



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, April 10, 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 April 3, 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 27, 2025.
7. Approval of the extension of the application expiration for Site Development Case SD-23-0144 Grand Lake Plaza; more particularly described by Williamson Central Appraisal District Parcel R514538, commonly known as 2016 Grand Lake Parkway, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing regarding Zoning Case Z-25-0164 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) and Interim SFS-2-B (Single-Family Suburban) to GC-3-C (General Commercial) on one (1) parcel of land 4.68 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031240; and generally located northwest of the intersection of Ronald W. Reagan Boulevard and E. Crystal Falls Parkway, approximately 250 feet west of the intersection on the northside of E. Crystal Falls Parkway, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0164 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 and consider action regarding Comprehensive Plan Case CPA-25-0016 to amend the Comprehensive Plan text to update the Employment Center land use category and update the Leander Central land use category, Leander, Williamson and Travis Counties, Texas.

- Discuss and consider action regarding Comprehensive Plan Case CPA-25-0016 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 7th day of April 2025 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Veronica Tovar, Secretary



**EXECUTIVE SUMMARY
4/10/2025**

AGENDA SUBJECT:

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

BACKGROUND:

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Staff recommends approval of minutes.

PRESENTER:

Attachments:

1. 3-27-2025 P & Z Minutes



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

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

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 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 6-8.

By: Board Member Lantrip

Seconded: Board Member Morales

Vote: 6 - 0

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
Meeting adjourned at 6:00 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON



EXECUTIVE SUMMARY
4/10/2025

AGENDA SUBJECT:

Approval of the extension of the application expiration for Site Development Case SD-23-0144 Grand Lake Plaza; more particularly described by Williamson Central Appraisal District Parcel R514538, commonly known as 2016 Grand Lake Parkway, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the site development for Grand Lake Plaza, which is a 1.395 acre commercial site development including restaurants, dental and medical offices, and retail uses.

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 approval of the site development plans and permit issuance.

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:

Chosen Grand Plaza, LLC. (Raghunath Langala).

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-23-0144 Att 1 Extension Request Letter - Grand Lake
2. SD-23-0144 Att 2 Location Map - Grand Lake

Raghunath Lingala
3240 E Whitestone Blvd, Unit#74
Cedar Park, TX 78613
investment909@gmail.com
6462447445
Mar 04, 2025

City of Leander Planning and Development Department
105 N. Brushy Street
Leander, TX 78641

Subject: Extension Request for Site Development Application SD-23-0144 Grand Lake Site Development

Dear Planning and Development Department,

I hope this letter finds you well. I am writing to formally request an extension for the site development application (Application No. SD-23-0144) for the property located at 2016 Grand Lake Parkway Lot 6, Block R - Cold Springs Section 2 City of Leander, Williamson County, Texas

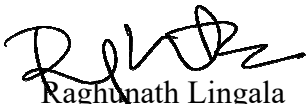
We have been continuously working with city staff to address all review comments; we have encountered delays that prevent us from meeting the original timeline for the submission and review of our application

In light of these circumstances, we respectfully request an extension of six months to complete the necessary documentation and revisions. We are committed to ensuring that all requirements are met and believe this additional time will allow us to present a comprehensive and compliant application.

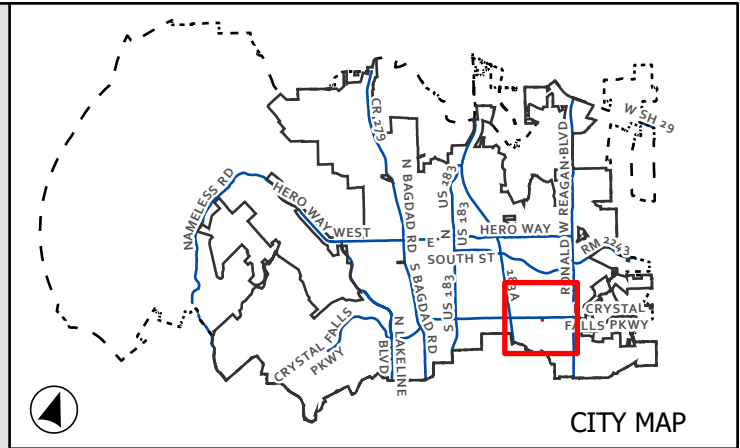
We appreciate your understanding and consideration of our request. Please let us know if there are any further steps we need to take or if additional information is required to process this extension.

Thank you for your time and attention to this matter. We look forward to your favorable response.

Sincerely,


Raghunath Lingala
Property Owner

R031265



CITY MAP

E Crystal Falls Pkwy

E Crystal Falls Pkwy

E Crystal Falls Pkwy

Grand Lake Pkwy

R514538

R514531

R599180

R520282

R524088

R524087

R514529

R520287

R520286

R520285

R520283

R520284

R524089

R514528

Elaina Loop

R524090

R524091

R524092

R524093

R524083

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R520249

R520250

R520251

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R520268

R520267

R524084

R524085

R524086

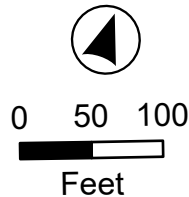
CASE: SD-23-0144

ATTACHMENT 2

GRAND LAKE PLAZA

Location Map

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- City Limits
- ETJ
- Subject Boundary



EXECUTIVE SUMMARY
4/10/2025

AGENDA SUBJECT:

Conduct a Public Hearing regarding Zoning Case Z-25-0164 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) and Interim SFS-2-B (Single-Family Suburban) to GC-3-C (General Commercial) on one (1) parcel of land 4.68 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031240; and generally located northwest of the intersection of Ronald W. Reagan Boulevard and E. Crystal Falls Parkway, approximately 250 feet west of the intersection on the northside of E. Crystal Falls Parkway, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0164 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 support a commercial development. The proposal does comply with the Comprehensive Plan and is appropriate for properties located in a Neighborhood Center category identified by the Comprehensive Plan. This property is currently located directly west of a local tree removal service and east of a storage facility. This proposal presents an opportunity to align the property's zoning with the neighboring property that is zoned General Commercial, directly to the east.

GENERAL INFORMATION:

Current Zoning: Interim SFR-1-B (Single-Family Rural) and Interim SFS-2-B (Single-Family Suburban)
Proposed Zoning: GC-3-C (General Commercial)

Size and Location: The property is generally located northwest of the intersection of Ronald W. Reagan Boulevard and E. Crystal Falls Parkway, approximately 250 feet west of the intersection on the northside of E. Crystal Falls Parkway, including approximately 4.68 acres.

Surrounding Area: This property is located directly west of The Davey Tree Expert Company (tree removal service), east of Pleasant Hill Storage (mini-storage facility), and across the street is Refuel (gas station). The proposed Enclave at Crystal Falls development to the west will include two-family residential west of the storage facility and commercial uses along Crystal Falls Parkway.

PROPOSED ZONING DISTRICT:

USE COMPONENT

GC – GENERAL COMMERCIAL:

Features: Any use in LC (Local Commercial) 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 square feet

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 (Local Office) and LC (Local Commercial) 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 (Local Office), LC (Local Commercial), GC (General Commercial), HC (Heavy Commercial), and HI (Heavy Industrial) 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: 3 or more architectural features.

Intent:

- (1) The Type C architectural component is intended to be utilized only in the LO (Local Office), LC (Local Commercial), GC (General Commercial), HC (Heavy Commercial), and HI (Heavy Industrial) 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 (Local Office) and LC (Local Commercial) 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.

Desired Mix: 70-100% Non-Residential, 0-30% Residential

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' is also required to be contacted.

Certified letters were sent out on January 28, 2025 to all residentially zoned properties within 500' of the property. No concerns were raised after notice was sent to the property owners, however several of the letters sent were returned marked "Return to Sender – Unclaimed, Unable to Forward."

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

HISTORY/TIMELINE:

03/23/2005 – Annexation Date

05/14/2014 – Annexation Date

APPLICANT/AGENT:

Bleyl Engineering (Norma Devine) on behalf of Crystal Falls Holdings, LLC (Anil P Gudapati.)

