



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, March 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 March 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 March 13, 2025.
7. Approval of the alternative review procedure submittal schedule for Subdivision, Site Development, and Dry Utility Applications pursuant to Article IX, Section 9 (a) (1) b. of the Composite Zoning Ordinance and Article II, Section 20 (e) of the Subdivision Ordinance; Leander, Williamson & Travis Counties, Texas.
8. Approval of the extension of the application expiration for Site Development Case SD-23-0149 Rush Fun Center; more particularly described by Williamson Central Appraisal District Parcel R489882, commonly known as 1345 S. US 183, Leander, Williamson County, Texas.

REGULAR AGENDA

9. 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 March 2025 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

A handwritten signature in black ink, reading "Veronica Tovar". The signature is written in a cursive, flowing style. The first name "Veronica" is written in a larger, more prominent script, and the last name "Tovar" is written in a smaller, more compact script. The signature is positioned above a horizontal line.

Veronica Tovar, Secretary



EXECUTIVE SUMMARY
3/27/2025

AGENDA SUBJECT:

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

BACKGROUND:

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Staff recommends approval of minutes.

PRESENTER:

Attachments:

1. 3-13-2025 P & Z Minutes



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

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

REGULAR MEETING

1. Call to Order.
Meeting was called to order at 6:00 p.m.
2. Roll Call.
All commissioners present.
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.]

No one wished to speak.

CONSENT AGENDA: ACTION

Motion to approve Consent Agenda items 6-9.

By: Board Member Calame

Seconded: Board Member Morales

Vote: 6 - 0 None

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 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.

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.

Public Hearing opened at 6:03 p.m.; Public Hearing closed at 6:03 p.m.

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

Motion to approve the Ordinance OR-25-0028.

By: Board Member Lantrip

Seconded: Board Member Mahan

Vote: 6 - 0 None

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.

Public Hearing opened at 6:07 p.m.; Public Hearing closed at 6:29 p.m., following discussion.

Submitted via the website in opposition of the request; see attached.

Submitted via the website and spoke in person in favor of the request:
Donna Beard, 525 Gabrielle Anne Dr., Leander, TX 78641.

Spoke in opposition of the request:

Anita Chumnanvech, 708 Palamos Dr., Leander, TX 78641

Christopher Cleveland, 1925 Cabrera Dr., Leander, TX 78641

Daniel Reed, 1929 Cabrera Dr., Leander, TX 78641

Venkat Potinent, 1805 Cabrera Dr., Leander, TX 78641

Matthew Ludlum, 6614 Corpus Christi, Austin, TX 78729

Ashwini Chitti, 1005 Almeria Bend, Leander, TX 78641

Ashwani Meenakshi, 812 Marbella Vista Way, Leander, TX 78641

Shanmugam Murali, 1908 Vinaros Ct., Leander, TX 78641

Motion to approve Zoning case Z-24-0151.

By: Board Member Calame
Seconded: Board Member Lantrip

Vote: 6 - 0 None

REGULAR AGENDA

- 12. Adjournment
Meeting adjourned at 6:47 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON



EXECUTIVE SUMMARY
3/27/2025

AGENDA SUBJECT:

Approval of the alternative review procedure submittal schedule for Subdivision, Site Development, and Dry Utility Applications pursuant to Article IX, Section 9 (a) (1) b. of the Composite Zoning Ordinance and Article II, Section 20 (e) of the Subdivision Ordinance; Leander, Williamson & Travis Counties, Texas.

BACKGROUND:

The Subdivision Ordinance and Composite Zoning Ordinance require that the Director of Planning presents a submittal schedule for Subdivision, Site Development, and Dry Utility Applications to the Planning & Zoning Commission for approval. This submittal schedule shall be reviewed and approved annually by the Commission. This item is a housekeeping item and the schedule is based on the Commission hearing dates and the scheduling requirements of the ordinance.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

PRESENTER:

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

Attachments:

