



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, March 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**

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 March 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.]

CONSENT AGENDA: ACTION

6. Approval of the minutes for meeting held on February 27, 2025.
7. Approval of the extension of the application expiration for Site Development Case SD-23-0089 Republic Trails Retail Center; more particularly described by Williamson Central Appraisal District Parcel R663709, commonly known as 15513 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
8. Approval of the extension of the application expiration for Site Development Case SD-23-0150 Shady Brew Garden; more particularly described by Williamson Central Appraisal District Parcel R036035, commonly known as 303 W. Broade Street, Leander, Williamson County, Texas.
9. Approval of the extension of the application expiration for Site Development Case SD-23-0155 Bagdad Blue; more particularly described by Williamson Central Appraisal District Parcels R305597, R305598, R305599, and R498660, commonly known as 3004 S. Bagdad Road, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

10. Conduct a Public Hearing regarding Ordinance Case OR-25-0028 to amend the Subdivision Ordinance to update the criteria for Short Form Final Plats and update the application extension process, and to provide for related matters; Williamson & Travis Counties, Texas.
 - Discuss and consider action regarding Ordinance Case OR-25-0028 as described above.
 - a. Staff Presentation
 - b. Open Public Hearing
 - c. Close Public Hearing
 - d. Discussion
 - e. Consider Action
11. Conduct a Public Hearing regarding Zoning Case Z-24-0151 to amend the current zoning of SFR-1-B (Single-Family Rural) to SFS-2-A (Single-Family Suburban) on one (1) parcel of land 10.01 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R318556; and more commonly known as 551 Private Road 920, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-24-0151 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action

REGULAR AGENDA

12. 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 7th day of March 2025 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Veronica Tovar, Secretary



EXECUTIVE SUMMARY
3/13/2025

AGENDA SUBJECT:

Approval of the minutes for meeting held on February 27, 2025.

BACKGROUND:

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

PRESENTER:

Attachments:

1. 2-27-2025 P & Z Minutes



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, February 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**

REGULAR MEETING

1. Call to Order.

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

2. Roll Call.

All present except Commissioner Laura Lantrip.

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.]

No one wished to speak.

CONSENT AGENDA: ACTION

Motion to approve Consent Agenda items 6-7.

By: Board Member Calame
Seconded: Board Member LeDay

Vote: 5 - 0

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 $\pm$ 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.

Public Hearing opened at 6:07 p.m.; Public Hearing closed at 6:07 p.m., following discussion.

No one wished to speak in favor or opposition of the request.

Motion to approve the Variance Case VA-22-0001.

By: Board Member Calame

Seconded: Board Member Mahan

Vote: 5 - 0

Motion to approve the Short Form Plat SFP-22-0002.

By: Board Member Calame

Seconded: Board Member Mahan

Vote: 5 - 0

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 $\pm$ 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.

Public Hearing opened at 6:14 p.m.; Public Hearing closed at 6:14 p.m., following discussion.

No one wished to speak in favor or opposition of the request.

Motion to approve Zoning Case Z-24-0154.

By: Board Member Calame

Seconded: Board Member Oliver

Vote: 4 - 1 (Board Member Morales)

REGULAR AGENDA

10. Adjournment

Meeting adjourned at 6:23 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON



EXECUTIVE SUMMARY
3/13/2025

AGENDA SUBJECT:

Approval of the extension of the application expiration for Site Development Case SD-23-0089 Republic Trails Retail Center; more particularly described by Williamson Central Appraisal District Parcel R663709, commonly known as 15513 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the site development for Republic Trails Retail Center, which is a 3.33 acre commercial site development for the a retail center that includes three buildings totaling 29,272 square feet of office and mixed use retail.

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 another six-month (6) extension of the application in order to proceed with the pre-construction meeting and have their permit issued for construction.

HISTORY/TIMELINE:

08/22/2023 – Site Development Application Filed
06/22/2024 – Site Development Application Expired
12/22/2024 – Site Development Application Staff Extension Expired

APPLICANT/AGENT:

Landworks Engineering & Surveying, LLC. (Troy Moore) on behalf of Austin15, LLC (Limbaridi Swamy Devuni)

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 site development is sent to the applicant.

Staff recommends approval of an additional six (6) month extension. Approving this extension would grant an extension to June 22, 2025 and will allow the developer to finalize the site development plan for approval.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. SD-23-0089 Att 1 Republic Trails Retail Center - Request Letter
2. SD-23-0089 Att 2 Republic Trails Retail Center - Location Map

Date: 02/14/2025

City of Leander Permitting Department

Subject: Request for Extension of Permit SD-23-0089

Dear Veronica,

I am writing to formally request an extension of the permit SD-23-0089, issued for Republic Trails Retail Center at 15513 Ronald W Reagan Blvd., Leander, TX 78641.

We were delayed during the period of the permit being approved 3 months to when the project funding was finalized to start the project. We installed erosion controls several weeks ago and then were told we needed to provide an extension form in order to proceed with a Pre Con.

Please let me know if any additional documentation or information is needed to process this request.

Sincerely,

Brandon Sassenberg
3A General Contractors



EXECUTIVE SUMMARY
3/13/2025

AGENDA SUBJECT:

Approval of the extension of the application expiration for Site Development Case SD-23-0150 Shady Brew Garden; more particularly described by Williamson Central Appraisal District Parcel R036035, commonly known as 303 W. Broade Street, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the site development for Shady Brew Garden, which is a 1.85 acre commercial site development including a food truck park and associated improvements.

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 another six-month (6) extension of the application in order to continue with the review of the site development.

HISTORY/TIMELINE:

10/17/2023 – Site Development Application Filed
08/16/2024 – Site Development Application Expired
02/16/2024 – Site Development Application Staff Extension Expired

APPLICANT/AGENT:

Dyess Investments, LLC. (Imar Dyess).

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 site development is sent to the applicant.

