



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, July 10, 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 July 1, 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 June 26, 2025.
7. Approval of the extension of the application expiration for Subdivision Case FP-24-0131 Bar W Ranch West Phase 8; on three (3) parcels of land 80.373 acres $\pm$ in size; more particularly described by Williamson Central Appraisal District Parcels R544597, R652645, and R532717, generally located south of the intersection of Stamp Iron Avenue and Bar W Ranch Boulevard, Leander, Williamson County, Texas.

REGULAR AGENDA

8. 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 1st day of July 2025 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

A handwritten signature in black ink, reading "Veronica Tovar". The signature is written in a cursive, flowing style. The first name "Veronica" is written in a standard cursive, while the last name "Tovar" is more stylized, with a large, looping 'T' and 'v'.

Veronica Tovar, Secretary



EXECUTIVE SUMMARY
7/10/2025

AGENDA SUBJECT:

Approval of the minutes for meeting held on June 26, 2025.

BACKGROUND:

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Staff recommends approval of minutes.

PRESENTER:

Attachments:

1. 6-26-2025 P & Z minutes



**MINUTES
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**

REGULAR MEETING

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

James Dortch, 904 W. South Street - commented on the submittal of his application.

CONSENT AGENDA: ACTION

Motion to approve consent agenda items 6-13.

By: Board Member Lantrip
Seconded: Board Member Morales

Vote: 6 - 0

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 ± 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 ± 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 ± 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
Meeting adjourned at 6:06 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON



EXECUTIVE SUMMARY
7/10/2025

AGENDA SUBJECT:

Approval of the extension of the application expiration for Subdivision Case FP-24-0131 Bar W Ranch West Phase 8; on three (3) parcels of land 80.373 acres $\pm$ in size; more particularly described by Williamson Central Appraisal District Parcels R544597, R652645, and R532717, generally located south of the intersection of Stamp Iron Avenue and Bar W Ranch Boulevard, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the final plat for Bar W Ranch West Phase 8, which is a 80.373 acre residential subdivision including 197 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.

The applicant is requesting another six (6) month extension of the application in order to allow the applicant to finalize the plat review and proceed with the recordation of the plat.

HISTORY/TIMELINE:

12/14/2023 - Preliminary Plat Approved
12/15/2024 - Final Plat Application Expired
06/15/2025 - Final Plat Application Staff Extension Expired

APPLICANT/AGENT:

Carlson, Brigrance, & Doering, Inc. (Geoff Guerrero) on behalf of Howard Barkley Wedemeyer (John A. Sparrow).

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.

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 December 15, 2025 and will allow the developer to finalize the plat requirements for approval.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. FP-24-0131 Att 1 Bar W Ranch West Phase 8 - Extension Request
2. FP-24-0131 Att 2 Bar W Ranch West Phase 8 - Location Map



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

June 24, 2025

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

RE: Bar W Ranch West Phase 8
CBD Job # 5494 / City of Leander File # FP-24-0131

Request for Extension of Final Plat Deadline

Dear Mrs. Griffin,

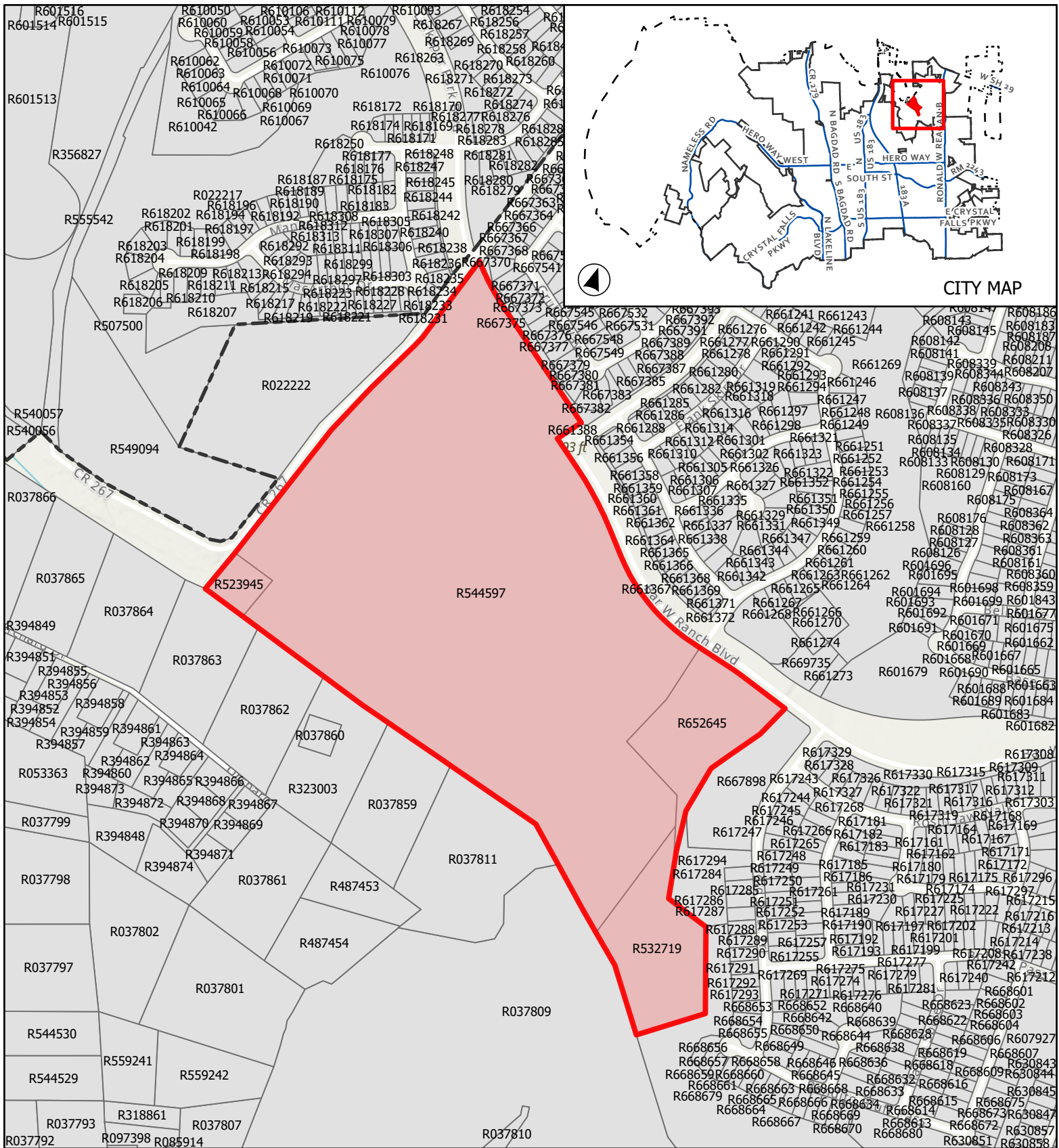
On behalf of our client, Carlson, Brigrance & Doering, Inc. respectfully requests a six month extension to the final plat review process in accordance with Section 24 of the City of Leander's Subdivision Ordinance.

All plat-related comments should be cleared on this application as of the date of this request. Fiscal has been posted for the construction remaining to be done on this project and we are in the process of obtaining final signatures. A final submittal will be made once this has been completed.

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



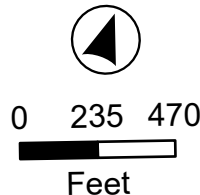
CASE:FP-24-0131

ATTACHMENT 2

BAR W RANCH WEST PH 8

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