1. Att 1 2025 Submittal Dates 03.27.2025

CITY OF LEANDER ALTERNATIVE SUBMITTAL SCHEDULE

Subdivision, Site Development, & Voluntary Annexation Applications

SCHEDULE																	
FIRST REVIEW			DRC MTG	DEADLINE		SECOND REVIEW			DEADLINE		THIRD REVIEW			DRC MTG	HOLIDAYS		
Filing Date (Tuesday by 5:00 p.m.)	Corrections Report uploaded to the Dev Hub (Friday)	Business Days from Filing Date	Review Comment Meeting (Week after Corrections Report)	Resubmittal Deadline 60 & fewer days from corrections report, use follow up review schedule.		Filing Date (Tuesday by 5:00 p.m.)	Corrections Report uploaded to the Dev Hub (Friday)	Business Days from Filing Date	Resubmittal Deadline 60 & fewer days from corrections report, use follow up review		Filing Date (Tuesday by 5:00 p.m.)	Corrections Report uploaded to the Dev Hub (Friday)	Business Days from Filing Date	Review Comment Meeting (Week after Corrections Report)		City Holidays	
3/11/2025	4/11/2025	24	4/14/2025	6/10/2025		3/11/2025	3/28/2025	14	5/27/2025		3/11/2025	3/28/2025	14	3/31/2025		12/24/2024	Christmas Eve
3/18/2025	4/17/2025	23	4/20/2025	6/16/2025		3/18/2025	4/4/2025	14	6/3/2025		3/18/2025	4/4/2025	14	4/7/2025		12/25/2024	Christmas Day
3/25/2025	4/25/2025	23	4/28/2025	6/24/2025		3/25/2025	4/11/2025	14	6/10/2025		3/25/2025	4/11/2025	14	4/14/2025		12/26/2024	Day after Christmas Day
4/1/2025	5/2/2025	23	5/5/2025	7/1/2025		4/1/2025	4/17/2025	13	6/16/2025		4/1/2025	4/17/2025	13	4/20/2025		1/1/2025	New Years
4/8/2025	5/9/2025	23	5/12/2025	7/8/2025		4/8/2025	4/25/2025	13	6/24/2025		4/8/2025	4/25/2025	13	4/28/2025		1/20/2025	MLK
4/15/2025	5/16/2025	23	5/19/2025	7/15/2025		4/15/2025	5/2/2025	13	7/1/2025		4/15/2025	5/2/2025	13	5/5/2025		2/17/2025	President's Day
4/22/2025	5/23/2025	24	5/27/2025	7/22/2025		4/22/2025	5/9/2025	14	7/8/2025		4/22/2025	5/9/2025	14	5/27/2025		4/18/2025	Good Friday
4/29/2025	5/30/2025	23	6/2/2025	7/29/2025		4/29/2025	5/16/2025	14	7/15/2025		4/29/2025	5/16/2025	14	5/19/2025		5/26/2025	Memorial Day
5/6/2025	6/6/2025	23	6/9/2025	8/5/2025		5/6/2025	5/23/2025	14	7/22/2025		5/6/2025	5/23/2025	14	5/26/2025		6/19/2025	Juneteenth
5/13/2025	6/13/2025	23	6/16/2025	8/12/2025		5/13/2025	5/30/2025	13	7/29/2025		5/13/2025	5/30/2025	13	6/2/2025		7/4/2025	Independence Day
5/20/2025	6/20/2025	22	6/23/2025	8/19/2025		5/20/2025	6/6/2025	13	8/5/2025		5/20/2025	6/6/2025	13	6/9/2025		9/1/2025	Labor Day
5/27/2025	6/27/2025	23	6/30/2025	8/26/2025		5/27/2025	6/13/2025	14	8/12/2025		5/27/2025	6/13/2025	14	6/16/2025		10/13/2025	Indigenous People's Day
6/3/2025	7/3/2025	22	7/6/2025	9/1/2025		6/3/2025	6/20/2025	13	8/19/2025		6/3/2025	6/20/2025	13	6/23/2025		11/11/2025	Veterans Day
6/10/2025	7/11/2025	22	7/14/2025	9/9/2025		6/10/2025	6/27/2025	13	8/26/2025		6/10/2025	6/27/2025	13	6/30/2025		11/27/2025	Thanksgiving Day
6/17/2025	7/18/2025	22	7/21/2025	9/16/2025		6/17/2025	7/3/2025	12	9/1/2025		6/17/2025	7/3/2025	12	7/6/2025		11/28/2025	Day after Thanksgiving
6/24/2025	7/25/2025	23	7/28/2025	9/23/2025		6/24/2025	7/11/2025	13	9/9/2025		6/24/2025	7/11/2025	13	7/14/2025		12/24/2025	Christmas Eve
7/1/2025	8/1/2025	23	8/4/2025	9/30/2025		7/1/2025	7/18/2025	13	9/16/2025		7/1/2025	7/18/2025	13	7/21/2025		12/25/2025	Christmas Day