Staff recommends approval of an additional six (6) month extension. Approving this extension would grant an extension to August 16, 2025 and will allow the developer to finalize the site development plan for approval.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. SD-23-0150 Att 1 Shady Brew Garden - Extension Request
2. SD-23-0150 Att 2 Shady Brew Garden - Location Map

Date: 03-04-2025

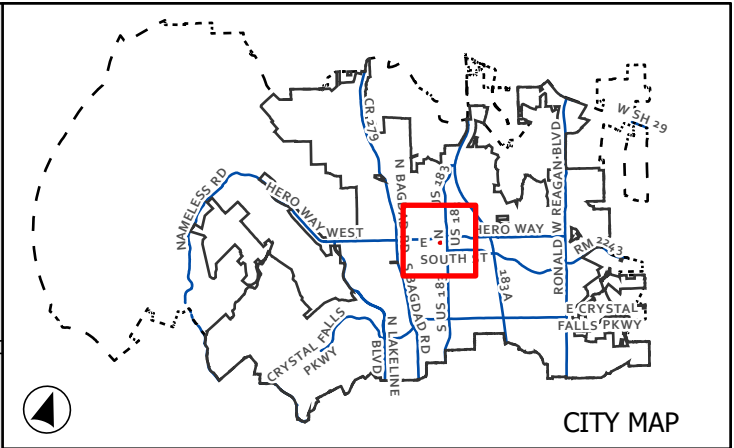
Project SD-23-0150

To Whom It May Concern:

We are a requesting a 6 month extension to complete our site development permit and building permit. We have all our documentation from engineer, architect and MEP ready for city to review and approve.

Thanks,

Omar Dyess
Shady Brew Garden
512-762-4228



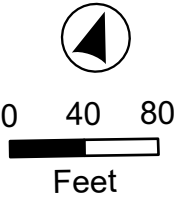
CASE: SD-23-0150

ATTACHMENT 2

SHADY BREW GARDEN

Location 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.



- City Limits
- ETJ
- Subject Boundary



EXECUTIVE SUMMARY
3/13/2025

AGENDA SUBJECT:

Approval of the extension of the application expiration for Site Development Case SD-23-0155 Bagdad Blueline; more particularly described by Williamson Central Appraisal District Parcels R305597, R305598, R305599, and R498660, commonly known as 3004 S. Bagdad Road, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the site development for Bagdad Blueline, which is a 3.57 acre commercial site development including retail, medical, and a drive through restaurant.

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 another six-month (6) extension of the application due to the owner being out of the country causing a delay on the construction.

HISTORY/TIMELINE:

10/17/2023 – Site Development Application Filed
08/17/2024 – Site Development Application Expired
02/17/2025 – Site Development Application Staff Extension Expired

APPLICANT/AGENT:

Eli Engineering, PLLC. (Gary Eli Jones) on behalf of Dream Value @ Bagdad, LLC. (Sreekiran Vallurupalli).

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 site development is sent to the applicant.

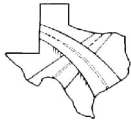
Staff recommends approval of an additional six (6) month extension. Approving this extension would grant an extension to August 17, 2025 and will allow the developer to finalize the site development plan for approval.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. SD-23-0155 Att 1 Bagdad Blueline - Extension Request
2. SD-23-0155 Att 2 Bagdad Blueline - Location Map



Firm # 17877

February 25, 2025

City of Leander
Development Services Department
201 N Brushy Street
Leander, TX 78641

**Re: Bagdad Blueline Site Development - SD-23-0155
Extension Request**

To Whom it May Concern:

We are requesting an extension to the site development permit for the referenced project. The permit expired February 17, 2025 and the Owner has just returned from out of the country so he was not in a position to deal with getting the project started.

If there are any questions or you need additional information, please let me know.

Sincerely,

Gary Eli Jones, P.E.
Member



EXECUTIVE SUMMARY
3/13/2025

AGENDA SUBJECT:

Conduct a Public Hearing regarding Ordinance Case OR-25-0028 to amend the Subdivision Ordinance to update the criteria for Short Form Final Plats and update the application extension process, and to provide for related matters; Williamson & Travis Counties, Texas.

- Discuss and consider action regarding Ordinance Case OR-25-0028 as described above.

BACKGROUND:

This request is the first step in the ordinance process. This amendment includes two (2) updates to the Subdivision Ordinance:

1. Short Form Final Plat Process – The short form final plat process is an expedited process for smaller subdivisions that do not require public improvements. The Texas Local Government Code (TLGC) was amended to remove the four-lot (4) maximum for short form final plats. This amendment includes updating the ordinance to also remove the four-lot (4) maximum.
2. Application Extension Process – The Subdivision Ordinance allows for one (1) administrative extension for applications that are expiring. The ordinance does not provide for additional extensions. The City has used an ordinance process to grant extensions. This ordinance amendment includes an extension process to allow the Planning & Zoning Commission to grant extensions to applications.

HISTORY/TIMELINE:

APPLICANT/AGENT:

City of Leander Development Services

RECOMMENDATION:

Staff recommends approval of the ordinance amendments.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

Attachments:

1. OR-25-0028 Att 1 Ordinance Redline

Section 21. Concept Plan.**(g) Application Expiration.**

- (1) The Concept Plan application shall expire nine (9) months after the date that all initial staff review comments from all reviewing departments have been issued on the application if the concept plan is not approved due to the applicant's failure to cause the application to comply with applicable city regulations.
 - (2) The Planning Department may grant one six (6) month extension if the applicant can show substantial progress in obtaining approval of the Concept Plan. Substantial progress shall consist of, at a minimum, a resubmission of the Concept Plan and all relevant materials by the applicant that address all initial staff review comments from all reviewing departments.
 - (3) The Planning & Zoning Commission may grant additional six (6) month extensions if the applicant can show substantial progress in obtaining approval. Extension requests shall be submitted within three (3) months of the application expiration.
 - ~~(3)~~(4) After expiration of an application, any new Concept Plan will be required to be re-submitted as a new application including re-paying all of the fees associated with this process.
-

