



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, May 22, 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 May 15, 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 May 8, 2025.
7. Approval of the extension of the completion date for Subdivision Case 20-PICP-032 Leander Platinum Public Improvement Construction Plans; more particularly described by Williamson Central Appraisal District Parcel R372083, commonly known as 17680 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing regarding Comprehensive Plan Case CPA-25-0017 to amend the Comprehensive Plan land use category from Neighborhood Center to Neighborhood Residential and Zoning Case Z-25-0166 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFC-2-A (Single-Family Compact), SFU-2-A (Single-Family Urban), and SFS-2-A (Single-Family Suburban) on three (3) parcels of land 52.92 acres ± in size, more particularly described by Williamson

Central Appraisal District Parcels R338810, R407804 and R407805; and generally located at the northwest corner of Journey Parkway and County Road 175, Leander, Williamson County, Texas.

- Discuss and consider action regarding Comprehensive Plan Case CPA-25-0017 as described above.
- Discuss and consider action regarding Zoning Case Z-25-0166 as described above.
- a. Staff Presentation
- b. Applicant Presentation
- c. Open Public Hearing
- d. Close Public Hearing
- e. Discussion
- f. Consider Action

REGULAR AGENDA

9. Conduct a Public Hearing and consider action on Variance Case VA-25-0022 to approve a Variance on one (1) parcel of land approximately 4.151 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District R346169; generally located at 1550 CR 269, Leander, Williamson County, Texas.

- Discuss and consider action on Variance Case VA-25-0022 as described above.

1. Staff Presentation
2. Applicant Presentation
3. Open Public Hearing
4. Close Public Hearing
5. Discussion
6. Consider Action

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 16th day of May 2025 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Veronica Tovar, Secretary



EXECUTIVE SUMMARY
5/22/2025

AGENDA SUBJECT:

Approval of the minutes for meeting held on May 8, 2025.

BACKGROUND:

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Staff recommends approval of minutes.

PRESENTER:

Attachments:

1. 5-8-2025 P & Z Minutes



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, May 8, 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 except Commissioner Joseph Morales.
3. Swearing in of Planning & Zoning Commissioner Karen Lewis.
4. Director's report to the Planning & Zoning Commission on action taken by City Council on the May 1, 2025 meeting.
5. Review of meeting protocol.
6. 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 7-10.

By: Board Member Lantrip
Seconded: Board Member Mahan

Vote: 6-0

7. Approval of the minutes for meeting held on April 24, 2025.
8. Approval of the extension of the application expiration for Subdivision Case FP-23-0081 Gabriels Horn Development; more particularly described by Williamson Central Appraisal District Parcels R473804,

R500871, R022218, and R500872, generally located northwest of the intersection of Ronald W. Reagan Boulevard and Gabriels Horn Road, Leander, Williamson County, Texas.

9. Approval of the extension of the completion of Subdivision Case PICP-22-0008 regarding the water and wastewater improvements along 3219 N. Lakeline Boulevard, more particularly described by Williamson County, Texas.
10. Approval of the extension of the application expiration for Subdivision Case PICP-22-0020 Northline Block O Construction Plans; more particularly described by Williamson Central Appraisal District Parcels R517094 and R031604, generally located southwest of the intersection of Main Street and William Parker Street, Leander, Williamson County, Texas.
11. Approval of the extension of the application expiration for Subdivision Case PICP-23-0079 regarding Gabriels Horn Development on three (3) parcels of land 16.372 acres $\pm$ in size, more particularly described by Williamson County Appraisal District Parcels R473804, R500871, R022218, and R500872; generally located Williamson, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

12. Conduct a Public Hearing regarding Special Use Case Z-25-0165 to consider action on a Special Use Permit to allow for a smoke shop on one (1) parcel of land approximately 0.155 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R036105; and commonly known as 106 W. Willis Street, Leander, Williamson County, Texas. Applicant/Agent: Paradox 2025, LLC. (Sayed Khalid Sadat) on behalf of Krasniqi Real Estate Holdings, LLC. (Taulant Krasniqi).

- Discuss and consider action regarding Zoning Case Z-25-0165 as described above.

Public Hearing opened at 6:08 p.m.; Public Hearing closed at 6:10 p.m.; following discussion.

Anita Chumnanvech, 708 Palamos Drive, Leander, TX 78641, spoke against the request.

Motion to deny Zoning request Z-25-0165.

By: Board Member Mahan

Seconded: Board Member Lantrip

Vote: 5 - 1 (Board Member Calame)

13. Conduct a Public Hearing and consider action regarding Ordinance Case OR-25-0030 to amend the Composite Zoning Ordinance to adopt standards and a permitting process associated with micro-trenching, and to provide for related matters; Williamson & Travis Counties, Texas.

- Discuss and consider action regarding Ordinance Case OR-25-0030 as described above.

Public Hearing opened at 6:42 p.m.; Public Hearing closed at 6:44 p.m.; following discussion.

Bird Holmquist, 816 Congress Ave, Suite 1100, Austin, TX 78701 spoke in favor of the request.

Motion to approve Ordinance case OR-25-0030.

By: Board Member Calame

Seconded: Board Member Lewis

Vote: 6-0

REGULAR AGENDA

14. Discuss and consider action on Tree Removal Case TRP-25-0036 regarding the removal of six (6) Significant Trees associated with the Techtown Office Warehouse Site Development Project (SD-24-0250), commonly known as 2901 Hero Way, Leander, Williamson County, Texas.

Motion to approved Tree Removal Permit TRP-25-0036; following discussion.

By: Board Member LeDay

Seconded: Board Member Lantrip

Vote: 6-0

15. Adjournment
Meeting adjourned at 7:11 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON



EXECUTIVE SUMMARY
5/22/2025

AGENDA SUBJECT:

Approval of the extension of the completion date for Subdivision Case 20-PICP-032 Leander Platinum Public Improvement Construction Plans; more particularly described by Williamson Central Appraisal District Parcel R372083, commonly known as 17680 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the Leander Platinum Construction Plans. These construction plans provide for the improvements related to the Leander Platinum development including turn lanes, bike lanes, sidewalks, storm water, water, and wastewater improvements. The Leander Platinum development includes three commercial buildings and one detention/water quality pond.

Article II, Section 28(e) includes the following provisions:

e) Time Limit for Completing Improvements. The period within which required improvements must be completed shall be incorporated in the surety instrument and shall not in any event, without prior approval of the City, exceed one-year (1) from date of Final Plat approval.

(1) The Commission may, upon application of the developer and upon proof of hardship, recommend to the Council extension of the completion date set forth in such bond or other instrument for a maximum period of one (1) additional year. Such hardship may include delays imposed due to City projects. An application for extension shall be accompanied by an updated estimate of construction costs prepared by a licensed professional engineer, licensed to practice in the State of Texas. A surety instrument for guaranteeing completion of remaining required improvements must be filed in an amount equal to one hundred ten percent (110%) of the updated estimate of construction costs as approved by the City Engineer.

(2) The Council may at any time during the period of such surety instrument accept a substitution of principal sureties upon recommendation of the Commission.

The applicant is requesting a one-year (1) extension of the permit in order to complete the construction of the PICP and Site Development concurrently.

HISTORY/TIMELINE:

01/29/1997 –Final Plat Approved

04/16/2015 – Zoning Approved

05/11/2022 – Construction Plans Permit Issued

05/11/2024 – Construction Plans Permit Expired

06/13/2024 – Planning & Zoning Extension Approved

06/20/2024 – City Council Extension Approved

05/11/2025 – Construction Plans Permit Expired

APPLICANT/AGENT:

Bleyl Engineering (Kenny Watkins) on behalf of Leander Platinum Jubilee Investment (Aly Hussaini).

RECOMMENDATION:

The Subdivision Ordinance includes timelines for the completion of improvements as part of the subdivision process. The timeline/history section of this summary above includes the key dates for this request. The infrastructure associated with the public improvements construction plans are required to be completed one-year (1) from the date of the final plat approval.

Staff recommends approval of an extension for one (1) additional year. Approving this extension would grant an extension to May 11, 2026 and will allow the developer to complete the construction of the improvements.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. PICP-20-0032 Att 1 Leander Platinum - Extension Request
2. PICP-20-0032 Att 2 Leander Platinum Location Map



May 8, 2025

Ms. Robin Griffin, Director
City of Leander
Planning Department
P.O. Box 319
Leander, TX 78646

Project Number: 20-PICP-032, Leander Platinum Public Improvements Construction Plans
Location or Address: 17680 Ronald Reagan Blvd.

Re: Request for Project Extension

Dear Ms. Griffin:

The purpose of this letter is to request an extension of the referenced Public Improvements Construction Plans for the development of offsite improvements for Leander Platinum. The project includes the construction of offsite water and wastewater lines, as well as a right-turn/deceleration lane on Ronald Reagan Boulevard. The construction drawings were approved with City signature on February 7, 2022, and a subsequent PICP extension was granted on June 20, 2024, with an expiration date of June 20, 2025.

