



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, February 27, 2025
Regular Meeting at 6:00 PM



**Place 1 – Donnie Mahan
Place 2 – Joseph Morales
Place 3 – Vacant
Place 4 – Tara LeDay**

**Place 5 – James Oliver, Chair
Place 6 – Laura Lantrip
Place 7 – Scott Calame, Vice-Chair
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 February 20, 2025 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 February 13, 2025.
7. Approval of the extension of the application expiration for Site Development Case SD-23-0148 The Preserve at Mason Creek Phase 2 Floodplain Development; more particularly described by Williamson Central Appraisal District Parcel R036463, commonly known as 408 Horseshoe Drive, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing and consider action on Subdivision Case SFP-22-0002 and Variance Case VA-22-0001 to approve the Leander Business Center Short Form Final Plat and Variance on one (1) parcel of land approximately 10.251 acres ± in size, more particularly described by Williamson Central Appraisal District R031713; generally located at 80 Mockingbird Hill, Leander, Williamson County, Texas.

- Discuss and consider action on Variance Case VA-22-0001 as described above.
- Discuss and consider action on Subdivision Case SFP-22-0002 as described above.

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

9. Conduct a Public Hearing regarding Zoning Case Z-24-0154 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development/ Planned Unit Development – Conventional Development Sector) to adopt the McCall Capital Minor Planned Unit Development with the base zoning of GC-3-C (General Commercial) on one (1) parcel of land 4.06 acres ± in size, more particularly described by Williamson Central Appraisal District parcel R032207; and is generally located east of 183A Toll Road, approximately 270 feet south of Bulbine Drive, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-24-0154 as described above.

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

REGULAR AGENDA

10. 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 21st day of February 2025 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Veronica Tovar, Secretary



EXECUTIVE SUMMARY
2/27/2025

AGENDA SUBJECT:

Approval of the minutes for meeting held on February 13, 2025.

BACKGROUND:

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Staff recommends approval of minutes.

PRESENTER:

Attachments:

1. 2-13-2025 P & Z Minutes



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, February 13, 2025
Regular Meeting at 6:00 PM



**Place 1 – Donnie Mahan
Place 2 – Joseph Morales
Place 3 – Vacant
Place 4 – Tara LeDay**

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

REGULAR MEETING

1. Call to Order.

Meeting was called to order at 6:00 p.m.

2. Roll Call.

All present except Commissioner Donnie Mahan.

3. Director's report to the Planning & Zoning Commission on action taken by City Council on the February 6, 2025 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

[Chair Oliver stated that Items 8-9 were pulled from the consent agenda and will be considered separately.]

Motion to approve consent agenda items 6-7.

By: Board Member Lantrip
Seconded: Board Member LeDay

Vote: 5 - 0

6. Approval of the minutes for meeting held on January 23, 2025.

7. Approval of the extension of the application approval expiration for Subdivision Case PP-23-0034 Crystal Village Phase 3 Preliminary Plat; more particularly described by Williamson Central Appraisal District Parcels R031201, R080605, R031200, R631050, R328187, and R432786, generally located southeast of the intersection of Crystal Falls Parkway and 183A Toll Road, Leander, Williamson County, Texas.

[Board Member LeDay recused herself and left the room.]

Motion to approve consent agenda items 8-9.

By: Board Member Morales

Seconded: Board Member Calame

Vote: 4 - 0

8. Approval of the extension of the application expiration for Site Development Case SD-23-0104 Vic at Travisso Retail Center; more particularly described by Travis Central Appraisal District Parcel 842650, commonly known as 2840 Travisso Parkway, Leander, Travis County, Texas.
9. Approval of the extension of the application expiration for Site Development Case SD-23-0105 Travisso Village C-Store; more particularly described by Travis Central Appraisal District Parcel 842650, commonly known as 2940 Travisso Parkway, Leander, Travis County, Texas.

[Board Member LeDay returned to the Dias.]

PUBLIC HEARING: ACTION

10. Conduct a Public Hearing regarding Zoning Case Z-24-0124 to amend the current zoning of Interim SFR-1-B (Single Family Rural) to SFR-2-B (Single Family Rural) on seven (7) parcels of land approximately 337.292 acres ± in size, more particularly described by Travis Central Appraisal District Parcels 353045, 353047, 353048, 353050, 353069, 353070, and 513816; and generally located west of Nameless Road, approximately 1,050 feet north of Shady Mountain Road, Leander, Travis County, Texas.

- Discuss and consider action regarding Zoning Case Z-24-0124 as described above.

Public hearing opened at 6:10 p.m.; Public hearing closed at 6:10 p.m.

No one spoke in favor or opposition of the request.

Motion to approve Zoning Case Z-24-0124.

By: Board Member Calame

Seconded: Board Member Lantrip

Vote: 5 - 0

11. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0159 to amend the current zoning of SFR-1-B (Single-Family Rural) to adopt the VFW Post 1042 Minor Planned Unit Development with the base zoning district of LC-2-A (Local Commercial) on three (3) parcels of land approximately 22.409 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031314, R375914, and R433127; and more commonly known as 8760 RR 2243, Leander, Williamson County, Texas. **Postponed due to Notification Issues**

REGULAR AGENDA

12. Discuss and consider action on Significant and Heritage Tree Removal requests associated with Subdivision Case PP-24-0060 regarding Burleson Tract Preliminary Plat on seven (7) parcels of land approximately 289 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R485247, R485248, R031575, R392187, R392188, R031534, and R031533; and generally located southeast of the intersection of Ronald W. Reagan Boulevard and Journey Parkway, Leander, Williamson County, Texas.

Motion to approve Tree Removal request associated with Subdivision Case PP-24-0060.

By: Board Member Morales

Seconded: Board Member Calame

Vote: 5 - 0

13. Adjournment

Meeting adjourned at 6:21 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON



EXECUTIVE SUMMARY
2/27/2025

AGENDA SUBJECT:

Approval of the extension of the application expiration for Site Development Case SD-23-0148 The Preserve at Mason Creek Phase 2 Floodplain Development; more particularly described by Williamson Central Appraisal District Parcel R036463, commonly known as 408 Horseshoe Drive, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the site development for The Preserve at Mason Creek Phase 2 Floodplain Development, which associated with SD-23-0070 The Preserve at Mason Creek Phase 2 Site Development, a 22.68 acre residential development that includes 21 townhomes.

Article IX, Section 3(b)(3) of the Composite Zoning Ordinance includes the following provisions.

(b) Expiration of application.

- (1) Prior to an application being accepted for review and processing, an application shall expire on the forty-fifth (45th) day after the date the application is submitted to the City if:
 - (i) The applicant fails to provide documents or other information necessary to comply with requirements relating to the form and content of the application set forth in this Ordinance;
 - (ii) Within ten (10) business days of the date the application is submitted to the City, the City provides the applicant written notice of the failure that specifies the necessary documents or other information that are missing from the application and the date the application will expire if the documents or other information is not provided; and
 - (iii) The applicant fails to provide the specified documents or other information within the time provided in the notice.
- (2) After an application is accepted for review and processing, the site development permit application shall expire within nine (9) months of the date that all initial staff review comments from all reviewing departments have been issued on the application if a permit has not been issued due to the applicant's failure to cause the proposed application to comply with applicable city regulations. The Planning Department may grant one six (6) month extension if the applicant can show substantial progress in obtaining a permit. Substantial progress shall consist of, at a minimum, a resubmission of the plans and all relevant materials by the applicant that address all initial staff review comments from all reviewing departments.
- (3) If the permit has not been issued after the administrative extension is granted, the Planning & Zoning Commission may consider one (1) additional six (6) month extension if the applicant can show substantial progress towards obtaining a permit.

The applicant is requesting an additional six-month (6) extension of the application because they are not ready to commence construction.

HISTORY/TIMELINE:

10/03/2023 – Site Development Application Filed
08/03/2024 – Site Development Application Expired
02/03/2025 – Site Development Application Staff Extension Expired

APPLICANT/AGENT:

Kimley-Horn and Associates (Lance Oriti) on behalf of CM Horseshoe Partners, LP. (Brian Crittendon)

RECOMMENDATION:

The Composite Zoning Ordinance includes timelines for application approvals. The timeline/history section of this summary above includes the key dates for this request. The site development application expires nine (9) months after the first review comment letter for the final plat is sent to the applicant.

Staff recommends approval of an additional six (6) month extension. Approving this extension would grant an extension to August 3, 2025 and will allow the developer to finalize the site development requirements for approval.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. SD-23-0148 Att 1 Extension Request - Preserve at Mason Creek Phase 2

EXTENSION REQUEST LETTER

February 21, 2025

City of Leander
201 North Brushy Street
Leander, TX 78641

Re: The Preserve at Mason Creek (SD-23-0148) – Application Extension Request

We respectfully request a permit application extension request for The Preserve at Mason Creek (SD-23-0148). Although the project is ready for a pre-construction meeting (since all comments have been cleared and the plans have been signed by City staff), the owner is not yet ready to schedule the precon and commence construction. Two 6-month extensions are being requested to keep the application active until August 3, 2025. We will be ready to proceed with the pre-con prior to this extension expiration.

Sincerely,

A handwritten signature in black ink that reads "Lance Oriti". The signature is written in a cursive, flowing style.

Lance Oriti, PE



EXECUTIVE SUMMARY
2/27/2025

AGENDA SUBJECT:

Conduct a Public Hearing and consider action on Subdivision Case SFP-22-0002 and Variance Case VA-22-0001 to approve the Leander Business Center Short Form Final Plat and Variance on one (1) parcel of land approximately 10.251 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District R031713; generally located at 80 Mockingbird Hill, Leander, Williamson County, Texas.

- Discuss and consider action on Variance Case VA-22-0001 as described above.
- Discuss and consider action on Subdivision Case SFP-22-0002 as described above.

BACKGROUND:

This request is the final step in the subdivision process. Section 45 (a)(3) of the Subdivision Ordinance requires that “Blocks along arterial streets and blocks containing or proposed to contain primarily commercial or industrial uses shall not exceed a perimeter length of four thousand (4,000) feet”. The Subdivision Ordinance requires that block length in excess of 4,000’ place a public right-of-way to divide up the block length to meet the 4,000’ requirement. A variance request to Section 45(a)(3) of the Subdivision Ordinance has been submitted to not require a public right-of-way throughout the development. The applicant is proposing to meet the intent of the ordinance by providing reciprocal access through the fifty (50’) foot roadway easement of Mockingbird Hill and a secondary access (emergency service) will be worked out through the site plan review.