RECOMMENDATION:

As part of the evaluation of this request, the Planning & Zoning Commission has the following options:

1. Approve the requested zoning of GC-3-C (General Commercial);
2. Deny the requested zoning of GC-3-C (General Commercial); or
3. Approve an alternative request that may include a more restrictive site component (Type 1 or 2) or more restrictive architectural component (Type A or B).

Staff recommends Option 1 listed above – Approve the requested zoning of GC-3-C (General Commercial). Staff made this recommendation based on the surrounding commercial land uses and the future land use plan from the Comprehensive Plan.

PRESENTER:

Sydney Hansen, Assistant Planner

Attachments:

1. Z-25-0164 Att 1 Letter of Intent - 10993 E Crystal Falls Pkwy
2. Z-25-0164 Att 2 Current Zoning - 10993 E Crystal Falls Pkwy
3. Z-25-0164 Att 3 FLU Map - 10993 E Crystal Falls Pkwy
4. Z-25-0164 Att 4 Public Notification - 10993 E Crystal Falls Pkwy
5. Z-25-0164 Att 5 Proposed Zoning - 10993 E Crystal Falls Pkwy
6. Z-25-0164 Att 6 Aerial Map - 10993 E Crystal Falls Pkwy
7. Z-25-0164 Att 7 Utilities Map - 10993 E Crystal Falls Pkwy
8. Z-25-0164 Att 8 Neighborhood Outreach - 10993 E Crystal Falls Pkwy



February 25, 2025

City of Leander
Planning Department
201 N Brushy Street
Leander, TX 78641

Letter of Intent

RE: 10993 E Crystal Falls Rezoning

Dear Planning Department,

Bleyl Engineering is pleased to submit this **Zoning Change Application** for the property located at **10993 E Crystal Falls, Leander, TX 78641**.

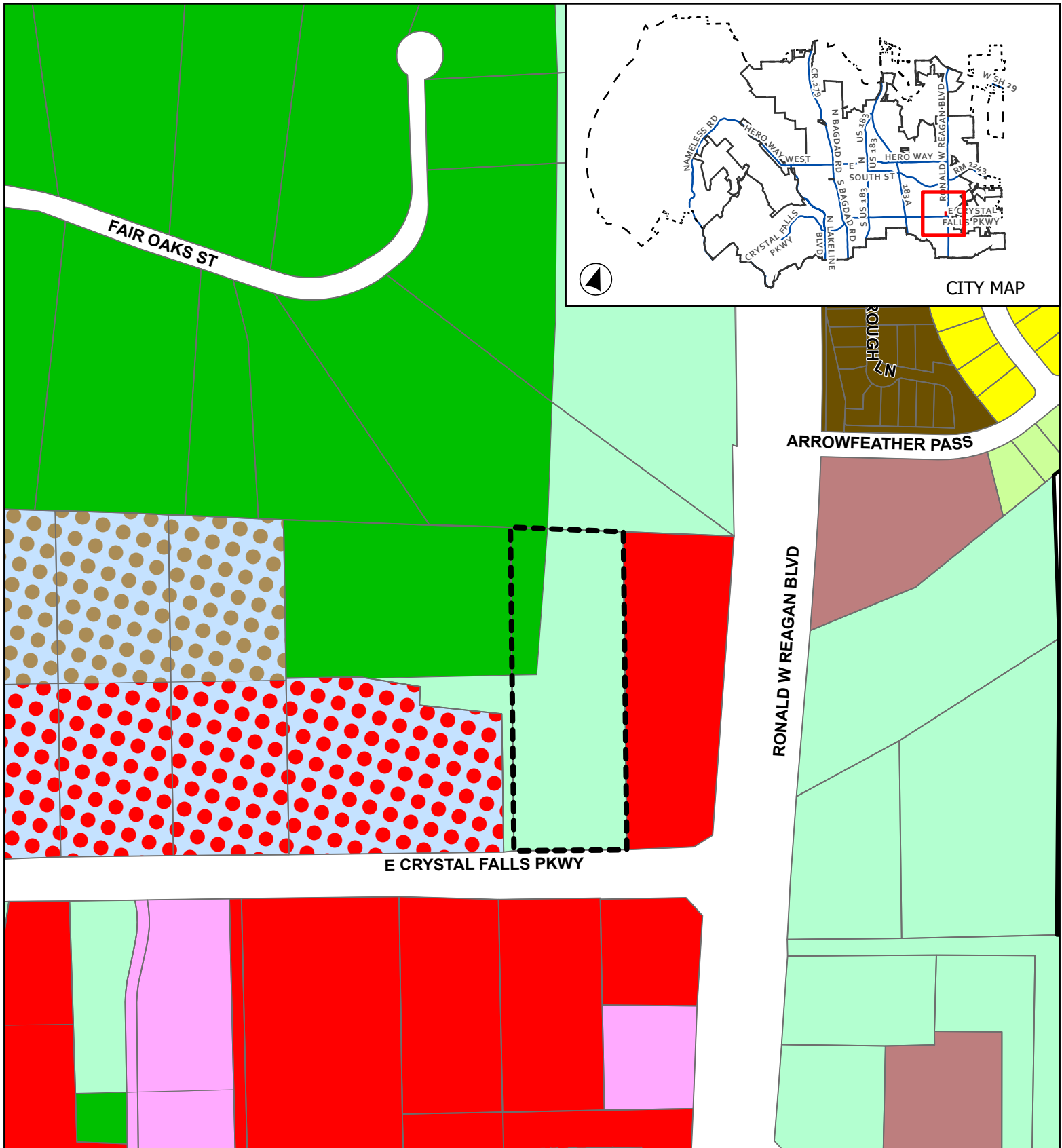
- **Legal Description:** AW0006 - Harmon, E. D. Sur., ACRES 4.68
- **Williamson County Tax Parcel ID:** R031240
- **Current Zoning:** Single-Family Suburban - Site Type 2 - Architectural Type B (**SFS-2-B**) and Single-Family Residential - Site Type 1 - Architectural Type B (**SFR-1-B**)
- **Proposed Zoning:** General Commercial - Site Type 3 - Architectural Type C (**GC-3-C**)

The property is currently zoned **Single-Family Suburban (SFS-2-B)** and **Single-Family Residential (SFR-1-B)**. The proposed zoning, **General Commercial (GC-3-C) – Site Type 3, Architectural Type C**, aligns with the **Neighborhood Center Category** identified in the **City of Leander's Future Land Use Map and 2020 Comprehensive Plan**, which designates this area for General Commercial use.

Please let us know if any additional information is required. Thank you for your time and consideration.

