



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

Pat Bryson Municipal Hall  
201 North Brushy Street - Leander, Texas  
Thursday, September 11, 2025  
Regular Meeting at 6:00 PM



**Place 1 – Donnie Mahan  
Place 2 – Joseph Morales  
Place 3 – Karen Lewis  
Place 4 – Vacant**

**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 September 4, 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 August 28, 2025 and reconsideration of the revised minutes for the meeting held on August 14, 2025.
7. Approval of the extension of the application expiration for Subdivision Case FP-23-0097 Leander Estates Phase 2 Final Plat; on one (1) parcel of land 79.107 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R383651, generally located southeast of the intersection of Sandman Pass and Prairie Verbena Road, Leander, Williamson County, Texas.
8. Approval of the extension of the application expiration for Subdivision Case FP-24-0152 Crystal Falls Frozen Custard Addition Short Form Final Plat; on one (1) parcel of land 2.597 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R565325, commonly known as 10745 E. Crystal Falls Parkway, Leander, Williamson County, Texas.
9. Approval of the extension of the application expiration for Subdivision Case PICP-23-0089 Cypress Meadows; on one (1) parcel of land 44.035 acres ± in size; more particularly described by Williamson

Central Appraisal District Parcel R403528, generally located west of US 183 and south of Hernandos Loop, Leander, Williamson County, Texas.

**PUBLIC HEARING: ACTION**

10. Conduct a Public Hearing regarding Special Use Case Z-25-0161 to consider action on a Special Use Permit to allow for outdoor sporting activities such as soccer, cricket, football, and other similar sports on two (2) parcels of land approximately 0.603 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R036045 and R036046; and commonly known as 302 & 304 Brushy Street, Leander, Williamson County, Texas.
  - Discuss and consider action regarding Zoning Case Z-25-0161 as described above.
    - a. Staff Presentation
    - b. Applicant Presentation
    - c. Open Public Hearing
    - d. Close Public Hearing
    - e. Discussion
    - f. Consider Action

**REGULAR AGENDA**

11. Approval of Plat Vacate Case FP-25-0245 regarding the vacation of Lenox Hill Subdivision Final Plat on one (1) parcel of land approximately 16.429 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R653589; generally located west of Ronald W. Reagan Boulevard, approximately 550 feet south of Niles Drive, Leander, Williamson County, Texas.
12. 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 3rd day of September 2025 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Veronica Tovar, Secretary



**EXECUTIVE SUMMARY**  
**9/11/2025**

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**AGENDA SUBJECT:**

Approval of the minutes for meeting held on August 28, 2025 and reconsideration of the revised minutes for the meeting held on August 14, 2025.

**BACKGROUND:**

**HISTORY/TIMELINE:**

**APPLICANT/AGENT:**

**RECOMMENDATION:**

Staff recommends approval of minutes.

**PRESENTER:**

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**Attachments:**

1. 8-28-2025 P & Z minutes
2. 8-14-2025 P & Z minutes



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

Pat Bryson Municipal Hall  
201 North Brushy Street - Leander, Texas  
Thursday, August 28, 2025  
Regular Meeting at 6:00 PM



**Place 1 – Donnie Mahan  
Place 2 – Joseph Morales  
Place 3 – Karen Lewis  
Place 4 – Vacant**

**Place 5 – James Oliver, Chair  
Place 6 – Laura Lantrip  
Place 7 – Scott Calame, Vice-Chair  
Staff Liaison – Robin Griffin**

**REGULAR MEETING**

1. Call to Order.  
Meeting was called to order at 6:00 p.m.
2. Roll Call.  
All commissioners present.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the August 21, 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 Morales  
Seconded: Board Member Lewis

**Vote: 6 - 0**

6. Approval of the minutes for meeting held on August 14, 2025.
7. Approval of the extension of the application expiration for Subdivision Case PICP-22-0039 regarding Mouton's Bistro; on one (1) parcel of land 1.118 Williamson acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R036041, commonly known as located 309 N US 183, Leander, Williamson County, Texas.

**PUBLIC HEARING: ACTION**

- 8. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0176 to amend the current zoning of Interim SFR-1-B (Single-Family Residential) and Interim SFS-2-B (Single-Family Suburban) to GC-2-C (General Commercial) on three (3) parcels of land 12.595 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R343706, R343707, and R343708; and generally located southeast of the intersection of 183A Toll Road and E. Woodview Drive, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0176 as described above.

Public Hearing opened at 6:09 p.m.; Public Hearing closed at 6:09 p.m.; following discussion.

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

Motion to approve Zoning Case Z-25-0176.

By: Board Member Lantrip

Seconded: Board Member Mahan

**Vote:** 6 - 0

**REGULAR AGENDA**

- 9. Discuss and consider action on Tree Removal Case TRP-25-0040 regarding the removal of twelve (12) Significant Trees associated with the commercial development of 675 Kauffman Loop Public Improvement Construction Plans (PICP-24-0176) and Site Development (SD-24-0282) projects located at 675 Kauffman Loop, Leander, Williamson County, Texas.

Motion to approve Tree Removal Case TRP-25-0040.

