.5
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, co-dominant stems
Summary	Previous survey split into two trees but stem union is slightly above 48" (ms 16x21 above DBH). Waist measurement taken due to swell caused by stem attachment at DBH. Fair overall condition.



Photos





Tree Number	5409
Imported Description \ Survey Number	LOx25IN
Tree Species	Live Oak
Diameter (DBH)	22
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, 50% potential canopy
Summary	Waist measurement due to swells/stem attachment. Fair amount of storm damage but overall in fair condition with mitigation work to clean it up.



Photos





Tree Number	5440
Imported Description \ Survey Number	
Tree Species	Live Oak
Diameter (DBH)	19.5
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, 50% potential canopy
Summary	Low fair condition due to a large stem failure in the canopy. Given to species profile the tree will likely recover. The remaining canopy hangs low and extends towards the NW. Fair candidate for preservation.



Photos





Tree Number	5441
Imported Description \ Survey Number	LOx18IN
Tree Species	Live Oak
Diameter (DBH)	19
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, 50% potential canopy
Summary	A protected live oak found in fair overall condition with no major visible defects. The tree has a lean and its canopy extends towards the NE. Fair candidate for preservation.



Photos





Tree Number	5442
Imported Description \ Survey Number	LOx23.5IN
Tree Species	Live Oak
Diameter (DBH)	24
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, 50% potential canopy
Summary	Tree was originally measured incorrectly above DBH. Found in fair to good overall condition with no visible defects. Tree extends W with a large low hanging codominant stem. Suitable candidate for preservation.



Photos



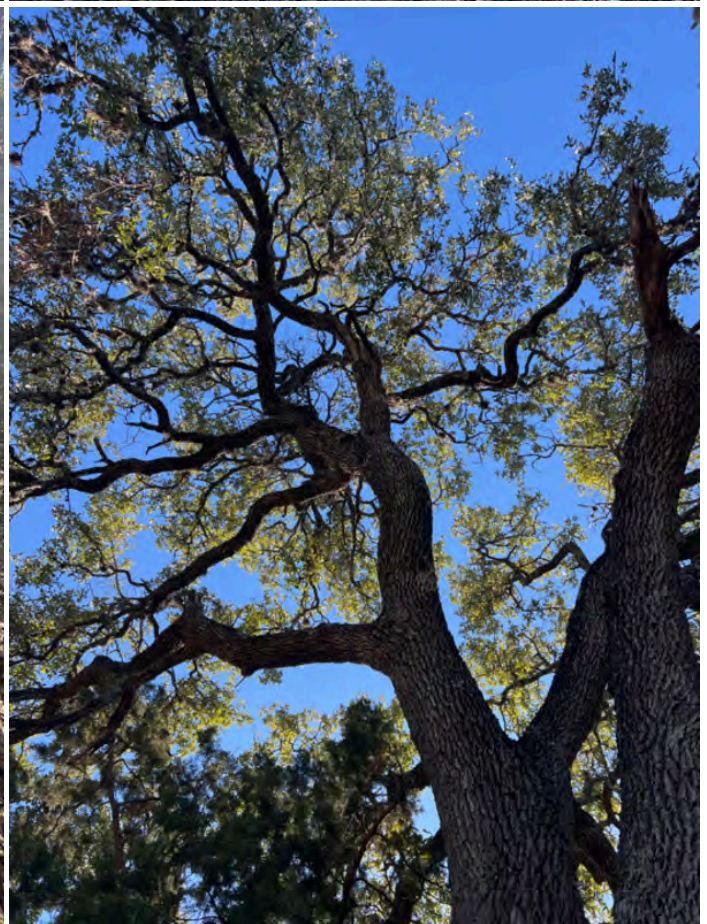


Tree Number	5445
Imported Description \ Survey Number	LOx24.5IN
Tree Species	Live Oak
Diameter (DBH)	24.5
Multi Stem	
Condition	Good
Notes	good structure & vigor
Summary	Tree has minor deadwood accumulation and a small amount of old storm damage, but is overall in good condition with minimal defects observed. It has a mostly upright/raised canopy and is a good preservation candidate.



Photos





Tree Number	5448
Imported Description \ Survey Number	LOx25.5IN
Tree Species	Live Oak
Diameter (DBH)	24.5
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, deadwood 15%-30%, 50% potential canopy
Summary	Tree has a fair amount of deadwood in the canopy to remove. Decay at the stem union is visible, with irregular swells and bark leading down from it, along with another small opening. Tree appears to be in fair condition (with mitigation to remove deadwood) but further advanced assessment may be required to assess extent of internal decay.



Photos









Tree Number	5450
Imported Description \ Survey Number	
Tree Species	Live Oak
Diameter (DBH)	22.5
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, 50% potential canopy, deadwood <15%
Summary	Low limbs SW and in fair overall condition. Small amount of deadwood removal is recommended.



Photos





Tree Number	5451
Imported Description \ Survey Number	
Tree Species	Live Oak
Diameter (DBH)	25.5
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, 50% potential canopy, deadwood <15%
Summary	Moderately unbalanced WNW and in fair overall condition. Measured at the waist due to swell caused by stem attachment at DBH (previously measured 28.5").



Photos







Tree Number	5516
Imported Description \ Survey Number	LOx20IN
Tree Species	Live Oak
Diameter (DBH)	20
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, deadwood 15%-30%
Summary	Low living limb S and some deadwood in the lower canopy to clean up. Fair overall condition/candidate for preservation.



Photos





Tree Number	5547
Imported Description \ Survey Number	ELMx20.5IN
Tree Species	Cedar Elm
Diameter (DBH)	20.5
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, deadwood 15%-30%
Summary	Seasonally defoliated with moderate storm damage. Low limbs in most directions. No obvious health concerns, previous survey may have thought it was dead due to the normal defoliation for this time of year. Every twig checked was alive.