Sincerely,

Jacob D. Mealey, PE
Project Manager
Bleyl Engineering
TBPE Firm No. 678



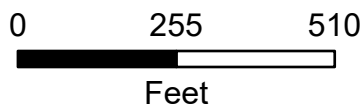
CASE: Z-25-0164

ATTACHMENT 2

10993 E CRYSTAL FALLS PKWY

Current Zoning

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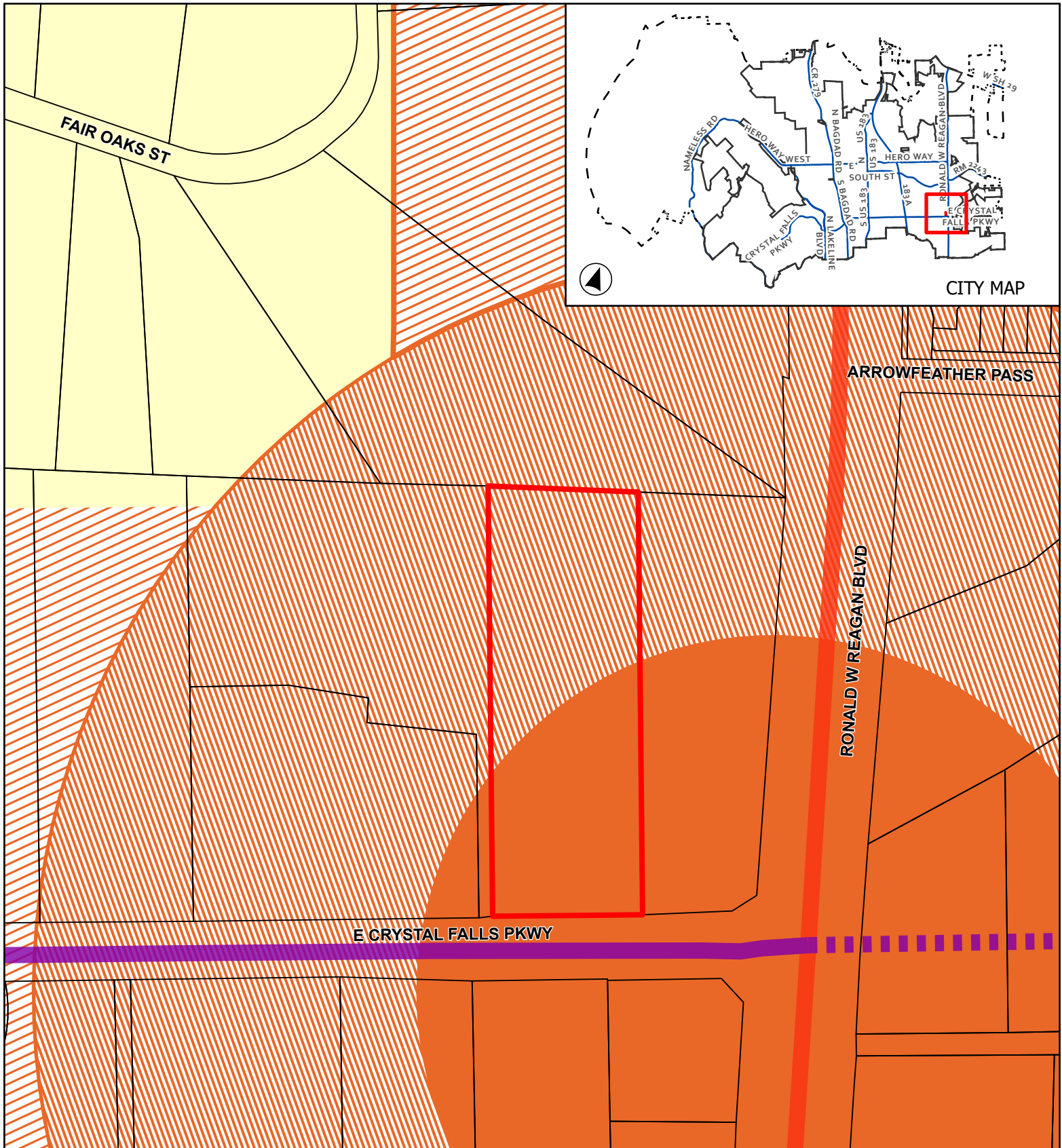


- City Limits
- ETJ
- Subject Boundary

Current Zoning

- SFR - Single-Family Rural
- SFS - Single-Family Suburban
- SFU - Single-Family Urban

- SFC - Single-Family Compact
- MF - Multi-Family
- LC - Local Commercial
- GC - General Commercial
- HC - Heavy Commercial
- PUD - Multi-Family
- PUD - General Commercial



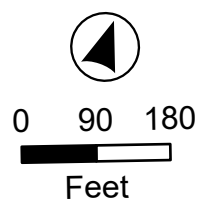
CASE: Z-25-0164

ATTACHMENT 3

10993 E CRYSTAL FALLS PKWY

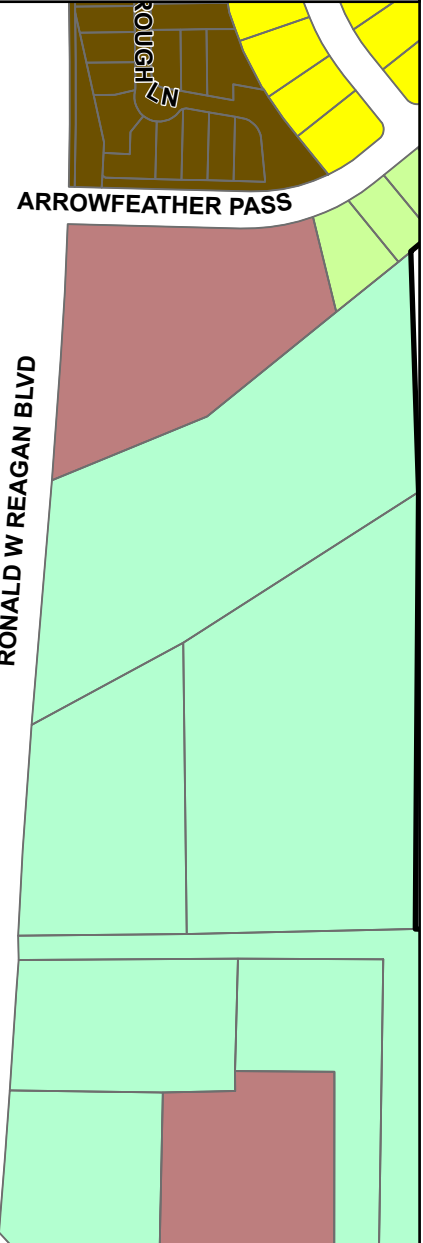
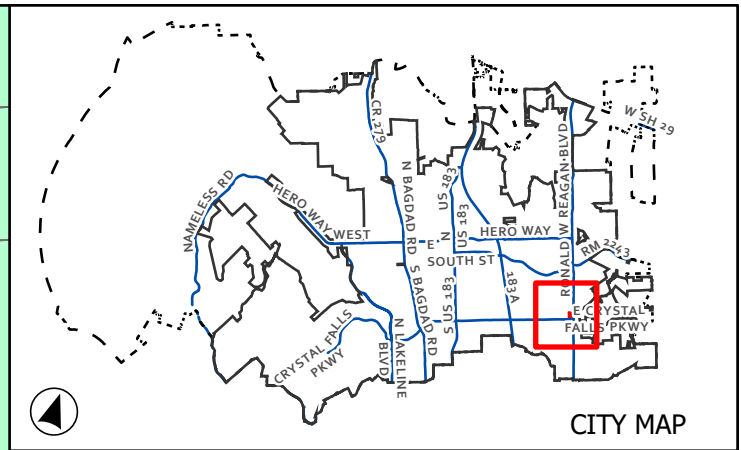
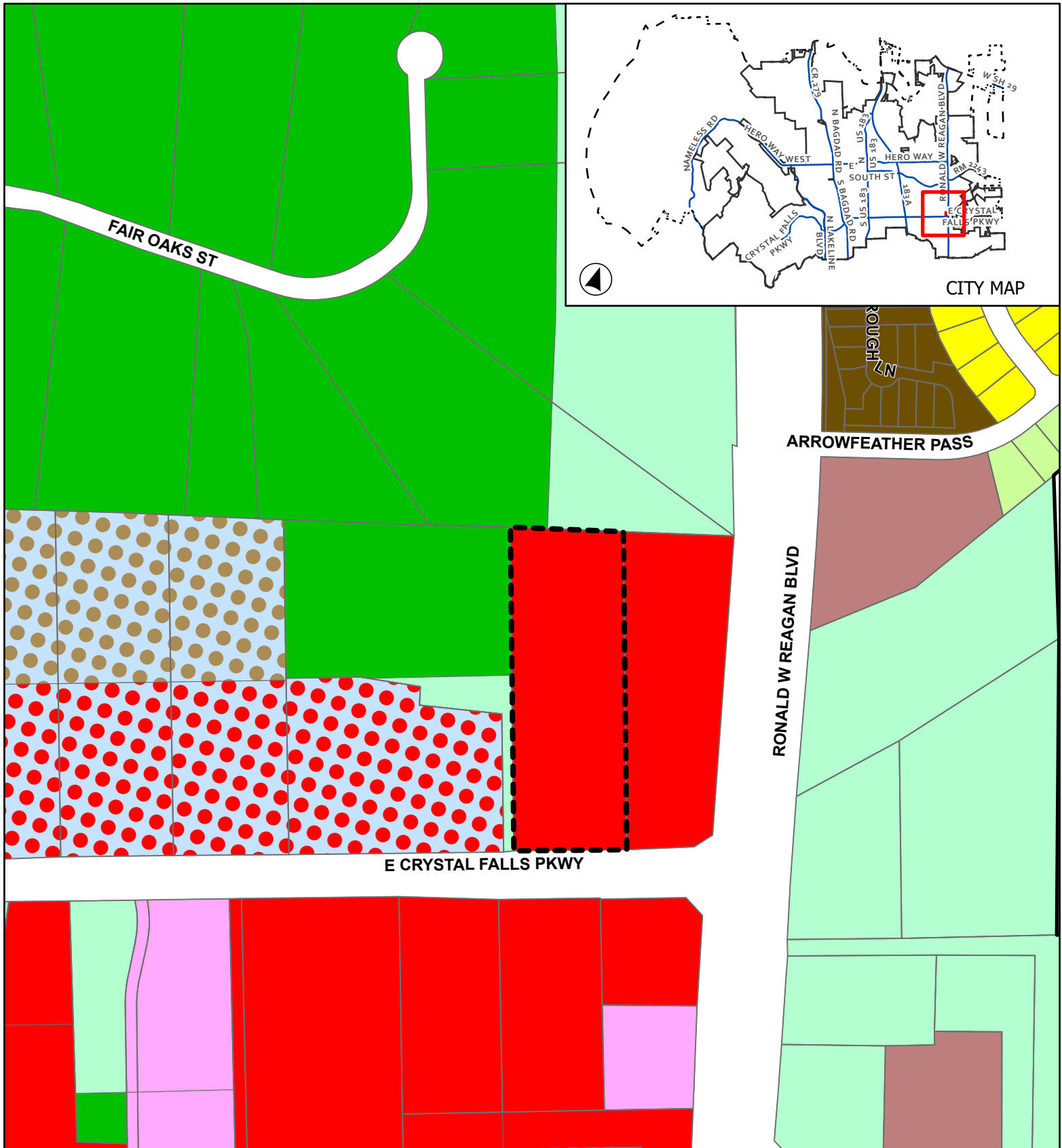
Future Land Use Map