By: Board Member Lewis

Seconded: Board Member Calame

**Vote:** 6 - 0

- 10. Adjournment  
Meeting adjourned at 6:18 p.m.

APPROVED

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CHAIR

ATTEST:

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STAFF LIAISON



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

Pat Bryson Municipal Hall  
201 North Brushy Street - Leander, Texas  
Thursday, August 14, 2025  
Regular Meeting at 6:00 PM



**Place 1 – Donnie Mahan  
Place 2 – Joseph Morales  
Place 3 – Karen Lewis  
Place 4 – Vacant**

**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.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the August 7, 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 Calame

**Vote: 6 - 0**

6. Approval of the minutes for meeting held on July 24, 2025.
7. Approval of the extension of the application expiration for Site Development Case SD-24-0204 Skye Multi-Family Development Recreation Improvements Minor Site Development; on one (1) parcel of land 2.783 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R646643, commonly known as 11320 Hero Way West, Leander, Williamson County, Texas.

**PUBLIC HEARING: ACTION**

8. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0173 to amend the current zoning of SFR-2-A (Single-Family Rural) to SFR-3-A (Single-Family Rural) on one (1) parcel of land approximately 1.01 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R570333; and more commonly known as 2700 Monte Ranch Trail, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0173 as described above.

Public Hearing opened at 6:09 p.m.; Public Hearing closed at 6:31 p.m.; following discussion.

No one spoke in favor of this item.

Spoke in opposition of the request:

Jason Simental, 2700 Fishing Hole Cove;

Rocky Quach, 2540 Council Springs Pass;

Lynette Harens, 2740 Great Owl Pass;

Katherine Hidalgo, 2700 Council Springs cove;

Deborah Groyer, 2600 Council Springs Pass;

Rolando Ponce, 2720 Monte Ranch Trail;

Robert Wernersbach, 2741 Monte Ranch Trail;

Russell Hess, 2740 Monte Ranch Trail;

Anthony Roberts, 2960 Council Springs Pass;

Julia Littleton, 2620 Great Owl Pass.

29 submitted via the website in opposition of the request; see attached.

17 written public comments submitted in opposition of the request: see attached.

Motion to deny Zoning Case Z-25-0173.

By: Board Member Calame

Seconded: Board Member Mahan

**Vote:** 6 - 0

*[The Commission took a brief recess at 7:10 p.m.; reconvened at 7:18 p.m.]*

9. Conduct a Public Hearing regarding Special Use Case Z-25-0184 to consider action on a Special Use Permit to allow for a social club and game room on one (1) parcel of land approximately 0.25 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R036101; and more commonly known as 107 N. US 183, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0184 as described above.

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

No one spoke in favor or opposition of this item.

Motion to approve the Special Use Permit Z-25-0184.

By: Board Member Calame

Seconded: Board Member Lewis

**Vote:** 6 - 0

<b>REGULAR AGENDA</b>
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10. Discuss and consider action on Tree Removal Case TRP-25-0039 regarding the removal of seven (7) Heritage Trees associated with the Wildspring Phase 2 Public Improvement Construction Plans (PICP-25-0199), generally located west of the intersection of Peach Drift Drive and White Mistleflower Drive, Williamson County, Texas.

Motion to approve Tree Removal Case TRP-25-0039.

By: Board Member Lantrip  
Seconded: Board Member Calame

**Vote:** 6 - 0

11. Discuss and consider action on recommendations from the Planning & Zoning Commission for the FY 2025/2026 City Budget and Capital Improvement Program (CIP) Plan.

The Commission discussed the following recommendations:

- Install a flashing beacon at the intersection of Crystal Falls and Raider Way
- Consider the expansion of Lakewood Park towards the west
- Explore alternative access to Lakewood Park
- Consider additional parking opportunities at Lakewood Park
- Consider an amphitheater in addition to the Maintenance Staff Shop/ Break Room at the Lakewood Park
- Install bus stops within one-half mile from every resident
- Connect the CapMetro station to Old Town with a bus shuttle
- Connect the trail from east of Brushy Creek to the Regional trail near Sarita Valley

Motion to approve the recommendations from the Planning & Zoning Commission for the FY 2025/2026 City Budget and Capital Improvement Program (CIP) Plan.

By: Board Member Lewis  
Seconded: Board Member Morales

**Vote:** 6 - 0

12. Discuss and consider action on the Planning & Zoning Commission Progress Report for September 2024 to August 2025.

Motion to approve the action on the Planning & Zoning Commission Progress Report for September

2024 to August 2025.

By: Board Member Lewis  
Seconded: Board Member Oliver

**Vote: 6 - 0**

- 13. Adjournment  
Meeting adjourned at 8:22 p.m.

APPROVED

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CHAIR

ATTEST:

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STAFF LIAISON



**EXECUTIVE SUMMARY**  
**9/11/2025**

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**AGENDA SUBJECT:**

Approval of the extension of the application expiration for Subdivision Case FP-23-0097 Leander Estates Phase 2 Final Plat; on one (1) parcel of land 79.107 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R383651, generally located southeast of the intersection of Sandman Pass and Prairie Verbena Road, Leander, Williamson County, Texas.