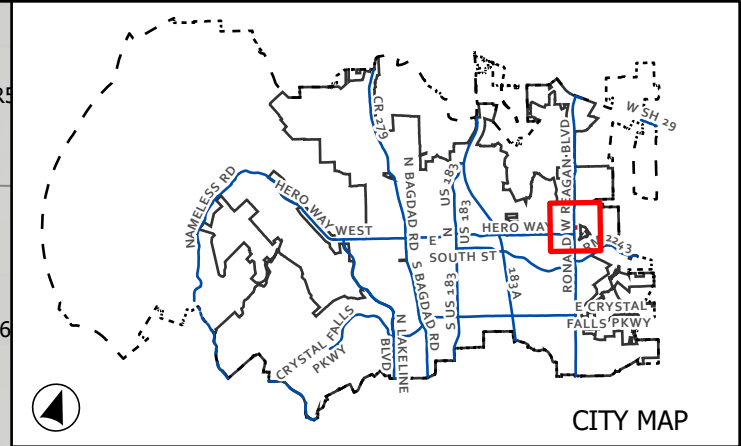
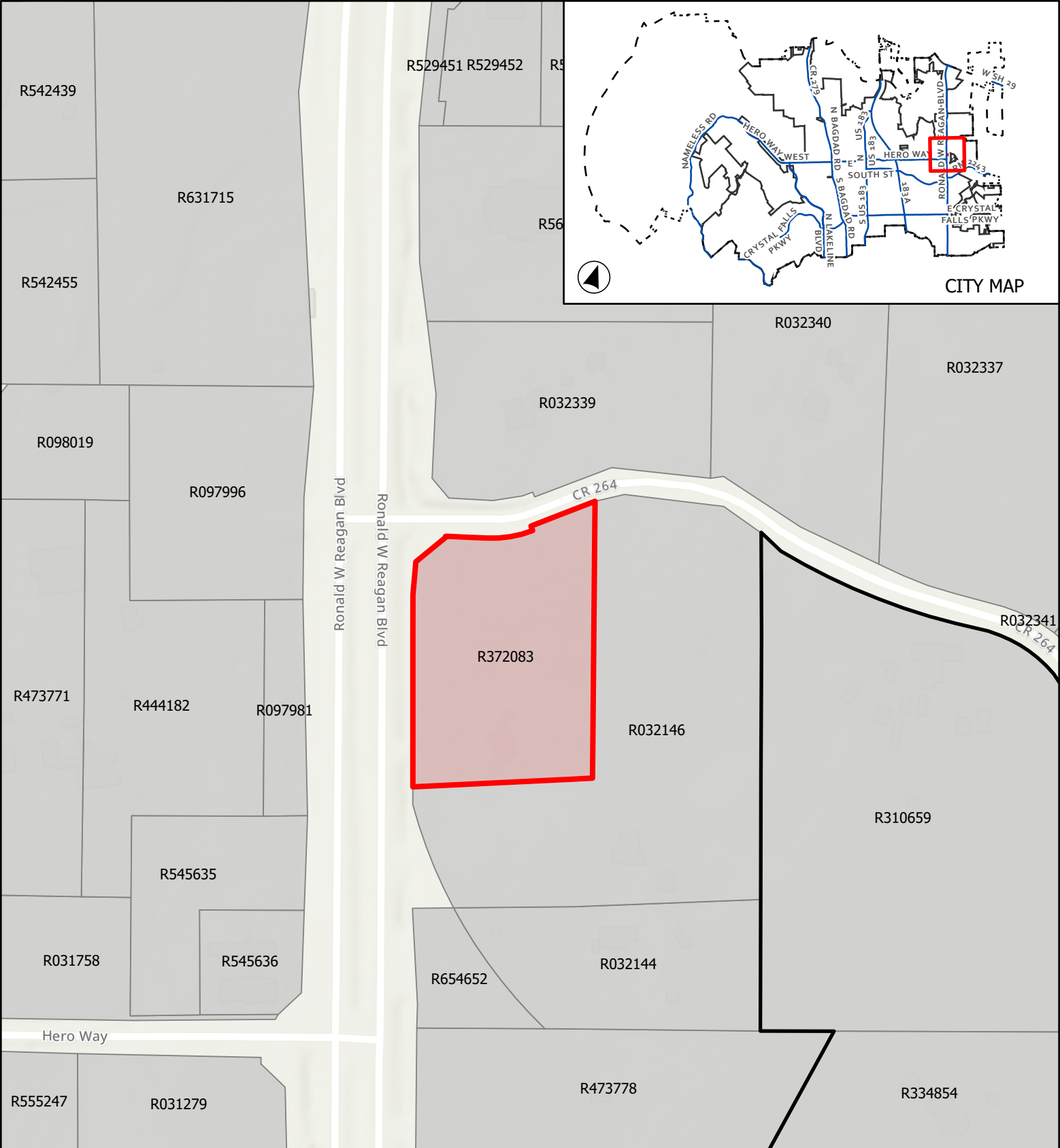
In association with this approval, Site Development Plans 20-SD-026 were also approved on February 7, 2022, with an extension granted on June 5, 2024, which is set to expire on June 5, 2026. We are requesting this additional extension due to the ongoing revision and review process for the associated Site Development Revision (SD-25-0317). The owner intends to construct both the PICP and the revised Site Development Plans concurrently to streamline the schedule and manage construction costs more effectively.

The owner is ready to proceed with the construction of the approved PICP plans and has selected a contractor to perform the work. However, they are awaiting final approval of the revision of the associated Site Development Revision (SD-25-0317).

I look forward to your response to this request for an extension of the project approval to allow construction to move forward.

Jacob Mealey, P.E.
Project Engineer

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CASE: 20-PICP-032

ATTACHMENT 2

LEANDER PLATINUM

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.

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Feet

City Limits

ETJ Boundary

Subject Boundary

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EXECUTIVE SUMMARY
5/22/2025

AGENDA SUBJECT:

Conduct a Public Hearing regarding Comprehensive Plan Case CPA-25-0017 to amend the Comprehensive Plan land use category from Neighborhood Center to Neighborhood Residential and Zoning Case Z-25-0166 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFC-2-A (Single-Family Compact), SFU-2-A (Single-Family Urban), and SFS-2-A (Single-Family Suburban) on three (3) parcels of land 52.92 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R338810, R407804 and R407805; and generally located at the northwest corner of Journey Parkway and County Road 175, Leander, Williamson County, Texas.

- Discuss and consider action regarding Comprehensive Plan Case CPA-25-0017 as described above.
- Discuss and consider action regarding Zoning Case Z-25-0166 as described above.

BACKGROUND:

This request is the first step in the Comprehensive Plan Amendment process and the first step in the Zoning process. The applicant has submitted a request for annexation which will be heard by City Council concurrently with the Comprehensive Plan Amendment and Zoning change request. The City Council heard a development proposal for this development during the September 19, 2024 meeting and unanimously voted to not support the request of only residential uses at the intersection.

The Comprehensive Plan currently identifies this area as Neighborhood Center and Neighborhood Residential on the Future Land Use Map. Neighborhood Center encourages commercial development at intersections with higher density residential adjacent to commercial acting as a buffer to the lower density residential. This Comprehensive Plan Amendment request includes changing the Future Land Use designation for the property from Neighborhood Center and Neighborhood Residential to only Neighborhood Residential in order for the property to be developed as a single-family neighborhood.

The Zoning change is requesting to change the designated zoning district of their property in order to develop a residential subdivision. The Comprehensive Plan Amendment is required to be approved prior to the zoning request in order to be compliant with the Comprehensive Plan.

The property is located directly east of the existing Barksdale subdivision which includes two phases of SFC (Single-Family Compact) and SFU (Single-Family Urban) use components. This request is intended to be a continuation of the existing Barksdale subdivision as the third phase in the development.

The current water resolution prioritizes low density residential rezonings. The SFS (Single-Family Suburban) use component would be compliant with the resolution, but the requested SFC (Single-Family Compact) and SFU (Single-Family Urban) use components would be considered higher density and not recommended. Conversely, the current Future Land Use designation of Neighborhood Center encourages neighborhood focused commercial development and where necessary to provide a buffer between commercial and residential, higher density residential such as SFT (Single-Family Townhouse) or TF (Two-Family) is more appropriate.

The requested residential zoning districts are a lower density than what is recommended under the current Future Land Use Map, but denser than what the water resolution would prioritize. If the Comprehensive Plan Amendment is approved, the Zoning request would still need to factor in the limitations of the water resolution.

GENERAL INFORMATION:

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

Proposed Zoning: SFC-2-A (Single-Family Compact)

SFU-2-A (Single-Family Urban)

SFS-2-A (Single-Family Suburban)

Size and Location: The property is located at the northwest corner of Journey Parkway and County Road 175, including approximately 52.92 acres.

Surrounding Area: This property is located east of the existing Barksdale subdivision, west of the Parkside subdivision, north of the Pecan Creek and Lost Woods subdivisions, and south of the Creek Meadows Estates subdivision. The property is at the northwest corner of Journey Parkway and County Road 175 both identified as arterial roadways in the Transportation Master Plan.

PROPOSED ZONING DISTRICT:

USE COMPONENT

SFS – SINGLE FAMILY SUBURBAN:

Features: 9,000 square feet lot min.; 1,500 square feet 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.

SFU – SINGLE FAMILY URBAN:

Features: 7,200 square feet lot min.; 1,200 square feet living area min.

Intent: Development of single-family detached dwellings on moderate urban 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 moderate lot sizes. Such components are generally intended to offer variety in housing opportunities and in the fabric of the neighborhoods. In addition, a variety of lot sizes shall be provided within one half mile of major intersections such as arterials or collectors. This component provides moderate size lots that may serve as a transition between larger lots and higher density areas.

SFC – SINGLE FAMILY COMPACT:

Features: 5,500 square feet lot min.; 1,100 square feet living area min.

Intent: Development of single-family detached dwellings on small 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 small lot sizes. Such components are generally intended to offer variety in housing opportunities and in the fabric of the neighborhoods, and to be developed on a moderate scale with a maximum district size of seventy-five (75) acres. A variety of lot sizes shall be provided within one half mile of major intersections such as arterials or collectors and along residential collectors. The higher density residential shall be located closest to major intersections such as arterials or collectors and transition to lower density uses further away from the major intersections. This component provides for higher density lots and serves as a transition between moderate size lots and higher density areas.

SITE COMPONENT

TYPE 2:

Features: Accessory buildings greater of 10% of primary building or 120 square feet; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 square feet; multi-family provides at least 100% of units with an enclosed garage parking space.

