



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, June 26, 2025
Regular Meeting at 6:00 PM



**Place 1 – Donnie Mahan
Place 2 – Joseph Morales
Place 3 – Karen Lewis
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 June 17, 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 22, 2025.
7. Approval of the extension of the approval of Subdivision Case 19-TOD-PP-013 Tylerville Northwest Subdivision Preliminary Plat on two (2) parcels of land 9.2 acres $\pm$ in size; more particularly described by Williamson Central Appraisal District Parcels R601583 and R031694, generally located northwest of the intersection of San Gabriel Parkway and US 183, Leander, Williamson County, Texas.
8. Approval of the extension of the application expiration for Subdivision Case FP-23-0126 Sarita Valley Phase 9; on one (1) parcel of land 2.9341 acres $\pm$ in size; more particularly described by Williamson Central Appraisal District Parcel R516399, generally located southeast of the intersection of Ronald W. Reagan Boulevard and Arrowfeather Pass, Leander, Williamson County, Texas.
9. Approval of the extension of the application expiration for Subdivision Case FP-24-0137 Lone Star Landing Phase 1; on one (1) parcel of land 15.309 acres $\pm$ in size; more particularly described by Williamson Central Appraisal District Parcel R031560, generally located north of the intersection of Valley View Drive and CR 177, Leander, Williamson County, Texas.

10. Approval of the extension of the application expiration for Subdivision Case PICP-23-0108 Deceleration Lane for Shanta Ba Plaza development; on one (1) parcel of land 2.93 acres ± in size, more particularly described by Williamson County Appraisal District Parcel R516399; generally located southeast of the intersection of Arrowfeather Pass and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
11. Approval of the extension of the application expiration for Site Development Case SD-23-0165 Shanta Ba Plaza; more particularly described by Williamson Central Appraisal District Parcel R516399, commonly known as 1528 Arrowfeather Pass, Leander, Williamson County, Texas.
12. Approval of the extension of the application expiration for Site Development Case SD-23-0170 Mac Haik Quick Lane; on two (2) parcels of land 5.725 acres ± in size; more particularly described by Williamson Central Appraisal District Parcels R305748 and R031360, commonly known as 1040 Merrill Lane, Leander, Williamson County, Texas.
13. Approval of the extension of the application expiration for Site Development Case SD-24-0187 Leander Business Center; on one (1) parcel of land 10.249 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R031713, commonly known as 80 Mockingbird Hill, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

14. Conduct a Public Hearing and consider action regarding Zoning Case Z-24-0114 to amend the Leander Springs Planned Unit Development with base zoning districts of MF-2-A (Multi-Family) and GC-3-A (General Commercial) to update the language as it relates to phasing and timing of the development, reduce the total number of apartments, and modify the phasing requirements on two (2) parcels of land approximately 77.90 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R403524 and R051592; and generally located southwest of the intersection of 183A Toll Road and RM 2243, Leander, Williamson County, Texas. **POSTPONED**

REGULAR AGENDA

15. 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 20th day of June, 2025 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Karina Castillo, AICP, Planning Manager



**EXECUTIVE SUMMARY
6/26/2025**

AGENDA SUBJECT:

Approval of the minutes for meeting held on May 22, 2025.

BACKGROUND:

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

PRESENTER:

Attachments:

1. 5-22-2025 P & Z minutes



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

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

REGULAR MEETING

1. Call to Order.
Meeting was called to order at 6:01 p.m.
2. Roll Call.
All commissioners were present except Commissioner Tara LeDay and Commissioner Scott Calame.
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.]

No one wished to speak.

CONSENT AGENDA: ACTION

Motion to approve consent agenda items 6-7.

By: Board Member Lantrip

Seconded: Board Member Morales

Vote: 5 - 0

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 $\pm$ 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.

Public Hearing opened at 6:21 p.m.; Public Hearing closed at 6:52 p.m.; following discussion.

20 spoke in favor of the requests; see attached.

6 submitted via the website in favor of the requests; see attached.

Anita Chumanvech, 708 Palamos Dr, Leander, Texas 78641 spoke against the requests.

Motion to approve Comprehensive Plan Case CPA-25-0017.

By: Board Member Morales

Seconded: Board Member Lewis

Vote: 5 - 0

No action taken for Zoning Case Z-25-0166.

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.

Public Hearing opened at 7:30 p.m.; Public Hearing closed at 7:32 p.m.; following discussion.

Anita Chumanvech, 708 Palamos Dr. Leander, Texas 78641 spoke against the request.

Motion to approve Variance Case VA-25-0022.

By: Board Member Lantrip

Seconded: Board Member Mahan

Vote: 2 - 3 Board Member Mahan, Board Member Morales, Board Member Lewis

Motion failed.

Meeting adjourned at 7:41 p.m. Meeting was called to order at 7:42 p.m.

Motion to deny Variance Case VA-25-0022.

By: Board Member Morales

Seconded: Board Member Lewis

Vote: 3 - 2 Board Member Oliver, Board Member Lantrip

10. Adjournment
Meeting adjourned at 7:43 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON



EXECUTIVE SUMMARY
6/26/2025

AGENDA SUBJECT:

Approval of the extension of the approval of Subdivision Case 19-TOD-PP-013 Tylerville Northwest Subdivision Preliminary Plat on two (2) parcels of land 9.2 acres $\pm$ in size; more particularly described by Williamson Central Appraisal District Parcels R601583 and R031694, generally located northwest of the intersection of San Gabriel Parkway and US 183, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the Preliminary Plat approval date for the Tylerville Northwest Subdivision Preliminary Plat. Article II, Section 22 (i) includes the following provisions.