7/8/2025	8/8/2025	24	8/11/2025	10/7/2025		7/8/2025	7/25/2025	14	9/23/2025		7/8/2025	7/25/2025	14	7/28/2025		12/26/2025	Day after Christmas Day
7/15/2025	8/15/2025	24	8/18/2025	10/14/2025		7/15/2025	8/1/2025	14	9/30/2025		7/15/2025	8/1/2025	14	8/4/2025		1/1/2026	New Years
7/22/2025	8/22/2025	24	8/25/2025	10/21/2025		7/22/2025	8/8/2025	14	10/7/2025		7/22/2025	8/8/2025	14	8/11/2025		1/19/2026	MLK
7/29/2025	8/29/2025	24	9/2/2025	10/28/2025		7/29/2025	8/15/2025	14	10/14/2025		7/29/2025	8/15/2025	14	9/2/2025		4/3/2026	Good Friday
8/5/2025	9/5/2025	23	9/8/2025	11/4/2025		8/5/2025	8/22/2025	14	10/21/2025		8/5/2025	8/22/2025	14	8/25/2025		5/25/2026	Memorial Day
8/12/2025	9/12/2025	23	9/15/2025	11/11/2025		8/12/2025	8/29/2025	14	10/28/2025		8/12/2025	8/29/2025	14	9/1/2025		6/19/2026	Juneteenth
8/19/2025	9/19/2025	23	9/22/2025	11/18/2025		8/19/2025	9/5/2025	13	11/4/2025		8/19/2025	9/5/2025	13	9/8/2025		7/3/2026	Independence Day
8/26/2025	9/26/2025	23	9/29/2025	11/25/2025		8/26/2025	9/12/2025	13	11/11/2025		8/26/2025	9/12/2025	13	9/15/2025		9/7/2026	Labor Day
9/2/2025	10/3/2025	24	10/6/2025	12/2/2025		9/2/2025	9/19/2025	14	11/18/2025		9/2/2025	9/19/2025	14	9/22/2025		11/11/2026	Veterans Day
9/9/2025	10/10/2025	24	10/14/2025	12/9/2025		9/9/2025	9/26/2025	14	11/25/2025		9/9/2025	9/26/2025	14	10/14/2025		11/26/2026	Thanksgiving Day
9/16/2025	10/17/2025	23	10/20/2025	12/16/2025		9/16/2025	10/3/2025	14	12/2/2025		9/16/2025	10/3/2025	14	10/6/2025		11/27/2026	Day after Thanksgiving
9/23/2025	10/24/2025	23	10/27/2025	12/23/2025		9/23/2025	10/10/2025	14	12/9/2025		9/23/2025	10/10/2025	14	10/13/2025		12/24/2026	Christmas Eve
9/30/2025	10/31/2025	23	11/3/2025	12/30/2025		9/30/2025	10/17/2025	13	12/16/2025		9/30/2025	10/17/2025	13	10/20/2025		12/25/2026	Christmas Day
10/7/2025	11/7/2025	23	11/10/2025	1/6/2026		10/7/2025	10/24/2025	13	12/23/2025		10/7/2025	10/24/2025	13	10/27/2025		12/28/2026	Day after Christmas Day
10/14/2025	11/14/2025	23	11/17/2025	1/13/2026		10/14/2025	10/31/2025	14	12/30/2025		10/14/2025	10/31/2025	14	11/3/2025			
10/21/2025	11/21/2025	23	11/24/2025	1/20/2026		10/21/2025	11/7/2025	14	1/6/2026		10/21/2025	11/7/2025	14	11/10/2025			
10/28/2025	11/26/2025	21	11/29/2025	1/25/2026		10/28/2025	11/14/2025	13	1/13/2026		10/28/2025	11/14/2025	13	11/17/2025			
11/4/2025	12/5/2025	21	12/8/2025	2/3/2026		11/4/2025	11/21/2025	13	1/20/2026		11/4/2025	11/21/2025	13	11/24/2025			
11/10/2025	12/12/2025	22	12/15/2025	2/10/2026		11/10/2025					11/10/2025						
11/18/2025	12/19/2025	22	12/22/2025	2/17/2026		11/18/2025	12/5/2025	12	2/3/2026		11/18/2025	12/5/2025	12	12/8/2025			
11/25/2025						11/25/2025	12/12/2025	12	2/10/2026		11/25/2025	12/12/2025	12	12/15/2025			
12/2/2025	1/2/2026	20	1/5/2026	3/3/2026		12/2/2025	12/19/2025	14	2/17/2026		12/2/2025	12/19/2025	14	12/22/2025			
12/9/2025	1/9/2026	20	1/12/2026	3/10/2026		12/9/2025					12/9/2025						
12/16/2025	1/16/2026	20	1/20/2026	3/17/2026		12/16/2025	1/2/2026	10	3/3/2026		12/16/2025	1/2/2026	10	1/20/2026			
12/23/2025						12/23/2025					12/23/2025						
12/30/2025	1/30/2026	22	2/2/2026	3/31/2026		12/30/2025	1/16/2026	13	3/17/2026		12/30/2025	1/16/2026	13	1/19/2026			