Intent:

- (1) 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.
- (2) 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 is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR (Single-Family Rural), SFE (Single-Family Estate), SFS (Single-Family Suburban), SFU (Single-Family Urban) and SFC (Single-Family Compact) components.

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

- Maintain and/or improve affordability and diversity in the housing market.

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.

NEIGHBORHOOD CENTER

- The Neighborhood Center future land use category is intended for areas that will be developed mostly as nonresidential 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' are also required to be contacted.

Two neighborhood meetings were held by the applicant. The Developer met with the Pecan Creek neighborhood on March 1st and the Lost Woods, Trails at Shady Oak and Parkside neighborhoods on March 15th, 2025. Below is a list of comments/concerns that were discussed during the meeting:

- Adjacent subdivisions requested no commercial uses.
- The northern subdivision requested larger lots.

The following changes were made to address issues discussed.

- The SFS use component was provided along the northern boundary to provide the larger lot option.

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

HISTORY/TIMELINE:

04/21/2016 – Parcels R407804 and R407805 Annexed into the City.

APPLICANT/AGENT:

Kimley-Horn (Kyle Marquez) on behalf of the Estate of Peggy Borho Simpson (Christy Simpson Ledbetter).

RECOMMENDATION:

As part of the evaluation of this request, the Planning & Zoning Commission has the following options regarding case CPA-25-0017:

1. Approve the Comprehensive Plan Amendment from Neighborhood Center to Neighborhood Residential;
or

2. Deny the proposed Comprehensive Plan Amendment from Neighborhood Center to Neighborhood Residential.

Staff recommends Option 2 listed above – Deny the proposed Comprehensive Plan Amendment from Neighborhood Center to Neighborhood Residential. Staff made this recommendation based on the City Council’s decision following the development proposal in September of 2024. During the hearing of this proposal City Council unanimously voted not to support a Comprehensive Plan Amendment request to allow for only residential uses.

The Planning & Zoning Commission has one option regarding case Z-25-0166 if the Comprehensive Plan Amendment is denied:

1. Deny the proposed Zoning request Interim SFR-1-B (Single-Family Rural) to SFC-2-A (Single-Family Compact), SFU-2-A (Single-Family Urban), and SFS-2-A (Single-Family Suburban); or

Staff recommends Option 1 listed above – Deny the proposed Zoning request on the basis that it does not comply with the Comprehensive Plan or the water resolution. Staff made this recommendation based on the Comprehensive Plan Amendment not being recommended for approval. In order for the request to be compliant with the Comprehensive Plan, the applicant would need to request a commercial zoning within the Neighborhood Center Future Land Use designation and new public notification would need to be initiated.

The Planning & Zoning Commission has the following options regarding case Z-25-0166 if the Comprehensive Plan Amendment is approved:

1. Approve the proposed Zoning request from Interim SFR-1-B (Single-Family Rural) to SFC-2-A (Single-Family Compact), SFU-2-A (Single-Family Urban), and SFS-2-A (Single-Family Suburban);
2. Deny the proposed Zoning request Interim SFR-1-B (Single-Family Rural) to SFC-2-A (Single-Family Compact), SFU-2-A (Single-Family Urban), and SFS-2-A (Single-Family Suburban); or
3. Approve an alternative request that may include amending the zoning request to a lower density use component such as SFR (Single-Family Rural), SFE (Single-Family Estate) or all SFS (Single-Family Suburban) to be compliant with the water resolution.

Staff recommends Option 1 listed above – Deny the proposed zoning request on the basis that it does not comply with the water resolution. Staff made this recommendation based on the current water resolution.

PRESENTER:

Michael Chenausky AICP, Senior Planner

Attachments:

1. CPA-25-0017 & Z-25-0166 Att 1 Letter of Intent
2. CPA-25-0017 & Z-25-0166 Att 2 CURRENT ZONING - BARKSDALE PH 3
3. CPA-25-0017 & Z-25-0166 Att 3 FLU MAP - BARKSDALE PH 3
4. CPA-25-0017 & Z-25-0166 Att 4 PUBLIC NOTIFICATION - BARKSDALE PH 3
5. CPA-25-0017 & Z-25-0166 Att 5 PROPOSED ZONING - BARKSDALE PH 3
6. CPA-25-0017 & Z-25-0166 Att 6 PROPOSED FLU MAP - BARKSDALE PH 3
7. CPA-25-0017 & Z-25-0166 Att 7 AERIAL MAP - BARKSDALE PH 3
8. CPA-25-0017 & Z-25-0166 Att 8 NEIGHBORHOOD OUTREACH - BARKSDALE PH 3



January 31, 2025

City of Leander City Council
City of Leander
105 N Brushy Street
Leander, Texas 78641

Via Electronic Submittal

RE: Request to the Change the Future Land Use Designation on Approximately 52 acres of land from Neighborhood Residential and Neighborhood Center to Neighborhood Residential generally located at 2300 and 2310 CR 175 (WCAD R338810, R407804, R407805) (the "Property")

Dear Mayor DeLisle and Councilmembers:

As representatives of the owners and developer of the above stated Property, Kimley-Horn respectfully submits this request to change the Future Land Use designation on the subject property. The Future Land Use Designation for the Property is divided between Neighborhood Center - Solid, Neighborhood Center, and Neighborhood Residential. This request is to consider the development of the whole tract as Neighborhood Residential to support the development of a single-family subdivision. This proposed change will complement the adjacent land uses and continue the existing development pattern along CR 175.

Located at the corner of CR 175 and Journey Pkwy the Property is surrounded completely by single-family neighborhoods. The proposed single-family subdivision would continue the development pattern along CR 175 which is developed as single-family residential. Continuing this pattern allows for heavier land uses to continue developing along the Ronald Reagan corridor, where Neighborhood Centers are planned 1.25 miles west, and for uses to transition east away from Ronald Reagan to CR 175.

The Property is currently used as a homestead, but subject to an annexation agreement with the City of Leander. The Property is encumbered by a mapped stream and calculated floodplain that encumbers the hard corner of CR 175 and Journey Pkwy. The extension of Parkside Pkwy. will also bisect the site and further encumber the property.

Thank you for your time and attention to this project. Please do not hesitate to contact me if you have any questions.

Sincerely,

Ethan Harwell, AICP

512 580 5803

ethan.harwell@kimley-horn.com



February 18, 2025

Robin M. Griffin, AICP
Executive Director of Development Services
City of Leander
201 N. Brushy Street
Leander, TX 78641

Via Electronic Submittal

RE: Application for a Rezoning of approximately 4.0 acres from SFR-1-B to SFC-2-A, and Initial Zoning upon Annexation for approximately 48.92 acres of SFC-2-A, SFU-2-A and SFS-2-A; totaling 52.92 acres in the Anastasha Carr Survey, Abstract No. 122 generally located at 2300 and 2310 CR 175, Leander, TX 78641 (WCAD R338810, R407804, R407805) (the "Property")

Dear Mayor DeLisle and City Council:

Please accept this application for a rezoning on the subject property. The approximately 52.92 acre property is subject to a previous non-annexation development agreement. So, approximately 4.0 acres of the Property is already annexed into the city limits and zoned. The remaining 48.96 acres of the Property is located in the ETJ. This application is made concurrently with a request for voluntary annexation and Comprehensive Plan Amendment to change the future land use designation on the Property to Neighborhood Residential. With this request we ask that the entire Property be zoned to the Single Family Compact (SFC-2-A), Single Family Suburban (SFC-2-A) and Single Family Urban (SFU-2-A) district.

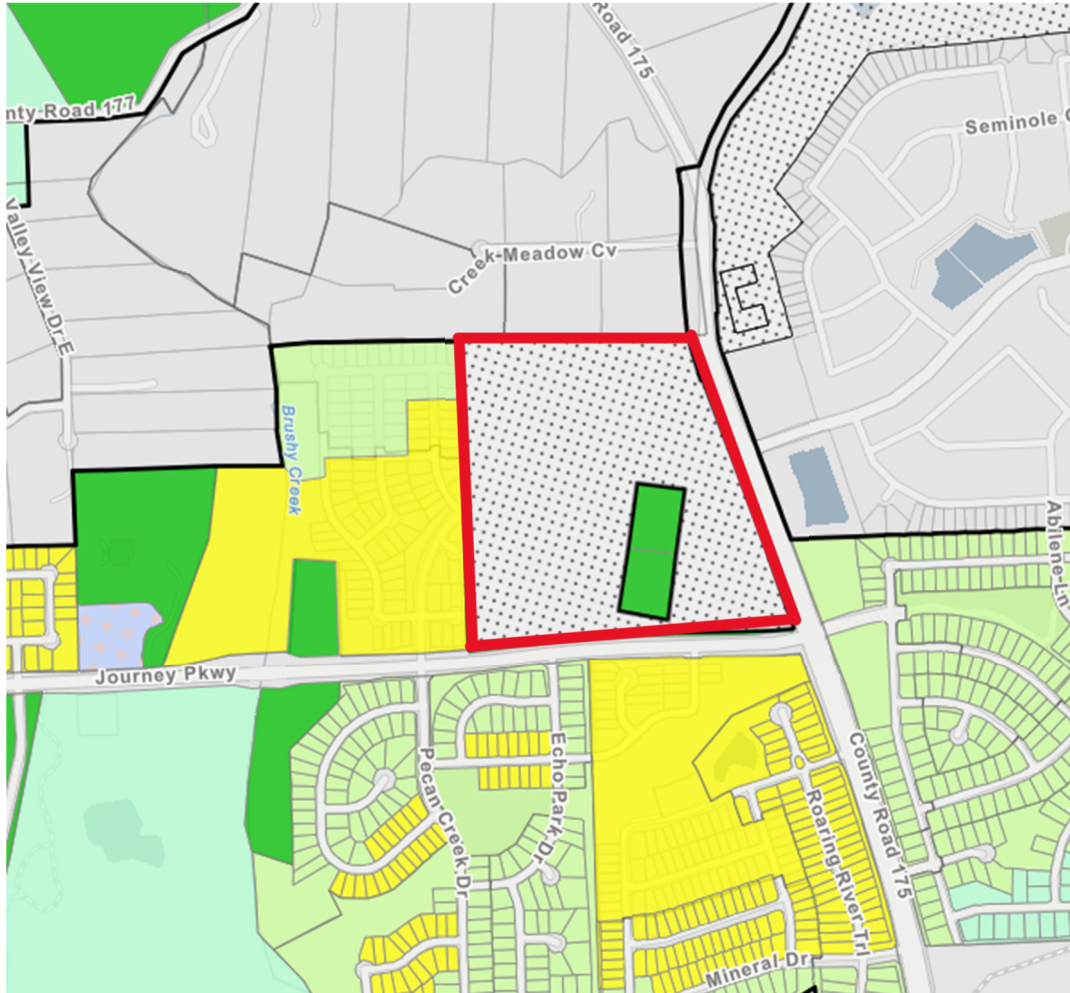
The proposed Single Family Compact (SFC-2-A), Single Family Suburban (SFC-2-A) and Single Family Urban (SFU-2-A) will allow for the development of a single-family subdivision consistent with the development pattern of the other neighboring subdivisions: Barksdale, Pecan Creek, The Trails of Shady Oak, Lost Woods, and Parkside at Mayfield Ranch. The Property has frontage on Journey Parkway and CR 175. The extension of Parkside Parkway will bisect the site providing additional circulation for the area. The site is relatively flat, contains some oak stands, and has two existing homes on the property that will be removed.