(i) Extension. The developer may apply for an extension, in writing, prior to expiration, stating reasons for needing the extension and demonstrating pursuit of approvals for Construction Plans and/or Final Plat in accordance with this Ordinance. Upon receipt of this written request, the Commission may, at its discretion, grant up to a two (2) year extension, so long as the Preliminary Plat remains consistent with the Comprehensive Plan and/or ordinances of the City. The Commission may, at its discretion, also grant up to a two (2) year extension on the overall seven (7) year time stated in Section 22(i)(1) to nine (9) years for the Preliminary Plat.

The next step in the process is for the applicant to submit the public improvement construction plans and final plat for review. The applicant is monitoring the market conditions. This extension will provide additional time for them to make any changes and prepare the needed plans for review.

HISTORY/TIMELINE:

07/10/2019 – Preliminary Plat Application Filed
10/01/2020 – Preliminary Plat Application Approved
07/10/2021 – Preliminary Plat Approval Expires
07/10/2023 – Preliminary Plat Extension Expired
07/10/2025 – Preliminary Plat Approval Expires

APPLICANT/AGENT:

William B. Pohl on behalf of Tylerville, Ltd.

RECOMMENDATION:

The Subdivision Ordinance includes timelines for developers to proceed to the next step in the development process. The timeline/history section of this summary above includes the key dates for this request. The preliminary plat approval expires two (2) years after approval unless the applicant submits constructions plans and/or a final plat for review and approval.

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

1. Approve the request for extension; or
2. Deny the request for extension.

Staff recommends Option 1 listed above – Approve the requested extension. Staff made this recommendation after evaluating any changes made to the ordinances since the approval of the preliminary plat. Staff does not see that there is any benefit to the City to not approve the extension. Approving this extension would grant an extension to July 10, 2027 and will allow the developer additional time to prepare and submit the documents needed for the next step in the development process. This extension request is within the timeframe permitted by the Subdivision Ordinance.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. 19-TOD-PP-013 Tylerville Northwest - Extension Request
2. 19-TOD-PP-013 Tylerville Northwest - Location Map

Tylerville, Ltd. & Leander Friends, LLC

10800 PECAN PARK BLVD., SUITE 125

AUSTIN, TEXAS 78750

(512) 335-5577 – Fax (512) 335-1309

5-12-25

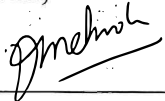
Robin Griffin
City of Leander
P.O. Box 319
Leander, Texas 78646

RE: Request for an extension of the approved Tylerville Northwest
Preliminary Plat case #19-TOD-PP-013,

Dear Robin:

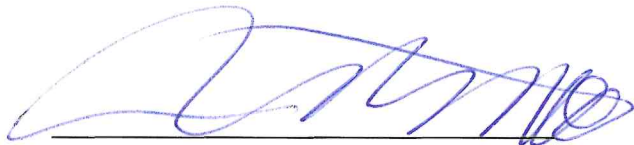
This letter is to request the maximum available extension for the above mentioned Preliminary Plat that now expires on 7-2-25. The Reasons an extension is being requested is due to market conditions, higher interest rates, etc. The Leander Friends, LLC. Parcel has sold and is now owned by ARVO-V, LLC.; however, no final plats have been submitted to the city at this point for either tract, therefore the maximum allowable extension of the approved preliminary plat is hereby being requested. The Tylerville tract was under contract for several months; however, that buyer was unable to obtain adequate financing and therefore terminated the contract. This Preliminary Plat needs more time in order to figure out exactly how the final plats will be configured.

Regards,



Vibhor Mehrotra - Manager

ARVO-V, LLC.



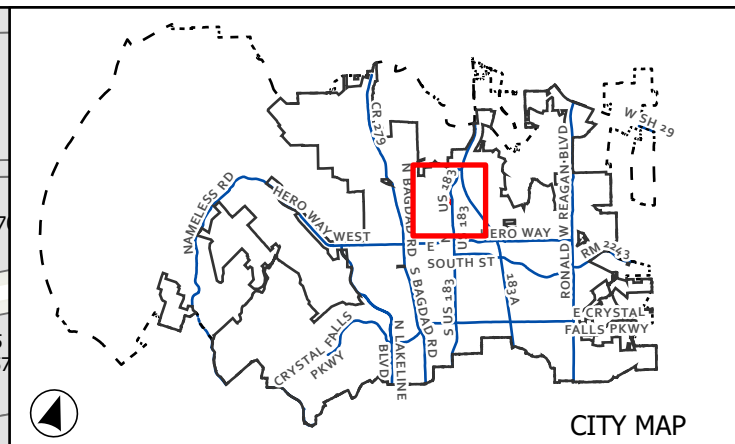
William B. Pohl – General Partner

Tylerville, Ltd.

CORPORATE HEADQUARTERS: AUSTIN, TEXAS

USA AFFILIATE OFFICES: DALLAS, TEXAS; HOUSTON, TEXAS; SAN BERNARDINO, CALIFORNIA; NAPLES, FLORIDA

EUROPEAN AFFILIATE OFFICES: BELGIUM, FRANCE, GERMANY, ITALY, THE NETHERLANDS, SWITZERLAND



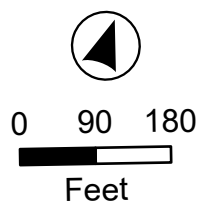
CASE: 19-TOD-PP-013

ATTACHMENT 2

TYLERVILLE NORTHWEST

Location Map

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



City Limits
ETJ

Subject Boundary



EXECUTIVE SUMMARY
6/26/2025

AGENDA SUBJECT:

Approval of the extension of the application expiration for Subdivision Case FP-23-0126 Sarita Valley Phase 9; on one (1) parcel of land 2.9341 acres $\pm$ in size; more particularly described by Williamson Central Appraisal District Parcel R516399, generally located southeast of the intersection of Ronald W. Reagan Boulevard and Arrowfeather Pass, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the final plat for Sarita Valley Phase 9, which is a 2.9341 acre commercial subdivision including one lot.