- NOTES:
- 1. Applications will be scheduled for review by the Commission and/or Council when all comments are cleared as required.
 - 2. Dates are subject to change. Holidays and emergency closures may warrant a change to the schedule for both submittals and comment response dates.
 - 3. Initial submittals are reviewed to ensure completeness prior to acceptance of application for review.
 - 4. Submittals may be uploaded to the Development Hub at any time, but will not be processed for review outside of the submittal schedule.
 - 5. A DRC (Development Review Committee) Meeting shall be scheduled the week after the corrections report is uploaded to the Development Hub after the first review and after the third review to go over the comments.
 - 6. Applications not resubmitted within 60 days of the issuance of the corrections report, will start over with the 1st Review timeframe.
- Red Text = Alternative Date if required date is impacted by a City Holiday

CITY OF LEANDER ALTERNATIVE SUBMITTAL SCHEDULE

Development Agreement, Dry Utility, Easement, Exception, License Agreement, & Zoning Applications

SCHEDULE																
FIRST REVIEW			DEADLINE		SECOND REVIEW			DEADLINE		THIRD REVIEW			HOLIDAYS			
Filing Date (Tuesday by 5:00 p.m.)	Corrections Report uploaded to the Dev Hub (Friday)	Business Days from Filing Date	Resubmittal Deadline 60 & fewer days from corrections report, use follow up review schedule.		Filing Date (Tuesday by 5:00 p.m.)	Corrections Report uploaded to the Dev Hub (Friday)	Business Days from Filing Date	Resubmittal Deadline 60 & fewer days from corrections report, use follow up review		Filing Date (Tuesday by 5:00 p.m.)	Corrections Report uploaded to the Dev Hub (Friday)	Business Days from Filing Date	City Holidays			
3/11/2025	3/28/2025	14	5/27/2025		3/11/2025	3/28/2025	14	5/27/2025		3/11/2025	3/21/2025	9	12/24/2024	Christmas Eve		
3/18/2025	4/4/2025	14	6/3/2025		3/18/2025	4/4/2025	14	6/3/2025		3/18/2025	3/28/2025	9	12/25/2024	Christmas Day		
3/25/2025	4/11/2025	14	6/10/2025		3/25/2025	4/11/2025	14	6/10/2025		3/25/2025	4/4/2025	9	12/26/2024	Day after Christmas Day		
4/1/2025	4/17/2025	13	6/16/2025		4/1/2025	4/17/2025	13	6/16/2025		4/1/2025	4/11/2025	9	1/1/2025	New Years		
4/8/2025	4/25/2025	13	6/24/2025		4/8/2025	4/25/2025	13	6/24/2025		4/8/2025	4/17/2025	8	1/20/2025	MLK		
4/15/2025	5/2/2025	13	7/1/2025		4/15/2025	5/2/2025	13	7/1/2025		4/15/2025	4/25/2025	8	2/17/2025	President's Day		
4/22/2025	5/9/2025	14	7/8/2025		4/22/2025	5/9/2025	14	7/8/2025		4/22/2025	5/2/2025	9	4/18/2025	Good Friday		
4/29/2025	5/16/2025	14	7/15/2025		4/29/2025	5/16/2025	14	7/15/2025		4/29/2025	5/9/2025	9	5/26/2025	Memorial Day		
5/6/2025	5/23/2025	14	7/22/2025		5/6/2025	5/23/2025	14	7/22/2025		5/6/2025	5/16/2025	9	6/19/2025	Juneteenth		
5/13/2025	5/30/2025	13	7/29/2025		5/13/2025	5/30/2025	13	7/29/2025		5/13/2025	5/23/2025	9	7/4/2025	Independence Day		
5/20/2025	6/6/2025	13	8/5/2025		5/20/2025	6/6/2025	13	8/5/2025		5/20/2025	5/30/2025	8	9/1/2025	Labor Day		
5/27/2025	6/13/2025	14	8/12/2025		5/27/2025	6/13/2025	14	8/12/2025		5/27/2025	6/6/2025	9	10/13/2025	Indigenous People's Day		