If you have any questions about this application for rezoning or need additional information, please do not hesitate to contact me at your convenience.

Sincerely,

Ethan Harwell, AICP
Ethan.Harwell@Kimley-Horn.com
512 580 5803

ZONING MAP



LEGEND

- Leander City Limits
- Extra-Territorial Jurisdiction
- Future Annexation Per DA

Current Zoning

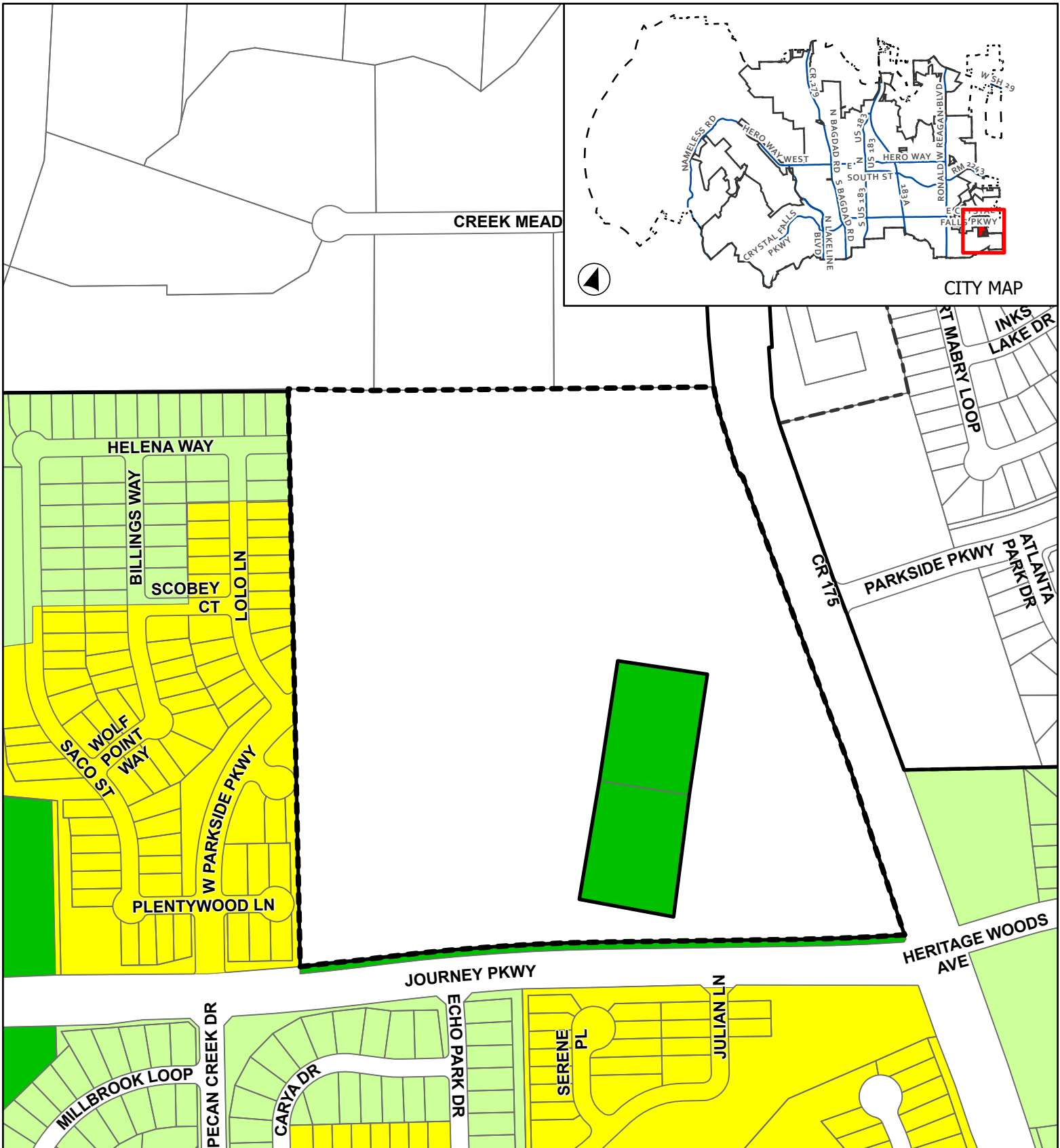
RESIDENTIAL

- SFR-Single-Family Rural
- SFE-Single-Family Estate
- SFS-Single-Family Suburban
- SFU-Single-Family Urban
- SFU/MH-Single-Family Urban / Manufactured Home
- SFC-Single-Family Compact

- SFL-Single-Family Limited
- CH-Cottage Housing
- SFT-Single-Family Townhouse
- TH-Tiny House
- TF-Two Family
- NR-Neighborhood Residential
- MF-Multi-Family

RETAIL/COMMERCIAL

- LO-Local Office
- LC-Local Commercial
- GC-General Commercial
- HC-Heavy Commercial



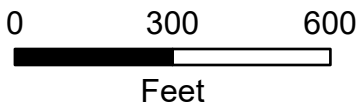
CASE: Z-25-0166
& CPA-25-0017

ATTACHMENT 2

BARKSDALE PH 3

Current Zoning

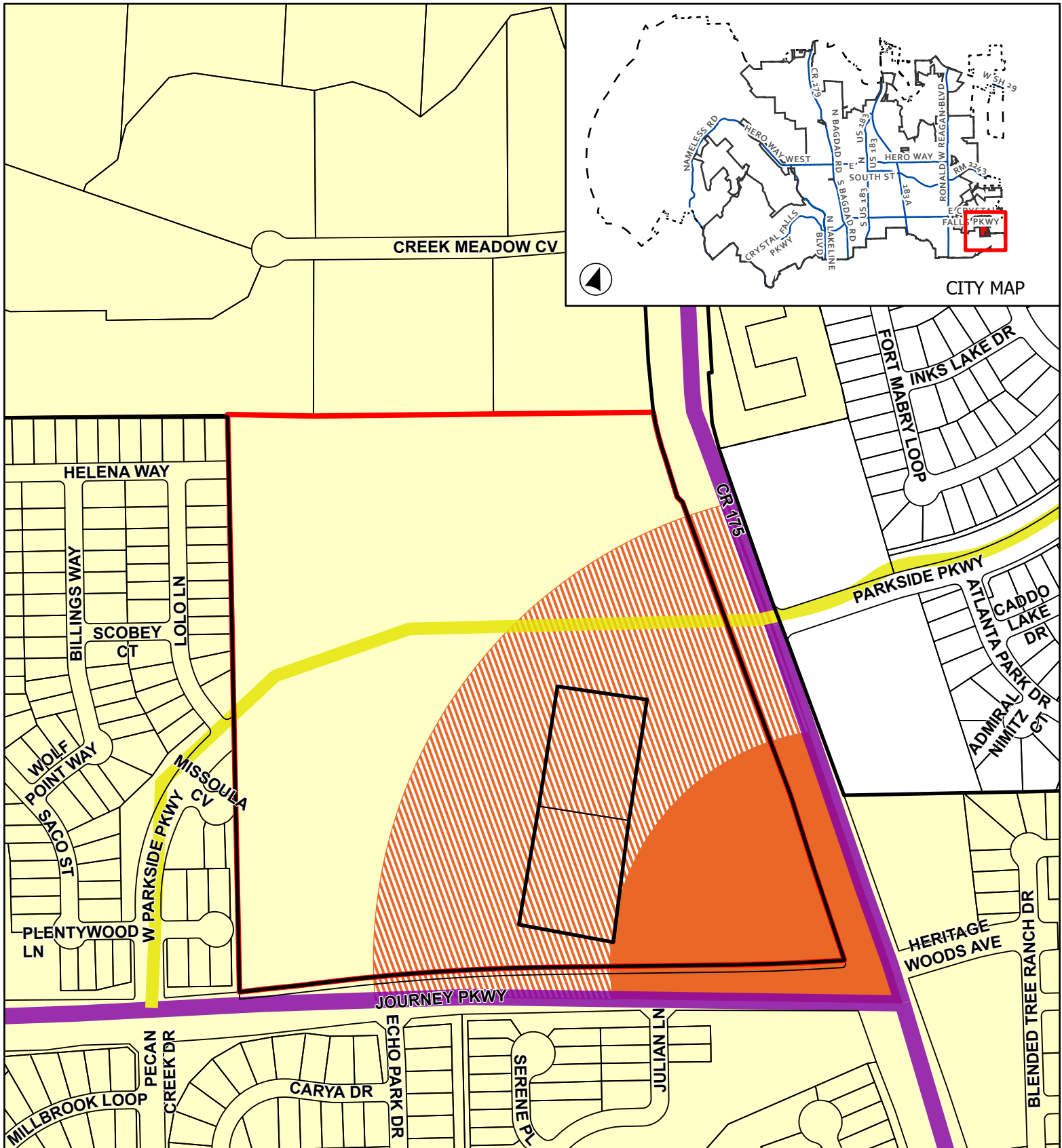
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the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