Article II, Section 24 (g) includes the following provisions.

(g) Application Expiration.

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

Staff has granted one (1) administrative extension for this application. The applicant is requesting another six (6) month extension of the application in order to allow the applicant additional time to address comments due to delays on selecting a General Contractor and obtaining a payment bond, escrow account agreement, or letter of credit.

HISTORY/TIMELINE:

04/05/2011 - Preliminary Plat Minor Revision Approved
12/01/2024 - Final Plat Application Expired
06/01/2025 - Final Plat Application Staff Extension Expired

APPLICANT/AGENT:

Dynamic Engineering (Andrew Garza) on behalf of DB Land Austin, LLC. (Vipul Patel).

RECOMMENDATION:

The Subdivision Ordinance includes timelines for application approvals. The timeline/history section of this summary above includes the key dates for this request. The final plat application expires nine (9) months after the first review comment letter for the final plat is sent to the applicant and allows for staff to grant one (1) additional extension.

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

1. Approve the request for extension; or
2. Deny the request for extension.

Staff recommends Option 1 listed above – Approve the requested extension. Staff made this recommendation after evaluating any changes made to the ordinances since the submittal of the final plat application. Staff does not see that there is any benefit to the City to not approve the extension. Approving this extension would grant an extension to December 1, 2025 and will allow the developer to finalize the plat requirements for approval.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. FP-23-0126 Att 1 Sarita Valley Ph 9 - Extension Request
2. FP-23-0126 Att 2 Sarita Valley Ph 9 - Location Map

May 7, 2025
Via Development Hub City of Leander

201 N Brushy Street
Leander, TX 78641

Request for Permit Extension

Project Name: Sarita Valley Ph 9 Final Plat

Project Number: FP-23-0126

Project Address: 1528 Arrowfeather Pass, Leander, Williamson County, TX

Permit Expiration Date: June 01, 2025

To Whom it May Concern

I am writing to formally request a permit extension for the above-referenced project. Due to unforeseen delays, we are unable to meet the current permit deadline and respectfully request an extension to address outstanding requirements.

The delays in the project are attributed to the following reasons:

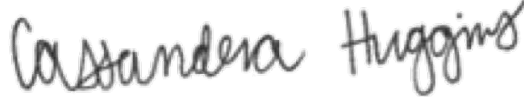
1. Pending coordination with client on selecting General contractor and pending to schedule pre-construction meeting.
2. Pending the pre-construction meeting, to later obtain a Payment Bond, Escrow Account Agreement, or Letter of Credit to submit to the city for signatures on the plat.

We kindly ask for your consideration to grant this extension, allowing sufficient time to finalize all pending items in compliance with city requirements. Please let me know if additional information or clarification is needed to facilitate this process.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