Photos

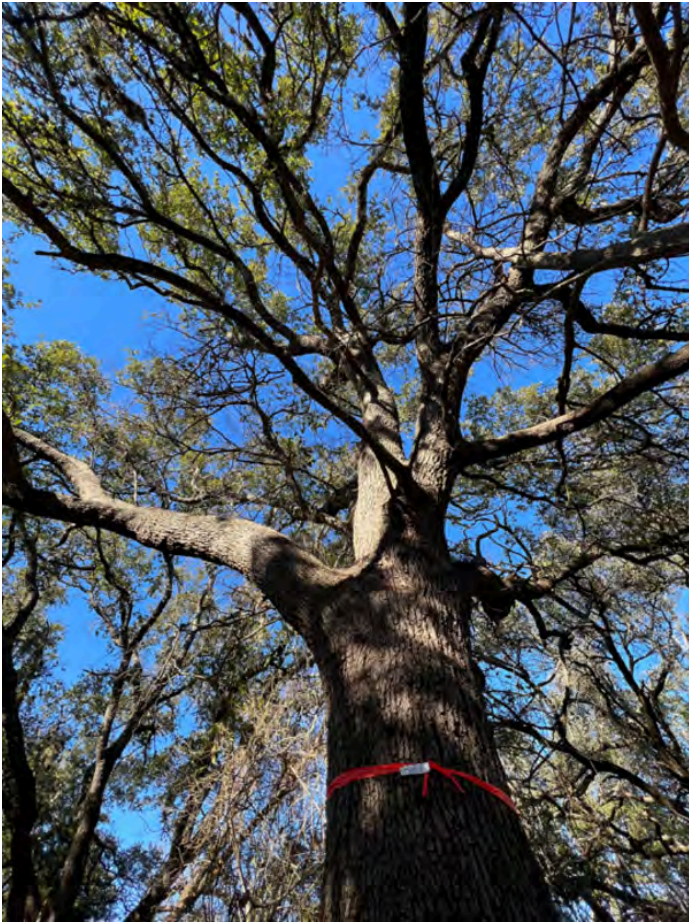


Tree Number	5556
Imported Description \ Survey Number	LOx21IN
Tree Species	Live Oak
Diameter (DBH)	21
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, deadwood 15%-30%
Summary	Fair overall condition with only some deadwood in the lower canopy to remove. Fair-good preservation candidate with mitigation work to clean it up.



Photos

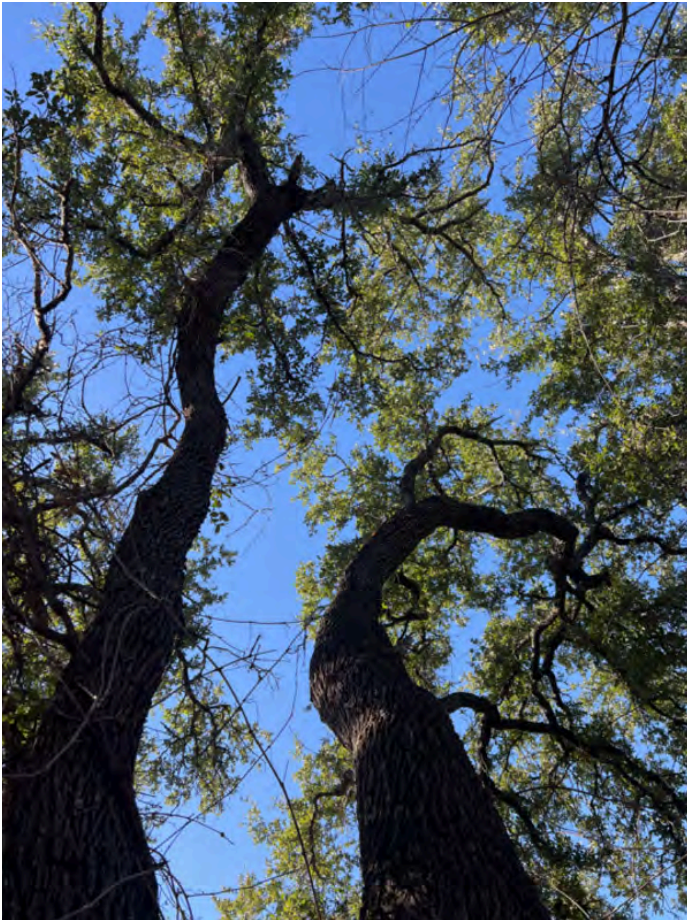




Tree Number	5568
Imported Description \ Survey Number	LO4x13.5INx10INx12.5INx19IN
Tree Species	Live Oak
Diameter (DBH)	18.5
Multi Stem	
Condition	Fair
Notes	deadwood <15%, fair structure & vigor
Summary	Waist measurement taken due to swell caused by stem attachment at DBH. Fair overall condition.



Photos



Tree Number	9051
Imported Description \ Survey Number	LOx23IN
Tree Species	Live Oak
Diameter (DBH)	21.5
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, 50% potential canopy
Summary	A protected live oak found in fair overall condition with a significant lean towards the N. Fair candidate for preservation.



Photos





Tree Number	11117
Imported Description \ Survey Number	LOx17.5IN
Tree Species	Live Oak
Diameter (DBH)	18.5
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, 50% potential canopy
Summary	Tree was previously measured incorrectly over DBH. Found in fair overall condition with no major defects. There is a moderate lean towards the SSE with several large low hanging limbs. Fair candidate for preservation.



Photos

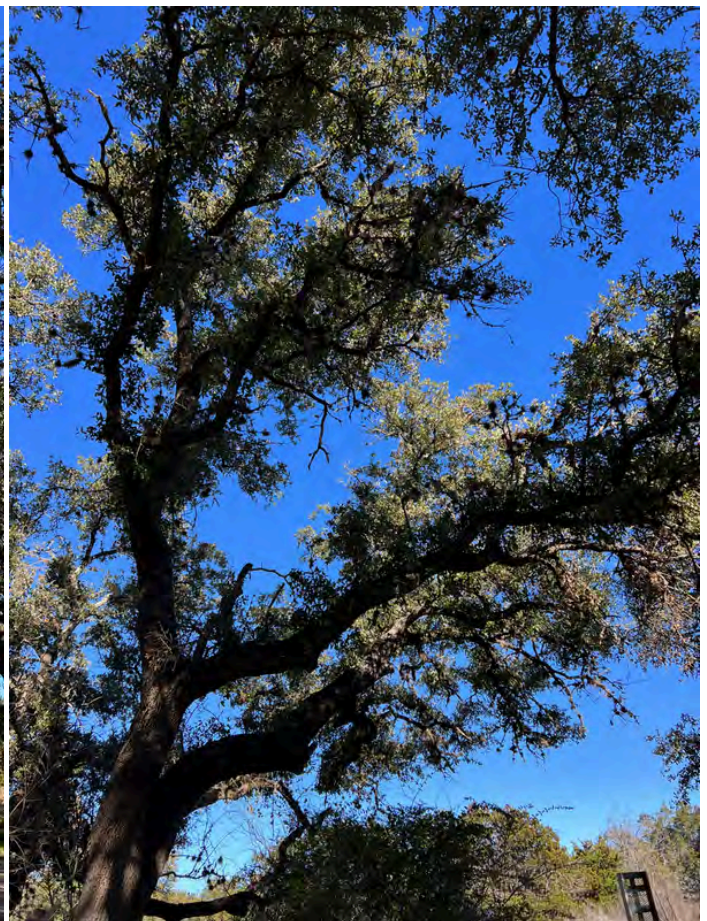




Tree Number	11230
Imported Description \ Survey Number	LOx22IN
Tree Species	Live Oak
Diameter (DBH)	22
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, 75% potential canopy
Summary	Tree found in fair overall condition with no major visible defects. The tree leans moderately towards the SSE. Fair candidate for preservation.



Photos



Tree Number	11231
Imported Description \ Survey Number	LO2x22.5INx26IN
Tree Species	Live Oak
Diameter (DBH)	23.5
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, 50% potential canopy
Summary	Tree found in fair overall condition with no major visible defects. Fair candidate for preservation.



Photos



Tree Number	112311
Imported Description \ Survey Number	
Tree Species	Live Oak
Diameter (DBH)	23
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, 75% potential canopy
Summary	Tree found in fair overall condition with no major visible defects. Tree has a significant lean NE. Fair candidate for preservation. Waist measurement.



Photos



Tree Number	11238
Imported Description \ Survey Number	
Tree Species	Live Oak
Diameter (DBH)	21.5
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, 50% potential canopy
Summary	Found in fair overall condition with no major defects. The canopy extends towards the S, SW, and W with several large low hanging limbs. Fair candidate for preservation.



Photos





Tree Number	112451
Imported Description \ Survey Number	
Tree Species	Live Oak
Diameter (DBH)	19
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, deadwood <15%
Summary	Fair overall condition and a fair preservation candidate. Pruning of moderately storm damaged limbs/deadwood recommended.



Photos





Tree Number	11246
Imported Description \ Survey Number	LOx24IN
Tree Species	Live Oak
Diameter (DBH)	23.5
Multi Stem	
Condition	Fair
Notes	deadwood <15%, good structure & vigor
Summary	Tree has moderate old storm damage and a typical amount of deadwood to remove, but overall has a decently raised/symmetrical canopy and is a high fair-good preservation candidate. Minimal defects observed.



Photos





Tree Number	5023B
Imported Description \ Survey Number	
Tree Species	Live Oak
Diameter (DBH)	33
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, 50% potential canopy
Summary	Moderately unbalanced S. Moderate storm damage, dieback, and deadwood accumulation but overall in fair condition. Fair candidate for preservation with mitigation work to clean up deadwood/storm breaks.



Photos





Tree Number	5033
Imported Description \ Survey Number	
Tree Species	Live Oak
Diameter (DBH)	30.5
Multi Stem	
Condition	Fair
Notes	fair structure & vigor
Summary	Moderately unbalanced S with moderate storm damage/dieback on NE side of canopy to clean up. Small cavity leading on old lower limb removal but has decent response growth. Decent preservation candidate with mitigation work.



Photos





Tree Number	5045
Imported Description \ Survey Number	
Tree Species	Live Oak
Diameter (DBH)	31.5
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, deadwood <15%
Summary	Canopy hangs low/is oriented SW. Fair overall condition with minimal defects observed. Fair candidate for preservation.



Photos





Tree Number	5432
Imported Description \ Survey Number	
Tree Species	Live Oak
Diameter (DBH)	36
Multi Stem	
Condition	Good
Notes	good structure & vigor, 75% potential canopy
Summary	A very large single stem heritage live oak found in good overall condition with no major visible defects. The tree has a very wide canopy that extends in all directions but majorly towards the NW and SE with low hanging limbs. This tree is an ideal candidate for preservation.



Photos











Tree Number	5436
Imported Description \ Survey Number	
Tree Species	Live Oak
Diameter (DBH)	26
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, 50% potential canopy
Summary	Tree was originally surveyed as two separate trees but DBH is below the union. Measured at the waist. This large heritage tree is found in good overall condition with no major visible defects. The tree canopy extends in all directions with low hanging limbs. Good candidate for preservation.



Photos



DBH is below the union.



Tree Mann Solutions, LLC
723 W UNIVERSITY AVE # 273
GEORGETOWN, TX 78626-2662





Tree Number	5458
Imported Description \ Survey Number	LOx26.5IN
Tree Species	Live Oak
Diameter (DBH)	26.5
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, deadwood 15%-30%
Summary	Tree has a fair amount of deadwood in its slightly thin canopy, but is overall in fair condition. High fair-good preservation candidate with a care plan/mitigation work to clean it up. Canopy dips down low to the N and SW.



Photos







Tree Number	5466
Imported Description \ Survey Number	LOx35.5IN
Tree Species	Live Oak
Diameter (DBH)	34.5
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, 50% potential canopy, 75% potential canopy, deadwood 15%-30%
Summary	Moderate deadwood accumulation and old storm damage typical for tree of it's size/age. The lowest limb (growing S) failed long ago and has a cavity/decay at the point of failure (good response growth) along with epicormic regrowth that could be removed if clearance is needed. Overall a fair preservation candidate. Vine cover removal recommended.



Photos







Tree Number	5467
Imported Description \ Survey Number	LOx39.5IN
Tree Species	Live Oak
Diameter (DBH)	36.5
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, 50% potential canopy, 75% potential canopy, deadwood 15%-30%
Summary	Waist measurement due to swell caused by stem attachments above DBH. Tree has a small amount of deadwood/storm damage typical for a tree of it's size, but overall minimal defects observed. High fair overall condition.



Photos







Tree Number	9050
Imported Description \ Survey Number	LOx44IN
Tree Species	Live Oak
Diameter (DBH)	42
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, 75% potential canopy
Summary	A large heritage live oak measured at the waist. There is a large trunk cavity but there is a substantial response growth and the decay is visibly old. It is not a concern. The canopy is wide and extends majorly towards the S. Low hanging limbs towards the W. This tree is a suitable candidate for preservation.



Photos



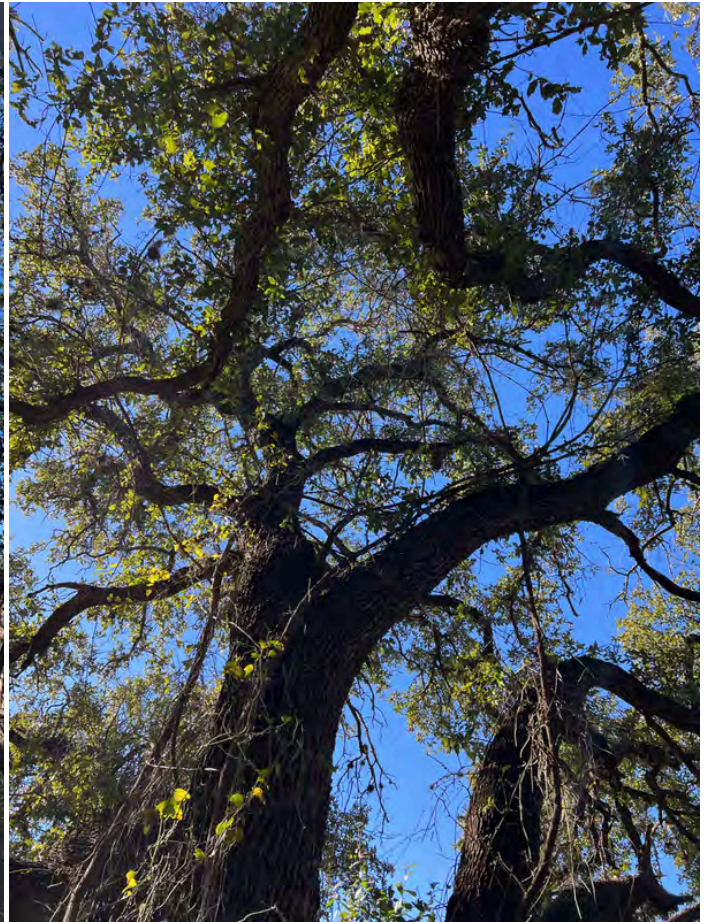


Tree Number	9052
Imported Description \ Survey Number	LOx34IN
Tree Species	Live Oak
Diameter (DBH)	34
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, 75% potential canopy
Summary	A large heritage live oak with a lean towards the W. There are several low hanging limbs towards the the W and NW. No major visible defects observed. Fair candidate for preservation.



Photos





Tree Number	9053
Imported Description \ Survey Number	LOx30IN
Tree Species	Live Oak
Diameter (DBH)	26
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, 50% potential canopy
Summary	A heritage live oak found in fair overall condition with no major visible defects. The canopy extends majorly towards the S. Fair candidate for preservation.



Photos



Tree Number	11116
Imported Description \ Survey Number	LOx24.5IN
Tree Species	Live Oak
Diameter (DBH)	27.5
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, 50% potential canopy
Summary	Tree was previously measured incorrectly over DBH. Found in fair overall condition with no major defects. There is a moderate lean towards the NE with several large low hanging limbs towards the S and NE. Fair candidate for preservation.



Photos





Tree Number	11238B
Imported Description \ Survey Number	
Tree Species	Live Oak
Diameter (DBH)	27
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, 50% potential canopy
Summary	Found in fair overall condition with no major visible defects. There is a moderate lean towards the SSE with several large low hanging limbs. Fair candidate for preservation.



Photos

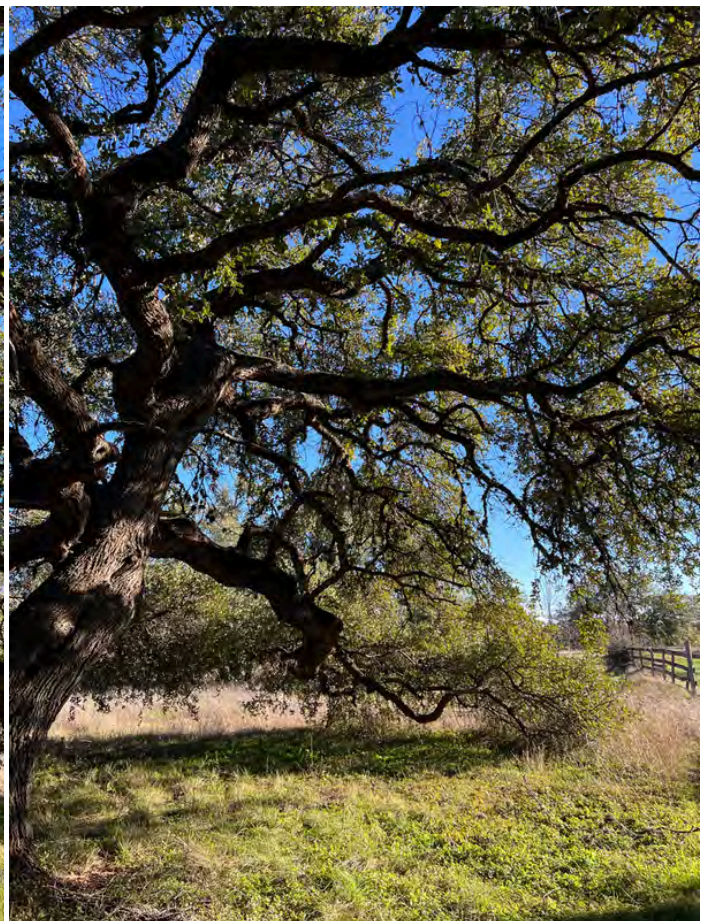




Tree Number	11241C
Imported Description \ Survey Number	
Tree Species	Live Oak
Diameter (DBH)	30
Multi Stem	
Condition	Good
Notes	good structure & vigor, 75% potential canopy
Summary	A large heritage live oak found in good overall condition with a wide canopy that extends in all directions with large low hanging limbs. No major visible defects observed. This tree is a good candidate for preservation.



Photos







Tree Number	11242
Imported Description \ Survey Number	LOx34IN
Tree Species	Live Oak
Diameter (DBH)	34
Multi Stem	
Condition	Fair
Notes	fair structure & vigor, deadwood <15%
Summary	Tree is in decent shape with minimal defects observed. Canopy hangs low E, SW, and W, with large low limbs SW and W. Fair candidate for preservation.



Photos

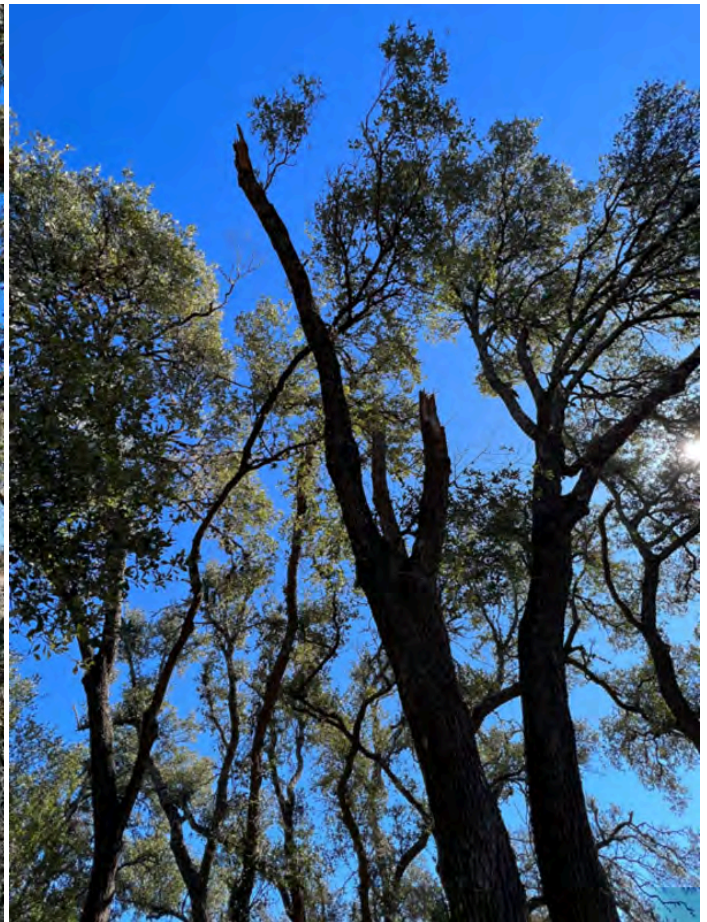




Tree Number	5395
Imported Description \ Survey Number	
Tree Species	Live Oak
Diameter (DBH)	13
Multi Stem	
Condition	Very Poor
Notes	excessive storm damage
Summary	Tree was found to be in very poor condition due to excessive storm damage/canopy loss. All three stems/limbs have failed, along with all of their foliage. The minimal foliage remaining come from three small branches of epicormic regrowth. Tree is not suitable for preservation.



Photos







Tree Number	5419
Imported Description \ Survey Number	
Tree Species	Live Oak
Diameter (DBH)	37.5
Multi Stem	
Condition	Very Poor
Notes	very poor structure & vigor, deadwood >75%
Summary	A large heritage tree is found in very poor overall condition. Majority of the canopy is dead beside a small amount of water sprouts. This tree is in obvious decline and will not recover. Not recommended for preservation.



Photos





Tree Number	5446
Imported Description \ Survey Number	LOx9IN
Tree Species	Live Oak
Diameter (DBH)	9.5
Multi Stem	
Condition	Very Poor
Notes	very poor structure & vigor
Summary	Tree was found to be in very poor condition due to stem failure/removal and excessive decay/wounding up the length of the remaining stem. Foliage all due to epicormic regrowth; not suitable for preservation. Tagged 5466B in error (undersized stem it's connected to tagged 5446).



Photos







Tree Number	5447
Imported Description \ Survey Number	LOx8IN
Tree Species	Live Oak
Diameter (DBH)	8.5
Multi Stem	
Condition	Very Poor
Notes	very poor structure & vigor
Summary	Tree was found to be in low poor-very poor condition due to stem failure/removal and decay/wounding on the remaining stem. Foliage all due to epicormic regrowth and it's branch attachments are weak; it is not suitable for preservation.



Photos





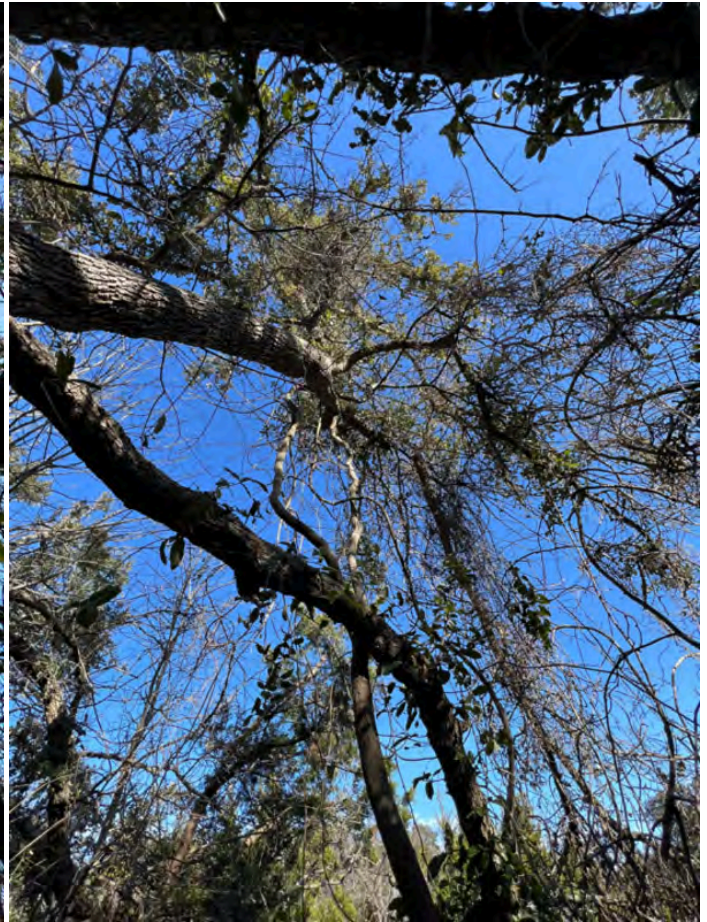


Tree Number	5561
Imported Description \ Survey Number	LOx10IN
Tree Species	Live Oak
Diameter (DBH)	10
Multi Stem	
Condition	Poor
Notes	poor structure & vigor
Summary	Tree was found to be in poor condition due to significant storm damage and an extremely thin canopy, possibly due to vine competition. It is not an ideal preservation candidate.



Photos





Tree Number	55683
Imported Description \ Survey Number	
Tree Species	Live Oak
Diameter (DBH)	12.5
Multi Stem	
Condition	Poor
Notes	poor structure
Summary	Waist measurement due to swell caused by decay. Poor due to substantial area of decay from 1.5' above grade to 5' mostly on tension side of significantly leaning stem. It is not an ideal preservation candidate.



Photos



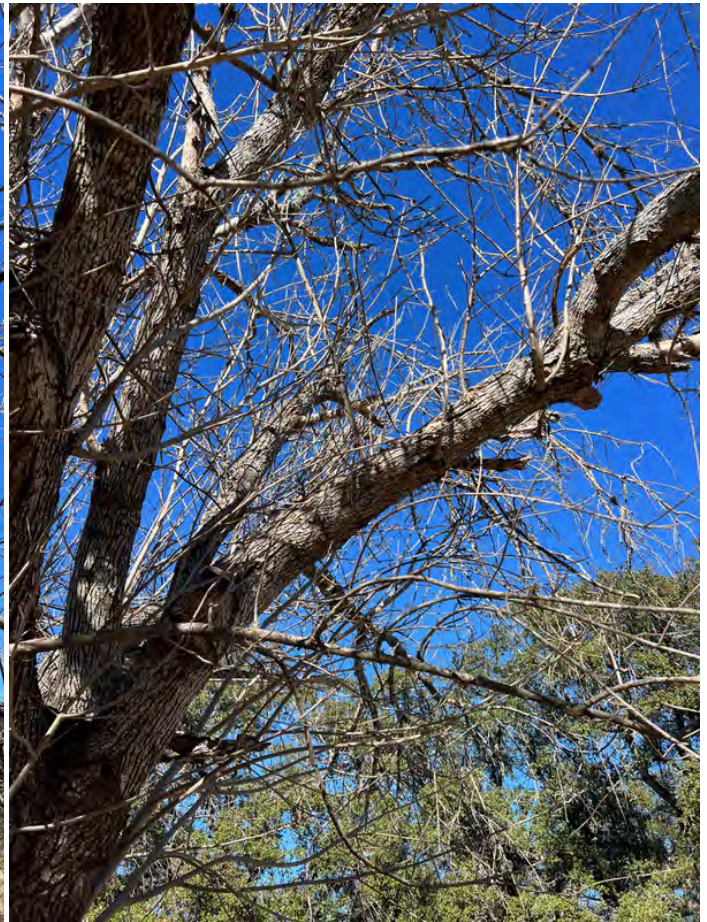


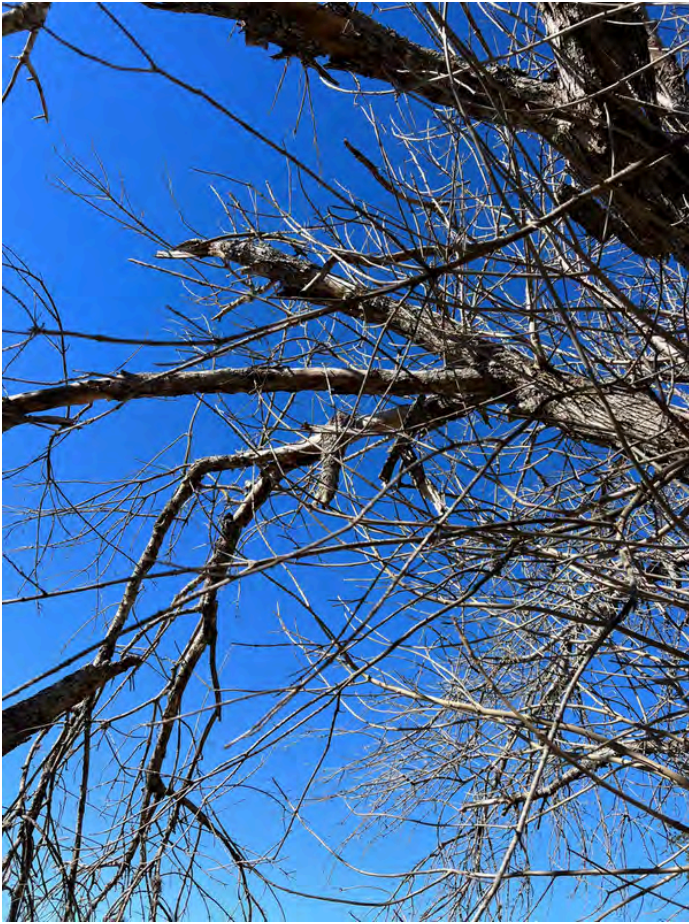
Tree Number	9048
Imported Description \ Survey Number	TREEx24.5IN
Tree Species	Arizona Ash
Diameter (DBH)	23.5
Multi Stem	
Condition	Very Poor
Notes	very poor structure & vigor, deadwood >75%
Summary	A large Arizona ash found in very poor overall condition measured at the waist. The tree is full of poorly attached water sprouts. Majority of the limbs are decaying and will likely fail given the species profile. Very poor candidate for preservation.



Photos



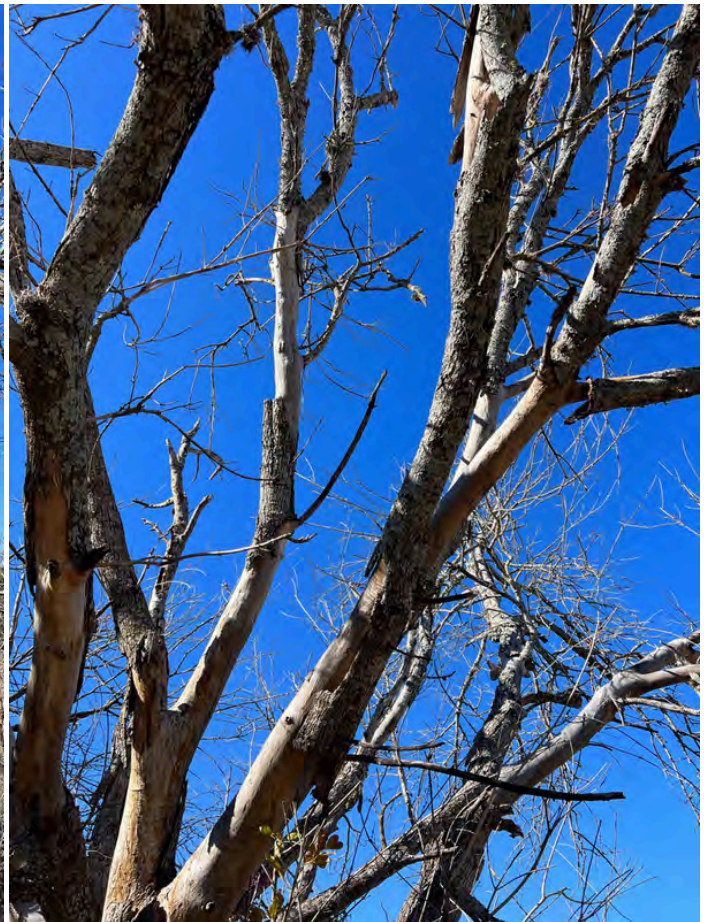




Tree Number	9049
Imported Description \ Survey Number	TREEx26.5IN
Tree Species	Arizona Ash
Diameter (DBH)	26.5
Multi Stem	
Condition	Dead
Notes	deadwood >75%, excessive decay
Summary	The tree is likely dead due to excessive decay along the trunk throughout the canopy. The bark is falling off the trunk and majority of the limbs. Removal recommended.



Photos





Tree Number	11239
Imported Description \ Survey Number	LOx9.5IN
Tree Species	Live Oak
Diameter (DBH)	9
Multi Stem	
Condition	Very Poor
Notes	very poor structure & vigor, deadwood >75%
Summary	The main canopy is dead and is survived by lower trunk suckers. Not recommended for preservation.



Photos







EXECUTIVE SUMMARY
8/22/2024

AGENDA SUBJECT:

Receive a presentation regarding Roadway Impact Fee Report.

BACKGROUND:

The Roadway Impact Fees ordinance was adopted on July 7, 2022 in accordance with Local Government Code Chapter 395 and the Charter, and was made effective on January 7, 2023. This effective date established the timing of the assessment and collection of Roadway Impact Fees. Fee collection started on January 7, 2024. The state statute requires a semiannual report with respect to the progress of implementing the capital improvements plan or imposing the impact fee.

The purpose in this agenda item is to provide a report on the status of the fee collection since January 7, 2024. Below, please find the current balances for the Roadway Impact Fee Service Areas:

Service Area	Amount
A	\$354,671
B	\$134,379
C	\$257,239
D	\$140,211
E	\$829.52
TOTAL	\$887,329.52

These funds are to be used for improvements in the Service Area for projects identified in the Roadway Impact Fee Study. The Service Area map is included in Attachment #1 to this agenda item. This map updated as properties are annexed into the City Limits.

Sec. 395.058. ADVISORY COMMITTEE.

- a) On or before the date on which the order, ordinance, or resolution is adopted under Section 395.042, the political subdivision shall appoint a capital improvements advisory committee.
- b) The advisory committee is composed of not less than five members who shall be appointed by a majority vote of the governing body of the political subdivision. Not less than 40 percent of the membership of the advisory committee must be representatives of the real estate, development, or building industries who are not employees or officials of a political subdivision or governmental entity. If the political subdivision has a planning and zoning commission, the commission may act as the advisory committee if the commission includes at least one representative of the real estate, development, or building industry who is not an employee or official of a political subdivision or governmental entity. If no such representative is a member of the planning and zoning commission, the commission may still act as the advisory committee if at least one such representative is appointed by the political subdivision as an ad hoc voting member of the planning and zoning commission when it acts as the advisory committee. If the impact fee is to be applied in the extraterritorial jurisdiction of the political subdivision, the membership must include a representative from that area (c)

- c) The advisory committee serves in an advisory capacity and is established to:
1. advise and assist the political subdivision in adopting land use assumptions;
 2. review the capital improvements plan and file written comments;
 3. monitor and evaluate implementation of the capital improvements plan;
 4. file semiannual reports with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee;

HISTORY/TIMELINE:

APPLICANT/AGENT:

City of Leander

RECOMMENDATION:

Approval.

PRESENTER:

Emily Truman, P.E., CFM, PMP, City Engineer

Attachments:

1. Att 1 Service Areas Map Updated

City of
Leander

Service Areas

2022 Roadway Impact Fee Study

December 2023

00.512

Mile

Kimley»Horn

N

Service Areas

A

B

C

D

E

Thoroughfares

Future Thoroughfares

Local Roads

Railroad

Stream Centerline

FEMA 100-Year Flood Risk Zone



EXECUTIVE SUMMARY
8/22/2024

AGENDA SUBJECT:

Discuss and consider action on the Planning & Zoning Commission Progress Report for September 2023 to August 2024.

BACKGROUND:

The Planning & Zoning Commission Progress Report is required to be submitted to the City Council on an annual basis. The purpose in this report is to provide an update to the Council regarding the activities conducted by the Planning & Zoning Commission.

HISTORY/TIMELINE:

APPLICANT/AGENT:

City of Leander Planning and Zoning Commission

RECOMMENDATION:

Approval

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. P&Z Commission Progress Report 2023-2024
2. P&Z Commission Progress Report 2022-2023



PLANNING & ZONING COMMISSION ANNUAL PROGRESS REPORT

SEPTEMBER 2023 – AUGUST 2024

GENERAL INFORMATION

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

SPECIAL MEETINGS / TRAINING

11/09/2023	Discussion regarding updates to the Comprehensive Plan and Future Land Use Map.
02/08/2024	Discussion regarding the Comprehensive Plan Implementation
02/22/2024	Schedule and Old Town Master Plan Implementation, and consider action
03/14/2024	on recommendations from the Planning & Zoning Commission for the FY 2024/2025 City Budget and CIP Plan.
03/14/2024	Receive a presentation regarding updates to the Park Land Dedication, Park Improvement, and Park Land Fee-in-Lieu regulations and requirements

ORDINANCE AMENDMENTS

- Composite Zoning Ordinance
 1. Updated definitions, added uses and created criteria for Vape Shops, Smoke Shops and Cosmetic Services.
 2. Created an Entertainment Overlay and established regulations for Farmers’ Market.
- Subdivision Ordinance
 1. Updates to the approval process for subdivision, and to provide for related matters.
- Comprehensive Plan Updates
 1. Reduce residential zoning permitted in Urban Mixed-Use, Activity Centers and Employment Centers.

2. Update the Comprehensive Plan and Future Land Use Map to address changes to the Transportation Master Plan.
 3. Provide clarity on some land use categories.
- Sign Ordinance Updates
 1. Overhaul the standards.
 2. Address changes in response to new sign types, materials, and technology.

RECEIVED ACTIVITY - SEPTEMBER 2022 THROUGH AUGUST 2023

The Planning and Zoning Commission reviewed the following:

Concept Plans: 7	Preliminary Plats: 10
Concept Plans & Preliminary Plat: 2	Short Form Plats: 5
Final Plats: 25	Special Use Permits: 2
TOD Zoning Cases: 5	Zoning Cases: 18
Variances: 1	Comprehensive Plan Amendments: 5
Ordinance Amendments: 6	Tree Removal: 3

CASES WHERE CITY COUNCIL ACTION DIFFERED FROM P&Z

1. ZONING CASE: Z-23-0073 MICHELLE TRACT PUD AMENDMENT

- **Location** – northwest of the intersection of W Metro Dr and US 183, to the east of the eastern terminus of South Brook Dr, Leander
- **Request** – to amend the Michelle Tract PUD with a base district of GC-3-A (General Commercial)
- **P&Z Action** – motion to approve with conditions failed twice.
- **City Council Action:** Approval.
A vote was cast 6 for and 0 against.

2. ZONING CASE: Z-23-0082 OAKMONT PUD

- **Location** – east of the intersection of CR 274 and Ronald W. Reagan Boulevard
- **Request** – to adopt the Oakmont PUD with the base zoning district of HC-4-D (Heavy Commercial).
- **P&Z Action** – Denial
A vote was cast 4 for and 0 against
- **City Council Action:** Approval
A vote was cast 7 for and 0 against.

3. ZONING CASE: Z-24-0106 HERO WAY & MAIN STRET OFFICE PUD AMENDMENT

- **Location** – Lots 1 & 2, Block A of the Hero Way Medical Addition Subdivision
- **Request** – to amend the Hero Way & Main Stret Office PUD with the base zoning districts of LC-2-A (Local Commercial) and GC-2-A (General Commercial)
- **P&Z Action** – Denial
A vote was cast 7 for and 0 against.
- **City Council Action:** Approval with the amendments proposed by the applicant.
A vote was cast 7 for and 0 against.

4. ZONING CASE: Z-24-0113 HISTORIC BRYSON FARMSTEAD PUD

- **Location** – northeast of the intersection of 183A Toll Road and East San Gabriel Parkway
- **Request** – adopt the Historic Bryson Farmstead with the base zoning of LC-2-A (Local Commercial)
- **P&Z Action** – motion to approve failed. Second motion failed due to lack of a second.
- **City Council Action:** No action was taken.

5. ZONING CASE: OR-24-0017 PARKLAND DEDICATION

- **Request** – adopt updates to the Park Land Dedication, Park Improvement, and Park Land Fee-in-Lieu regulations and requirements, and to provide for related matters
- **P&Z Action** – Approval.
A vote was cast 7 for and 0 against.
- **City Council Action:** No action was taken. The application was withdrawn by the applicant.

PROPOSED WORK PROGRAM

The proposed work program for 2024-2025 includes implementing the Comprehensive Plan through updates to the ordinances and participating in the five-year update, if approved with FY25 budget. The Commission will oversee the annual update the zoning, subdivision, and sign ordinances to address issues identified by staff, applicants, and citizens during the normal course of applying the ordinances.

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

ATTENDANCE RECORD

The Planning & Zoning Commission held a total of 20 regular meetings between September 2023 and July 2024. Only one new Commissioner has been appointed during this time period.

- November of 2023, Commissioner Calame filled in the vacancy for Place 7.

Below, please find the attendance record.

Name/Position	Number of Absences	Absence Percentage
September 2023 – July 2024 - 20 Total Meetings		
Donnie Mahan, Place 1: (current term began Oct. 2019 – expires Oct. 2025)	2	10%
John Cosgrove, Place 2: (current term began Oct. 2016 – expires Oct. 2024)	3	15%
Ron May, Place 3: (current term began Oct. 2019 – expires Oct. 2025)	3	15%
Deirdre Moss, Place 4 (current term began Oct. 2021 – expires Oct. 2024)	3	15%
James Oliver, Place 5 (current term began Nov. 2022 – expires Oct. 2025)	2	10%
Laura Lantrip, Place 6 (current term began Oct. 2021 – expires Oct. 2024)	1	5%
Scott Calame, Place 7 (current term began Nov. 2023 – expires Oct. 2024)	1	5%



PLANNING & ZONING COMMISSION ANNUAL PROGRESS REPORT

SEPTEMBER 2022 – AUGUST 2023

GENERAL INFORMATION

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

SPECIAL MEETINGS / TRAINING

Special Meetings / Training

11/17/2022	Joint Workshop with City Council regarding water concerns and the pending water resolution.
12/08/2022	Discussion regarding the 2021 Comprehensive Plan
01/26/2023	Water Presentation – Dan Grimsbo, Executive Director of Infrastructure
02/09/2023	Comprehensive Plan Implementation Schedule Discussion
02/23/2023	Parkland Dedication Ordinance Amendment Discussion
04/27/2023	Capital Improvement Program (CIP) Presentation – Tony Bettis, CIP Manager
05/25/2023	Development Process Presentation – Development Services Team

CIAC (Capital Improvements Advisory Committee) Meeting

05/25/2023	Water / Wastewater Impact Fee Study Discussion
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ORDINANCE AMENDMENTS

- Composite Zoning Ordinance
 1. Updated references to the Austing Transportation Criteria Manual.
- Subdivision Ordinance
 1. Updated references to the Austing Transportation Criteria Manual.
 2. Updated requirements regarding Water Utility Improvements.
 3. Updated requirements regarding Wastewater Utility Improvements.
- Old Town Master Plan Adoption

RECEIVED ACTIVITY - SEPTMEBER 2022 THROUGH AUGUST 2023

The Planning and Zoning Commission reviewed the following:

Concept Plans: 10	Preliminary Plats: 16
Final Plats: 28	Short Form Plats: 7
Variances: 5	Special Use Permits: 1
TOD Zoning Cases:	Zoning Cases: 21
Ordinance Amendments: 2	Comprehensive Plan Amendments: 2
Plat Vacates:	Tree Removal: 7

CASES WHERE CITY COUNCIL ACTION DIFFERED FROM P&Z
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1. ZONING CASE: 22-Z-012 500 HERITAGE GROVE PUD

- **Location** –500 Heritage Grove Road, Leander, Williamson County, Texas.
- **Request** – to adopt the 500 Heritage Grove Road PUD with the base zoning district of HC-4-D (Heavy Commercial).
- **P&Z Action** – Approval with the following conditions:
 1. Provide more information about the proposal. The current PUD is too vague.
 2. Reduced permitted outdoor storage.
 3. Include height limits
 4. Provide a transition/buffer between the development and the residential area.

The applicant confirmed that they were not interested in providing more detail. There was no second and the motion failed.
- **P&Z Action** – Denial
A vote was cast 5 for and 1 against
- **City Council Action:** Approval with the amendments proposed by the applicant.
A vote was cast 7 for and 0 against.

2. ZONING CASE: Z-23-0018 WINDING OAK PUD

- **Location** – 100 Winding Oak Drive
- **Request** – to adopt the Winding Oak PUD with the base zoning district of SFT-2-A (Single-Family Townhouse) and GC-2-A (General Commercial)
- **P&Z Action** – Denial
A vote was cast 7 for and 0 against.
- **City Council Action:** Approval of only the commercial portion of the proposal.
A vote was cast 7 for and 0 against.

3. ZONING CASE: Z-22-0033 LEANDER CAMPUS PUD

- **Location** – 4,000 feet to the west of the intersection of Hero Way and Ronald W Reagan Blvd on the south side of Hero Way.
- **Request** – to adopt the Leander Campus PUD with the base zoning district of MF-2-A (Multi-Family) and GC-2-A (General Commercial)
- **P&Z Action** – The motion for approval failed, no action was taken.
A vote was cast 7 for and 0 against.
- **City Council Action:** No action was taken. The applicant was directed to apply the Council feedback to the requested zoning.

PROPOSED WORK PROGRAM

The proposed work program for 2023-2024 includes implementing the Comprehensive Plan through updates to the ordinances. The Commission will oversee the annual update the zoning, subdivision, and sign ordinances to address issues identified by staff, applicants, and citizens during the normal course of applying the ordinances.

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

ATTENDANCE RECORD

The Planning & Zoning Commission held a total of 22 regular meetings and 3 workshops between September 2022 and August 2023. This past year we have had several changes to the Commission.

- November of 2022 Commissioner Hampton, Jr. term ended and was replaced by Commissioner Oliver. His term included 22 total meetings.
- June of 2023 Commissioner Carpenter resigned and has not been replaced.

Below, please find the attendance record.

Name/Position	Number of Absences	Absence Percentage
September 2022 – August 2023 - 25 Total Meetings		
Donnie Mahan, Place 1: (current term began Oct. 2019 - expires Oct. 2025)	5	20%
John Cosgrove, Place 2: (current term began Oct. 2016 - expires Oct. 2024)	6	24%
Ron May, Place 3: (current term began Oct. 2019 - expires Oct. 2025)	0	0%
Deirdre Moss, Place 4: (current term began Oct. 2021 - expires Oct. 2024)	5	20%
Laura Lantrip, Place 6: (current term began Oct. 2021 - expires Oct. 2024)	2	8%
September 2022 to June 2023 – 23 Total Meetings		
Richard Carpenter, Place 4: (current term began Nov. 2021 - expires Oct. 2024)	2	8%
September 2022 to November 2022 – 5 Total Meetings		
Gary Hampton Jr. Place 5 (current term began June 2020 – expires Oct. 2022)	1	5%
November 2022 to August 2023 – 20 Total Meetings		
James Oliver, Place 5 (current term began Nov. 2022 – expires Oct. 2025)	2	10%