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- ETJ Boundary
- Leander City Limits
- Subject Boundary
- Access Controlled, Existing
- Arterial 4 Lane, Existing
- Arterial 4 Lane, Proposed

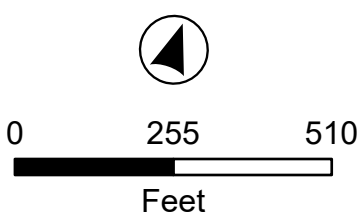
- Neighborhood Residential
- Neighborhood Center - Solid
- Multi-Use Corridor
- Multi-Use Corridor - Priority Corridor
- Neighborhood Center - Priority Corridor



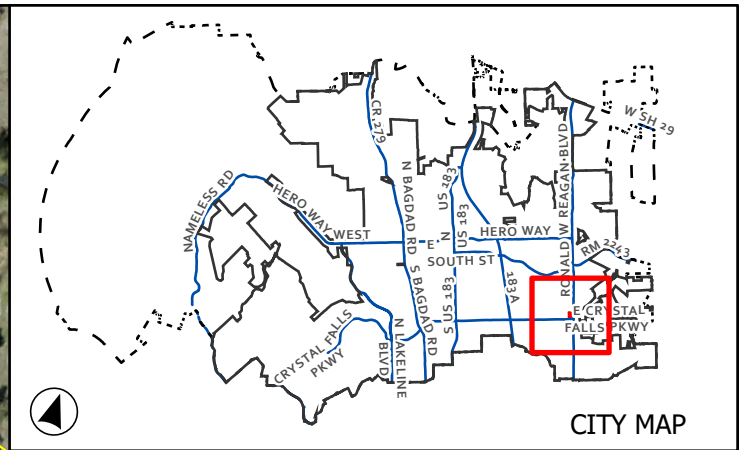
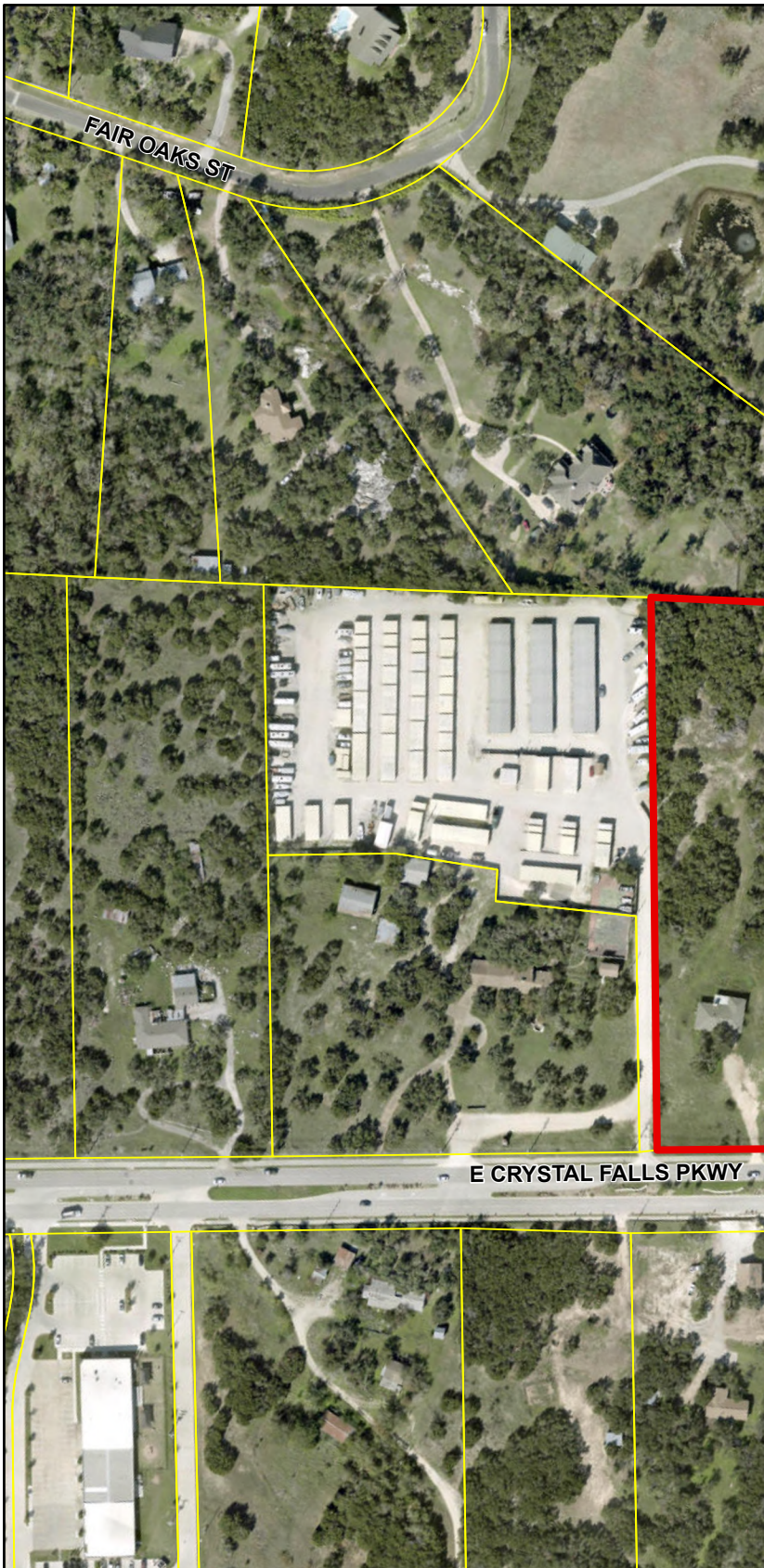
CASE: Z-25-0164 ATTACHMENT 5 10993 E CRYSTAL FALLS PKWY