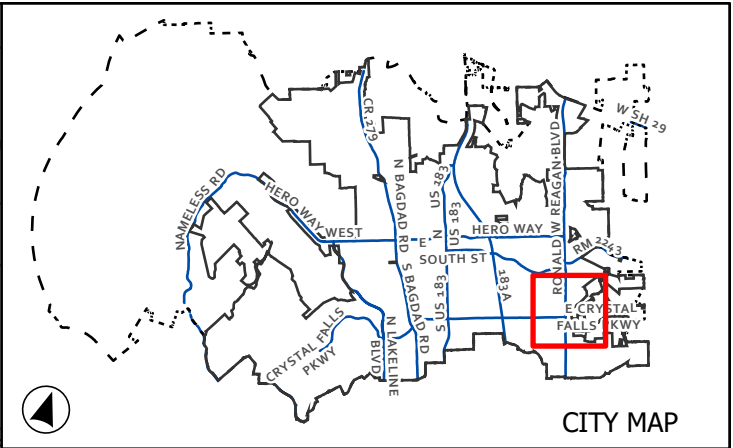
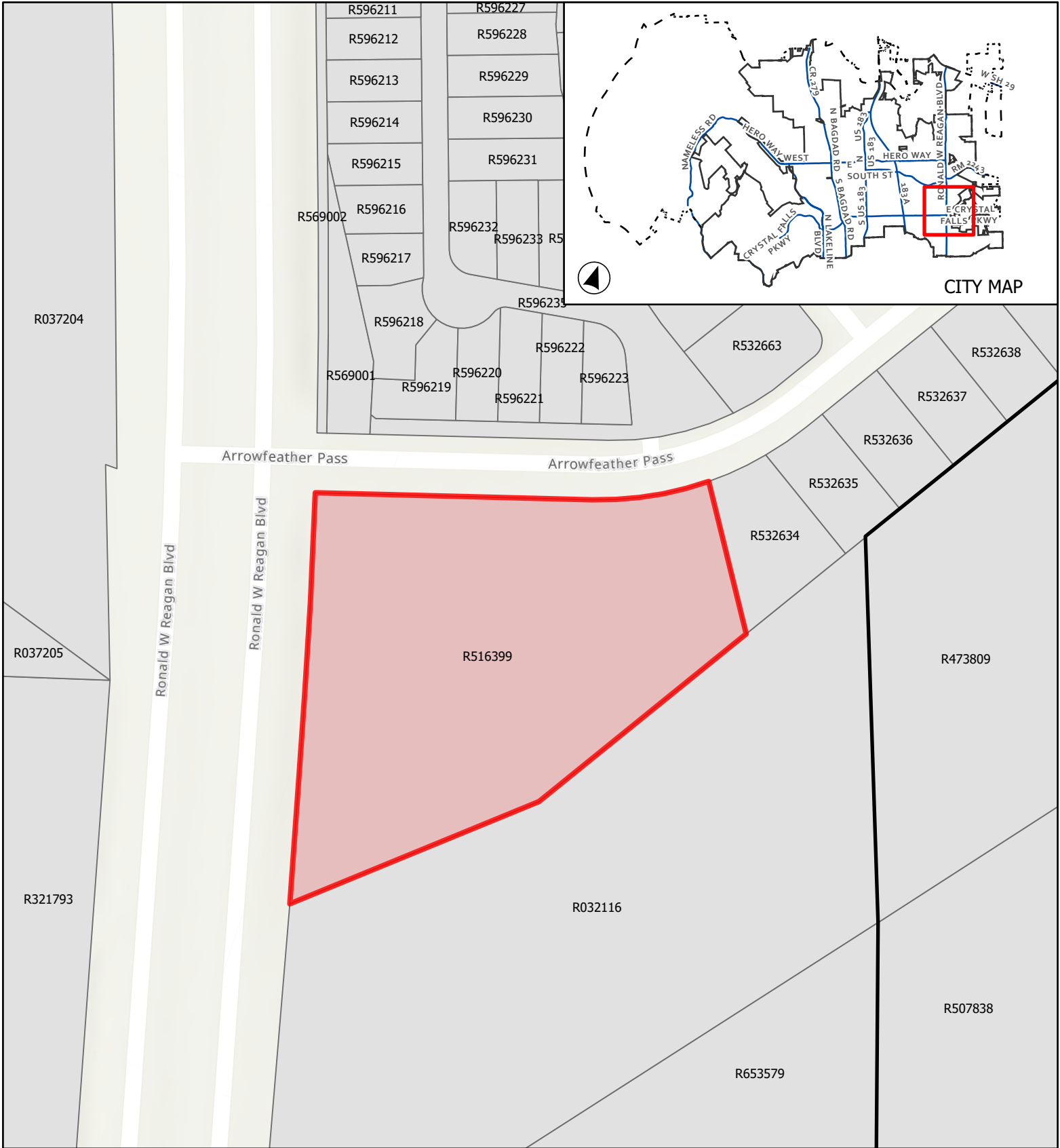
Sincerely,

DYNAMIC ENGINEERING CONSULTANTS, PC



Cassandra A. Huggins, P.E.

www.dynamiccec.com



CASE: FP-23-0126

ATTACHMENT 2

SARITA VALLEY PH 9

Location Map

0 50 100

Feet

City Limits

ETJ

Subject Boundary

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EXECUTIVE SUMMARY
6/26/2025

AGENDA SUBJECT:

Approval of the extension of the application expiration for Subdivision Case FP-24-0137 Lone Star Landing Phase 1; on one (1) parcel of land 15.309 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R031560, generally located north of the intersection of Valley View Drive and CR 177, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the final plat for Lone Star Landing Phase 1, which is a 15.309 acre residential subdivision including 48 residential lots.

Article II, Section 24 (g) includes the following provisions.

(g) Application Expiration.

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

Staff has granted one (1) administrative extension for this application. The applicant is requesting another six (6) month extension of the application in order to allow the applicant additional time to select a General Contractor for the associated improvements. The improvements will be completed prior to the recording of this final plat.

HISTORY/TIMELINE:

12/14/2023 - Preliminary Plat Approved
12/20/2024 - Final Plat Application Expired
06/20/2025 - Final Plat Application Staff Extension Expired

APPLICANT/AGENT:

Eli Engineering, PLLC. (Gary Eli Jones) on behalf of Texas Lone Star Landing, LLC. (Mallik Gilakattula).

RECOMMENDATION:

The Subdivision Ordinance includes timelines for application approvals. The timeline/history section of this summary above includes the key dates for this request. The final plat application expires nine (9) months after the first review comment letter for the final plat is sent to the applicant and allows for staff to grant one (1) additional extension.

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

1. Approve the request for extension; or
2. Deny the request for extension.

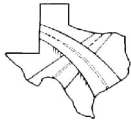
Staff recommends Option 1 listed above – Approve the requested extension. Staff made this recommendation after evaluating any changes made to the ordinances since the submittal of the final plat application. Staff does not see that there is any benefit to the City to not approve the extension. Approving this extension would grant an extension to December 20, 2025 and will allow the developer to finalize the plat requirements for approval.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. FP-24-0137 Att 1 Lone Star Landing Ph 1 - Extension Request
2. FP-24-0137 Att 2 Lone Star Landing Ph 1 - Location Map