HISTORY/TIMELINE:

APPLICANT/AGENT:

Carlson, Brigrance & Doering, Inc. (Geoff Guerrero) on behalf of Leander Flex Interests, LLC (Nick Greene).

RECOMMENDATION:

Staff recommends approval of the variance and short form final plat with the requirement that the applicant will be providing reciprocal access to the properties on the east and west at the time of the site plan application.

PRESENTER:

Cory Dale, Senior Planner

Attachments:

1. SFP-22-0002 & VA-22-0001 Att 1 Short Form Final Plat - Leander Business Center
2. SFP-22-0002 & VA-22-0001 Att 2 Variance Request Letter - Leander Business Center
3. SFP-22-0002 & VA-22-0001 Att 3 Perimeter Block Length Map - Leander Business Center

4. SFP-22-0002 & VA-22-0001 Att 4 Location Map - Leander Business Center

LEANDER BUSINESS CENTER
SHORT FORM FINAL PLAT

GENERAL INFORMATION
ACREAGE: 10.249 ACRES
SURVEY: CHARLES COCHRAN SURVEY,
ABSTRACT NO. 134

OWNER & DEVELOPER:
LEANDER FLEX INTERESTS, LLC
3300 BEE CAVES ROAD, SUITE 650-123
AUSTIN, TEXAS 78746
ATTN: NICK GREENE
(801) 834-2086 PHONE

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 PHONE

LEE A. WHITED, P.E.
lee@cbdeng.com

ERIC JOHN DANNHEIM, R.P.L.S.
edannheim@cbdeng.com

SUBMITTAL DATE:
APRIL 19, 2022

SITE DATE:

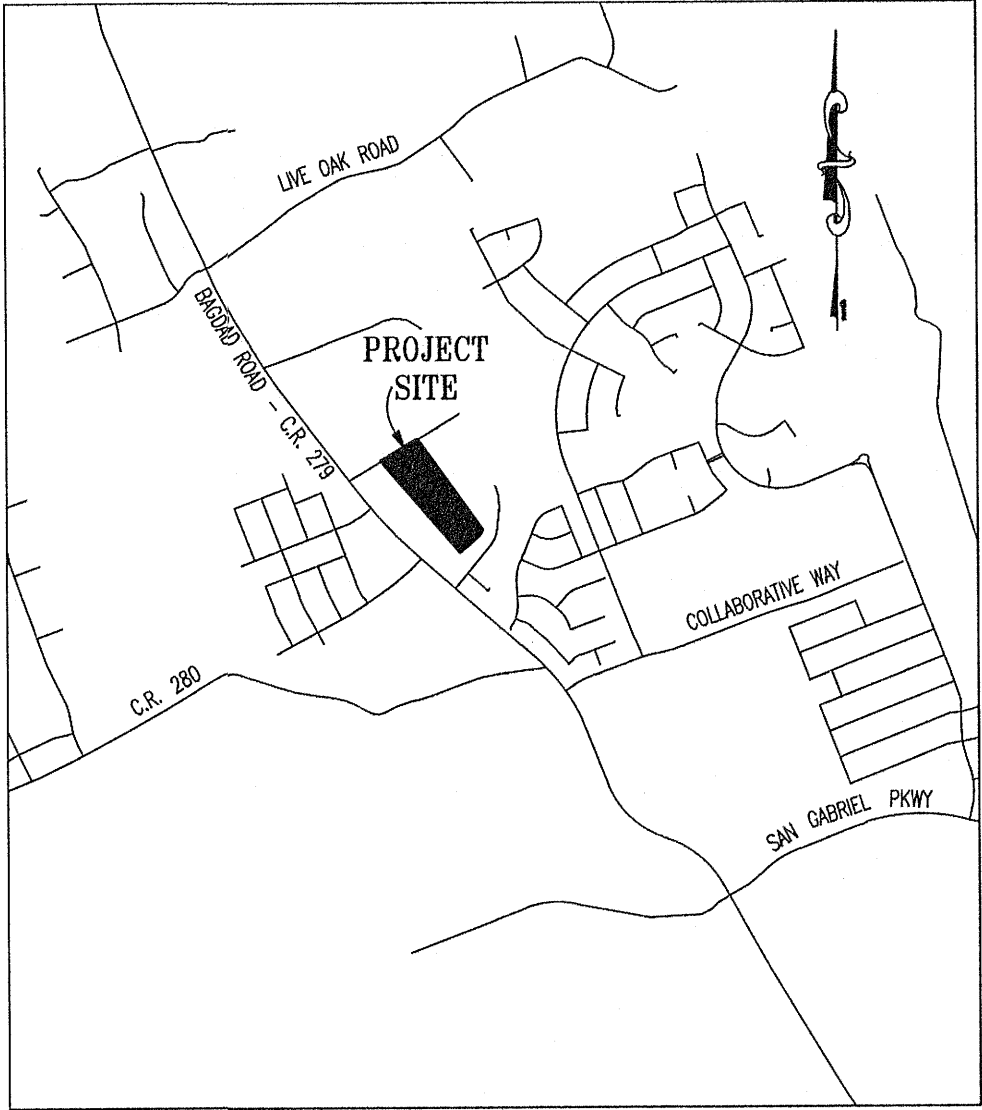
LOT	ACRES	LAND USE
1	10.249	COMMERCIAL USE
TOTAL	10.249	

F.E.M.A. MAP NO. 48491C0435F
WILLIAMSON COUNTY, TEXAS AND
INCORPORATED AREAS.
DATED: DECEMBER 20, 2019

BEARING BASIS: TEXAS COORDINATE SYSTEM,
CENTRAL ZONE (4203), NAD 83
DATE OF SURVEY: SEPTEMBER 5, 2023

BENCHMARKS:
BM # 1: MAG NAIL ON CURB INLET
NORTHING 10191315.7, EASTING 3066309.1,
ELEVATION 1020.95' (NAVD '88)

BM # 2: MAG NAIL IN SIDEWALK EXPANSION JOINT
NORTHING 10190357.9, EASTING 3066063.3,
ELEVATION 1044.53' (NAVD '88)



VICINITY MAP
SCALE: 1"=2,000'

INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER
2	SHORT FORM FINAL PLAT, LINE TABLES, & BSL DETAIL
3	EASEMENT DETAILS, EASEMENT LINE TABLES
4	NOTES, METES AND BOUNDS, SIGNATURES, SEALS & CERTIFICATIONS

SHEET NO. 1 OF 4



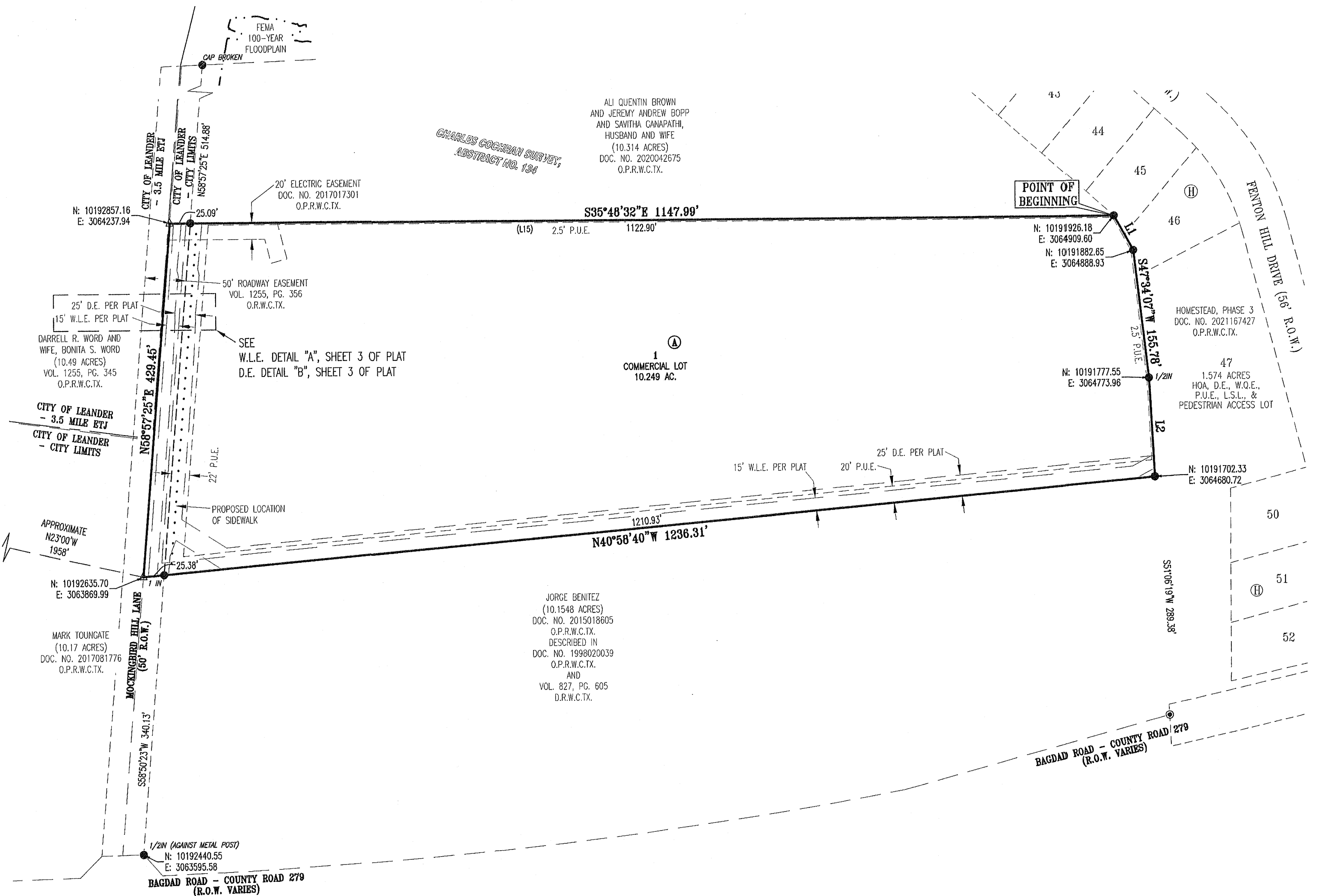
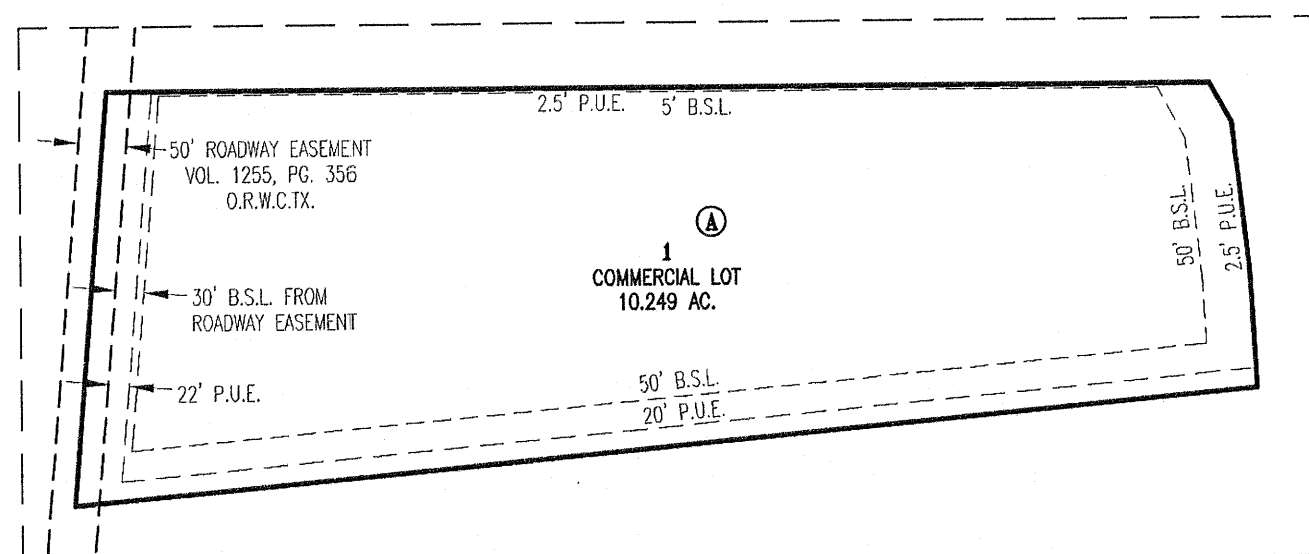
Carlson, Brigance & Doering, Inc.
FIRM ID #P3791 ♦ REG. # 10024900
Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