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
- MF - Multi-Family
- LC - Local Commercial
- GC - General Commercial
- HC - Heavy Commercial
- PUD - Multi-Family
- PUD - General Commercial



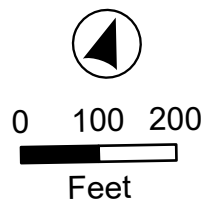
CASE: Z-25-0164

ATTACHMENT 6

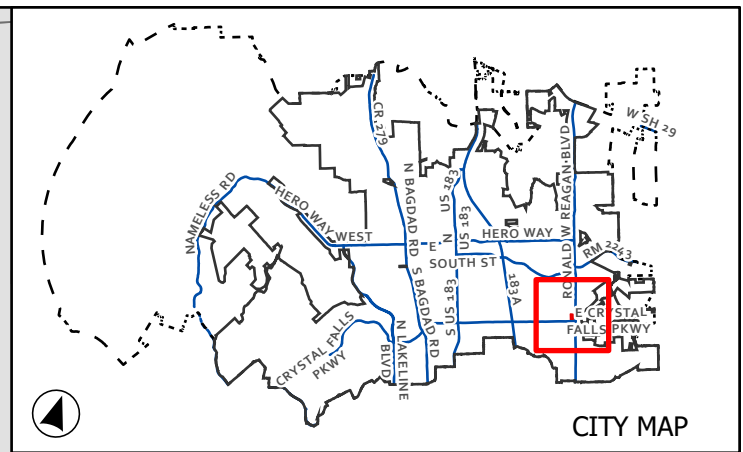
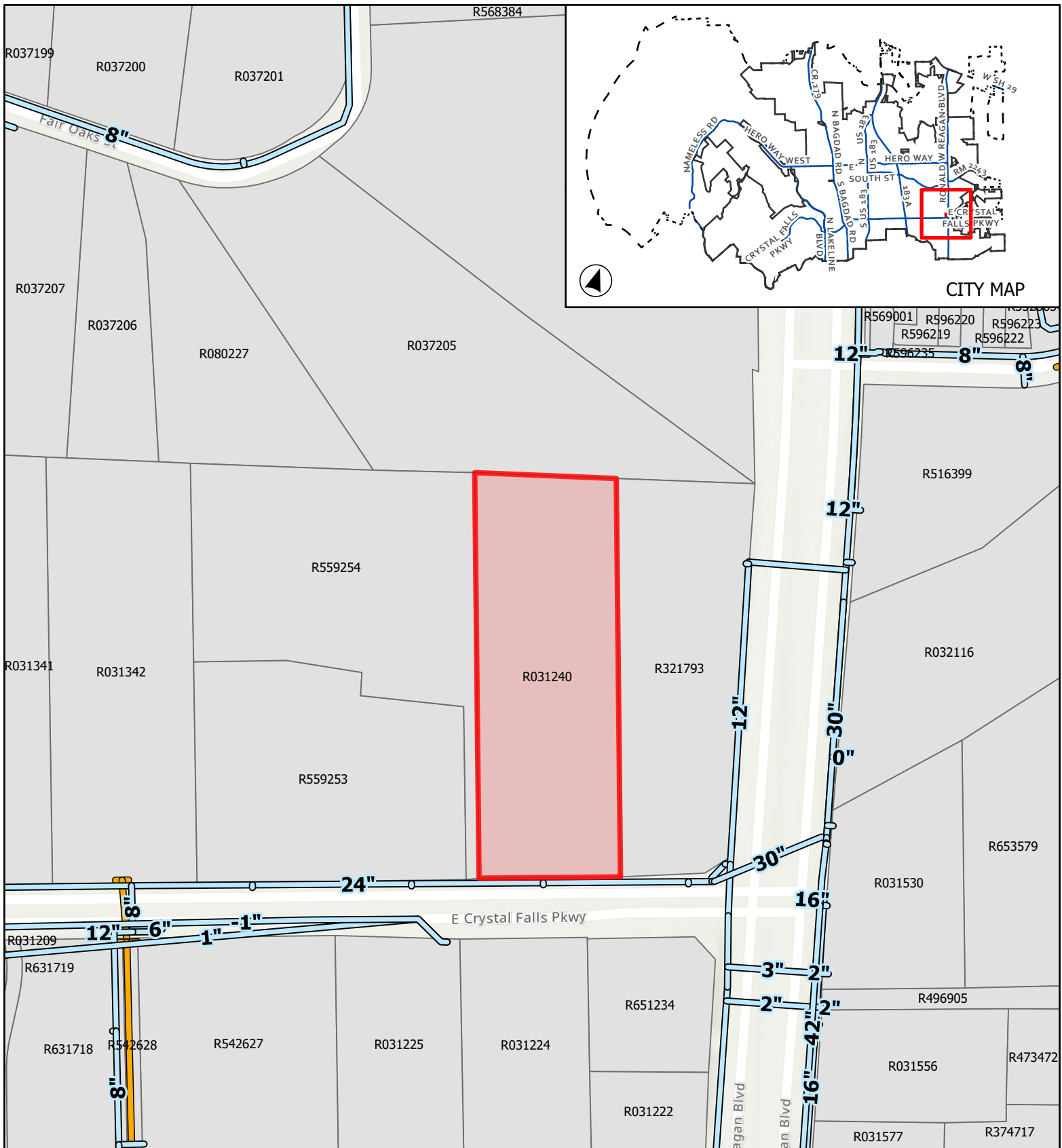
10993 E CRYSTAL FALLS PKWY

Aerial Map

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- Leander City Limits
- Subject Boundary



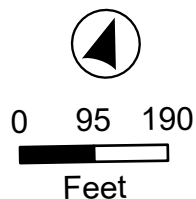
CASE: Z-25-0164

ATTACHMENT 7

10993 E CRYSTAL FALLS PKWY

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.

Bleyl Engineering sent out Certified Letters on January 28th to all residentially zoned or used properties within 500' of the property.

A list of the property owners name and contact information is provided by separate attachment along with a copy of the notification letter from the project engineer Jacob Mealey and a copy of the US Postal Service Certified Mail Receipt.

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.

Residence within 500' of the property boundary were notified via Certified Mail.

USPS receipts and a list of the residence notified are provided by separate sheet as page 2 of the submitted

Neighborhood Summary Report

3. What concerns were raised during these communications?

No concerns or objections were received from the notified properties.

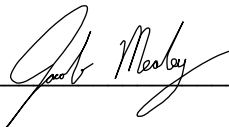
However, several of the letters sent were returned marked "Return to Sender – Unclaimed, Unable to Forward":

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

No concerns or objections were received from the notified properties, so no conditions were added or modified in the zoning request.

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

Signature: _____



Date 2/25/2025



January 27, 2025

To: Property Owner

Subject: Notification of Zoning Change Application for Property at 10993 E. Crystal Falls Parkway, Leander, TX 78641

Dear Property Owner,

This letter is to notify you that a zoning change application will be submitted for the subject property. You are receiving this notice because your property is within 500' of the subject property.

Legal Description: AW0006 - Harmon, E. D. Sur., ACRES 4.68.

Williamson County Tax Parcel ID: R031240

Current Zoning: SFS-Single-Family Suburban

Future Zoning: General Commercial (GC)

The current zoning designation for the property is Residential (SFS-Single-Family Suburban). The proposed zoning designation is General Commercial (GC). The site is located within the Neighborhood Center Category identified in the City of Leander's Future Land Use Map and 2020 Comprehensive Plan. General Commercial is an allowed zoning within the Neighborhood Center category. Please see the attached exhibit for property location and zoning.