6/3/2025	6/20/2025	13	8/19/2025		6/3/2025	6/20/2025	13	8/19/2025		6/3/2025	6/13/2025	9	11/11/2025	Veterans Day		
6/10/2025	6/27/2025	13	8/26/2025		6/10/2025	6/27/2025	13	8/26/2025		6/10/2025	6/20/2025	8	11/27/2025	Thanksgiving Day		
6/17/2025	7/3/2025	12	9/1/2025		6/17/2025	7/3/2025	12	9/1/2025		6/17/2025	6/27/2025	8	11/28/2025	Day after Thanksgiving		
6/24/2025	7/11/2025	13	9/9/2025		6/24/2025	7/11/2025	13	9/9/2025		6/24/2025	7/3/2025	8	12/24/2025	Christmas Eve		
7/1/2025	7/18/2025	13	9/16/2025		7/1/2025	7/18/2025	13	9/16/2025		7/1/2025	7/11/2025	8	12/25/2025	Christmas Day		
7/8/2025	7/25/2025	14	9/23/2025		7/8/2025	7/25/2025	14	9/23/2025		7/8/2025	7/18/2025	9	12/26/2025	Day after Christmas Day		
7/15/2025	8/1/2025	14	9/30/2025		7/15/2025	8/1/2025	14	9/30/2025		7/15/2025	7/25/2025	9	1/1/2026	New Years		
7/22/2025	8/8/2025	14	10/7/2025		7/22/2025	8/8/2025	14	10/7/2025		7/22/2025	8/1/2025	9	1/19/2026	MLK		
7/29/2025	8/15/2025	14	10/14/2025		7/29/2025	8/15/2025	14	10/14/2025		7/29/2025	8/8/2025	9	4/3/2026	Good Friday		
8/5/2025	8/22/2025	14	10/21/2025		8/5/2025	8/22/2025	14	10/21/2025		8/5/2025	8/15/2025	9	5/25/2026	Memorial Day		
8/12/2025	8/29/2025	14	10/28/2025		8/12/2025	8/29/2025	14	10/28/2025		8/12/2025	8/22/2025	9	6/19/2026	Juneteenth		
8/19/2025	9/5/2025	13	11/4/2025		8/19/2025	9/5/2025	13	11/4/2025		8/19/2025	8/29/2025	9	7/3/2026	Independence Day		
8/26/2025	9/12/2025	13	11/11/2025		8/26/2025	9/12/2025	13	11/11/2025		8/26/2025	9/5/2025	8	9/7/2026	Labor Day		
9/2/2025	9/19/2025	14	11/18/2025		9/2/2025	9/19/2025	14	11/18/2025		9/2/2025	9/12/2025	9	11/11/2026	Veterans Day		
9/9/2025	9/26/2025	14	11/25/2025		9/9/2025	9/26/2025	14	11/25/2025		9/9/2025	9/19/2025	9	11/26/2026	Thanksgiving Day		
9/16/2025	10/3/2025	14	12/2/2025		9/16/2025	10/3/2025	14	12/2/2025		9/16/2025	9/26/2025	9	11/27/2026	Day after Thanksgiving		
9/23/2025	10/10/2025	14	12/9/2025		9/23/2025	10/10/2025	14	12/9/2025		9/23/2025	10/3/2025	9	12/24/2026	Christmas Eve		
9/30/2025	10/17/2025	13	12/16/2025		9/30/2025	10/17/2025	13	12/16/2025		9/30/2025	10/10/2025	9	12/25/2026	Christmas Day		
10/7/2025	10/24/2025	13	12/23/2025		10/7/2025	10/24/2025	13	12/23/2025		10/7/2025	10/17/2025	8	12/28/2026	Day after Christmas Day		
10/14/2025	10/31/2025	14	12/30/2025		10/14/2025	10/31/2025	14	12/30/2025		10/14/2025	10/24/2025	9				
10/21/2025	11/7/2025	14	1/6/2026		10/21/2025	11/7/2025	14	1/6/2026		10/21/2025	10/31/2025	9				
10/28/2025	11/14/2025	13	1/13/2026		10/28/2025	11/14/2025	13	1/13/2026		10/28/2025	11/7/2025	9				
11/4/2025	11/21/2025	13	1/20/2026		11/4/2025	11/21/2025	13	1/20/2026		11/4/2025	11/14/2025	8				
11/10/2025					11/10/2025					11/10/2025						
11/18/2025	12/5/2025	12	2/3/2026		11/18/2025	12/5/2025	12	2/3/2026		11/18/2025	11/28/2025	7				
11/25/2025					11/25/2025	12/12/2025	12	2/10/2026		11/25/2025	12/5/2025	7				
12/2/2025	12/19/2025	14	2/17/2026		12/2/2025	12/19/2025	14	2/17/2026		12/2/2025	12/12/2025	9				
12/9/2025	12/26/2025	11	2/24/2026		12/9/2025					12/9/2025						
12/16/2025	1/2/2026	10	3/3/2026		12/16/2025	1/2/2026	10	3/3/2026		12/16/2025	12/26/2025	6				
12/23/2025					12/23/2025					12/23/2025						
12/30/2025	1/16/2026	13	3/17/2026		12/30/2025	1/16/2026	13	3/17/2026		12/30/2025	1/9/2026	8				