J:\AC3D\5534\Survey\PLAT - LEANDER BUSINESS CENTER

● 5/8 INCH IRON ROD FOUND
 (UNLESS OTHERWISE NOTED)
 ● 1/2 INCH IRON PIPE FOUND
 ○ 1/2 INCH CAPPED IRON ROD
 SET STAMPED "CBD SETSTONE"
 △ CALCULATED POINT
 1 LOT NUMBER
 (A) BLOCK
 O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS
 WILLIAMSON COUNTY, TEXAS
 D.R.W.C.TX. DEED RECORDS
 WILLIAMSON COUNTY, TEXAS
 - - - - - APPROXIMATE SURVEY LINE
 — . . — APPROXIMATE 100 YEAR FEMA FLOOD PLAIN
 PROPOSED SIDEWALK
 D.E. DRAINAGE EASEMENT
 W.L.E. WATERLINE EASEMENT
 B.S.L. BUILDING SETBACK LINE
 P.U.E. PUBLIC UTILITY EASEMENT
 R.O.W. RIGHT-OF-WAY
 — — — — — PUBLIC UTILITY EASEMENT
 — — — — — DRAINAGE EASEMENT
 — — — — — WATERLINE EASEMENT
 — — — — — BUILDING SETBACK LINE

Line Table		
Line #	Length	Direction
L1	48.19	S25°24'05"W
L2	119.79	S51°06'19"W

BUILDING SETBACK DETAIL
NOT TO SCALE



SHEET NO. 2 OF 4

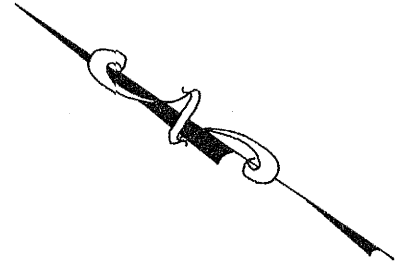
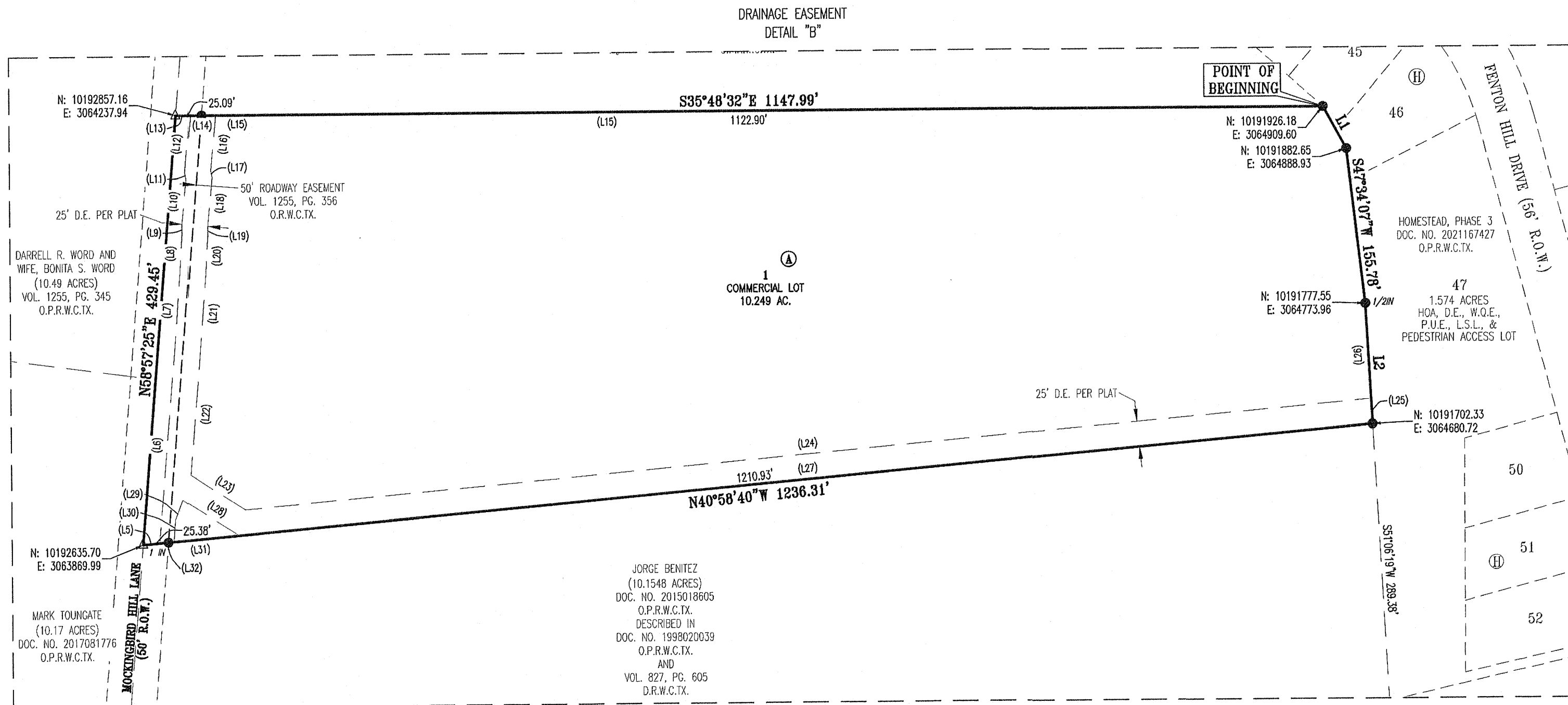
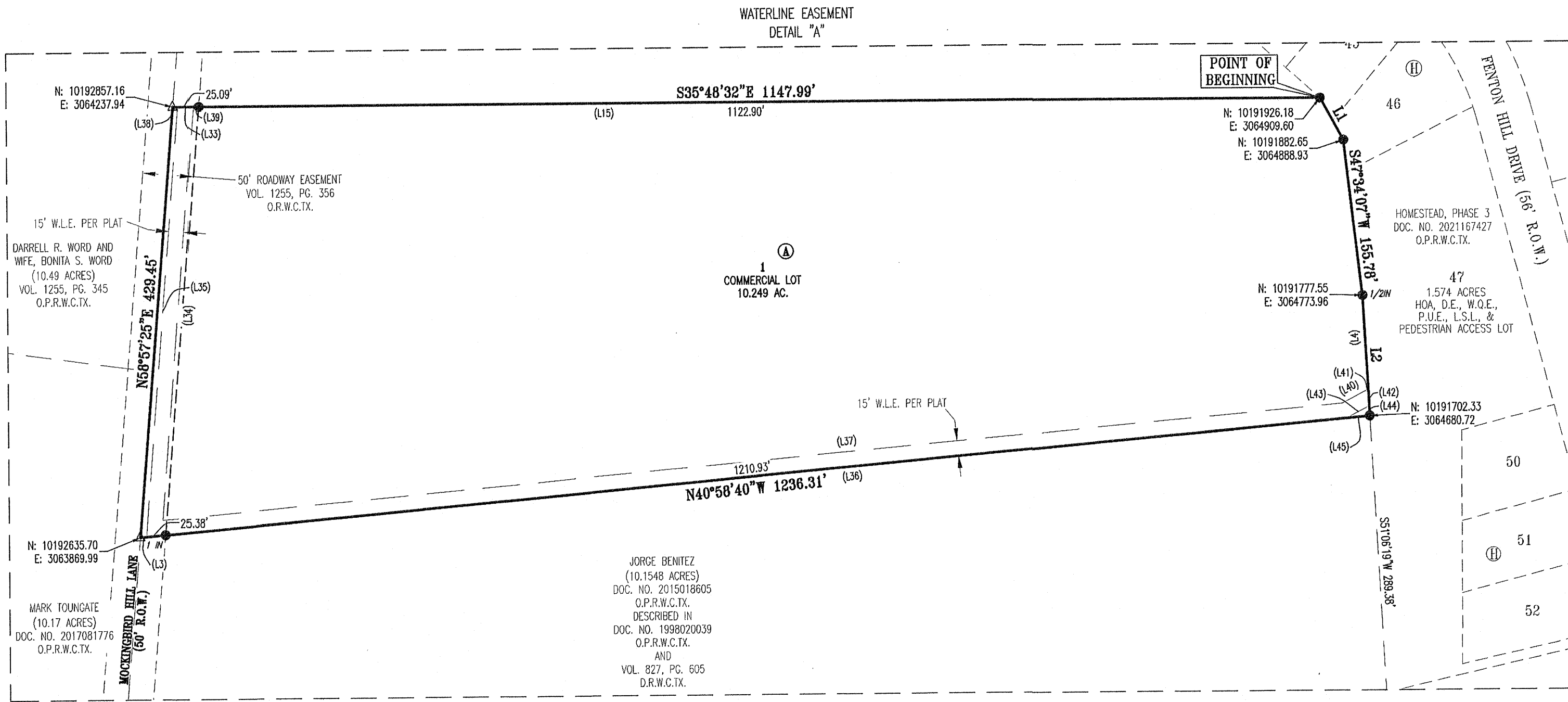
Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