You can find additional information about the Future Land Use Map and the 2020 Comprehensive Plan on the City of Leander's website here:

<https://www.leandertx.gov/355/2020-Leander-Comprehensive-Plan>

If you have any questions, concerns, or require further clarification about this zoning change application, please contact me by February 16th, 2025.

Thank you for your attention to this matter.

Best regards,

Jacob D. Mealey, PE

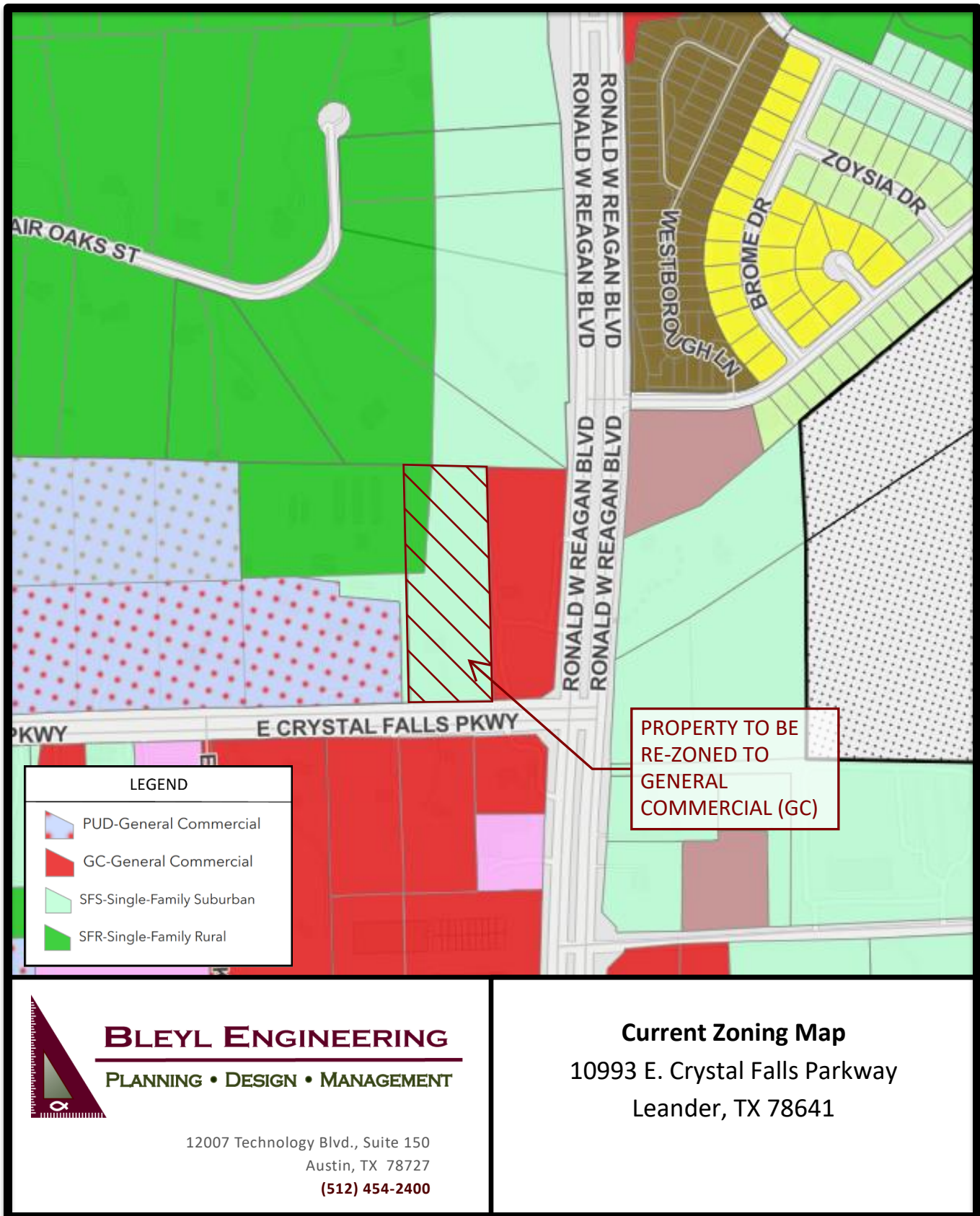
Project Manager

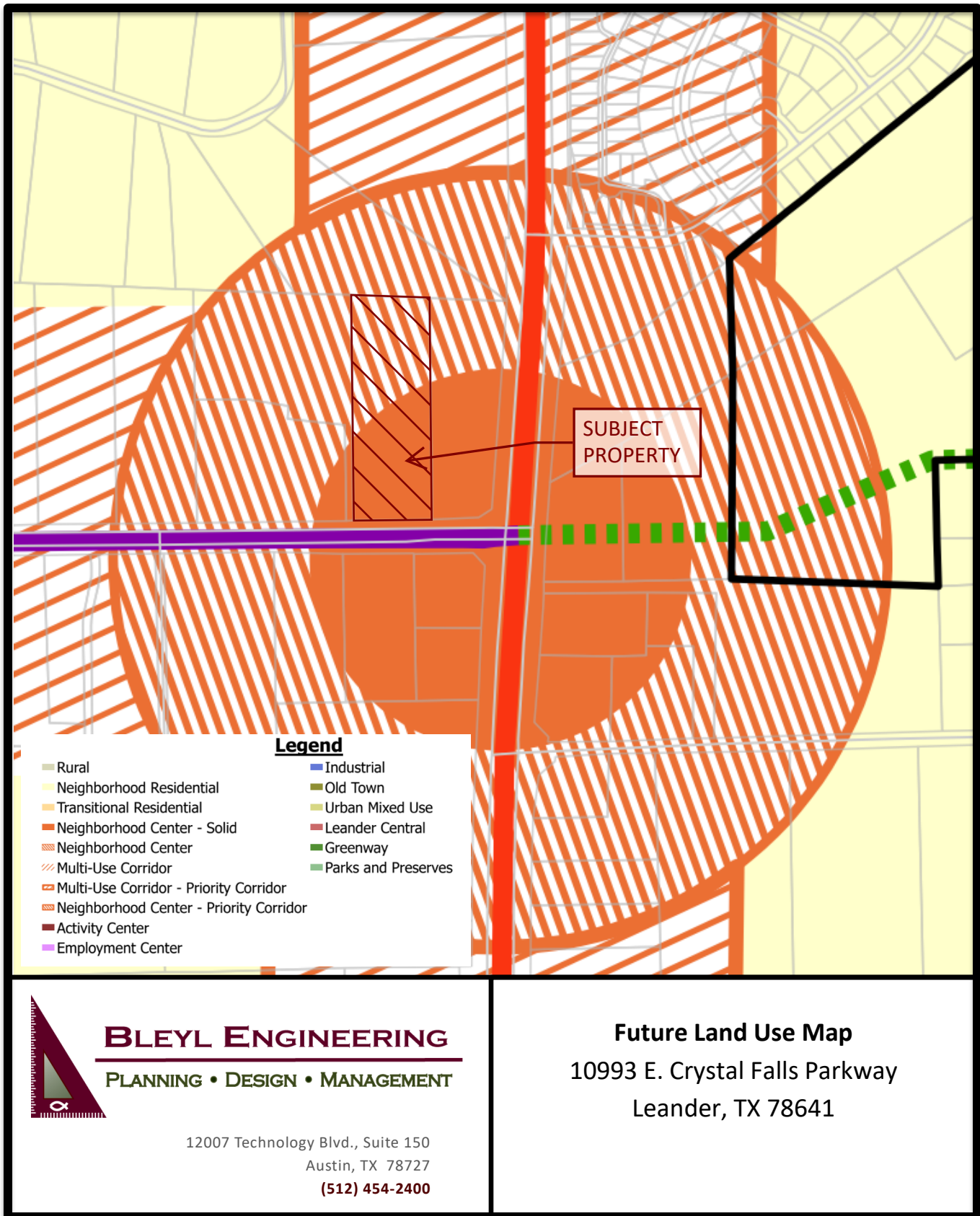
7701 San Felipe, Suite 200

Austin, TX 78729

O: 512 454 2400

jmealey@bleylengineering.com







EXECUTIVE SUMMARY
4/10/2025

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Comprehensive Plan Case CPA-25-0016 to amend the Comprehensive Plan text to update the Employment Center land use category and update the Leander Central land use category, Leander, Williamson and Travis Counties, Texas.