Firm # 17877

May 2, 2025

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

**Re: Lone Star Landing Phase 1 Final Plat (FP-24-0137)
Extension Request**

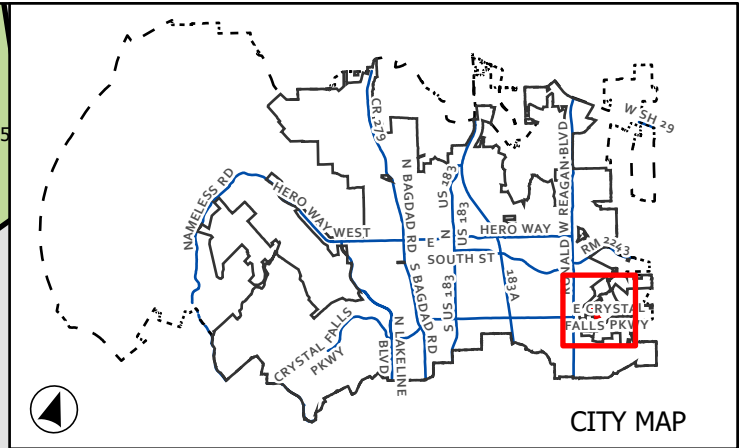
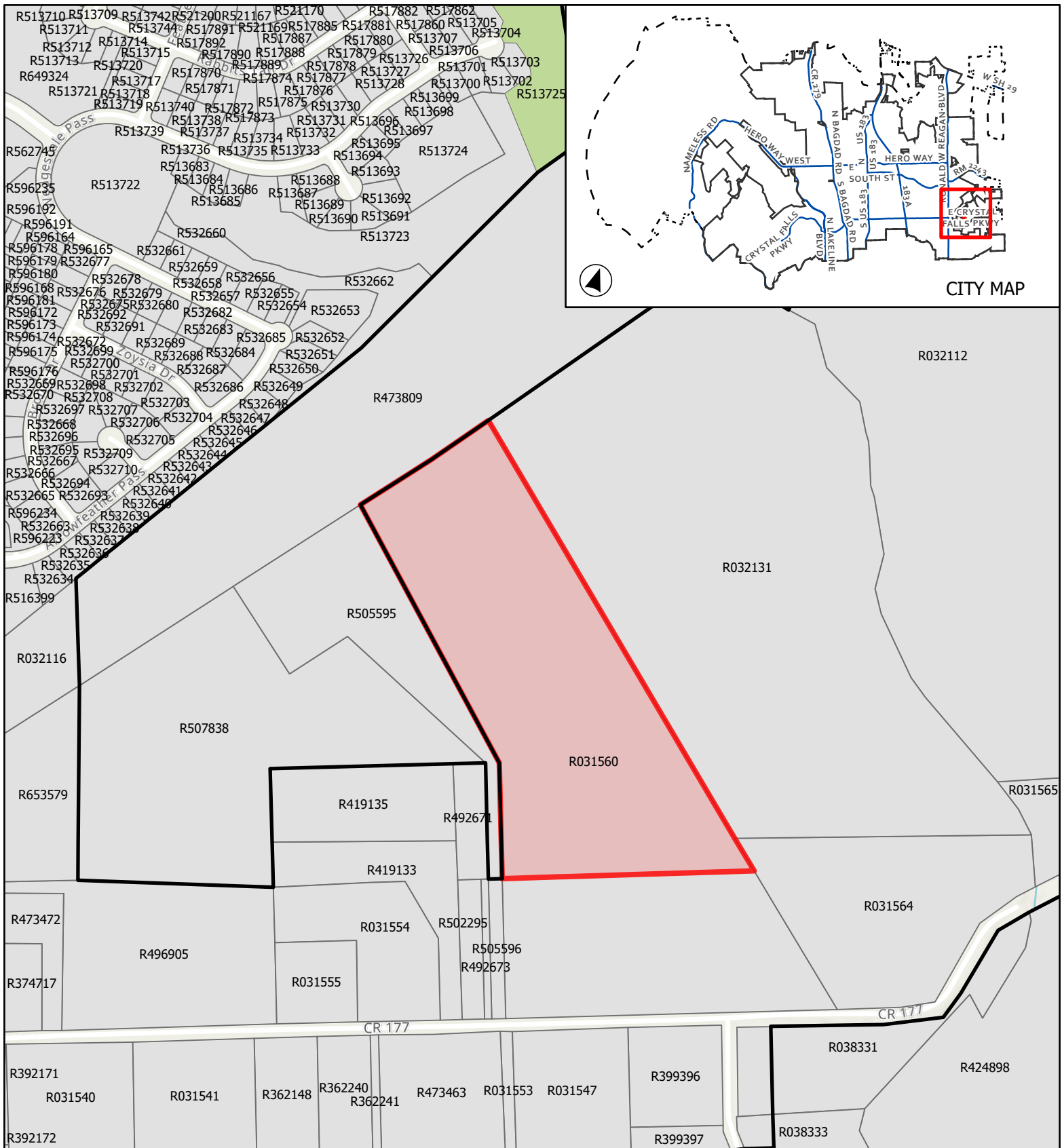
To Whom it May Concern:

We are requesting an extension to the Final Plat application for the referenced project. The permit expires June 20, 2025 and all the comments have been addressed. The only item remaining is to get all the signatures on the Plat. Tri Pointe Homes has the property under contract and are in the process of bidding the onsite and offsite PICP work with multiple bidders. The current plan is to complete the PICP before recording the Plat which is now scheduled to start in June, 2025.

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

Sincerely,

Gary Eli Jones, P.E.
Member



CASE: FP-24-0137

ATTACHMENT 2

LONE STAR LANDING PH 1

Location Map

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0 187.5 375

Feet

City Limits
ETJ

Subject Boundary



EXECUTIVE SUMMARY
6/26/2025

AGENDA SUBJECT:

Approval of the extension of the application expiration for Subdivision Case PICP-23-0108 Deceleration Lane for Shanta Ba Plaza development; on one (1) parcel of land 2.93 acres ± in size, more particularly described by Williamson County Appraisal District Parcel R516399; generally located southeast of the intersection of Arrowfeather Pass and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the construction plan for Deceleration Lane for Shanta Ba Plaza, which includes the deceleration lane for the associated Site Development of Shanta Ba Plaza.