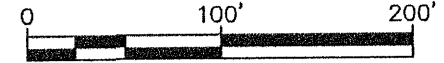
Civil Engineering ♦ Surveying
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J:\AC3D\5534\Survey\PLAT - LEANDER BUSINESS CENTER

LEANDER BUSINESS CENTER SHORT FORM FINAL PLAT



SCALE: 1"=100'



LEGEND

-  5/8 INCH IRON ROD FOUND
 (UNLESS OTHERWISE NOTED)
 1/2 INCH IRON PIPE FOUND
 1/2 INCH CAPPED IRON ROD
 SET STAMPED "CBD SETSTONE"
 CALCULATED POINT
 1 LOT NUMBER
 BLOCK
 O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS
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 R.O.W. RIGHT-OF-WAY
 — — — — — PUBLIC UTILITY EASEMENT
 — — — — — DRAINAGE EASEMENT
 — — — — — WATERLINE EASEMENT
 — — — — — BUILDING SETBACK LINE

Easement Line Table		
Line #	Length	Direction
(L3)	6.21	N40°58'40"W
(L4)	94.31	N51°06'19"E
(L5)	16.71	N40°58'40"W
(L6)	194.29	N59°04'49"E
(L7)	75.61	N58°33'50"E
(L8)	37.80	N57°28'32"E
(L9)	10.26	N54°33'29"E
(L10)	45.73	N59°57'17"E
(L11)	6.94	N40°38'58"E
(L12)	57.53	N59°51'49"E
(L13)	14.17	N35°48'32"W
(L14)	25.12	S35°48'32"E
(L15)	1108.69	S35°48'32"E
(L16)	55.79	S59°51'49"W
(L17)	6.96	S40°38'58"W

Easement Line Table		
Line #	Length	Direction
(L18)	48.81	S59°57'17"W
(L19)	9.71	S54°33'29"W
(L20)	38.68	S57°28'32"W
(L21)	75.96	S58°33'50"W
(L22)	124.24	S58°04'49"W
(L23)	64.61	S03°02'51"E
(L24)	1132.68	S40°58'40"E
(L25)	25.02	S51°06'19"W
(L26)	94.78	N51°06'19"E
(L27)	1140.37	N40°58'40"W
(L28)	86.08	N03°02'51"W
(L29)	20.90	S74°26'58"W
(L30)	22.09	S59°04'40"W
(L31)	64.95	N40°58'40"W
(L32)	14.29	N40°58'40"W

Easement Line Table		
Line #	Length	Direction
(L33)	15.05	S35°48'32"E
(L34)	412.19	S58°47'02"W
(L35)	428.79	N58°47'02"E
(L36)	1207.25	N40°58'40"W
(L37)	1186.46	S40°58'40"E
(L38)	4.84	N35°48'32"W
(L39)	5.20	S35°48'32"E
(L40)	26.22	S63°28'19"E
(L41)	2.57	S50°38'29"E
(L42)	15.87	S51°06'19"W
(L43)	25.12	N63°28'19"W
(L44)	9.62	S51°06'19"E
(L45)	22.86	S40°58'40"W

SHEET NO. 3 OF 4

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 ◆ REG. # 10024900

Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

J:\AC3D\5534\Survey\PLAT - LEANDER BUSINESS CENTER

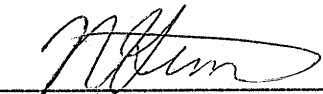
LEANDER BUSINESS CENTER SHORT FORM FINAL PLAT

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT LEANDER FLEX INTERESTS, LLC, A TEXAS LIMITED COMPANY, AS THE OWNER OF THAT CERTAIN 10.2514 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2022080294 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL RIGHT-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS:

"LEANDER BUSINESS CENTER"

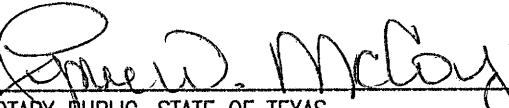
LEANDER FLEX INTERESTS, LLC

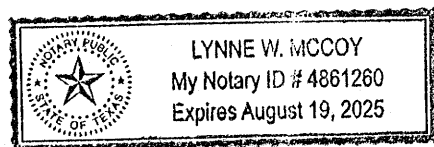

NICK GREENE, MANAGER
3300 BEE CAVES ROAD, SUITE 650-123
AUSTIN, TEXAS 78746

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS, ON THIS THE 15th DAY OF January, 2025 PERSONALLY APPEARED, NICK GREENE, AS MANAGER OF LEANDER FLEX INTERESTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LEANDER FLEX INTERESTS, LLC, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF January, 2025 A.D.


NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: Lynne W. McCoy
MY COMMISSION EXPIRES: 08/19/2025



GENERAL PLAT NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0435F FOR WILLIAMSON COUNTY, EFFECTIVE 12/20/2019.
9. BUILDING SETBACKS SHOWN HERON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
11. APPROVAL OF THIS SHORT FORM FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
12. ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.
13. AT THE TIME OF SITE DEVELOPMENT PERMIT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TRAFFIC IMPACT ANALYSIS (TIA), UNLESS A TIA FOR THE ENTIRE DEVELOPMENT INDICATES THAT AVERAGE DAILY TRIPS ARE ESTIMATED BELOW 2,000.
14. SIDEWALKS SHALL BE INSTALLED ON THE SOUTH SIDE OF MOCKINGBIRD HILL LANE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
15. THE REQUIRED VARIANCE (VA-22-0001) WILL BE PROCESSED CONCURRENTLY WITH THE SHORT FORM FINAL PLAT.

FIELD NOTES

BEING A 10.249 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE CHARLES COCHRAN SURVEY, ABSTRACT NUMBER 134, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 10.2514 ACRE TRACT OF LAND CONVEYED TO LEANDER FLEX INTERESTS, LLC. BY DEED RECORDED IN DOCUMENT NUMBER 2022080294, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 10.249 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 5/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 10.2514, BEING THE SOUTHWEST CORNER OF A CALLED 10.314 ACRE TRACT OF LAND CONVEYED TO ALI QUENTIN BROWN, AND JEREMY ANDREW BOPP AND WIFE SAVITHA GANAPATHI BY DEED RECORDED IN DOCUMENT NUMBER 2020042675, O.P.R.W.C.TX., SAME BEING A CORNER ON THE WEST LINE OF LOT 45, BLOCK H OF HOMESTEAD, PHASE 3, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2021167427, O.P.R.W.C.TX., FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE SOUTH LINE OF SAID 10.2514 ACRE TRACT AND THE NORTH LINES OF LOT 45 THROUGH LOT 47, BLOCK H OF SAID HOMESTEAD, PHASE 3, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

1. S25°24'05"W, A DISTANCE OF 48.19 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER,
2. S47°34'07"W, A DISTANCE OF 155.78 FEET TO A 1/2 INCH IRON ROD FOUND, AND
3. S51°06'19"W, A DISTANCE OF 119.79 FEET TO A 5/8 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 10.2514 ACRE TRACT, BEING THE SOUTHEAST CORNER OF A CALLED 10.1548 ACRE TRACT OF LAND CONVEYED TO JORGE BENITEZ BY DEED RECORDED IN DOCUMENT NUMBER 2015018605, O.P.R.W.C.TX., AND BEING FURTHER DESCRIBED IN DOCUMENT NUMBER 1998020039, O.P.R.W.C.TX. AND IN VOLUME 827, PAGE 605, DEED RECORDS WILLIAMSON COUNTY, TEXAS, SAME BEING A POINT ON THE NORTH LINE OF SAID LOT 47, BLOCK H, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A CAPPED 1/2 INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID 10.1548 ACRE TRACT, BEING ON THE EAST LINE OF COUNTY ROAD 279 (ALSO KNOWN AS BAGDAD ROAD) (R.O.W. VARIES) BEARS S51°06'19"W, A DISTANCE OF 289.38 FEET,

THENCE, N40°58'40"W, WITH THE WEST LINE OF SAID 10.2514 ACRE TRACT AND THE EAST LINE OF SAID 10.1548 ACRE TRACT, AT A DISTANCE OF 1210.93 FEET PASSING A 1 INCH IRON ROD FOUND ON THE SOUTH LINE OF A 50 FOOT ROADWAY EASEMENT (MOCKINGBIRD HILL LANE) RECORDED IN VOLUME 1255, PAGE 356, O.P.R.W.C.TX., FOR A TOTAL DISTANCE OF 1236.31 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER OF SAID 10.2514 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, BEING THE NORTHEAST CORNER OF SAID 10.1548 ACRE TRACT, SAME BEING ON THE SOUTH LINE OF A CALLED 10.17 ACRE TRACT OF LAND CONVEYED TO MARK TOUNGATE BY DEED RECORDED IN DOCUMENT NUMBER 2017081776, O.P.R.W.C.TX.,

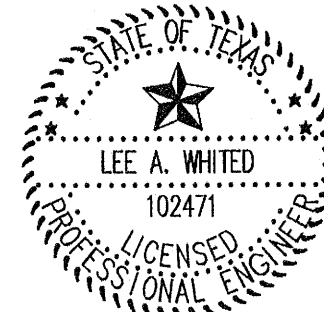
THENCE, N58°57'25"E, WITH THE NORTH LINE OF SAID 10.2514 ACRE TRACT, THE SOUTH LINE OF SAID 10.17 ACRE TRACT, THE SOUTH LINE OF A CALLED 10.49 ACRE TRACT OF LAND CONVEYED TO DARRELL R. WORD AND WIFE, BONITA S. WORD BY DEED RECORDED IN VOLUME 1255, PAGE 345, O.P.R.W.C.TX., AND THE CENTERLINE OF SAID 50 FOOT ROADWAY EASEMENT (MOCKINGBIRD HILL LANE), A DISTANCE OF 429.45 FEET TO A CALCULATED POINT FOR THE NORTHEAST CORNER OF SAID 10.2514 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, BEING THE NORTHWEST CORNER OF SAID 10.314 ACRE TRACT, SAME BEING ON THE SOUTH LINE OF SAID 10.49 ACRE TRACT,

THENCE, S35°48'32"E, WITH THE EAST LINE OF SAID 10.2514 ACRE TRACT AND THE WEST LINE OF SAID 10.314 ACRE TRACT, AT A DISTANCE OF 25.09 FEET PASSING A 5/8 INCH IRON ROD FOUND ON THE SOUTH LINE OF SAID 50 FOOT ROADWAY EASEMENT (MOCKINGBIRD HILL LANE), FOR A TOTAL DISTANCE OF 1147.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.249 ACRES OF LAND.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, LEE A. WHITED, P.E., AM AUTHORIZED UNDER THE LAWS OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

ENGINEERING BY:  DATE 1-13-25
LEE A. WHITED, P.E. NO. 102471
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, ERIC J. DANNHEIM, R.P.L.S., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES. FURTHER, I CERTIFY THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON TITLE POLICY PROVIDED BY STEWART TITLE GUARANTY COMPANY IN POLICY NO. 5991-67886 ISSUED DECEMBER 2, 2011 HAVE BEEN SHOWN OR NOTED HEREON.