- Discuss and consider action regarding Comprehensive Plan Case CPA-25-0016 as described above.

BACKGROUND:

This request is the first step in the Comprehensive Plan Amendment process. A comprehensive plan is a long-range plan for the city that includes a vision for future development which includes land use, transportation, parkland, utilities, and economic development. This plan provides the foundation for zoning changes and other land use related decisions. The current plan was adopted in 2021 and created a future land use map that identified several land use categories. One of the categories is the Employment Center. The intent of this center is to encourage campus style development and bring employment opportunities to the city. The plan currently includes five (5) Employment Centers.

Staff conducted a workshop with the City Council during the November 21, 2024 meeting to seek feedback regarding the development goals of the city, determination of the appropriate land use mix, connectivity within the Hero Way South Employment Center located to the south of Hero Way and west of Ronald W. Reagan Boulevard, and employment desire in this center future land use category of the Comprehensive Plan. This center is approximately 620 acres in size and is one of the largest opportunities for employment for the city. There is an Activity Center located to the east that is intended to provide regional serving commercial uses as well as a destination with activities, amenities, shopping, and restaurants for the city.

Following the workshop, Staff prepared a proposal to update the text of the Comprehensive Plan to include the following:

1. **LABEL EMPLOYMENT CENTERS:** Labels were added to the five (5) Employment Centers currently identified as part of the future land use map. These labels were added for ease of reference.
2. **CHANGES TO THE HERO WAY SOUTH EMPLOYMENT CENTER:**
 - a. Remove the language from the “Appropriate Uses” list to clarify that vertical and horizontal mixed-use development is allowed as a secondary use to an employment use in a project.
 - b. Add a Guidance and Interpretation section for the Hero Way South Employment Center.

To compliment the additional guidance, Staff has drafted an Employment Center Guide to help with drafting PUDs (Planned Unit Developments) within the Hero Way South Employment Center. The Guide provides example situations where horizontal mixed use would be a support use. It also provides preferred uses, prohibited uses, and preferred land use mixes, along with potential incentives and higher standards.

In addition to the updates to the Hero Way South Employment Center, the amendment includes an update to the Leander Central land use category. The City Council adopted an ordinance to allow applicants to remove their property from the TOD (Transit Oriented Development). This change allows for conventional commercial uses. The update to the Leander Central land use category supports GC (General Commercial) and LC (Local Commercial) use components.

HISTORY/TIMELINE:

04/01/2021 Adoption of the Comprehensive Plan Update
06/01/2023 Update to the Comprehensive Plan to update the Transportation Master Plan
01/04/2024 Update to the Comprehensive Plan and Future Land Use Map
11/21/2024 City Council Workshop

APPLICANT/AGENT:

City of Leander

RECOMMENDATION:

Staff recommends approval of the updates to the Comprehensive Plan.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. Att 1 Employment Center
2. Att 2 Leander Central



EMPLOYMENT CENTER



Intent and Character

The Employment Center future land use category is for primary jobs and business in strategic locations. These areas are intended for regional-serving employment in planned campus-like environments for office, research, medical, manufacturing, light industrial, warehouse, and heavy commercial uses. To remain competitive in today's corporate marketplace, contemporary workforce-supporting elements such as amenities, retail and high-density residential are also encouraged in an integrated development pattern.

The Employment Center area is focused on meeting the plan goals of an attractive, high-quality business environment for investors to bring to Leander and grow/diversify the tax base. It complements other nearby regional mixed-use areas, but provides opportunities for larger-footprint, single-tenant buildings that can accommodate numerous employees. These areas may be developed with an auto-oriented, traditional character, or in a mixed-use urban design. **The future land use map includes five Employment Centers - Heritage Grove, Hero Way North, Hero Way South, Hero Way East, and FM 1431 Employment Centers. Horizontal mixed use is only supported in the Hero Way South Employment Center.**

Appropriate Land Use Types

Use	Appropriate Uses
Agricultural	Not appropriate
Residential	High-density residential may be allowed on a limited or conditional basis, as part of a vertical mixed use development, secondary to an employment use(s) in a project. Horizontal mixed use as a secondary use to an employment use(s) is supported in the Hero Way South Employment Center. Design of the high-density should be in urban and not suburban form. Single-family is not appropriate.
Commercial	Commercial retail, office, personal service, and restaurant uses, including drive-throughs. Retail uses are more appropriate for those types of uses which support the employment center but could be considered otherwise based on location and individual circumstances (e.g., at major intersections).
Industrial	Flexible office/warehouse, logistics and distribution centers, data centers, corporate offices and/or campuses, and light manufacturing.
Institutional	Utility and service uses (e.g., electrical substations, fire stations, etc.).
Other	Other uses could be permitted as limited or conditional basis, assuming integration with the design character for the Employment Center area.

Desired Mix*

(Land distribution)

100% Non-Residential

0% Residential

* Desired Mix applies to the first story building footprints.



Professional Office and Retail Strip



Office



Vertical Mixed-Use with Ground Floor Office/Retail

Guidance and Interpretation

The following recommendations should be considered for decision-making for zoning requests, development approvals, and regulatory adjustments for development in the **all Employment Centers except for the Hero Way South Employment Center**:

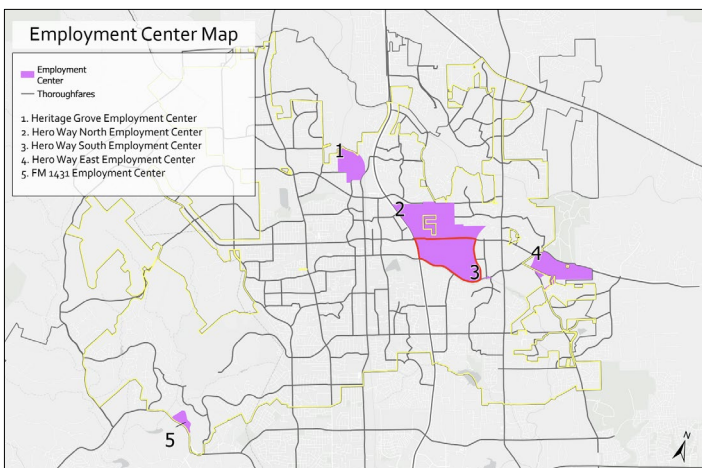
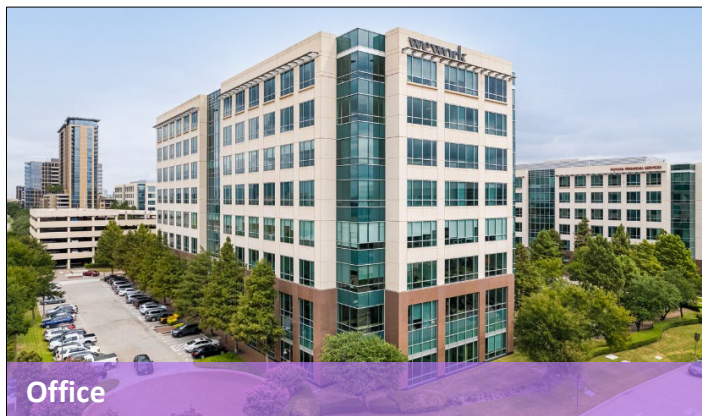
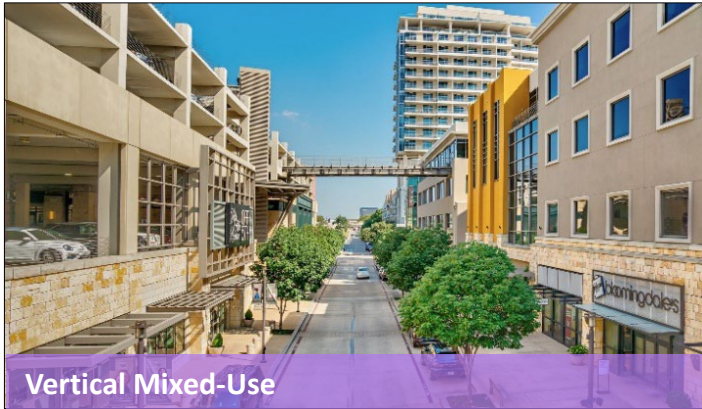
- New non-residential development should be located on and take access from a collector or greater road classification, or an internal road network designed as part of a larger center.
- Areas within this category should adhere to the recommended mix of non-residential and residential, measured by land distribution. This should be interpreted as a broad area distribution and not a project-by-project required mix. Decisions should be made considering broader community goals and market indicators at the time of proposal.
- Landscaping and aesthetic enhancements should be focused along the perimeter, particularly on major streets and highways, to maintain an attractive gateway feeling.
- Heavy commercial and manufacturing uses should not be zoned adjacent to residential-planned or zoned areas. Such commercial users should take access from internal streets, where practical, and separated with transitional zoning districts and substantial buffering from residential.
- Primary Employer is defined as a business and/or industry that produces goods or services for statewide, national, or international markets. The goods and services are exported to consumers outside of the local region, resulting in a stream of new income for the local economy. Common primary employers are manufacturing, medical and technology mixed-use developments.
- Campus-style development is intended for regional-serving, primary employers in a planned, campus-like environment for office, research, medical, manufacturing, light industrial and heavy commercial uses. This development type would typically be seen as a mixed-use planned development primarily consisting of non-residential uses supported by high-density, multi-story residential in an integrated pattern. Defining aspects of the campus style development would include large green space/buffering areas, collaborative spaces/zones, outdoor amenities for both workers and community and walkable sidewalks/bike lanes.