Article II, Section 23(g) includes the following provisions.

(g) Application Expiration.

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

Staff has granted one (1) administrative extension for this application. The applicant is requesting another six (6) month extension of the application in order to allow the applicant additional time to address comments due to delays on selecting a General Contractor and obtaining a payment bond, escrow account agreement, or letter of credit.

HISTORY/TIMELINE:

12/01/2024 - Construction Plans Application Expired

06/01/2025 - Construction Plans Application Staff Extension Expired

APPLICANT/AGENT:

Dynamic Engineering (Andrew Garza) on behalf of DB Land Austin, LLC. (Vipul Patel).

RECOMMENDATION:

The Subdivision Ordinance includes timelines for application approvals. The timeline/history section of this summary above includes the key dates for this request. The construction plans application expires nine (9) months after the first review comment letter for the construction plans is sent to the applicant and allows for staff to grant one (1) additional extension.

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

1. Approve the request for extension; or
2. Deny the request for extension.

Staff recommends Option 1 listed above – Approve the requested extension. Staff made this recommendation after evaluating any changes made to the ordinances since the submittal of the construction plan application. Staff does not see that there is any benefit to the City to not approve the extension. Approving this extension would grant an extension to December 1, 2025, and will allow the developer to finalize the construction plans for approval by the city and schedule a pre-construction meeting.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. PICIP-23-0108 Att 1 Decel Lane for Shanta Ba Plaza - Extension Request
2. PICIP-23-0108 Att 2 Decel Lane for Shanta Ba Plaza - Location Map

May 7, 2025
Via Development Hub City of Leander

201 N Brushy Street
Leander, TX 78641

Request for Permit Extension

Project Name: Decel Lane for Shanta Ba Plaza Construction Plan

Project Number: PICP-23-0108

Project Address: 1528 Arrowfeather Pass, Leander, Williamson County, TX

Permit Expiration Date: June 01, 2025

To Whom it May Concern

I am writing to formally request a permit extension for the above-referenced project. Due to unforeseen circumstances, we are unable to meet the current permit expiration deadline and respectfully request an extension to address pending requirements.

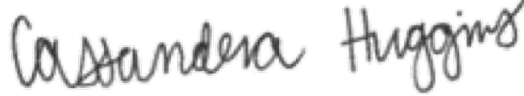
1. Pending coordination with client on selecting General contractor and pending to schedule pre-construction meeting.
2. Pending the pre-construction meeting, to later obtain a Payment Bond, Escrow Account Agreement, or Letter of Credit to submit to the city for signatures on the plat.

We kindly request your consideration to grant an extension to ensure all pending matters are resolved in compliance with city standards. Please let me know if there is any additional documentation or clarification required to facilitate this process.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

DYNAMIC ENGINEERING CONSULTANTS, PC



Cassandra A. Huggins, P.E.

www.dynamicec.com



EXECUTIVE SUMMARY
6/26/2025

AGENDA SUBJECT:

Approval of the extension of the application expiration for Site Development Case SD-23-0165 Shanta Ba Plaza; more particularly described by Williamson Central Appraisal District Parcel R516399, commonly known as 1528 Arrowfeather Pass, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the site development for Shanta Ba Plaza, which is a 2.934 acre commercial site development including a grocery store and retail building.

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.

Staff has granted one (1) administrative extension for this application. The applicant is requesting another six (6) month extension of the application in order to allow the applicant additional time to address comments due to delays on selecting a General Contractor and obtaining a payment bond, escrow account agreement, or letter of credit.

HISTORY/TIMELINE:

02/02/2024 – Site Development Application Filed
11/29/2024 – Site Development Application Expired
05/29/2025 – Site Development Application Staff Extension Expired

APPLICANT/AGENT:

Dynamic Engineering (Andre Garza) on behalf of DB Land Austin, LLC. (Vipul Patel)

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 and allows for staff to grant one (1) additional extension.

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

1. Approve the request for extension; or
2. Deny the request for extension.

Staff recommends Option 1 listed above – Approve the requested extension. Staff made this recommendation after evaluating any changes made to the ordinances since the submittal of the site development application. Staff does not see that there is any benefit to the City to not approve the extension. Approving this extension would grant an extension to November 29, 2025 and will allow the developer to finalize the site development for approval.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. SD-23-0165 Att 1 Shanta Ba Plaza - Extension Request
2. SD-23-0165 Att 2 Shanta Ba Plaza - Location Map

May 7, 2025
Via Development Hub City of Leander

201 N Brushy Street
Leander, TX 78641

Request for Permit Extension

Project Name: Shanta Ba Plaza Desi Brothers Farmers Market and Retail, Site Development

Project Number: SD-23-0165

Project Address: 1528 Arrowfeather Pass, Leander, Williamson County, TX

Permit Expiration Date: May 29, 2025

To Whom it May Concern

I am writing to formally request a permit extension for the above-referenced project. Due to unforeseen circumstances, we are unable to meet the current permit deadline and respectfully request an extension to allow for the completion of necessary steps.

The delays in the project are attributed to the following reasons:

1. Pending coordination with client on selecting General contractor and pending to schedule pre-construction meeting.
2. Pending the pre-construction meeting, to later obtain a Payment Bond, Escrow Account Agreement, or Letter of Credit to submit to the city for signatures on the plat.