Section 22. Preliminary Plat.**(g) Application Expiration.**

- (1) The Preliminary Plat application shall expire nine (9) months after the date that all initial staff review comments from all reviewing departments have been issued on the application if the Preliminary Plat is not approved due to the applicant's failure to cause the application to comply with applicable city regulations. If the Concept Plan and the Preliminary Plat applications are submitted concurrently, the Concept Plan and Preliminary Plat applications shall both expire nine (9) months after the date that all staff review comments from all reviewing departments have been issued on the applications if both the Concept Plan and Preliminary Plat are not approved due to the applicant's failure to cause the applications to comply with all applicable City regulations.
- (2) The Planning Department may grant one six (6) month extension if the applicant can show substantial progress in obtaining approval of the Preliminary Plat, and the Concept Plan if submitted concurrently with the Preliminary Plat application. Substantial progress shall consist of, at a minimum, a resubmission of the Preliminary Plat, the concept plan in the case of a concurrent submission, and all relevant materials by the applicant that address all initial staff review comments from all reviewing departments.
- (3) The Planning & Zoning Commission may grant additional six (6) month extensions if the applicant can show substantial progress in obtaining approval. Extension requests shall be submitted within three (3) months of the application expiration.
- ~~(2)~~(4) After expiration of an application, any new Preliminary Plat application will be required to be re-submitted as a new application including re-paying all of the fees associated with this process.

Section 23. Construction Plans.

(g) *Application Expiration.*

- (1) The Construction Plans application shall expire nine (9) months after the date that all initial staff review comments from all reviewing departments have been issued on the application if the construction plans are not approved due to the applicant's failure to cause the application to comply with applicable city regulations.
- (2) The Planning Department may grant one six (6) month extension if the applicant can show substantial progress in obtaining approval of the construction plans. Substantial progress shall consist of, at a minimum, a resubmission of the construction plans and all relevant materials by the applicant that address all initial staff review comments from all reviewing departments.
- (3) The Planning & Zoning Commission may grant additional six (6) month extensions if the applicant can show substantial progress in obtaining approval. Extension requests shall be submitted within three (3) months of the application expiration.

Section 24. Final Plat.

(g) *Application Expiration.*

- (1) The Final Plat application shall expire nine (9) months after the date that all initial staff review comments from all reviewing departments have been issued on the application if the final plat is not approved due to the applicant's failure to cause the application to comply with applicable city regulations.
- (2) The Planning Department may grant one six (6) month extension if the applicant can show substantial progress in obtaining approval of the final plat. Substantial progress shall consist of, at a minimum, a resubmission of the final plat and all relevant materials by the applicant that address all initial staff review comments from all reviewing departments.
- (3) The Planning & Zoning Commission may grant additional six (6) month extensions if the applicant can show substantial progress in obtaining approval. Extension requests shall be submitted within three (3) months of the application expiration.

Section 25. Amended Final Plats.

(h) *Expiration.*

- (1) The Amended Final Plat application shall expire nine (9) months after the date that all initial staff review comments from all reviewing departments have been issued on the application if the amended final plat is not approved due to the applicant's failure to cause the application to comply with applicable city regulations.
- (2) The Planning Department may grant one six (6) month extension if the applicant can show substantial progress in obtaining approval of the amended final plat. Substantial progress shall consist of, at a minimum, a resubmission of the amended final plat and all relevant materials by the applicant that address all initial staff review comments from all reviewing departments.

SUBDIVISION ORDINANCE

ARTICLE II

(3) The Planning Department may grant additional six (6) month extensions if the applicant can show substantial progress in obtaining approval. Extension requests shall be submitted within three (3) months of the application expiration.

~~(3)~~(4) Approval of an Amended Plat shall expire if said plat is not recorded in the plat records of the County within six (6) months of City approval if such delay is the result of any action or inaction by the applicant or their representative.

Section 26. Short Form Final Plats.

- (a) *Purpose.* The provision of adequate data concerning land use, utility requirements, traffic impact, streets, easements and dedications is vital to ensure the continued health, safety and welfare of the City's residents. Recognizing that the significance of this data is reduced for the small scale projects that are most heavily impacted by the burden of producing this data, the City allows alternate procedures for simple resubdivisions, lot splits, and the platting of existing development and of land proposed for site development where public improvements are not required.
- (1) Applicants for subdivisions or resubdivisions not requiring public improvements may follow the procedure set forth below provided that the subdivision meets all of the following criteria:
- (i) The City shall certify that the proposed subdivision meets all the requirements of the Short Form Final Plat.
 - (ii) No new public street shall be necessary for each lot to access a public street.
 - (iii) No off-site improvements to the City's infrastructure are determined to be necessary by the City Engineer.
 - (iv) No drainage improvements are determined to be necessary by the City Engineer.
 - ~~(v) — No more than four (4) lots are involved.~~
- (2) The Commission may require the standard Final Plat procedures outlined [in] this Ordinance, if the City determines that the plat is inconsistent with any element of the Comprehensive Plan, or any established City ordinances, codes or policies.



EXECUTIVE SUMMARY

3/13/2025

AGENDA SUBJECT:

Conduct a Public Hearing regarding Zoning Case Z-24-0151 to amend the current zoning of SFR-1-B (Single-Family Rural) to SFS-2-A (Single-Family Suburban) on one (1) parcel of land 10.01 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R318556; and more commonly known as 551 Private Road 920, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-24-0151 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 develop a single-family residential subdivision on intermediate suburban standard sized lots. The proposal does comply with the Comprehensive Plan and is appropriate for properties located in the Neighborhood Residential area of the Future Land Use Map as identified by the Comprehensive Plan.

The property will have access to Raider Way, which is a Collector roadway planned to extend north to RM 2243 and eventually terminating at San Gabriel Parkway. This proposal is in compliance with the Resolution No. 22-031-00 which was adopted by City Council in October of 2022 to limit consideration of zoning requests that seek to add residential lots. The Resolution does prioritize large lot/low-density residential development such as SFR, SFE and SFS.

The initial public notice included the Type 3 site component. This site component allows for larger accessory structures associated with the houses. The applicant has worked with staff to ensure compatibility with surrounding neighborhoods and is requesting to amend the zoning request from the Type 3 Site Component and Type B Architectural Component to Type 2 and Type A which would be consistent with the adjacent subdivisions.

GENERAL INFORMATION:

Current Zoning: SFR-1-B (Single-Family Rural)

Proposed Zoning: SFS-2-A (Single-Family Suburban)

Size and Location: The property is located at 551 Private Road 920, including approximately 10.01 acres.