Existing Zoning Suitability

- General Commercial (GC)
- Local Office (LO)
- Planned Unit Development (PUD)
- Heavy Commercial (HC)
- Local Commercial (LC)

Code Assessment Considerations

- Create a "Corporate Campus" zoning district to distinguish the desired office complimentary—from the Local Office district.
- Parking lot and bufferyard landscaping should be used to soften auto-oriented uses and create a suburban character.
- Trucking and loading may be likely, as well as noise and lighting, so appropriate screening and distance are required to ensure compatibility with abutting less intense/dense development areas.
- Review height, setback, and lot coverage restrictions to ensure regulations are not too restrictive that they discourage development.



Guidance and Interpretation for the Hero Way South Employment Center

In addition to the recommendations listed on page 95, the following recommendations should be considered for decision-making for zoning requests, development proposals, and regulatory adjustments for areas located between Hero Way and RM 2243, designated as Employment Center #3:

- New developments should be approved in form of a Planned Unit Development to coincide with the Employment Center Guide – Employment Center #3 (the Guide).
- Development within this area is intended to be developed as campus-style development with Primary Employers, as defined on page 95.
- When residential uses are proposed, they should be intended to be supplemental to the Primary Employer and should not be the primary use. A land use mix will be required to include commercial, green space, and/or residential ratios while providing incentives including alternative density, height, and setbacks, as referenced in the Guide.
- Proposed retail uses should be intended to support the Primary Employers and residential uses within the development and should not be the primary use. These uses may include retail, restaurants, and personal services that are intended to serve both the employees and residents within the development.
- Green space included in the development is intended to serve both the employees and residents of the development. Trails connecting residential, retail, and commercial uses are encouraged throughout the development. Trails that connect to the trails shown on the Transportation Master Plan are preferred. The area that is dedicated as green space within the development may be used as parkland credit for the residential uses. For developments that do not include residential uses, the dedication of green space may result in incentives such as reduced setbacks, as referenced in the Guide.
- Structured parking that is used for both the residential and non-residential uses is encouraged. This area may be considered as residential uses when calculating the area percentages referenced in the Guide. A parking plan for the overall site may be considered to allow for a reduction in minimum parking requirements as a result of shared parking.

Existing Zoning Suitability

- General Commercial (GC)
- Heavy Commercial (HC)
- Local Office (LO)
- Local Commercial (LC)
- Planned Unit Development (PUD) required if horizontal or vertical mixed use is proposed.



LEANDER CENTRAL

Intent and Character

The Leander Central future land use category encompasses the City's future urban center, in close proximity to Leander Station. This area is envisioned to be a very walkable area which encourages a "sense of place" and should represent the most dense, urban form Leander will have. This is a highly activated area with first floor storefronts, employment, dense residential, and entertainment.

Land uses are less distinguishable and less regulated in the urban environment, where the focus is more on form than function. Important characteristics in the central location are building relationship with the street and pedestrian movement, signage, street design, and public gathering places.

This area is envisioned to be developed with an urban character, meaning development requires on-street or structured parking and an emphasis on pedestrian walkability. Vehicular circulation occurs along a grid-based network of complete streets with short blocks and focus on safety and efficient distribution of vehicles, bikes and pedestrians.

Appropriate Land Use Types

Use	Appropriate Uses
Agricultural	Not appropriate
Residential	Urban multi-family (i.e., apartments); townhouses, and mixed-use urban lofts.
Commercial	Most commercial uses are generally appropriate in the Central area, as they are to be integrated into the urban street character and design criteria.
Industrial	Not appropriate
Institutional	Places of public assembly; public recreational uses (e.g., urban plazas and greens); and utility and service uses (e.g., electrical substations, fire stations, etc.).
Other	Other uses could be permitted as limited or conditional basis, assuming an urban character and relationship with the streets.

Desired Mix
(Land distribution)

60-100% Non-Residential
0-40% Residential

Leander Central - Transit Oriented Development (TOD) Relation

Leander's existing TOD zoning district is governed by a development code tool called the SmartCode, which is based upon New Urbanism principals for a designed-based system of varying densities and uses. The goal of the code is to promote traditional pedestrian-oriented communities with neighborhoods and town centers with a mix and integration of residential, commercial and retail uses, something Leander desires near the rail station.

Leander Central closely aligns with the existing zoning boundaries of the TOD zoning district, as amended. The Leander Central Plan is rooted in the idea of being Leander's newly created downtown space, a concept that is in complete alignment with Old Town as a separate, unique and distinct community asset.



Northline Rendering (source NorthlineLeander.com)

Guidance and Interpretation

The following recommendations should be considered for decision-making for zoning requests, development approvals, and regulatory adjustments:

- Development shall not exceed or alter the current lot and block arrangement, and shall be developed with an urban character that follows the performance standards indicative to the larger area, including public spaces and storefront elements. Parking shall be on-street or in off-street public parking lots or garages (with proper facade treatments).
- Residential uses (i.e., apartments) and mixed-use urban lofts help create the density needed to support retail and employment in these environments as long as they follow the current urban character of the area. Minimum parking requirements for these uses is important although a lesser standard can be justified due to the mixed-use environment.
- The main priority for street enhancements is on the pedestrian and preserving the quality of the current street character. As such, on-street parking is preferable to provide a buffer to the traffic lanes, sidewalks, and the planting of street trees in tree wells at the edge of pavement. Outdoor seating and plazas are encouraged to create a street scene and public gathering spaces.
- **The City Council has adopted an ordinance that allows property owners to request to be removed from the TOD (Transit Oriented District) which would allow for the applicant to request conventional zoning.**

Existing Zoning Suitability

- Transects (T4, T5, T6, Civic)
- **General Commercial (GC)**
- **Local Commercial (LC)**

Code Assessment Considerations

- *Retain Smartcode character elements*
- *Review for off-street and on-street parking requirements*
- *Maintain green spaces and shaded streets/sidewalks*
- *Signage conducive to urban character environment*
- *Street design, speeds, and movement conducive to slower pace*
- *Storefront activation design and access*