We kindly request your consideration to grant an extension to ensure all pending matters are resolved in compliance with city standards. Please let me know if there is any additional documentation or clarification required to facilitate this process.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

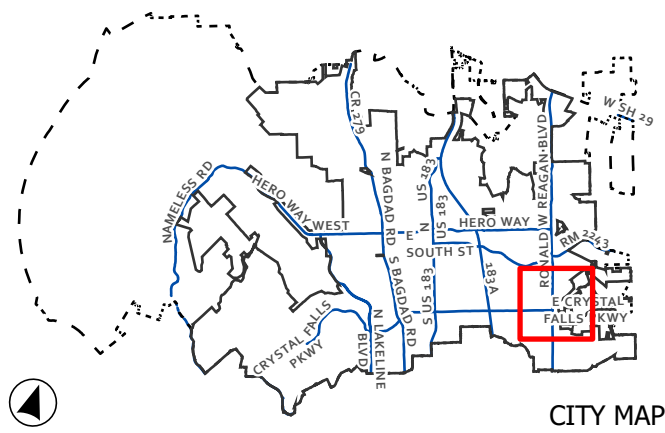
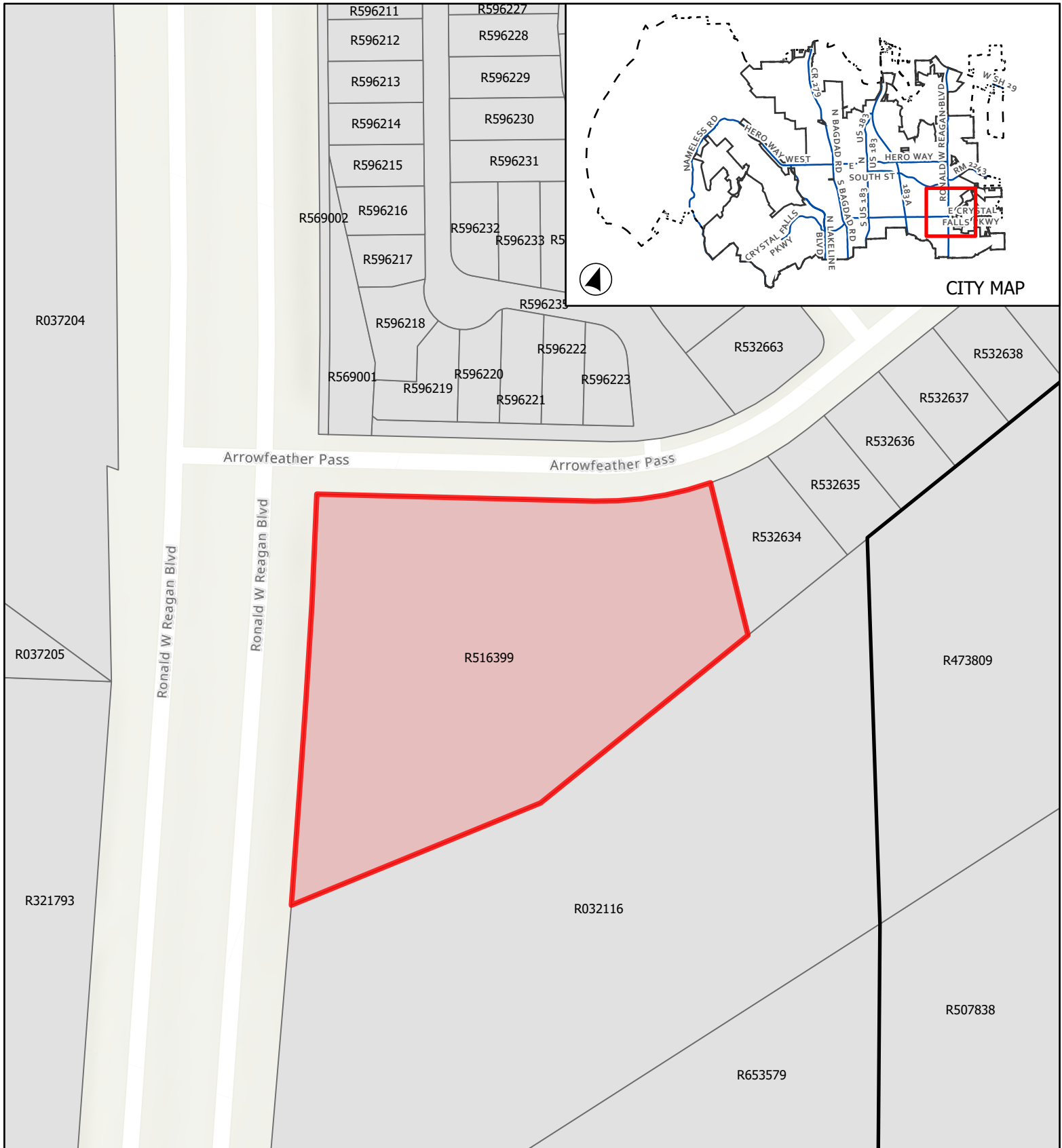
Sincerely,

DYNAMIC ENGINEERING CONSULTANTS, PC



Cassandra A. Huggins, P.E.

www.dynamicec.com



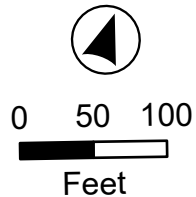
CASE: SD-23-0165

ATTACHMENT 2

SHANTA BA PLAZA -
DESI BROTHERS FARMERS MARKET
AND RETAIL SITE

Location Map

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



City Limits
 ETJ

Subject Boundary



EXECUTIVE SUMMARY
6/26/2025

AGENDA SUBJECT:

Approval of the extension of the application expiration for Site Development Case SD-23-0170 Mac Haik Quick Lane; on two (2) parcels of land 5.725 acres ± in size; more particularly described by Williamson Central Appraisal District Parcels R305748 and R031360, commonly known as 1040 Merrill Lane, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the site development for Mac Haik Quick Lane, which is a 5.725 acre commercial site development including a vehicle repair garage and associate improvements.