City Limits
ETJ
Subject Boundary

Current Zoning

SFR - Single-Family Rural
SFU - Single-Family Urban
SFC - Single-Family Compact



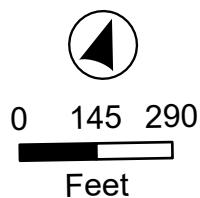
CASE: Z-25-0166 &
CPA-25-0017

ATTACHMENT 3

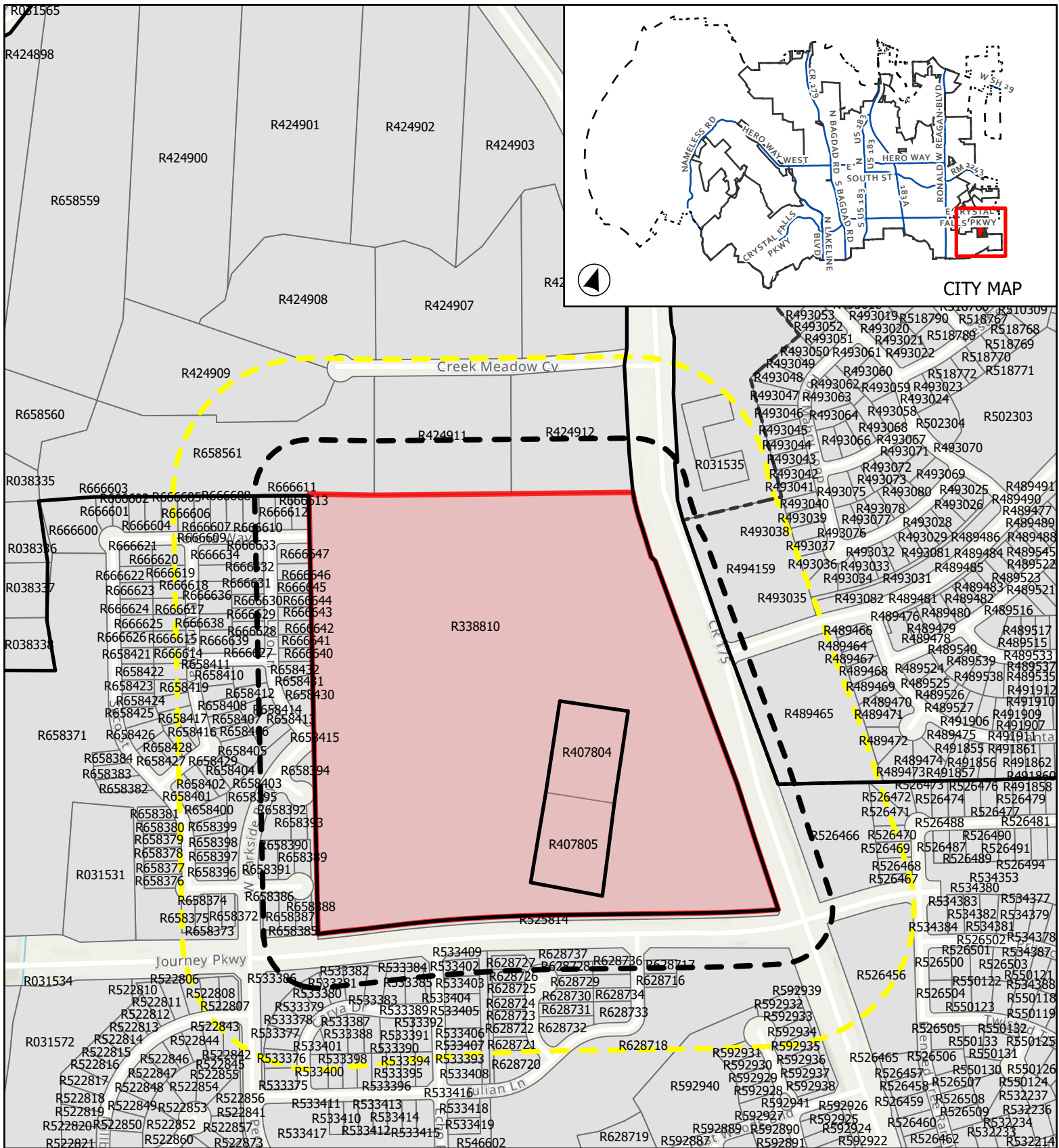
BARKSDALE PH 3

Future Land Use Map

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



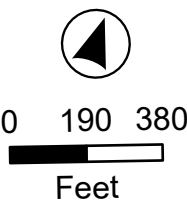
**CASE: Z-25-0166 &
CPA-25-0017**

ATTACHMENT 4

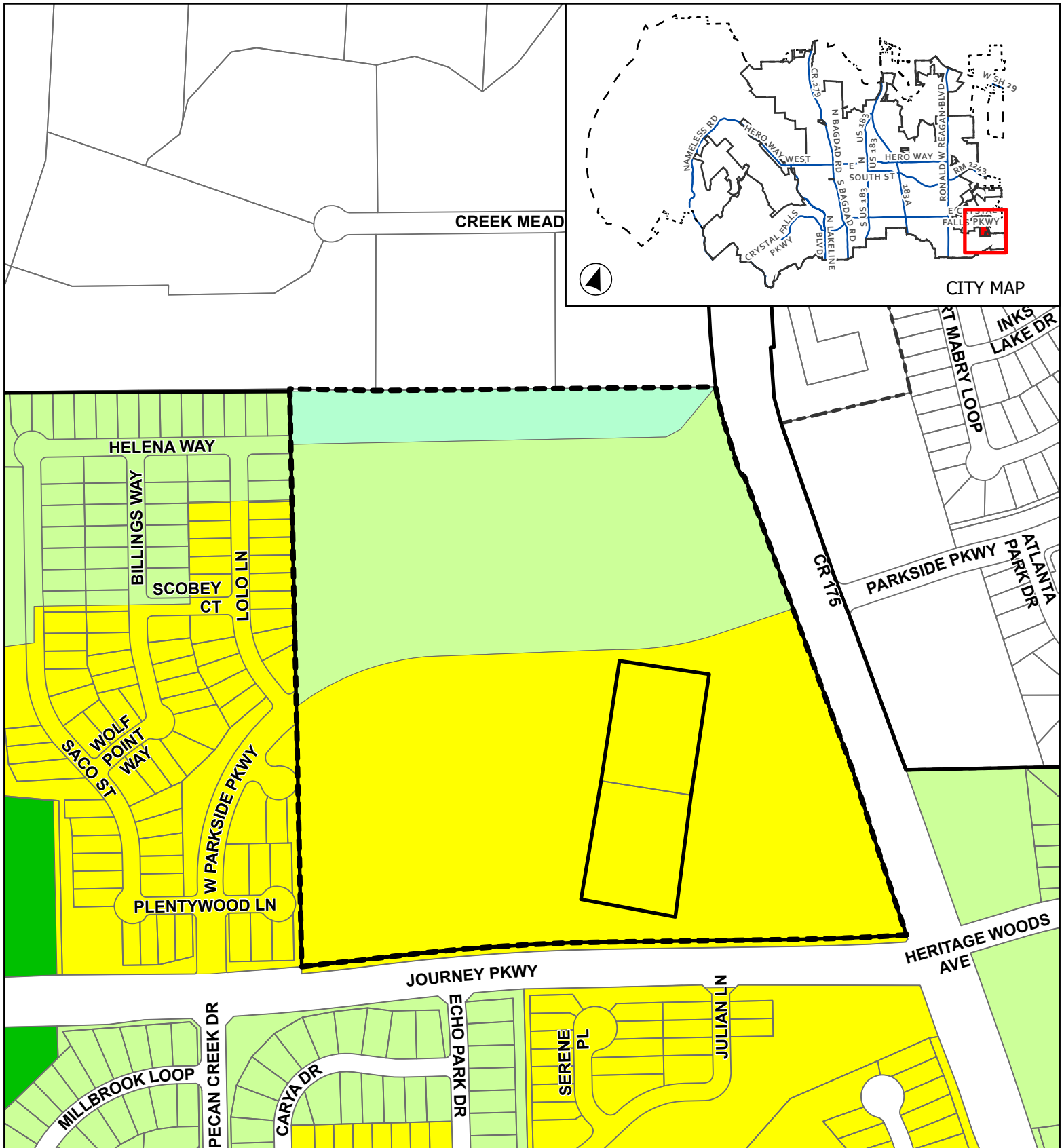
BARKSDALE PH 3

Public Notification

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



CASE: Z-25-0166
& CPA-25-0017

ATTACHMENT 5

BARKSDALE PH 3

Proposed Zoning

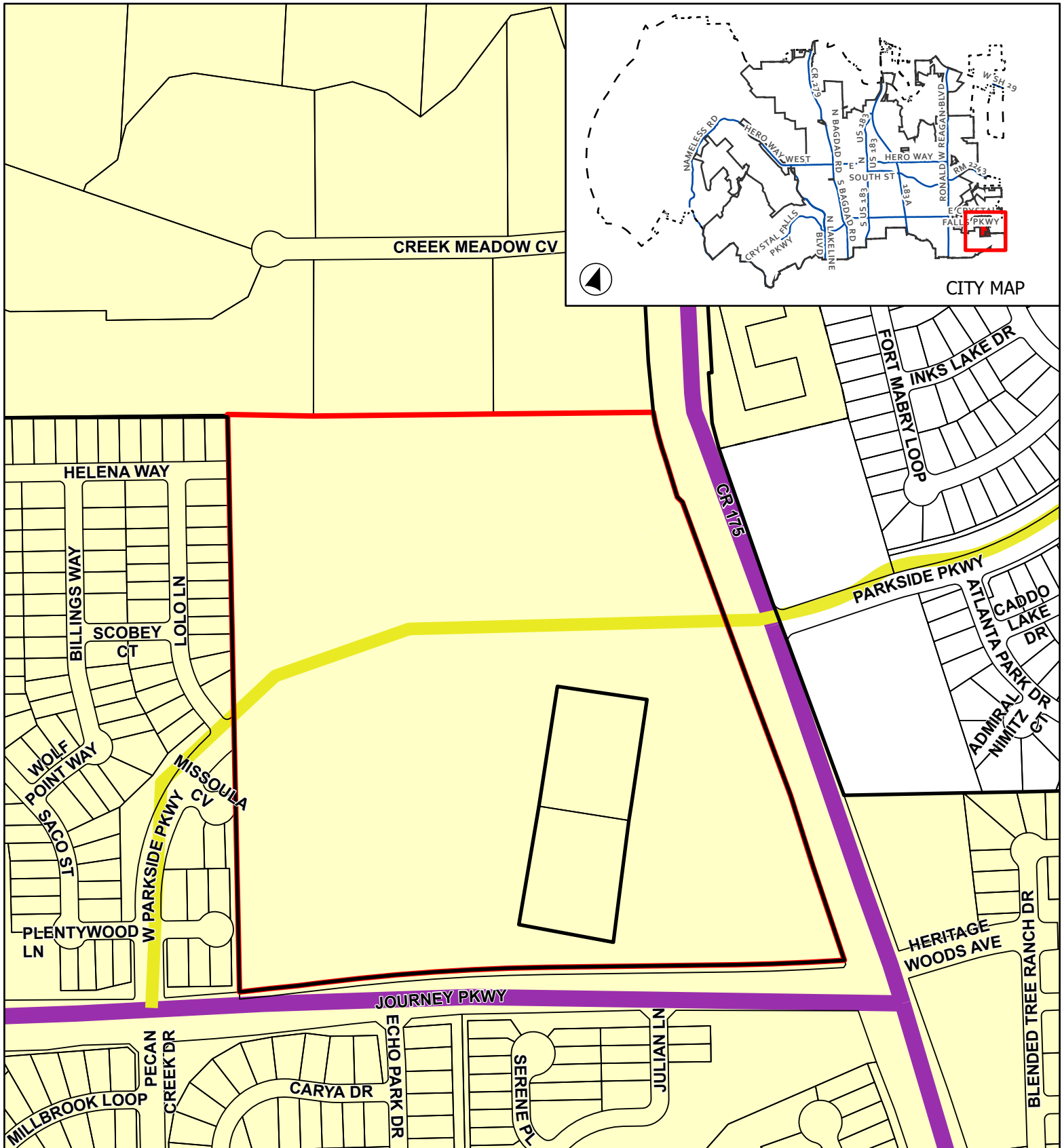
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the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

0 300 600
Feet



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

SFS - Single-Family Suburban
SFU - Single-Family Urban
SFC - Single-Family Compact



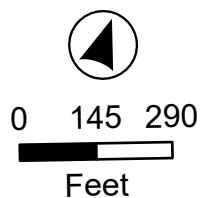
CASE: Z-25-0166 &
CPA-25-0017

ATTACHMENT 6

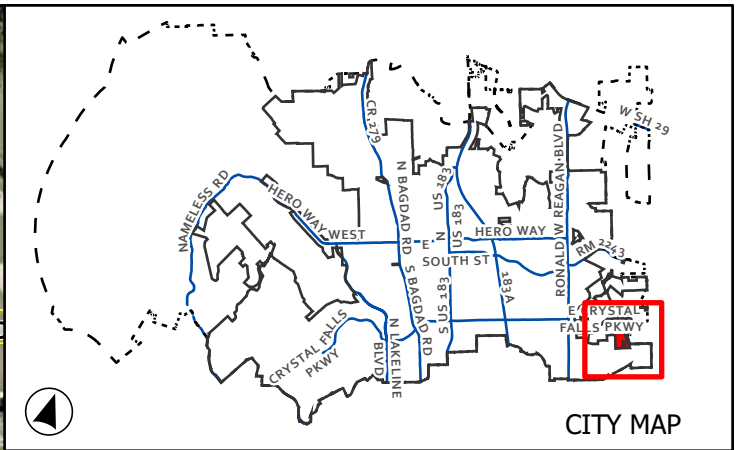
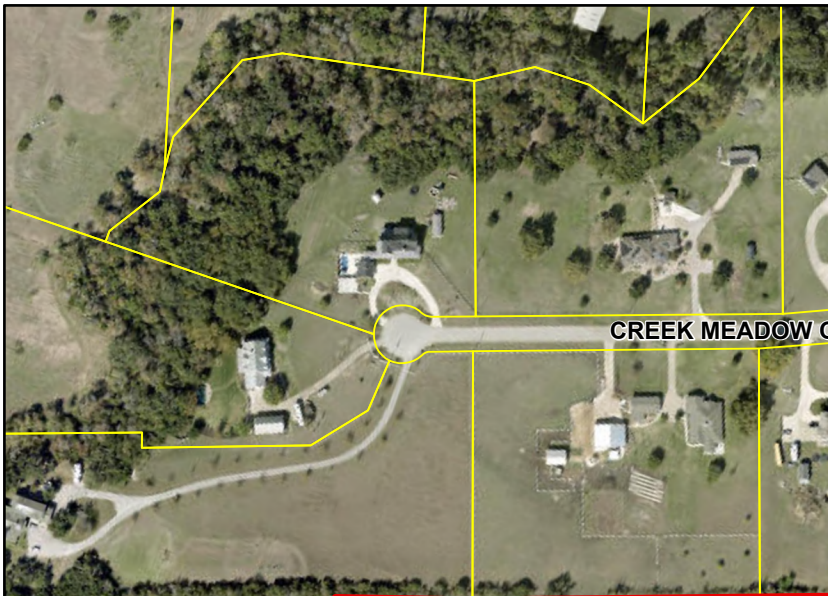
BARKSDALE PH 3

Proposed Future Land Use Map

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- ETJ Boundary
- Leander City Limits
- Subject Boundary
- Arterial 4 Lane, Existing
- Collector, Existing



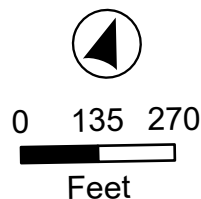
CASE: Z-25-0166 &
CPA-25-0017

ATTACHMENT 7

BARKSDALE PH 3

Aerial Map

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- Leander City Limits
- Subject Boundary

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.

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.

3. What concerns were raised during these communications?

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

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

Signature:  Date _____



EXECUTIVE SUMMARY
5/22/2025

AGENDA SUBJECT:

Conduct a Public Hearing and consider action on Variance Case VA-25-0022 to approve a Variance on one (1) parcel of land approximately 4.151 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District R346169; generally located at 1550 CR 269, Leander, Williamson County, Texas.