SURVEYED BY:  DATE 1/13/25
ERIC J. DANNHEIM, R.P.L.S. NO. 6075
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
edannheim@cdbgeng.com



THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

CITY OF LEANDER CERTIFICATION:

APPROVED THIS THE _____ DAY OF _____, 20____ A.D. AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY.

LAURA LANTRIP, CHAIR
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

ATTEST: _____
ELLEN COUFAL, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS: I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THIS THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK ____ M., AND DULY RECORDED THIS THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK ____ M., IN THE PLAT RECORDS, OF SAID COURT IN DOCUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

BY DEPUTY
NANCY E. RISTER, CLERK
COUNTY COURT, WILLIAMSON COUNTY, TEXAS

SHEET NO. 4 OF 4



J:\AC3D\5534\Survey\PLAT - LEANDER BUSINESS CENTER



January 5, 2025

City of Leander
Development Services Department
Attn: Mrs. Robin Griffin, Executive Director of Development Services
201 N. Brushy Street
Leander, Texas 78641

RE: Leander Business Center
CBD Job # 5534 / Leander File No. VA-22-0001

Variance Request Letter

Dear Mrs. Griffin,

On behalf of the property owner, Carlson, Brigrance & Doering, Inc. respectfully submits this variance from Blocks along arterial streets and blocks containing or proposed to contain primarily commercial or industrial uses shall not exceed a perimeter length of four thousand (4,000) feet.

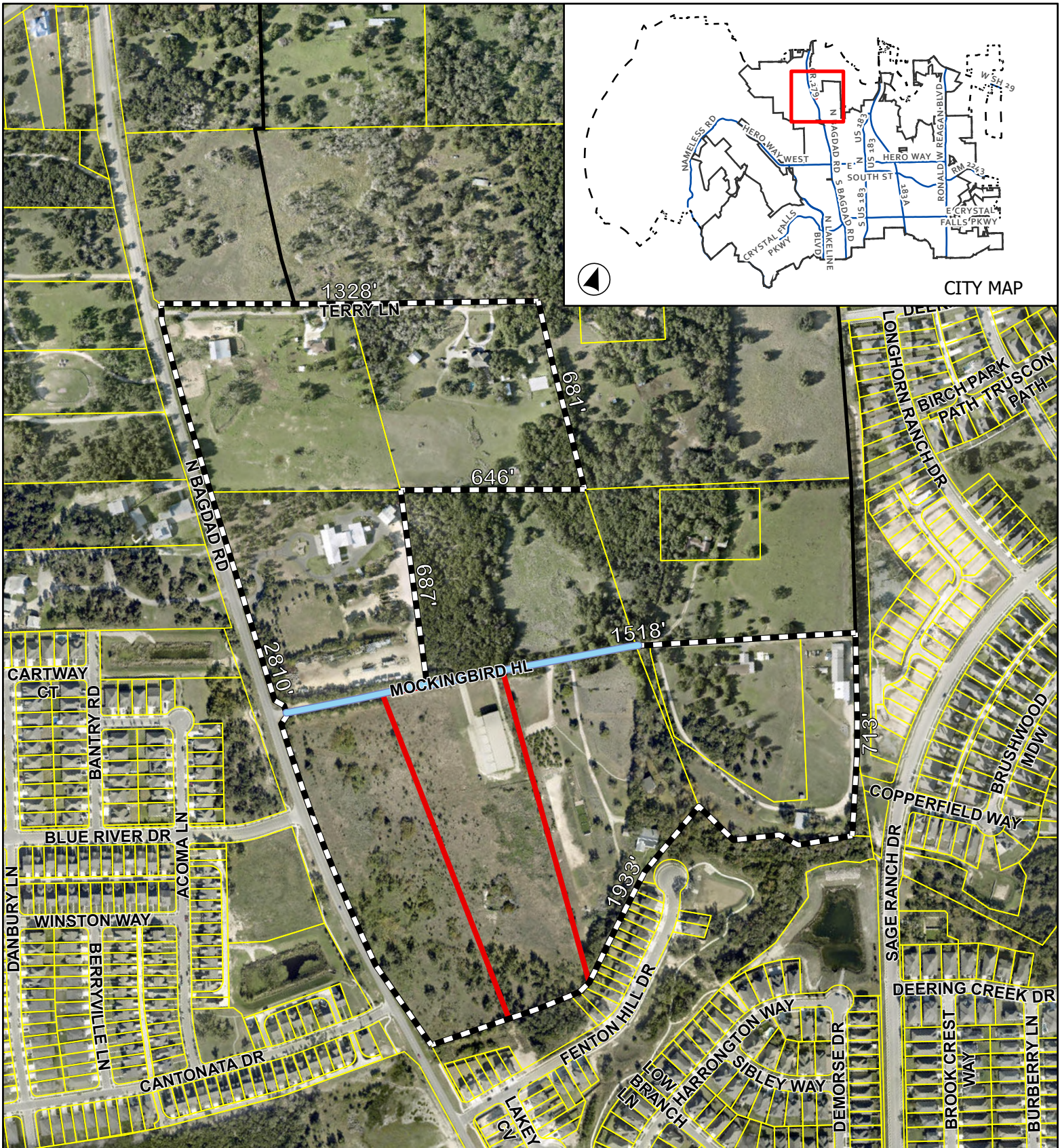
This variance request is required because the property is currently accessed by a private road with a public access easement known as Mockingbird Hill. Consequently, the property does not have any right of way along its boundary to satisfy the block length requirements.

The property is zoned Minor PUD and is adjacent to non-residential property. All of the surrounding properties are unimproved except for the northwest property across Mockingbird.

Please let me know if you need any additional information in order to process this variance.

Respectfully,
Carlson, Brigrance & Doering, Inc.

Geoff Guerrero
Senior Planner



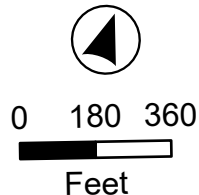
CASE: SFP-22-0002
& VA-22-0001

ATTACHMENT 3

LEANDER BUSINESS PARK

Block Perimeter 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.



Total Length of Perimeter:
10,316'

- Leander City Limits
- Subject Boundary
- Block Perimeter
- Proposed Thoroughfare



EXECUTIVE SUMMARY
2/27/2025

AGENDA SUBJECT:

Conduct a Public Hearing regarding Zoning Case Z-24-0154 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development/ Planned Unit Development – Conventional Development Sector) to adopt the McCall Capital Minor Planned Unit Development with the base zoning of GC-3-C (General Commercial) on one (1) parcel of land 4.06 acres ± in size, more particularly described by Williamson Central Appraisal District parcel R032207; and is generally located east of 183A Toll Road, approximately 270 feet south of Bulbine Drive, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-24-0154 as described above.

BACKGROUND:

This request is the first step in the zoning process. The applicant has submitted a request to change the designated zoning district of their property in order to allow for the development of office/warehouse uses. The zoning would also support commercial, retail, office, and personal services. The proposal does comply with the Comprehensive Plan and is appropriate for properties located in a Priority Neighborhood Center identified by the Comprehensive Plan.

This property is currently located within the TOD (Transit Oriented Development District) as part of the Convention Development Sector. The next step in the development process is for the applicant to request an amendment to the PUD to establish the base zoning district.

GENERAL INFORMATION:

Current Zoning: TOD/PUD-CD (Transit Oriented Development / Planned Unit Development – Conventional Development Sector)

Proposed Zoning: McCall Capital Minor PUD with the base zoning district of GC-3-C (General Commercial)

Size and Location: The property is located east of 183A Toll Road, approximately 270 feet south of Bulbine Drive, including approximately 4.06 acres.

Surrounding Area: This property is located to the west of the Bryson Apartments with frontage on 183A Toll Road.

PROPOSED ZONING DISTRICT:

USE COMPONENT

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 3:

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

Intent:

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

ARCHITECTURAL COMPONENT

TYPE C (non-residential only):

Features: Three (3) or more architectural features.

Intent:

- (1) The Type C architectural component is intended to be utilized only in the LO, LC, GC, HC and HI use components for intermediate quality development.
- (2) Combined with appropriate use and site components, this component can help to provide for harmonious land use transitions from districts that are less restricted to districts that are more restricted.
- (3) This component is not intended for the majority of the LO and LC use components except those that may be adjacent to less restricted districts.

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

- Strategy 1.1: Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.

Applicable Future Land Use categories

NEIGHBORHOOD CENTER

The Neighborhood Center future land use category is intended for areas that will be developed mostly as non-residential uses that are of an appropriate use, scale, and design that is compatible with abutting or adjacent residential uses. Site design should be neighborhood-focused, prioritizing walkability, screening, light shielding, street landscaping, compatible height, etc.

Typical uses include personal services, day care centers, small offices, fitness centers, restaurants, and retail plazas. Upper-story residential is recommended to create density to support retail, yet height limited for compatibility and scale. At the intersection of arterials and highways, more substantial retail centers and regional uses are appropriate. These locations may include hotels, vertical mixed-use, grocery stores.

