

PROJECT NAME: Hero Way

SITE ADDRESS: 3556 Hero Way, Leander, TX 78641

APPRAISAL DISTRICT: R098268 – HEROWAY 15 LLC (4.43 ac)
R098028 – HEROWAY 15 LLC (5 ac)
R098025 – HEROWAY 15 LLC (4.961ac)
R338363 – HEROWAY 15 LLC (0.924 ac)
TOTAL: 15.315 ac

JURISDICTION: Leander city limits, Williamson County

UTILITIES

WATER: CCN: 10302 (City of Leander)

Nearest infrastructure: Proposed 8” waterline on the east side of Winding Oak Trail as part of the Winding Oak development. Existing 8” waterline 460 feet northeast of the tracts northwest corner. Existing 12” waterline 1,200 feet northeast of the tract’s southeast corner

WASTEWATER: CCN: 20626 (City of Leander)

Nearest infrastructure: Proposed 8” waterline on the west side of Winding Oak Trail as part of the Winding Oak development. Existing 12” and 18” wastewater line 745 feet northeast of tract’s southeast corner

STORM/DRAINAGE: Detention ponds shall be designed to reduce post-development peak rates of discharge to existing pre-development peak rates of discharge for the 2, 10, 25, and 100-year storm events at each point of discharge from the project or development site

Water quality will be required

GAS: According to the Texas Railroad Commission GIS Map, there are no gas lines onsite. ATMOS ENERGY CORP has a natural gas transmission line 0.3 miles NE of tract’s southeast corner

ELECTRIC: Electric service is provided by PEC

Power lines running along Hero Way (southeastern side of tract)

ENVIRONMENTAL

AQUIFER:	Edwards Aquifer Contributing Zone. A CZP will need to be processed and approved with the TCEQ
NWI STREAMS/PONDS:	There are approximately 1350' of potentially jurisdictional streams onsite according to the National Wetlands Inventory (NWI) online viewer (Jurisdictional determination needed)
STREAM BUFFERS:	The drainage area onsite is approximately 56 acres. The following Buffer Zones apply according to Section 49 of the Leander Subdivision Ordinance: • More than 5 ac and less than 40 ac → 25' from centerline • More than 40 ac but less than 128 ac → 75' from centerline
TREE MITIGATION:	City Requirements - Heritage trees require approval for removal
PARKLAND:	City Requirements - required depending upon the use

SITE CHARACTERISTICS

SLOPES:	The Site has 1-3% slopes towards the onsite stream
FLOODPLAIN:	No FEMA floodplains on site per Panel 48491C0455F
SOILS:	According to the USDA Soil Survey, approximately 100% of the Tract is Eckrant cobbly clay. These soil types fall within Hydrologic Soil Group C meaning that they have low infiltration rates

TRANSPORTATION

EXISTING ACCESS:	Hero Way (City) • Frontage: +/-850' of frontage along the southeastern portion of the property • ROW: +/-70 ft • Driveways: One existing residential driveway into the property • Culverts or other access hinderances: Storm crossing with guardrails in the middle of the frontage
------------------	---

November 20, 2025

Winding Oak Trail (City):

- Frontage: +/-870' of frontage along the eastern side of the property
- ROW: +/-70 ft

SECONDARY ACCESS: There is not a concern regarding secondary access

FUTURE THOROUGHFARES:

- City: The City of Leander's 2020 Comprehensive Plan shows Hero Way as a proposed Control Access thoroughfare
- County: Williamson County's Long Range Transportation Plan shows Winding Oak trail as a proposed Arterial and Hero Way as a proposed Control Access thoroughfare. Proposed Arterials are slated to fit within a 120' ROW section. Additional dedication will be needed

ZONING

EXISTING ZONING: SFR-Single-Family Rural

FUTURE LAND USE: The SE portion of the tract is to be used for activity center (60% of tract). The NW portion of the tract is to be used for Employment Center (40% of tract)

From Michael Chenausky (Senior Planner with the City of Leander) on 4/3/2024:

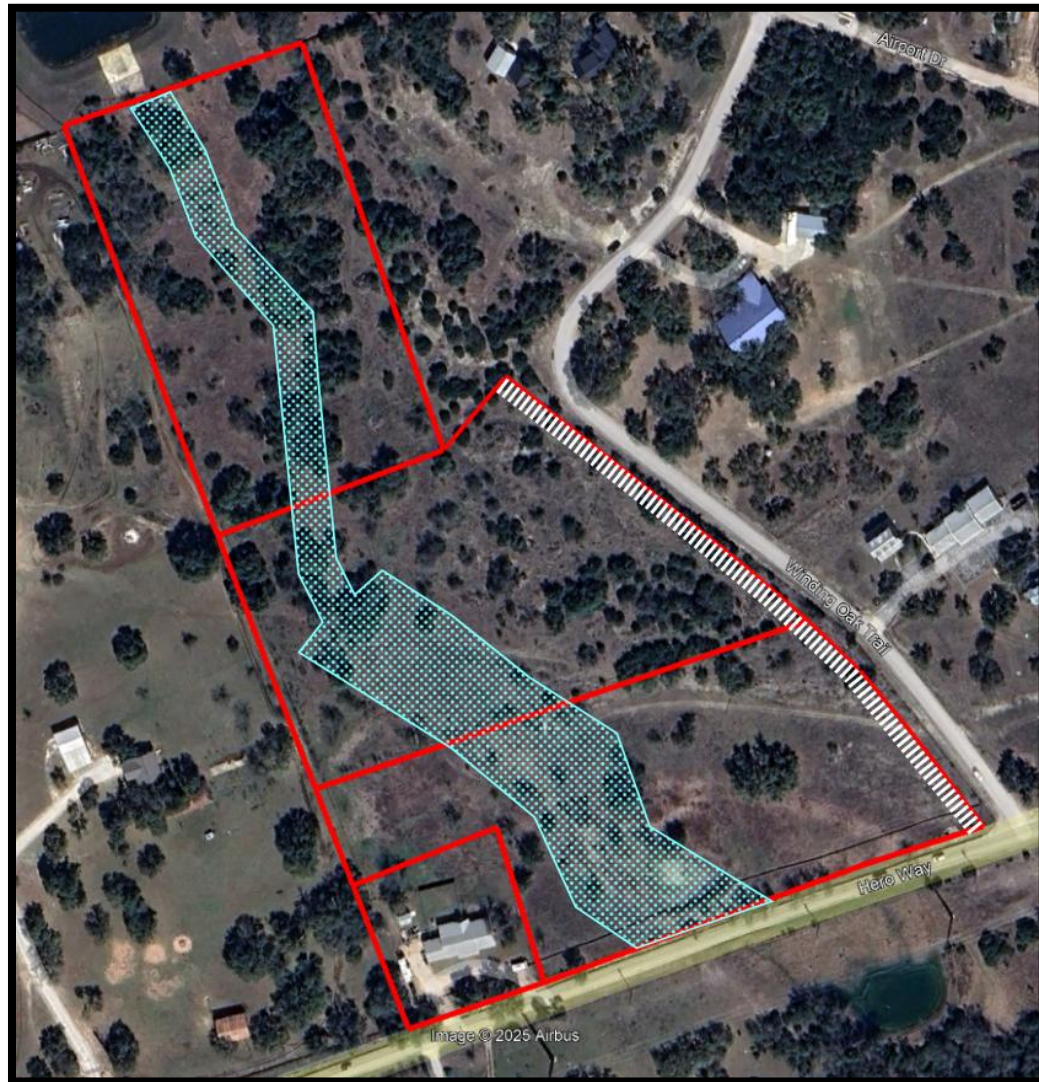
"... the property appears to be within the Employment Center and Activity Center. Staff would be able to support a zoning change to commercial at this location, as it would align with the Future Land Use Map. Most commercial zonings would be compatible at this location, however near the residential it is typically a lower intensity commercial class such as Local Office or Local Commercial. If you chose to do a PUD, then as part of the zoning request you could include some higher standards such as additional screening near the residential."

MISCELLANEOUS: Emergency Service District: City of Leander

ISD: Leander ISD

OVERVIEW

NET DEVELOPABLE: With the stream buffer (3ac) and additional ROW dedication anticipated along the Winding Oak Drive frontage (up to 25' or 0.5ac), approximately 11.8ac of the 15.3ac total site (or 77%) is anticipated to be developable.



MORE INFORMATION



GRAY CIVIL:

Seth Mearig, P.E.
Kristal Harris, P.E.

SMearig@gray-civil.com
KHarris@gray-civil.com