- Discuss and consider action on Variance Case VA-25-0022 as described above.

BACKGROUND:

This request is the final step in the variance process. Article III, Section 42(e) of the Subdivision Ordinance requires that “Sidewalks shall be installed by the developer on both sides of all streets within and immediately adjacent to a proposed development, and shall be designed and constructed in accordance with City Standard Details and Specifications and the Composite Zoning Ordinance”.

A variance request to Section 42(e) of the Subdivision Ordinance has been submitted to not require the construction of a ten-foot (10) sidewalk along the development side of 183A Toll Road. Right-of-way (ROW) and improvements on the 183A Toll Road are the jurisdiction of Central Texas Regional Mobility Authority (CTMRA), with future schematics showing a future sidewalk along Hero Way only. CTRMA has communicated with staff that it has no plans or desire for a future sidewalk along the west side of 183A Toll Road. Should the applicant be required to construct the sidewalk, this sidewalk portion in essence would not be connecting to any other portions of sidewalks.

The applicant is proposing to meet the intent of the ordinance by providing a fee-in-lieu payment for the sidewalk, in which funds could be allocated to future trail systems and sidewalk connection within the City.

HISTORY/TIMELINE:

APPLICANT/AGENT:

LJA Engineering, Inc. (Charles Hager) on behalf of Leander Flex Interests, LLC (Nick Greene).

RECOMMENDATION:

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

1. Approve the proposed variance request; or
2. Deny the proposed variance request.

Staff recommends Option 1 listed above – approve the proposed variance request. All above items considered, Staff feels the spirit and intent of the Composite Zoning Ordinance will be best met with a fee-in-lieu payment for the ten-foot (10) sidewalk and applied to a future trail system or sidewalk connection within the City.