- NOTES:
1. Applications will be scheduled for review by the Commission and/or Council when all comments are cleared as required.
 2. Dates are subject to change. Holidays and emergency closures may warrant a change to the schedule for both submittals and comment response dates.
 3. Initial submittals are reviewed to ensure completeness prior to acceptance of application for review.
 4. Submittals may be uploaded to the Development Hub at any time, but will not be processed for review outside of the submittal schedule.
 5. Applications not resubmitted within 60 days of the issuance of the corrections report, will start over with the 1st Review timeframe.
- Red Text = Alternative Date if required date is impacted by a City Holiday



EXECUTIVE SUMMARY
3/27/2025

AGENDA SUBJECT:

Approval of the extension of the application expiration for Site Development Case SD-23-0149 Rush Fun Center; more particularly described by Williamson Central Appraisal District Parcel R489882, commonly known as 1345 S. US 183, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the site development for Rush Fun Center, which is a 7.253 acre commercial site development including two retail buildings totaling 66,096 square feet.

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:
 - a. 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;
 - b. 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
 - c. 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 schedule a pre-construction meeting.

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:

Eli Engineering, PLLC. (Gary Eli Jones) on behalf of Gateway 183 Center, LLC (Karim Kanjiyani).

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.

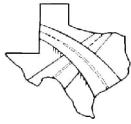
Staff recommends approval of an additional six (6) month extension. Approving this extension would grant an extension to August 3, 2025 and will allow the developer to finalize the site development for approval.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. SD-23-0149 Att 1 Rush Fun Center - Extension Request
2. SD-23-0149 Att 2 Rush Fun Center - Location Map