Neighborhood Centers are daily activity nodes that see high traffic and turning movements, elevating access as a critical site consideration. Street relationship to the site should be safe, pedestrian-friendly, and supportive of the use type with adequate driveways.

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' are also required to be contacted.

A notice was sent to the adjacent residential property owners on January 16, 2025. No concerns were raised after the notification.

Please see the full report from the applicant attached as Exhibit 8.

HISTORY/TIMELINE:

09/22/2005 – SmartCode Adopted

APPLICANT/AGENT:

Goode Faith Engineering (Anthony Goode) on behalf of MPE Realty, LP. (Mary Elmore).

RECOMMENDATION:

Staff recommends approval of the requested zoning. The GC (General Commercial) base zoning district is compatible with the Priority Neighborhood Center.

PRESENTER:

Justin Hunt, Senior Planner

Attachments:

1. Z-24-0154 Att 1 Letter of Intent
2. Z-24-0154 Att 2 Current Zoning - McCall Capital Minor PUD
3. Z-24-0154 Att 3 FLU Map - McCall Capital Minor PUD
4. Z-24-0154 Att 4 Public Notification - McCall Capital Minor PUD
5. Z-24-0154 Att 5 Proposed Zoning - McCall Capital Minor PUD
6. Z-24-0154 Att 6 Aerial Map - McCall Capital Minor PUD
7. Z-24-0154 Att 7 PUD Notes - McCall Capital Minor PUD
8. Z-24-0154 Att 8 Neighborhood Outreach - McCall Capital Minor PUD



January 17, 2024

Robin Griffin
Executive Director of Development Services
City of Leander
P O Box 319
Leander, TX 78646

RE: Letter of Intent – Zoning Change
Project Name: McCall Capital
3751 N Hwy 183, Leander, Texas 78641
Property ID # R032207

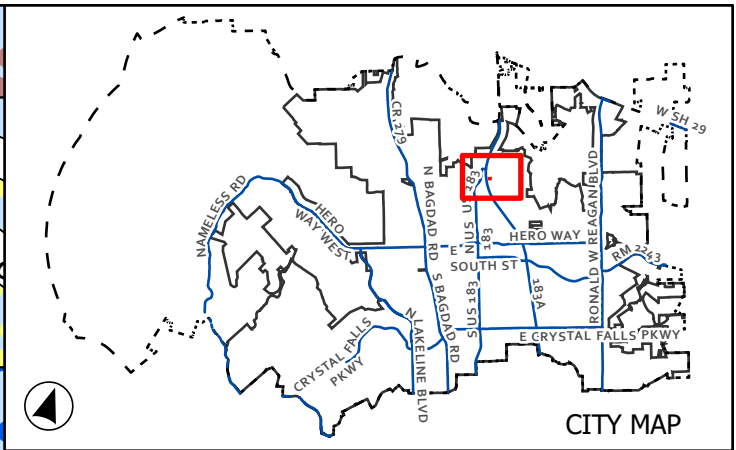
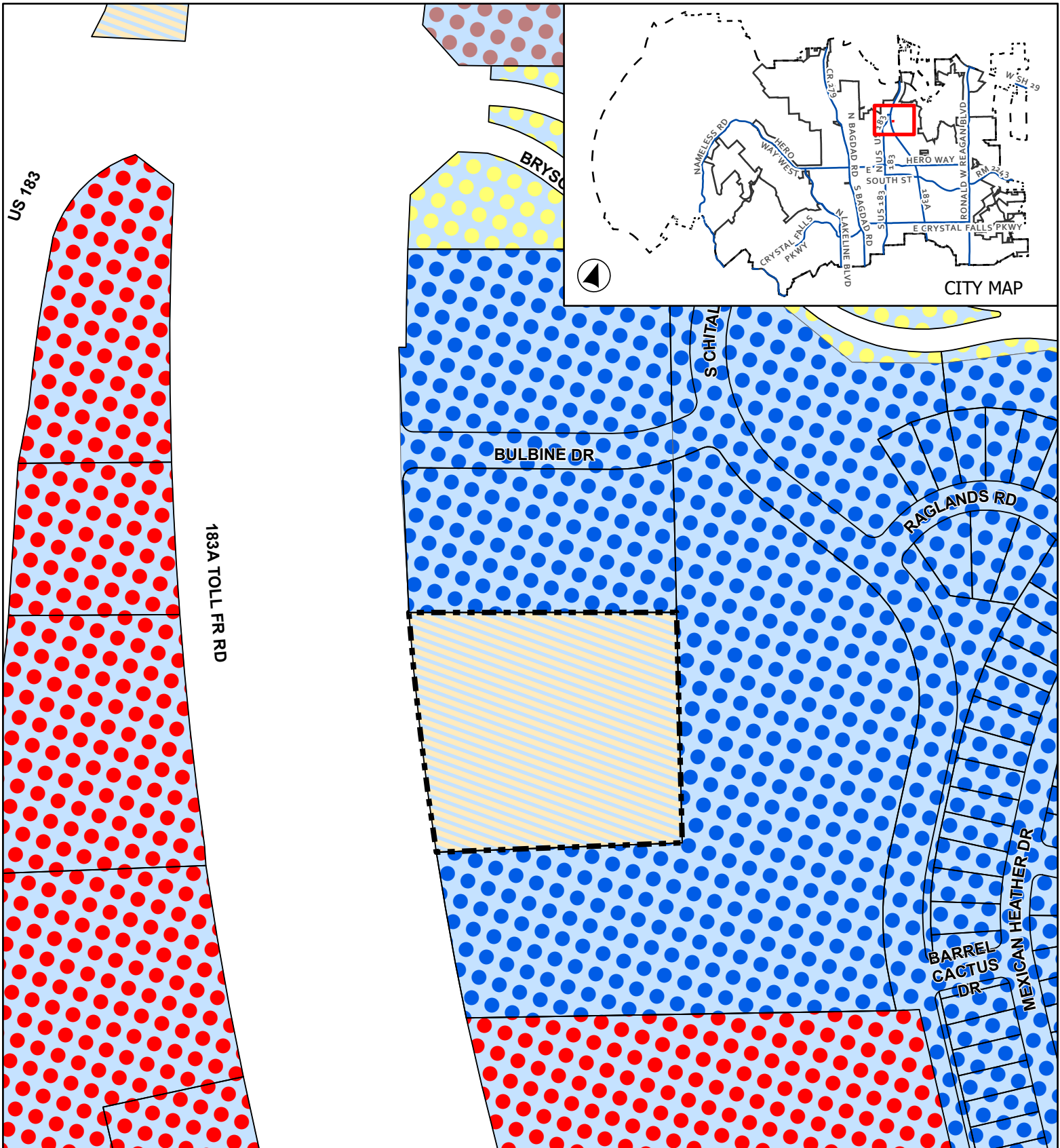
Dear Ms. Griffin:

We met on September 23, 2024 via video conference for a Pre-Development Meeting and discussed the proposed project located at 3751 N Hwy 183 on the north-bound frontage road of Hwy 183-A, near where Hwy 183 and Hwy 183-A join, across from the Quick Trip. The property is a 4.06-acre tract located within the TOD and Smart Code. Currently, the property is zoned CD-Conventional Development. We are proposing a zoning of PUD-GC-3-C (General Commercial).

Should you have any questions or need additional information, please feel free to contact me at anthony@goodefaitheng.com.

Sincerely,

Anthony Goode, P.E.
Goode Faith Engineering, LLC



CASE: Z-24-0154

ATTACHMENT 2

3751 N HWY 183
MINOR PUD

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

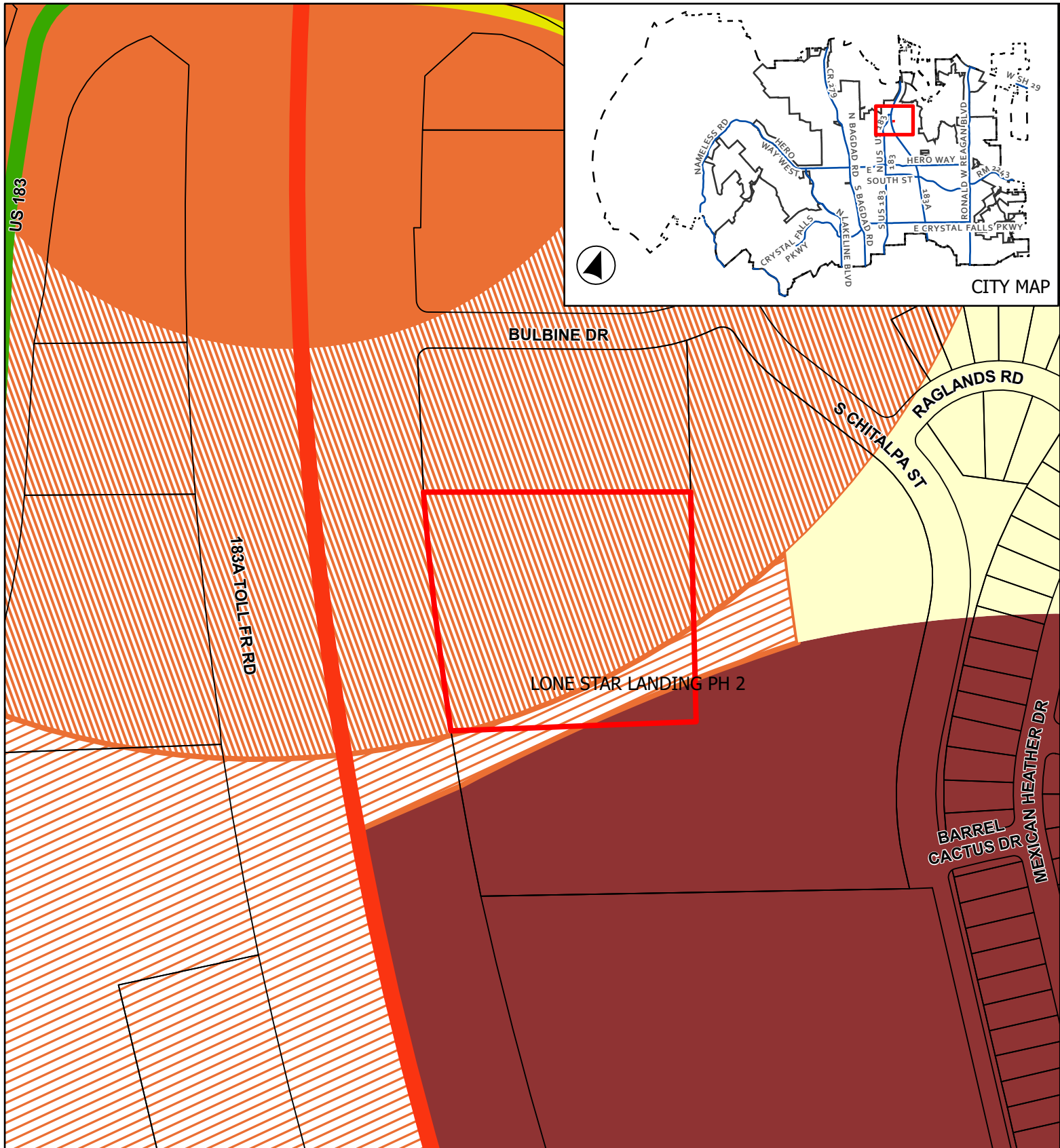
- PUD - Mixed Use
- PUD - Local Commercial
- PUD - General Commercial
- CD - Conventional Sector