Surrounding Area: This property is located on the east side of Raider Way at the intersection of Torre Street. The property is located between the Stewart Crossing and Marbella Subdivisions.

PROPOSED ZONING DISTRICT:

USE COMPONENT

SFS – SINGLE FAMILY SUBURBAN:

Features: 9,000 sq. ft. lot min.; 1,500 sq. ft. living area min.

Intent: Development of single-family detached dwellings on intermediate suburban standard sized lots and for other compatible and complimentary uses. The purpose of this component is to provide regulations to maintain and protect the City's single-family residences and neighborhoods in areas with intermediate lot sizes.

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 land owner.
- (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 the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

- Encourage a variety of market-driven housing types.

- Support housing that has well-defined design character, compatibility with adjacent uses, and balanced density.

Applicable Future Land Use categories

NEIGHBORHOOD RESIDENTIAL

The Neighborhood Residential land use category is intended to be developed primarily as new single-family detached residential subdivisions with associated amenities, such as parks, trails, open space areas, and elementary schools. These areas are intended to have a mix of suburban and auto-oriented development character which are primarily found in the form of detached residential lots.

Architectural styles, building height and massing are relatively uniform in this type of land use. Most streets are considered to be local and low-volume with curb and gutter, sidewalks, consistent speeds and highly accessible driveways. Strategically located parks are essential and in some cases a school or other institutional use are integrated or in close proximity.

Some neighborhood-serving retail and office uses are permitted in these areas with highly-restrictive use, site and design requirements. These type of uses are residential in scale and architectural design and are walkable in nature, though auto-serving. These uses are not shown on the Future Land Use Map as commercial and are supported when integrated into a development with appropriate site and zoning compatibility considerations.

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 neighborhood meeting was held at 6:30 p.m. on January 15, 2025 at Wiley Middle School, including the Marbella and Stewart Crossing neighborhoods. Below is a list of comments/concerns that were discussed during the meeting:

- The main concerns were the extension of Raider Way from Crystal Falls Parkway to RM 2243 and traffic.
- Marbella residents raised concern regarding the drainage of their subdivision.

No changes were made to address issues discussed.

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

HISTORY/TIMELINE:

01/17/2013 - Annexation

APPLICANT/AGENT:

Capital A Housing (Eyad Kasemi) on behalf of Ron M. Davis.

RECOMMENDATION:

Staff recommends approval of the requested zoning. The SFS (Single-Family Suburban) use component is compatible with both the existing surrounding land uses and the Future Land Use Map as identified in the Comprehensive Plan.

PRESENTER:

Michael Chenausky, Senior Planner

Attachments:

1. Z-24-0151 - Att 1 Letter of Intent - Oasis Subdivision
2. Z-24-0151 - Att 2 Current Zoning - Oasis Subdivision
3. Z-24-0151 - Att 3 Future Land Use - Oasis Subdivision
4. Z-24-0151 - Att 4 Public Notification - Oasis Subdivision
5. Z-24-0151 - Att 5 Proposed Zoning - Oasis Subdivision
6. Z-24-0151 - Att 6 Aerial Map - Oasis Subdivision
7. Z-24-0151 - Att 7 Utilities Map - Oasis Subdivision
8. Z-24-0151 - Att 8 Neighborhood Outreach - Oasis Subdivision

November 18, 2024

City of Leander Development Services Department
201 N Brushy Street
Leander, Texas 78641

Re: **Letter of Intent for Rezoning Application**
551 Private Road 920
Leander, Texas 78641

To Whom it May Concern,

We are submitting a Rezoning Application package for the Oasis Subdivision project located at 551 Private Road 920, Leander, Texas 78641 in congruence with the City of Leander.