Firm # 17877

March 7, 2025

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

**Re: Rush Fun Center – Gateway Site Development - SD-23-0149
Extension Request**

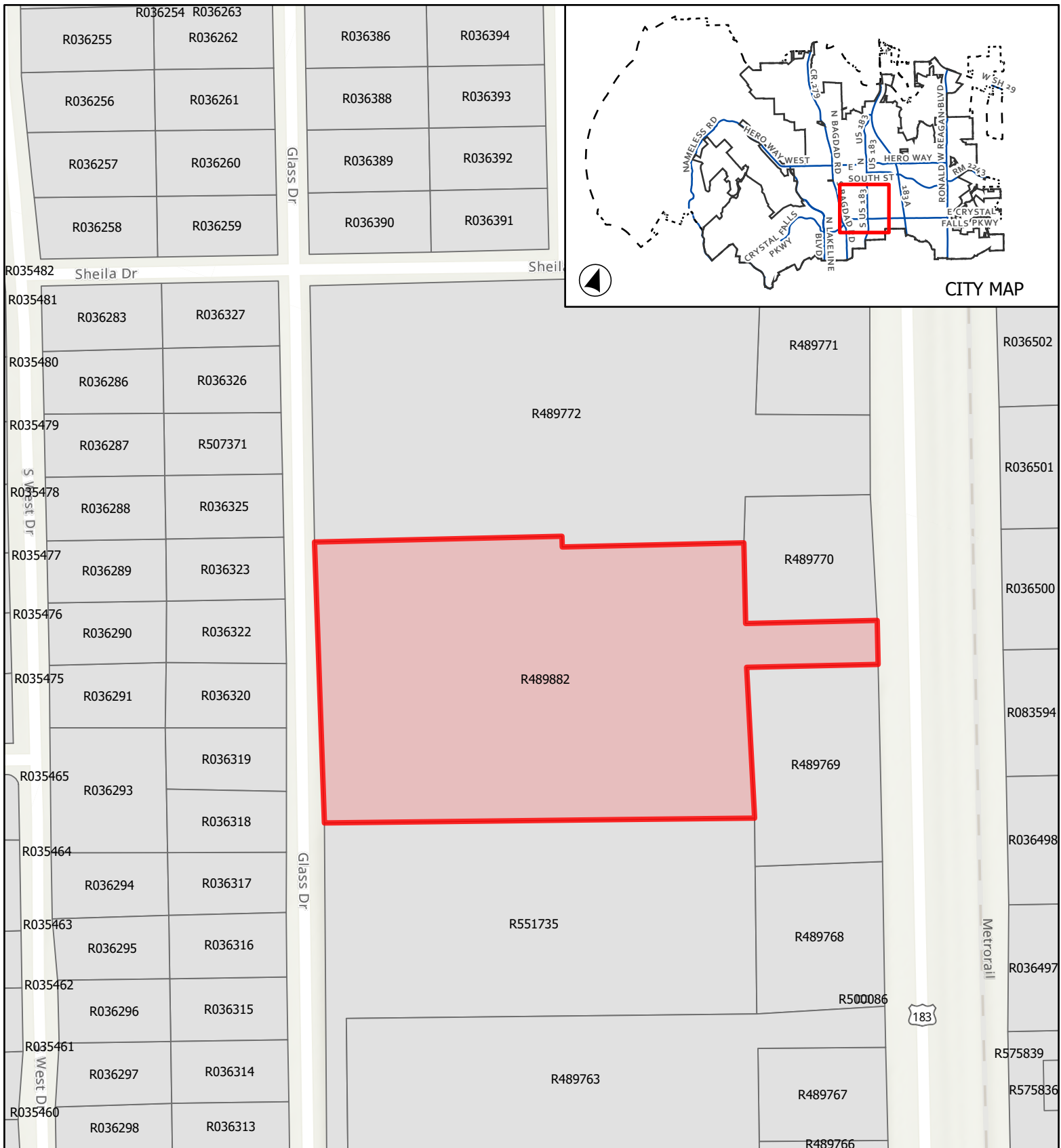
To Whom it May Concern:

We are requesting an extension to the site development permit for the referenced project. The permit expired February 3, 2025 and the Owner is ready to schedule the Pre-Construction meeting.

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

Sincerely,

Gary Eli Jones, P.E.
Member



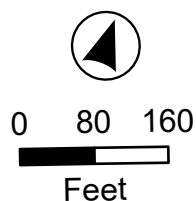
CASE: SD-23-0149

ATTACHMENT 2

RUSH FUN CENTER

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