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

(b) Expiration of application.

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

Staff has granted one (1) administrative extension for this application. The applicant is requesting another six-month (6) extension of the application in order to allow the applicant to proceed with the pre-construction meeting for permit issuance.

HISTORY/TIMELINE:

01/30/2024 – Site Development Application Filed
11/29/2024 – Site Development Application Expired
05/29/2025 – Site Development Application Staff Extension Expired

APPLICANT/AGENT:

Goode Faith Engineering (Anthony Goode) on behalf of MH Leander Realty LLC. (Mac Haik).

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 and allows for staff to grant one (1) additional extension.

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

1. Approve the request for extension; or
2. Deny the request for extension.

Staff recommends Option 1 listed above – Approve the requested extension. Staff made this recommendation after evaluating any changes made to the ordinances since the submittal of the site development application. Staff does not see that there is any benefit to the City to not approve the extension. Approving this extension would grant an extension to November 29, 2025 and will allow the developer to finalize the site development for approval. This extension request is within the timeframe permitted by the Composite Zoning Ordinance.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. SD-23-0170 Att 1 Mac Haik Quick Lane - Extension Request
2. SD-23-0170 Att 2 Mac Haik Quick Lane - Location Map



June 6, 2025

City of Leander Development Services
Planning Department
PO Box 319
Leander, TX 78641

Re: Mac Haik Quick Lane – Site Development (SD-23-0170)

This project expired on May 29, 2025 after a 6-month extension was approved. The Site Plan has been approved and cleared all comments by city staff, however a 2nd 6-month extension approved by the Planning and Zoning Commission is required for this project to move forward. Please consider this request.

Sincerely,

Anthony Goode, PE
President
Goode Faith Engineering, LLC (Firm #22664)
972-822-1682
anthony@goodefaitheng.com



EXECUTIVE SUMMARY
6/26/2025

AGENDA SUBJECT:

Approval of the extension of the application expiration for Site Development Case SD-24-0187 Leander Business Center; on one (1) parcel of land 10.249 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R031713, commonly known as 80 Mockingbird Hill, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the site development for Leander Business Center, which is a 10.249 acre commercial site development including office warehouse and the associated improvements.

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

(b) Expiration of application.

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

Staff has granted one (1) administrative extension for this application. The applicant is requesting another six-month (6) extension of the application in order to allow the applicant additional time to either complete the public improvements or post fiscal for those improvements along with evaluating the tree removal mitigation options associated with this project.

HISTORY/TIMELINE:

03/12/2024 – Site Development Application Filed
01/11/2025 – Site Development Application Expired
07/11/2025 – Site Development Application Staff Extension Expired

APPLICANT/AGENT:

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

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 and allows for staff to grant one (1) additional extension.

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

1. Approve the request for extension; or
2. Deny the request for extension.

Staff recommends Option 1 listed above – Approve the requested extension. Staff made this recommendation after evaluating any changes made to the ordinances since the submittal of the site development application. Staff does not see that there is any benefit to the City to not approve the extension. Approving this extension would grant an extension to January 11, 2026 and will allow the developer to finalize the site development for approval. This extension request is within the timeframe permitted by the Composite Zoning Ordinance.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. SD-24-0187 Att 1 Leander Business Center - Extension Request
2. SD-24-0187 Att 2 Leander Business Center - Location Map



Carlson, Brigrance & Doering, Inc.
Civil Engineering ♦ Surveying

June 2, 2025

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

RE: Leander Business Center
CBD Job # 5534 / City of Leander File # SD-24-0187

Request for Extension of SDP Deadline

Dear Mrs. Griffin,

On behalf of our client, Carlson, Brigrance & Doering, Inc. respectfully requests a six-month extension to the site plan review process in accordance with Section 24 of the City of Leander's Subdivision Ordinance.

Our client is still making a determination on how to process the final plat for the site (either post fiscal or build/accept the PICP water line). Insertion of the recorded final plat is still needed to be done as part of the site plan review. The owner is also still reviewing the site from a tree mitigation fee standpoint to make sure all options are exhausted prior to payment of this fee. Both of these items should be resolved within the timeline of an additional review extension.

Thank you for your time and review of this project. Please let me know if you need any additional information in order to process this request.

Respectfully,
Carlson, Brigrance & Doering, Inc.

Geoff Guerrero
Senior Planner



EXECUTIVE SUMMARY
6/26/2025

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case Z-24-0114 to amend the Leander Springs Planned Unit Development with base zoning districts of MF-2-A (Multi-Family) and GC-3-A (General Commercial) to update the language as it relates to phasing and timing of the development, reduce the total number of apartments, and modify the phasing requirements on two (2) parcels of land approximately 77.90 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R403524 and R051592; and generally located southwest of the intersection of 183A Toll Road and RM 2243, Leander, Williamson County, Texas. **POSTPONED**

BACKGROUND:

This request is the first step in the zoning process. This case has been postponed due to a notification error which included the incorrect dates. A new notice with the correct dates for the public hearing will be published that adheres to the public hearing and notice requirements provided under Article X, Section 3(d)(1) of the Composite Zoning Ordinance.

HISTORY/TIMELINE:

02/04/2021 – PUD Approved
09/12/2023 – PUD Minor Amendment Approved

APPLICANT/AGENT:

REIT Group Leander Springs Holdings, LLC. (Ravinder Katta).

RECOMMENDATION:

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments: