

April 15, 2026

Subject: Feasibility for 86.9312-acre (R449731) tract
Proposed Commercial Center
North bound access of 183A, north of Hero Way and south of E San Gabriel Parkway

This 86.9312-acre tract of land is located within the jurisdiction of the City of Leander, currently zoned as PUD – General Commercial with future land use of Employment Center. Other General Commercial development properties are anticipated in this area. Refer to the exhibits from the City of Leander Zoning and Future Land Use maps below.

Utilities: There is an existing 12-in wastewater line that runs on north side of 183A Toll Road. A 12-in waterline is expected to be constructed along the same side of 183A, just north of the existing wastewater line in the year 2026. This future line will have 2 – 12”x12” stub-outs to this tract. There is a 24-in waterline that runs along E San Gabriel Parkway just north of the property. A 12-in waterline appears to stub-out at the dead end of Pleasant Hill Road at the border of the Aven Ridge apartments property and this site. An 8-in waterline and 8-in wastewater line that runs along Autopark Drive to the south of the site.

Topography and Drainage: The site appears to convey approximately 120 acres of drainage. The runoff flows north to south across the lot into a roadside ditch on the north side of the road, and then to the southwest corner of the adjacent fronting lot (R461862) where it is conveyed through a culvert under 183A Toll Road. The site is within the Edwards Aquifer Contributing zone and detention/water quality will be required. The average slope across the property from north to south is approximately 2.5%.

Site Planning: The site has approximately 25% tree/shrub cover and no known environmental features. Access can be off the one-way frontage road along 183A Toll Road through future shared driveways with the southern adjacent lot (R461862). There is potential for more access points through San Gabriel Parkway to the north and Autopark Drive to the south. Pleasant Hill Drive also dead ends at northern property boundary. There is an existing 15-ft wastewater utility easement along the frontage. A 10-ft water utility easement is planned for the construction of the future 12-in waterline adjacent to the existing wastewater utility easement.

Permits: Jurisdictions/Entities requiring permits for this site include: City of Leander, TCEQ, TDLR, PEC.

Approvals will include:

Leander:

Plat

Public Improvements Construction Plans (PICP)

Site Plan

TCEQ:

Contributing Zone Plan (CZP)

PEC:

Internal primary Electric plan

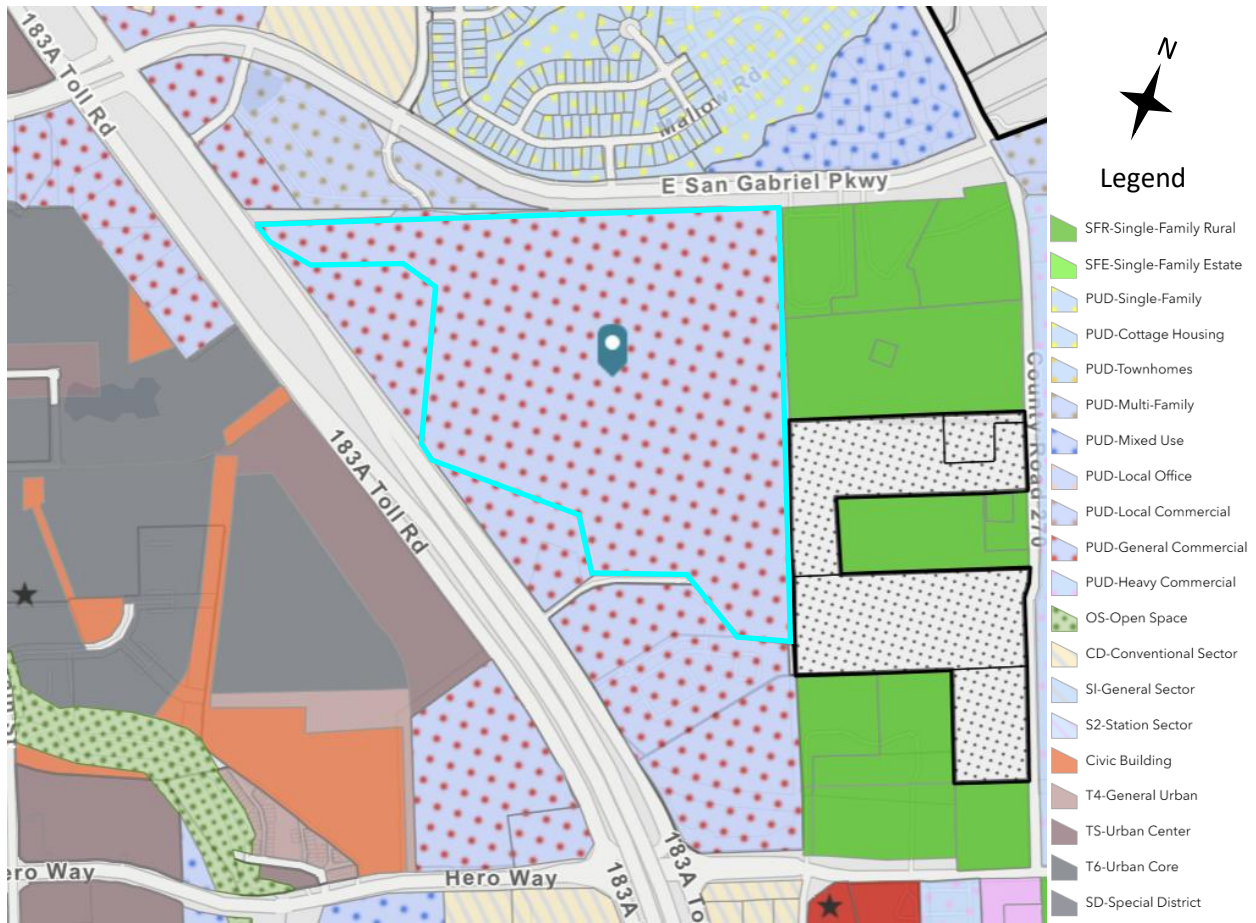
TDLR:

Standard Texas Accessibility Standards (TAS) requirements

Exhibits:

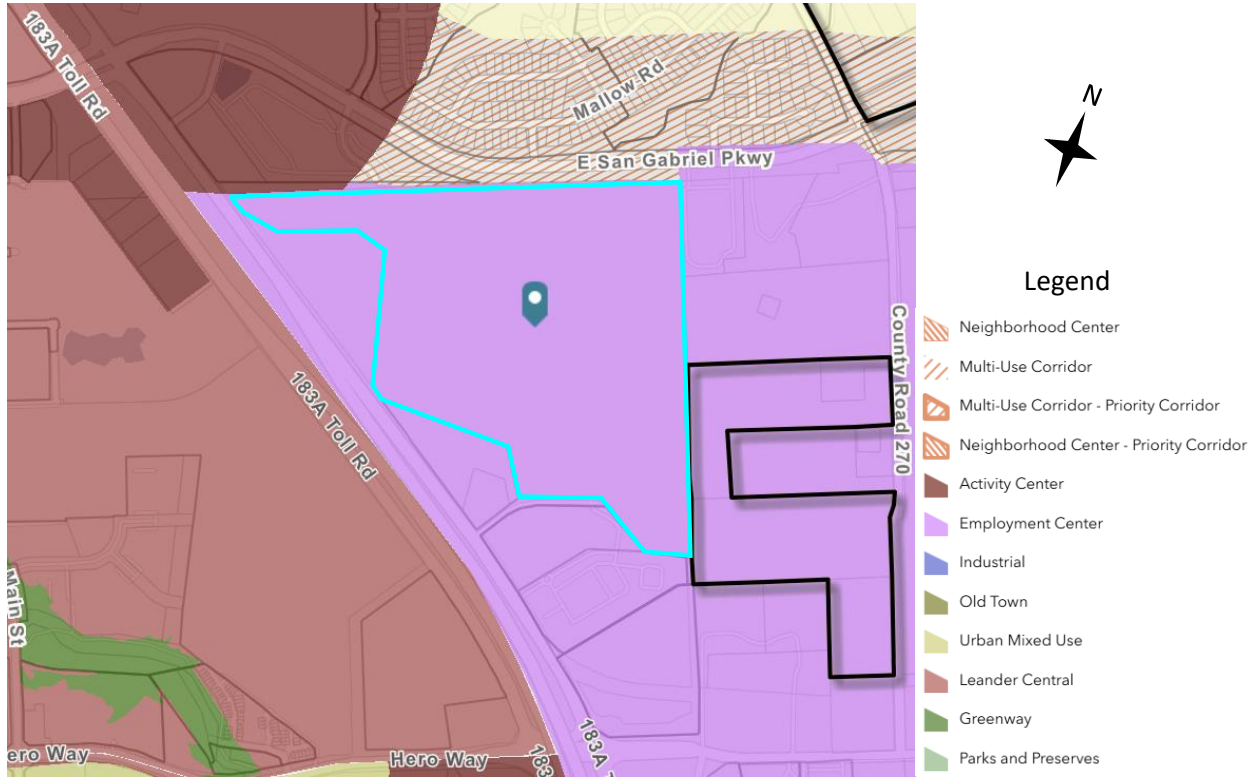
Current Zoning:

https://experience.arcgis.com/experience/6199a22becf74895ad8bf55d4822d18a/page/Current-Map?views=Legend-%2CZoning-Section#data_s=id%3AdataSource_2-18c5f7dfe5f-layer-31%3A12770



Future Land Use:

https://experience.arcgis.com/experience/6199a22becf74895ad8bf55d4822d18a/page/Current-Map?views=FLU-Section%2Clegend-#data_s=id%3AdataSource_2-18c5f7dfe5f-layer-31%3A12770



Existing Utilities Map



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