

PROJECT NAME: Wildleaf Commercial

SITE ADDRESS: 108 Agave Azul Way, Liberty Hill, TX

APPRAISAL DISTRICT: R502933 – FORMAN FINANCIAL OF LAKELINE LLC (1.102ac)
R502936 – FORMAN FINANCIAL OF LAKELINE LLC (2.609ac)
R575288 – FORMAN FINANCIAL OF LAKELINE LLC (2.197ac)
TOTAL (North Pod) = 3.711ac
TOTAL (South Pod) = 2.197ac

JURISDICTION: Leander city limits, Williamson County

UTILITIES

WATER: CCN: 12369 (City of Georgetown)

Nearest infrastructure: 12” main accessible to both tracts

WASTEWATER: CCN: 20969 (City of Liberty Hill)

Nearest infrastructure: 21” gravity main accessible to both tracts

STORM/DRAINAGE: (Liberty Hill has adopted City of Round Rock Design and Construction Standards)

Detention: Onsite stream has a drainage area greater than 64ac (more like 700ac-ish) so Round Rock Drainage Criteria Manual classifies the need for a regional pond (8.3.2.A.) It is assumed we would be a small regional pond (less than 150ac-ft volume). Ponds shall be designed to reduce post-development peak rates of discharge to existing pre-development peak rates of discharge for the 2, 10, and 25 year storm events at each point of discharge from the project or development site. There is an existing detention pond just east of the site to serve the Wildleaf DR Horton subdivision. This pond is not oversized to accommodate additional runoff, nor is it feasible to drain stormwater to this location from the commercial tracts as the pond is on the opposing side of an existing creek. The commercial tracts will need to provide their own detention facilities.

Water quality will be required

GAS: According to the Texas Railroad Commission GIS Map, there are no gas lines onsite.

ENVIRONMENTAL

AQUIFER:	Edwards Aquifer Contributing Zone. A CZP will need to be processed and approved with the TCEQ
NWI STREAMS/PONDS:	North Pod: 530 ft of stream present onsite South Pod: no streams present onsite
PARKLAND:	UDC 5.11 - <i>Commercial subdivisions ... shall not be subject to the parkland dedication requirements of this section</i>

SITE CHARACTERISTICS

SLOPES:	North Pod: 3-8% slopes to the southeast. South Pod: 2% slopes to the northwest
FLOODPLAIN:	Williamson County ATLAS 14 study shows the entire north pod is in the 100-year floodplain. It also shows 1.24 ac of the south pod is in the 10-year floodplain. FEMA FIRM Panel: 48491C0275E

TRANSPORTATION

EXISTING ACCESS:	North Pod: +/-330' of frontage along HWY 183 to the west South Pod: +/-410' of frontage along Agave Azul Way to the north (one driveway already constructed for access)
FUTURE THOROUGHFARES:	City: Liberty Hill shows HWY 183 as a Proposed Controlled Access (By TxDOT/Wilco) in their LHTX 2040 Comprehensive Plan; no other impacts are shown for this project County: Williamson County LRTP shows no impacts to this project
SECONDARY ACCESS:	There is not a concern regarding secondary access

ZONING

EXISTING ZONING:	Existing Zoning → North Pod & South Pod: SF3 (High Density Residential)
	Recommended Zoning → C1 (Neighborhood Commercial/Retail) or C3 (General Commercial/Retail)
FUTURE LAND USE:	2023 Future Land Use (LHTX 2040) shows this area as Interconnected Neighborhood
MISCELLANEOUS:	Emergency Service District: ESD 4 ISD: Liberty Hill MUD: NA

OVERVIEW

NET DEVELOPABLE:

Net developable: The site is largely undevelopable without conducting a floodplain study to define the limits of the floodplain onsite. The portion of the tract south of Agave Azul Way has better developability potential when compared to the northern portion.



MORE INFORMATION

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