0 75 150



Feet



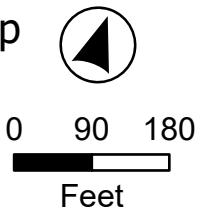
CASE: Z-24-0154

ATTACHMENT 3

3751 N HWY 183
MINOR PUD

Future Land Use Map

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- Leander City Limits
- ETJ Boundary
- Subject Boundary

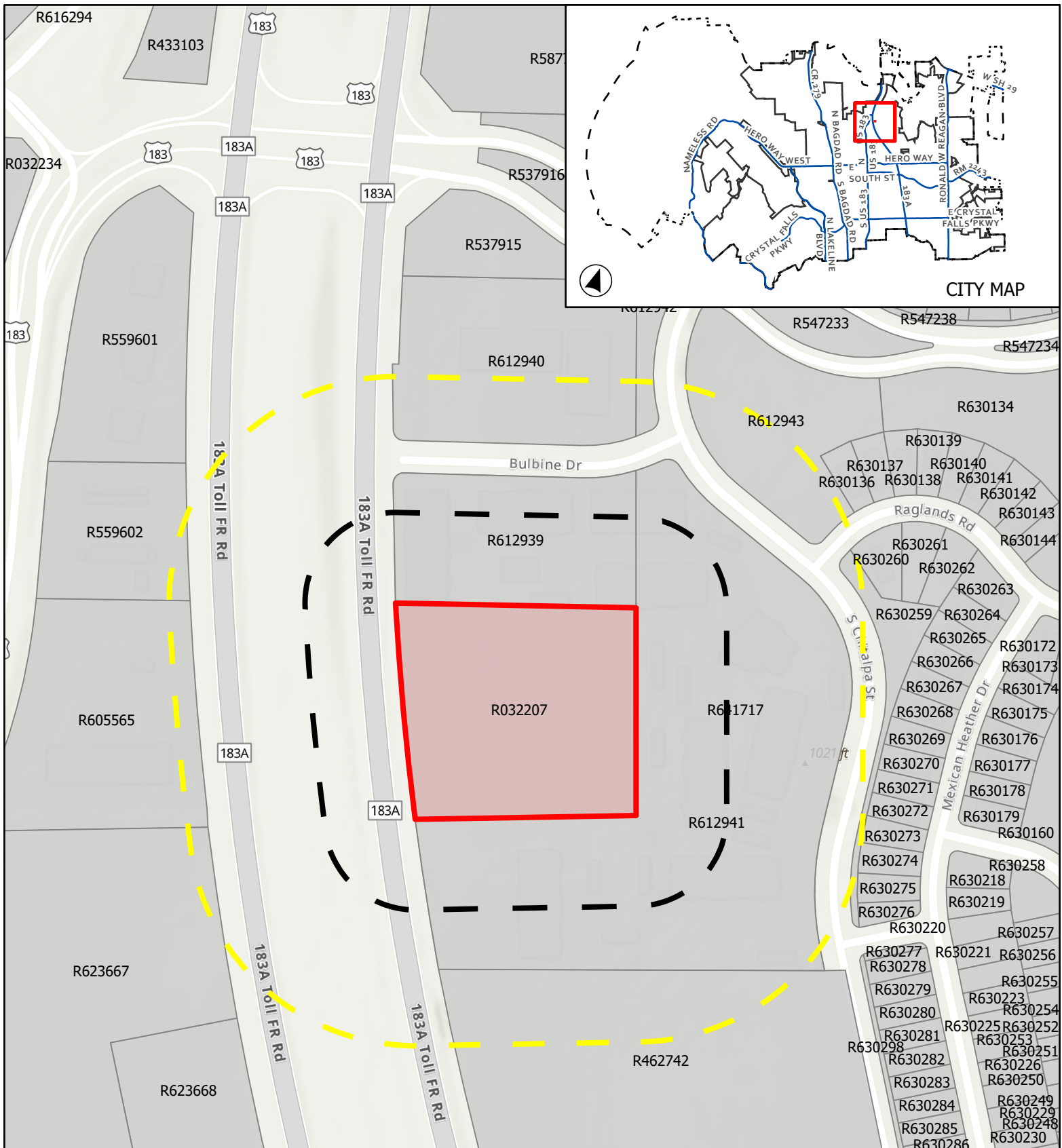
Future Land Use

- Activity Center
- Multi-Use Corridor - Priority Corridor
- Neighborhood Center - Priority Corridor

- Neighborhood Center - Solid
- Neighborhood Residential

Thoroughfare Plan

- Access Controlled, Existing
- Arterial 6 Lane, Existing
- Collector, Existing



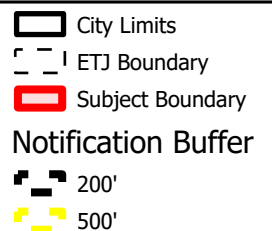
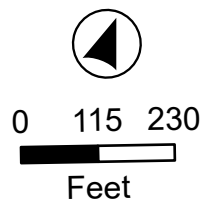
CASE: Z-24-0154

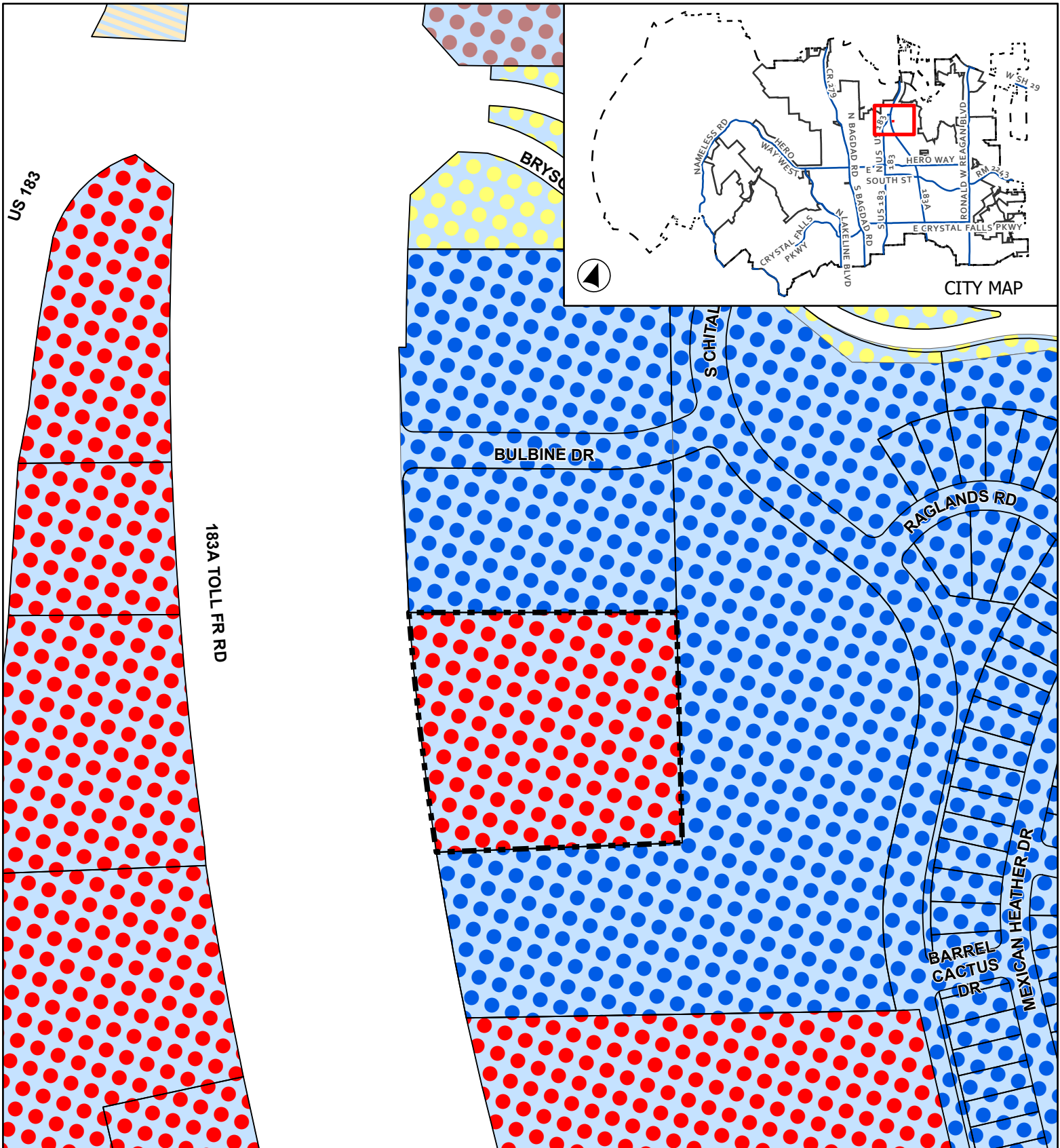
ATTACHMENT 4

3751 N HWY 183
MINOR PUD

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.