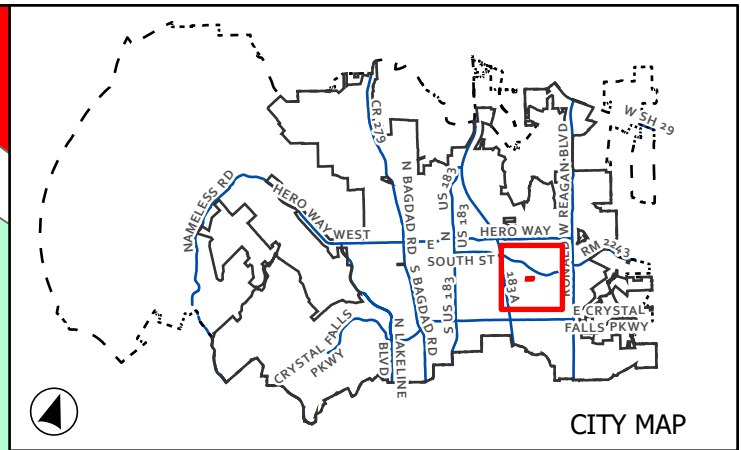
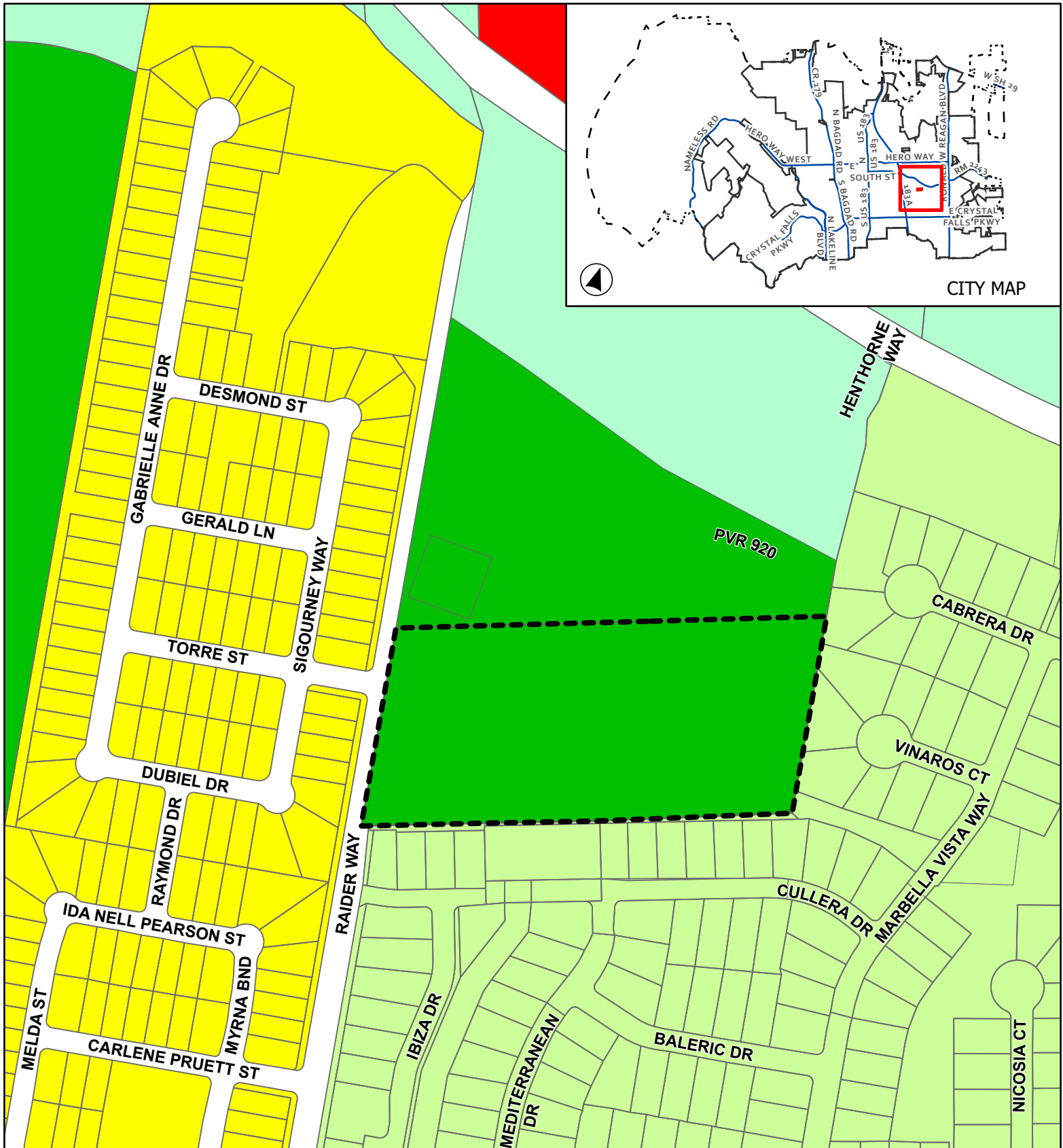
The 10.01-acre site is zoned SFR-1-B (Single Family Rural) on WCAD Parcel R318556 and is currently developed with a residential single-family building and associated gravel driveway. We are proposing to rezone the site to SFS-3-B (Single Family Suburban) in order to subdivide the site into thirty (30) single family lots. No construction elements are proposed with this Rezoning Application.

The property is located within the Turkey Creek watershed and is located within the Edwards Aquifer Contributing Zone. No portion of the site is within the FEMA 100-year floodplain.

If you have any questions or require additional information, please contact me at eyad@capitalahousing.com.