PRESENTER:

Cory Dale, Senior Planner

Attachments:

1. VA-25-0022 Att 1 Variance Request Letter - HUB Commercial
2. VA-25-0022 Att 2 Location Map - HUB Commercial



April 1, 2025

City of Leander Planning Department
Post Office Box 319
Leander, Texas 78646

RE: Engineer's Summary Letter for
Hub Commercial Final Plat & PICP
(Leander Project No.'s FP-24-0202 & PICP-24-0184)
Variance Request Letter for Required Sidewalks

To Whom it May Concern:

LJA submits the enclosed Variance Application on behalf of Fortune Commercial Development LLC, the owner of 4.151 acres of land situated in the Elijah D. Harmon Survey, Abstract No. 6 in Williamson County, Texas (recorded in Document No. 2016086336 O.P.R.W.C.T.). The Site was recently zoned Minor PUD with base zoning district of GC-3-A as part of Case Z-23-0081 and Ordinance 23-081-00.

The proposed variance is requested to alleviate a need to construct a sidewalk along the subject subdivision's frontage of Highway 183-A Frontage Road, and instead, post a fee-in-lieu (as approved by the City of Leander) to cover the cost of the sidewalk improvements. The variance is requesting relief of Leander Code of Ordinances Chapter 10 – Exhibit A – Article II – Section 42 – Section E:

Sidewalks: Sidewalks shall be installed by the developer on both sides of all streets within and immediately adjacent to a proposed development, and shall be designed and constructed in accordance with City Standard Details and Specifications and the Composite Zoning Ordinance.

We request this variance for the following reasons. We note how the proposed fee-in-lieu variance approval would provide a benefit in addressing the sidewalk installation concerns.

- There is no existing trail along the site's frontage of Highway 183A, nor will it be easily constructable given the amount of infrastructure pushed up to the ROW limits (should other sites redevelop and install segments of the required 10' sidewalk).
 - **By posting a fee-in-lieu for the sidewalk, there will be funds that can contribute to a future trail system that could be designed uniformly and better coordinated across the existing commercial block to address many design challenges and existing constraints.**
- Building the sidewalk within the ROW along the site's +/- 106-LF of ROW frontage poses major challenges given significant offsite drainage that flows through the roadside channel we are crossing for site access.
 - **By posting a fee-in-lieu for the sidewalk, there will be funds that can contribute to a future trail system that will account for forthcoming roadway and drainage improvements being completed by CTRMA, allowing for a better overall design and trail rather than requiring it now, ahead of the future improvements. Additionally, it will alleviate a need for significant sidewalk switchbacks, ramps, and other improvements needed to accomplish the trail at this time given the current site constraints.**

- CTRMA schematics show future sidewalk along Hero Way only. Connection to this sidewalk will require significant offsite sidewalk extension (over 800-LF of offsite sidewalk extension) that is located on land outside of the project owner's control, which is beyond the requirements for new sidewalks.
 - **By posting a fee-in-lieu for the sidewalk, there will be funds that can contribute to a future trail system that could be assigned to enhance or improve the future CTRMA Improvements, especially since they are not currently planning or anticipating a sidewalk or trail along the existing block's frontage of Highway 183A.**

Rather than having to build +/- 106' of sidewalk to nowhere, and especially given the constraints of this block, it seems like a master-planned approach to the sidewalk/trail would make more sense rather than having multiple sections of segmented sidewalks being built over the next decade (or more) by private developers. Approval of this variance could be used to help offset future overall trail/sidewalk costs should Leander want to have a trail along the existing block.

The site location map (Exhibit 1), Variance Request Exhibit (Exhibit 2), and CTRMA's Schematic Plan (Exhibit 3), and an Engineer's Opinion of Probable Cost (Exhibit 4) are enclosed herein for reference. If you have any questions or comments, please do not hesitate to contact me at 512-439-4700 or chager@lja.com.

Sincerely,



Charles R. Hager V, P.E.
Sr. Project Manager
LJA Engineering
FRN F-1386

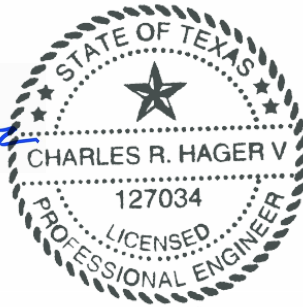
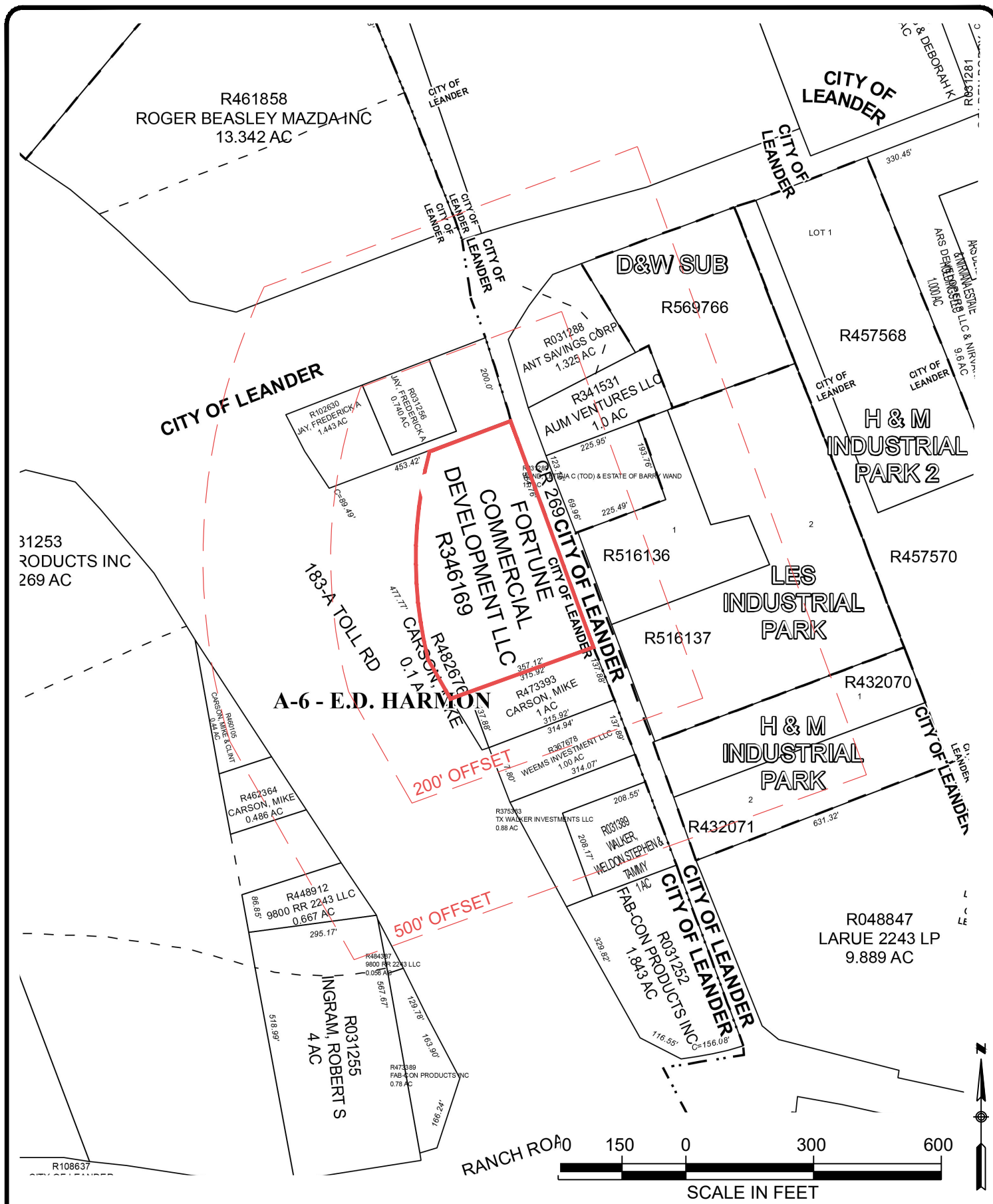


EXHIBIT 1

LOCATION MAP



LJA Engineering, Inc.

7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735

Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386



HUB COMMERCIAL

4.16-ACRES

TAX MAP

LEANDER, TX 78641

EXHIBIT

1 OF 1

EXHIBIT 2
VARIANCE
REQUEST EXHIBIT



LJA Engineering, Inc.

7500 Rialto Boulevard
 Building II, Suite 100
 Austin, Texas 78735

Phone 512.439.4700
 Fax 512.439.4716
 FRN - F-1386

**HUB COMMERCIAL FINAL PLAT
 PROPOSED LOT LAYOUT EXHIBIT**

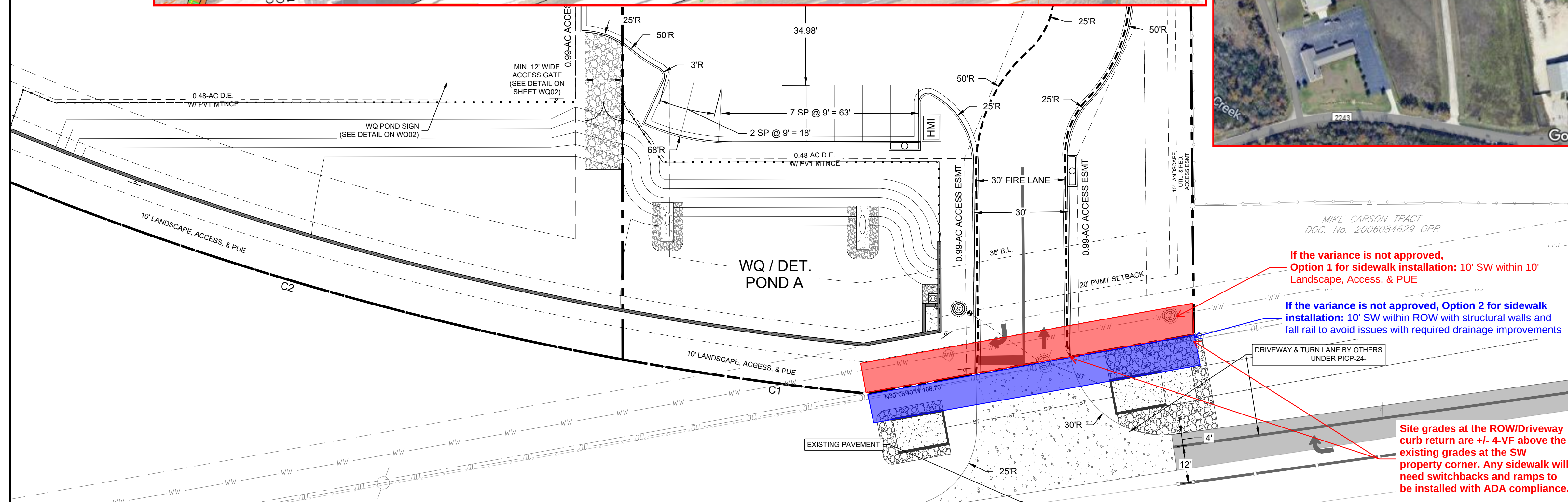
1550 CR 269, LEANDER,
 WILLIAMSON COUNTY, TEXAS 78634