CASE: Z-24-0154

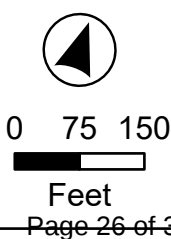
ATTACHMENT 5

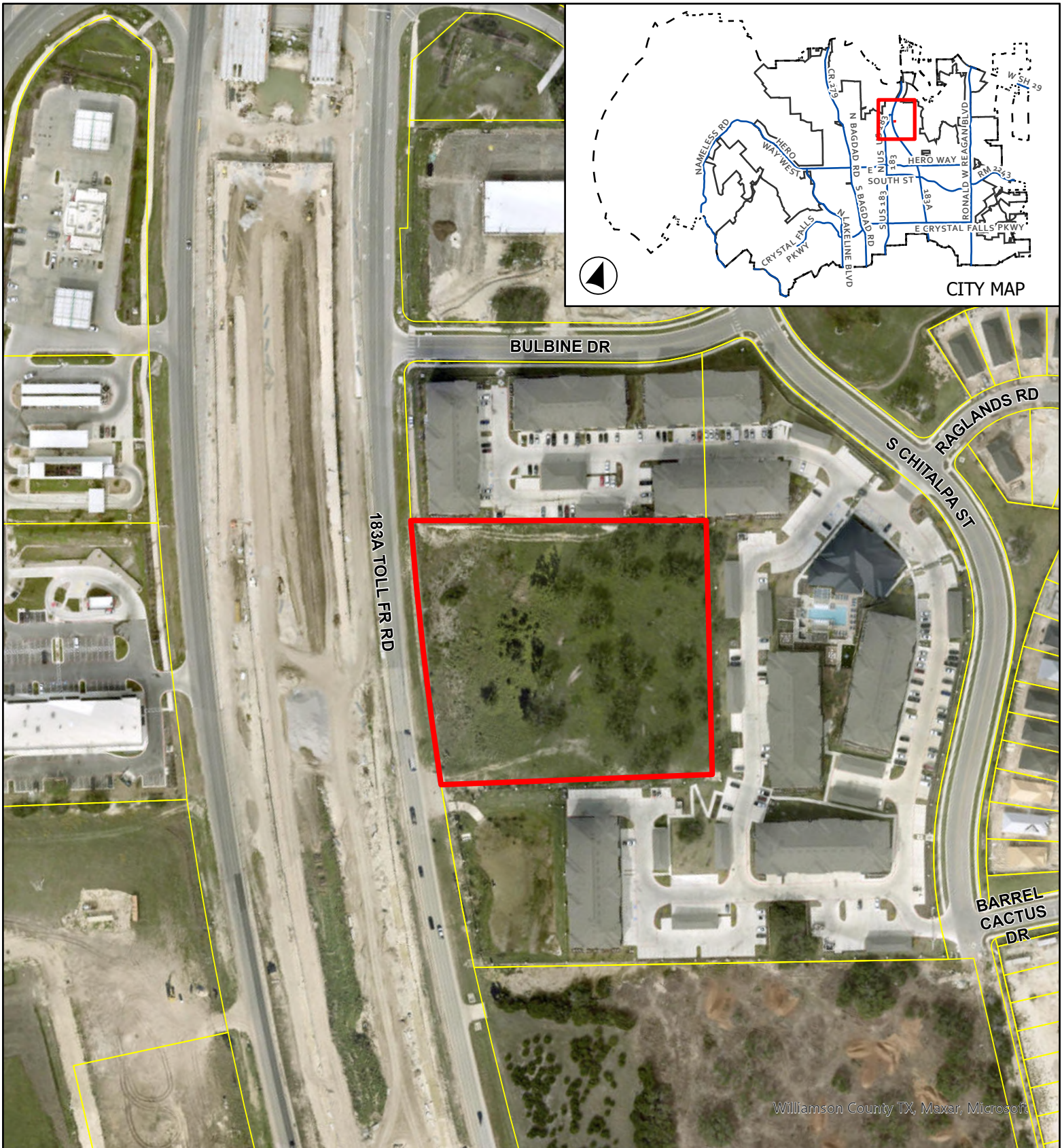
3751 N HWY 183
MINOR PUD

Proposed Zoning

- | | | | |
|--|--------------------------------|--|--------------------------|
| | Leander City Limits | | PUD - Mixed Use |
| | Extra-Territorial Jurisdiction | | PUD - Local Commercial |
| | Subject Boundary | | PUD - General Commercial |
| | PUD - Single-Family | | CD - Conventional Sector |

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





CASE: Z-24-0154

ATTACHMENT 6

3751 N HWY 183
MINOR PUD

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.

0 85 170

Feet

Leander City Limits

Subject Boundary

EXHIBIT A

McCall Capital Minor Planned Unit Development

A. Purpose and Intent

1. The McCall Capital Minor PUD is comprised of approximately 4.06 acres as shown in **Exhibit B**. The development of this property includes an office/warehouse.

B. Applicability and Base Zoning

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

GC-3-C (General Commercial)

C. Allowable / Prohibited Uses

1. The allowable uses shall include all uses permitted in the GC (General Commercial) use component.

EXHIBIT B

HOLT CARSON, INCORPORATED PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
EMAIL: HCI@AUSTIN.RR.COM

February 25, 2016

FIELD NOTE DESCRIPTION OF 4.06 ACRES OF LAND OUT OF THE WILLIAM MANSUR SURVEY, ABSTRACT NO. 437 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (4.06 ACRE) TRACT OF LAND AS CONVEYED TO ARISING PROPERTIES, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2011074271 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a $\frac{1}{2}$ " iron rod found at the Northeast corner of that certain (4.06 acre) tract of land as conveyed to Arising Properties, LLC by Special Warranty Deed recorded in Document No. 2011074271 of the Official Public Records of Williamson County, Texas, same being the Southeast corner of that certain (6.532 acre) tract of land as conveyed to Crescent Leander, Tx, LLC by Special Warranty Deed recorded in Document No. 2014099253 of the Official Public Records of Williamson County, Texas, also being a point in a Westerly line of that certain (297.47 acre) tract of land as conveyed to Crescent Leander, Tx, LLC by Special Warranty Deed recorded in Document No. 2014004820 of the Official Public Records of Williamson County, Texas and the Northeast corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE with the East line of said (4.06 acre) Arising Properties, LLC tract and a Westerly line of said (297.47 acre) Crescent Leander, Tx, LLC tract, **S 21 deg. 22'03" E 393.23 ft.** to a $\frac{1}{2}$ " iron rod found at the Southeast corner of said (4.06 acre) tract, same being an angle corner of said (297.47 acre) tract and the Southeast corner of the herein described tract;

THENCE with the South line of said (4.06 acre) Arising Properties LLC tract and a Northerly line of said (297.47 acre) Crescent Leander, Tx, LLC tract, **S 67 deg. 49'44" W 419.77 ft.** to a $\frac{1}{2}$ " iron rod with a plastic cap imprinted "SAM, Inc." found in the curving East right-of-way line of U.S. Highway No. 183-A (toll) at the Southwest corner of said (4.06 acre) tract, same being an angle corner of said (297.47 acre) tract and the Southwest corner of the herein described tract;

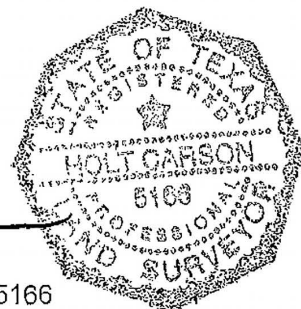
THENCE with the East right-of-way line of U.S. Highway No. 183-A and the West line of said (4.06 acre) Arising Properties, LLC tract, along a curve to the right with a radius of 5529.58 ft. for an arc length of 411.57 ft. and which chord bears, **N 26 deg. 34'14" W 411.48 ft.** to a calculated point at the Northwest corner of said (4.06 acre) tract, same being the Northwest corner of the herein described tract, from which a $\frac{1}{2}$ " iron rod found with a plastic cap imprinted "Bury" bears, **N 71 deg. 35' E 0.38 ft.**

THENCE leaving the East right-of-way line of U.S. Highway No. 183-A with the North line of said (4.06 acre) Arising Properties, LLC tract, **N 69 deg. 58'13" E 457.16 ft.** to the **PLACE OF BEGINNING** containing **4.06 acres** of land.

SURVEYED: February 25, 2016


Holt Carson

Registered Professional Land Surveyor No. 5166
see accompanying map: A 979070





AW0437 - Mansil, Wm. Sur.,
SERIAL # UNK, TITLE #
FCNT10/07,
LABEL # UNK, ACRES 4.06

3751 N HWY 2
Leander, TX

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.

Letters of Notification of Proposed Zoning Change were sent via USPS certified mail on 01/16/2025.

There are 23 properties within the 500' radius and the 9 owners of the properties were notified.
See attached list and notification letter.

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.

The 9 property owners within the 500' radius of the property were notified. See attached list as requested.

3. What concerns were raised during these communications?

No concerns have been raised to date.

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

No concerns have been raised to date.

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

Signature: 

Date 01/17/2025.

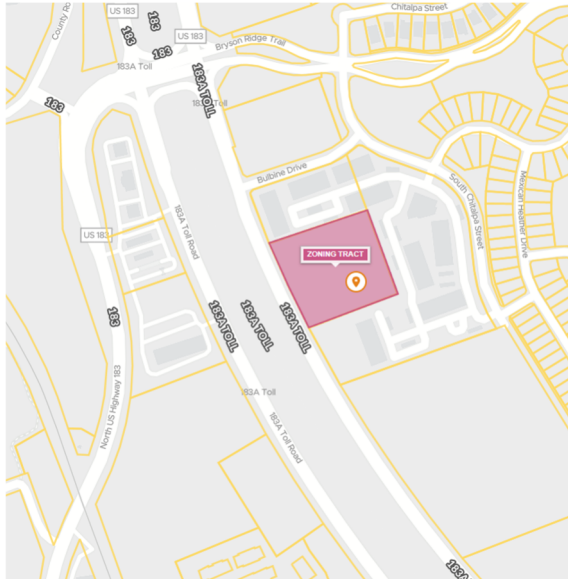


January 16, 2025

**RE: Notification of Proposed Zoning Change for
Property located at 3751 N Hwy 183, Leander, TX 78641
Property ID # R032207**

Dear Neighbor,

We are submitting a zoning change request on behalf of MPE Realty LP for Property ID R032207. The property is located at 3751 N Hwy 183 on the north-bound frontage road of Hwy 183-A near where Hwy 183 and Hwy 183-A join, across from the Quick Trip and is within 500 feet of your property. We are requesting to amend the current zoning of CD - Conventional Development to PUD-GC-3 (General Commercial) which if approved, will allow for the development of an office/warehouse on the property.



In the coming weeks you should receive a letter from the City of Leander regarding a Planning and Zoning Commission Public Hearing.

If you have any questions or would like more information about the project, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Anthony Goode".

Anthony Goode, PE
972-822-1682

Anthony@GoodeFaithEng.com

Goode Faith Engineering
1620 La Jaita Drive, Suite 300
Cedar Park, Texas 78613