Sincerely,

Eyad Kasemi
Principal



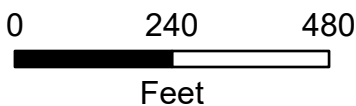
CASE: Z-24-0151

ATTACHMENT 2

OASIS SUBDIVISION

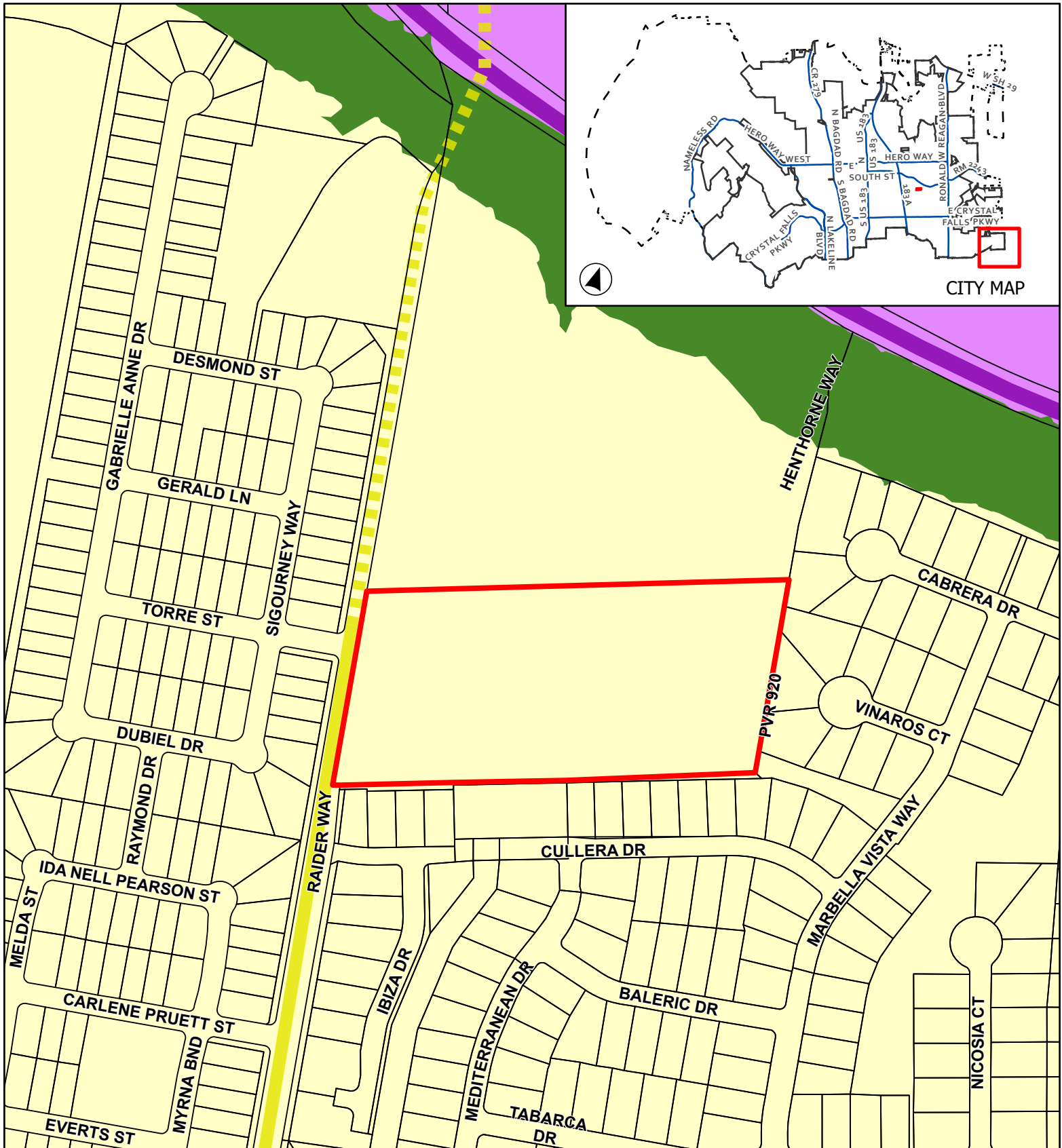
Current Zoning

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City Limits
 ETJ
 Subject Boundary
Current Zoning
 SFR - Single-Family Rural

SFS - Single-Family Suburban
 SFU - Single-Family Urban
 SFC - Single-Family Compact
 GC - General Commercial



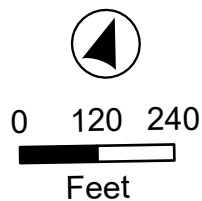
CASE: Z-24-0151

ATTACHMENT 3

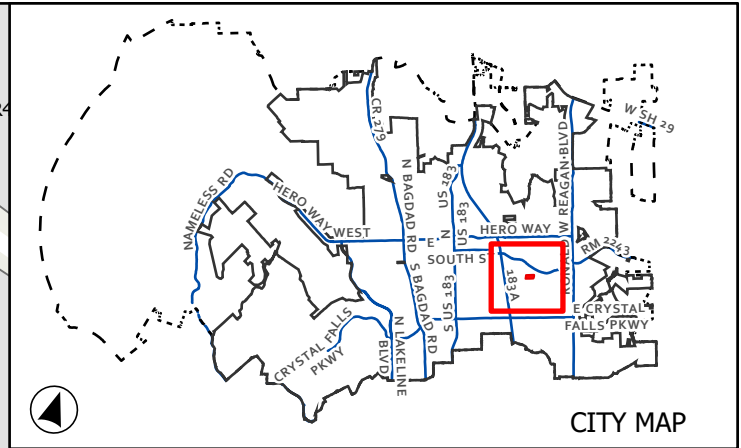
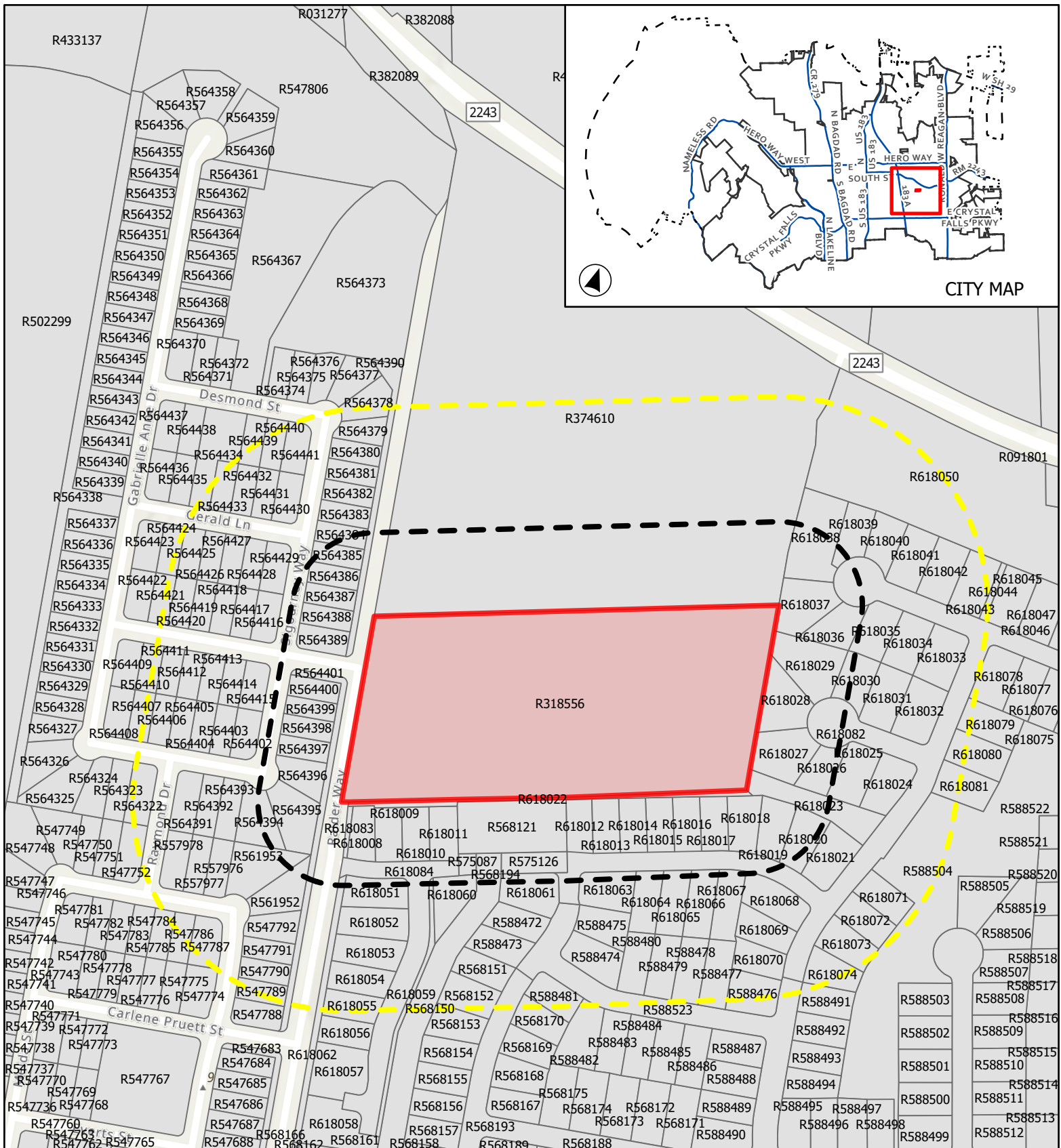
OASIS SUBDIVISION