EXHIBIT

SCALE: 1" = 100'

2/1/2024

EXHIBIT 3
CTRMA
SCHEMATICS WITH
LJA COMMENTS



183A FRONTAGE ROAD, LEANDER, TX 78641

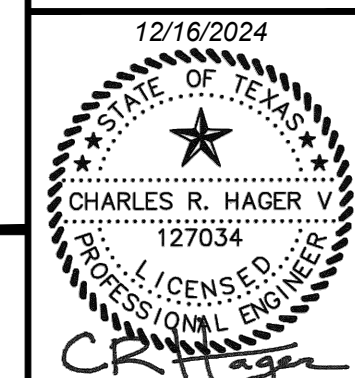
DATE: 12/16/2024

DESIGNED BY: CRH

DRAWN BY: RMB

CHECKED BY: CRH

DRAWING NAME: A3462-0401-SP01 DWG



LJA
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735

JOB NUMBER:
A3452-0401

SP01

SHEET NO.
14

OF 30 SHEETS



Know what's below.
Call before you dig.

Page 35 of 38

EXHIBIT 4
ENGINEER'S
OPINION OF
PROBABLE COST



7500 Rialto Boulevard, Building II, Suite 100, Austin, Texas 78735
t 512.439.4700 LJA.com TBPE F-1386

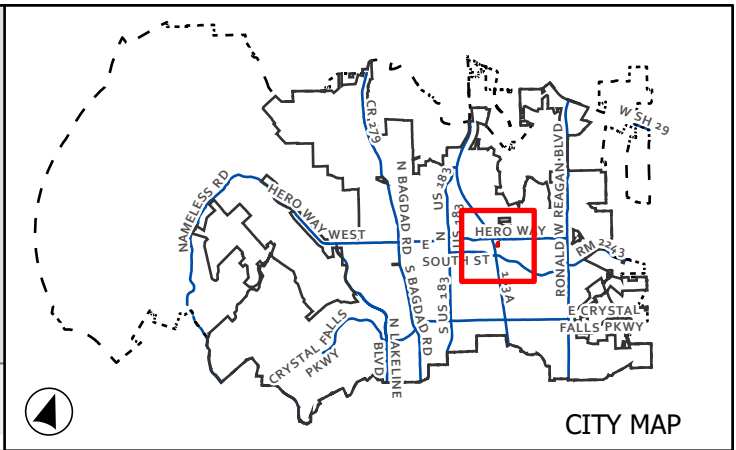
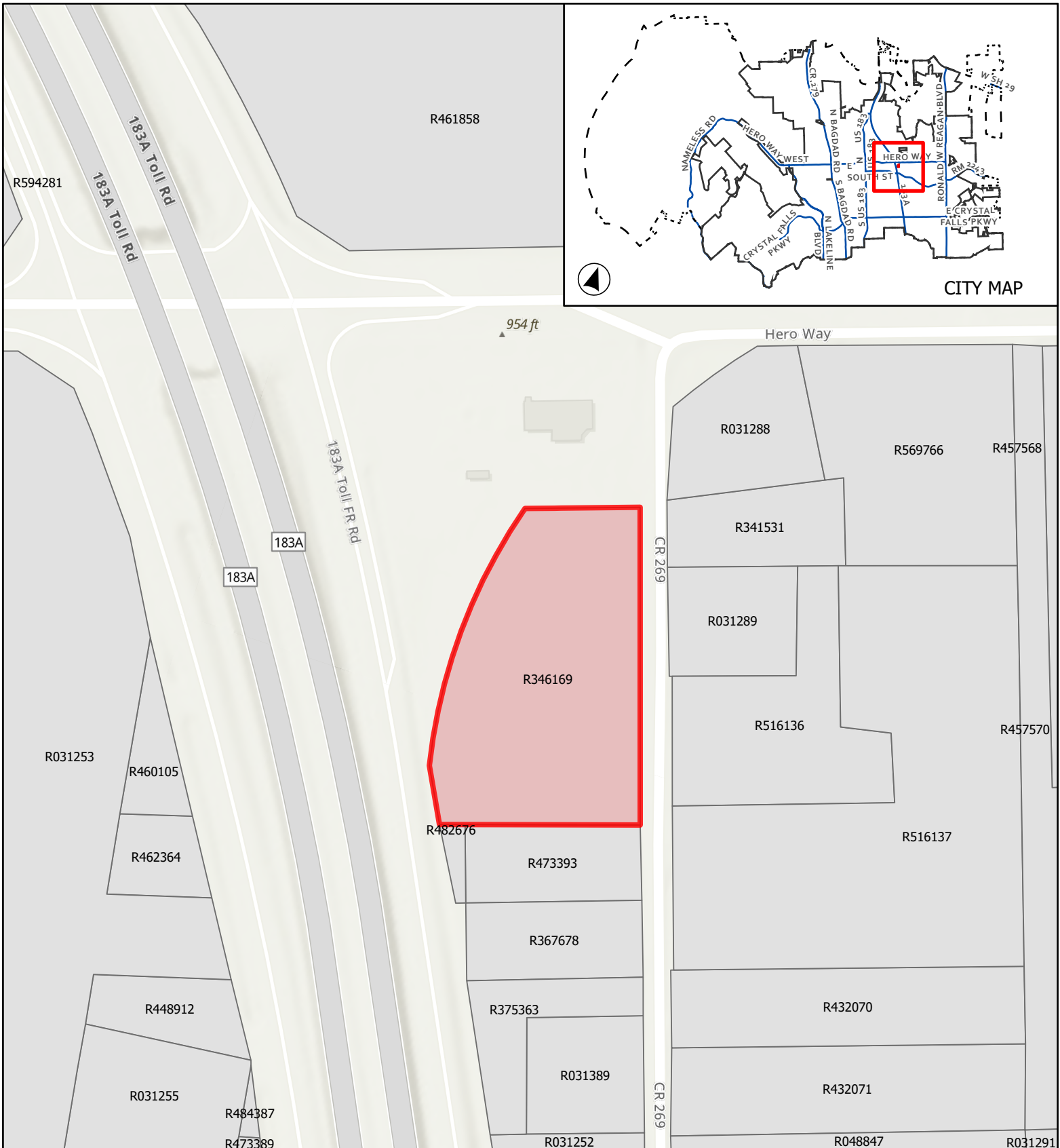
Engineer's Opinion of Probable Cost - 10' Highway 183A Cost

Project: HUB COMMERCIAL Date: 4/1/2025
Client: FORTUNE COMMERCIAL DEVELOPMENT LLC By: CRH/DCM

Item	Description				Cost
E	EROSION/SEDIMENTATION CONTROLS (SIDEWALK ONLY)				\$ 2,205.00
GP	PAVING AND EARTHWORK IMPROVEMENTS (SIDEWALK ONLY)				\$ 23,295.00
TOTAL				\$ 25,500.00	
Item	Description	Quantity	Unit	Unit Cost	Cost
	EROSION/SEDIMENTATION CONTROLS (SIDEWALK ONLY)				
E-1	Revegetation (Hydromulch Seeding with topsoil & watering for temporary and permanent revegetation)	266	S.Y.	\$ 2.50	\$ 665.00
E-2	Stabilized Construction Entrance	1	EA.	\$ 1,000.00	\$ 1,000.00
E-3	Silt Fence	120	L.F.	\$ 3.00	\$ 360.00
E-4	ROW Cleanup	0.06	AC	\$ 3,000.00	\$ 180.00
Subtotal				\$ 2,205.00	
Item	Description	Quantity	Unit	Unit Cost	Cost
	PAVING AND EARTHWORK IMPROVEMENTS (SIDEWALK ONLY)				
GP-1	10' Concrete Sidewalk	1,060	S.F.	\$ 10.00	\$ 10,600.00
GP-2	Grading	900	C.Y.	\$ 12.50	\$ 11,250.00
GP-3	Curb Ramps	2	EA.	\$ 722.50	\$ 1,445.00
Subtotal				\$ 23,295.00	

Note: The Engineer has no control over the cost of labor, materials, or equipment, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions. As a result, this opinion of probable construction cost is based on the Engineer's experience and qualifications and represents our best judgement as design professionals familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids or the construction cost will not vary from this opinion of probable cost, and therefore will not be held liable for differences in those costs.





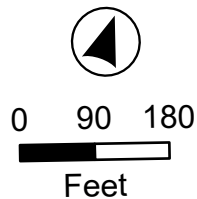
CASE: VA-25-0022

ATTACHMENT 2

**HUB COMMERCIAL
SUBDIVISION VARIANCE**

Location Map

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- City Limits
- ETJ
- Subject Boundary