Future Land Use Map

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- ETJ Boundary
- Leander City Limits
- Subject Boundary
- Arterial 4 Lane, Existing
- Collector, Existing
- Collector, Proposed
- Neighborhood Residential
- Employment Center
- Greenway



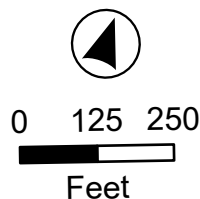
CASE: Z-24-0151

ATTACHMENT 4

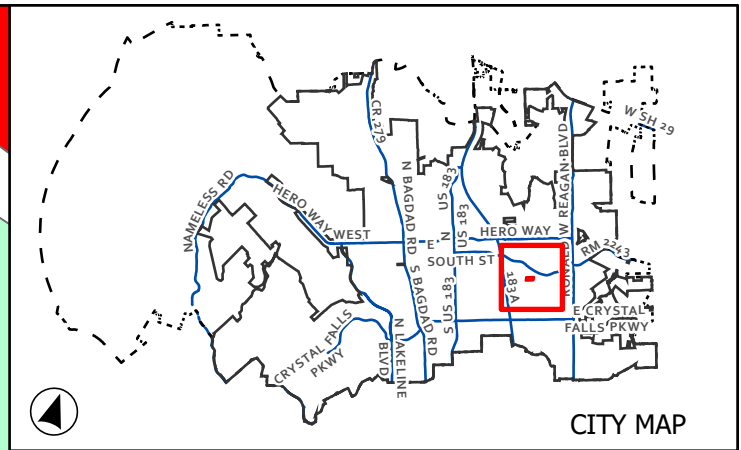
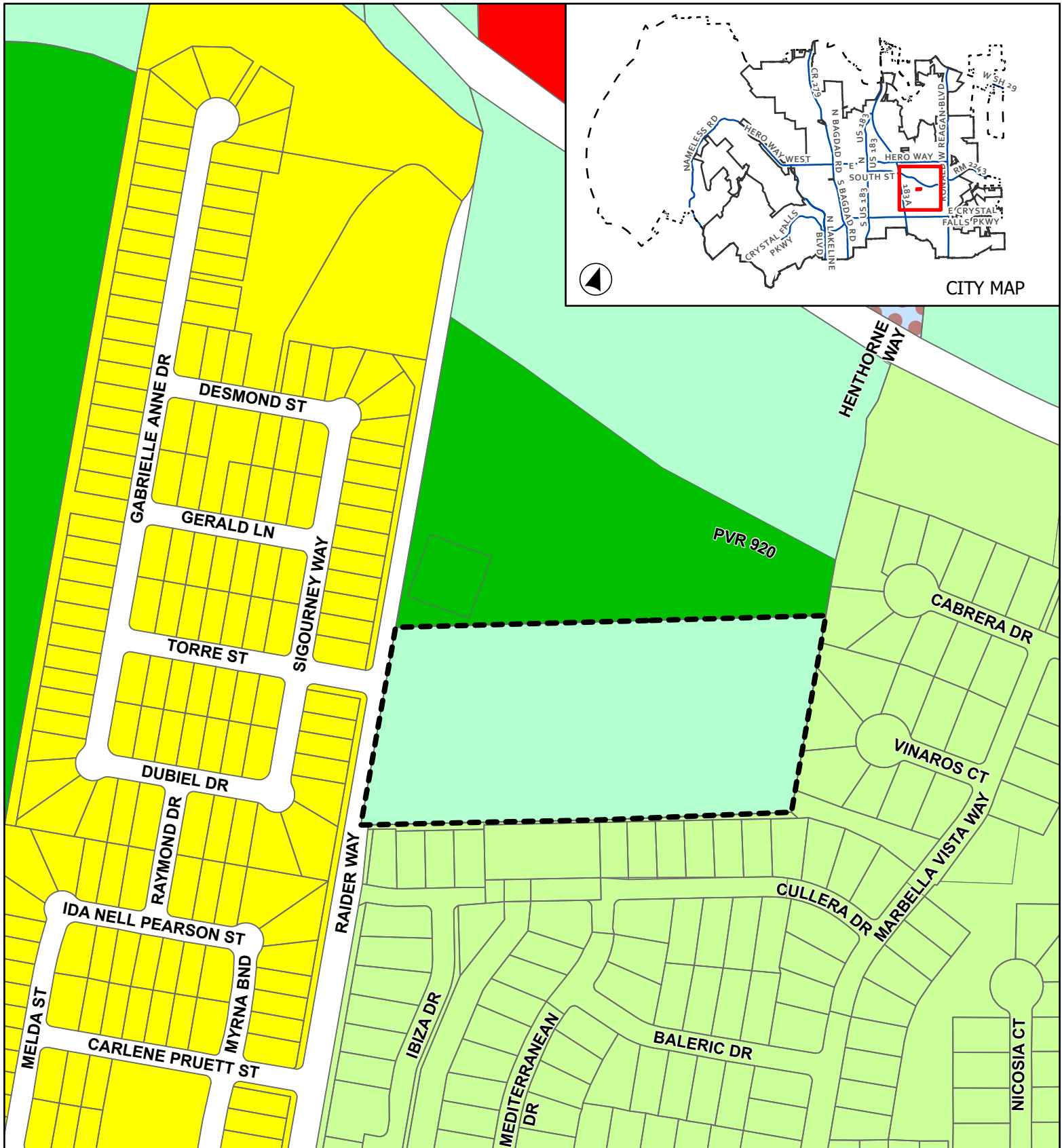
OASIS SUBDIVISION

Public Notification

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



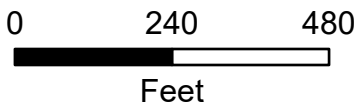
CASE: Z-24-0151

ATTACHMENT 5

OASIS SUBDIVISION

Proposed Zoning

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City Limits
 ETJ
 Subject Boundary
Proposed Zoning
 SFR - Single-Family Rural

SFS - Single-Family Suburban
 SFU - Single-Family Urban
 SFC - Single-Family Compact
 GC - General Commercial
 PUD - Local Commercial



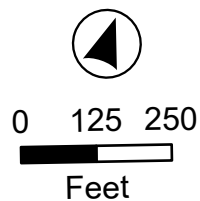
CASE: Z-24-0151

ATTACHMENT 6

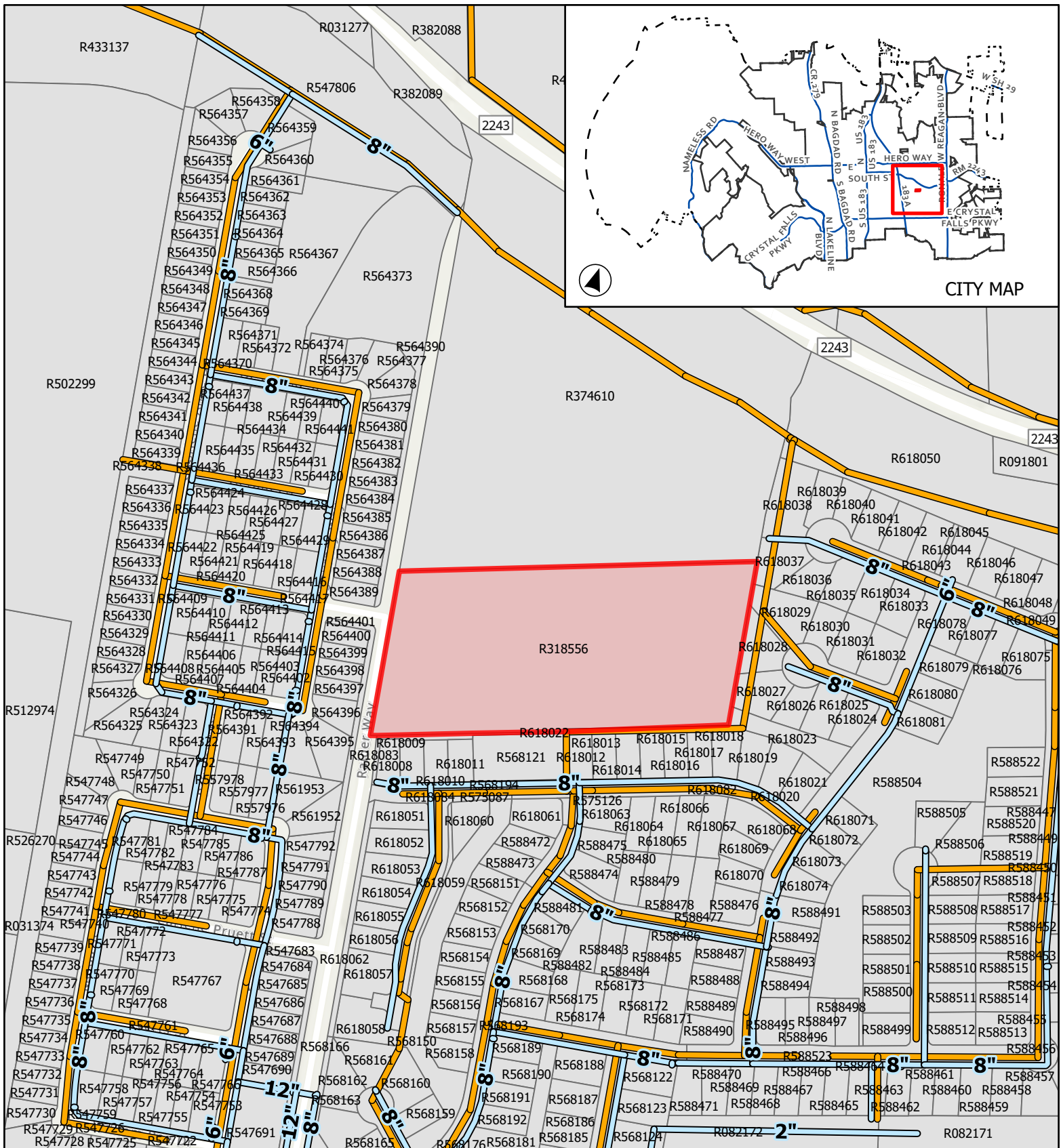
OASIS SUBDIVISION

Aerial Map

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- Leander City Limits
- Subject Boundary



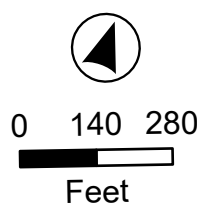
CASE: Z-24-0151

ATTACHMENT 7

OASIS SUBDIVISION

Utilities Map

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- City Limits
- ETJ
- Subject Boundary
- Waste Water Line
- Water Main Line

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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.

The Marbella Subdivision Neighborhood (east of the subject property) and the Stewart Subdivision Neighborhood (west of the subject property) have been notified through their HOA management teams.

Christian Alyson White a board member of Stewart Subdivision - 605 Gabrielle Anne Dr, Leander, TX 78641

Anita Chumnanvech a board member of Marbella Subdivision - 708 Palamos Dr, Leander, TX 78641

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.

Goodwin & Company - the HOA management company for Marbella Subdivision and Realmanage - the HOA management company for Stewart Crossing Subdivision were notified. The board member Christian Alyson White coordinated meeting with the residents of the both subdivisions on the a social plat form on Wednesday January 15th, 2025 at 6:30. Robin Griffin the Executive Director of Development Services with of Leander attended this meeting. In addition to the meeting, a letter of intent was sent to all the residents within 500 feet of the property. See attached letter

3. What concerns were raised during these communications?

The main concerns were the extension of Raider Way from Crystal Falls Pkwy to RM 2243 and Traffic. Marbella residents raised a concern regarding the drainage of their subdivision

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: Eyad Kasemi Date 02/25/2025