**BACKGROUND:**

This request is for an extension of the expiration date of the final plat for Leander Estates Phase 2, which is a 79.107 acre residential subdivision including 66 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 additional time for coordination of funding.

**HISTORY/TIMELINE:**

09/19/2023 - Preliminary Plat Approved  
07/20/2025 - Final Plat Application Expired  
01/20/2025 - Final Plat Application Staff Extension Expired

**APPLICANT/AGENT:**

Quiddity (Eric Vann) on behalf of Leander 210, LLC. (James McVaugh)

**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 January 20, 2026 and will allow the developer to finalize the plat requirements for approval.

**PRESENTER:**

Karina Castillo, AICP, Planning Manager

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**Attachments:**

1. FP-23-0097 Att 1 Leander Estates Phase 2 AFP - Extension Request
2. FP-23-0097 Att 2 Leander Estates Phase 2 - Location Map



101 E Old Settlers Blvd, Ste 280  
Round Rock, Texas 78665  
Tel: 512.441.9493  
www.quiddity.com

August 18<sup>th</sup>, 2025

Ms. Karina Castillo  
City of Leander  
PO Box 319  
Leander, Texas 78646

Re: FP-23-0097 Leander Estates Phase 2 Final Plat Application Expiration

Dear Ms. Castillo:

We would like to formally request the City Council grant a six-month application extension from the expiration date of July 20<sup>th</sup>, 2025. The reason for this extension is to get the appropriate funding for Phase 2. Per Article II, Section 23(g(2)) of the City's Subdivision Ordinance, it is our understanding that projects may be granted a one-time six-month extension.

Quiddity provided the initial submittal to the City of Leander on July 25<sup>th</sup>, 2023. Since that time four final plat updates have been provided to the City to address staff comments, thus exhibiting substantial progress made toward construction plan approval. We understand that the application may not be extended beyond six months from the application expiration date.

Your consideration of the extension is appreciated. Please do not hesitate to contact me if you have any other questions.

Sincerely,

A handwritten signature in blue ink that reads "Eric C. Vann".

Eric C. Vann, PE  
Project Manager

ECV/ccb

K:\17232\17232-0001-01 209 Acre Leander Tract Engineering & Sur\Project Management\Correspondence\OUT\20250818 COL Extension





**EXECUTIVE SUMMARY**  
**9/11/2025**

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**AGENDA SUBJECT:**

Approval of the extension of the application expiration for Subdivision Case FP-24-0152 Crystal Falls Frozen Custard Addition Short Form Final Plat; on one (1) parcel of land 2.597 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R565325, commonly known as 10745 E. Crystal Falls Parkway, Leander, Williamson County, Texas.

**BACKGROUND:**

This request is for an extension of the expiration date of the final plat for Crystal Falls Frozen Custard Addition Short Form Final Plat, which is a 2.597 acre commercial subdivision including two commercial 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 continue working with a buyer for the property before the recordation of the replat.

**HISTORY/TIMELINE:**

05/14/2024 - Preliminary Plat Approved  
03/13/2025 - Final Plat Application Expired  
06/13/2025 - Final Plat Application Staff Extension Expired

**APPLICANT/AGENT:**

Bison Permitting, LLC. (Kelly Agnor) on behalf of E Crystal Falls Pkwy Property, LLC. (Barry Barron).

**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 March 13, 2026 and will allow the developer to finalize the plat requirements for approval.

**PRESENTER:**

Karina Castillo, AICP, Planning Manager

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**Attachments:**

1. FP-24-0152 Att 1 Crystal Falls Frozen Custard Addition - Extension Request
2. FP-24-0152 Att 2 Crystal Falls Frozen Custard Addition - Location Map

August 29, 2025

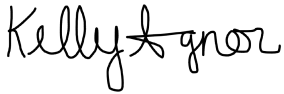
City of Leander  
Planning Department  
201 N Brushy Street  
Leander, TX 78641

RE: FP-24-0152 Crystal Falls Frozen Custard Short Form Plat – EXTENTION REQUEST

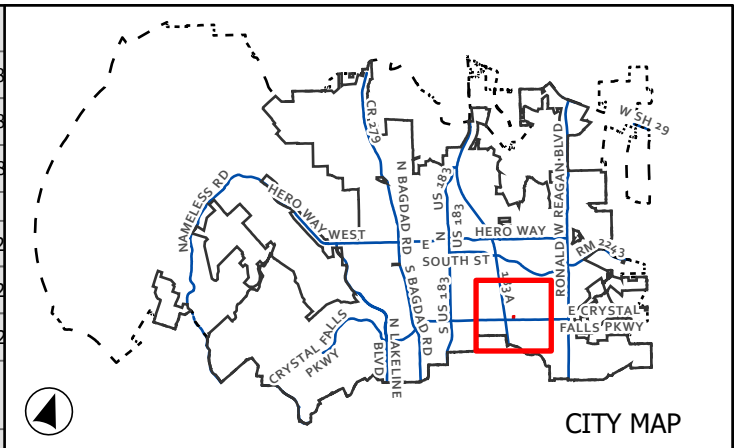
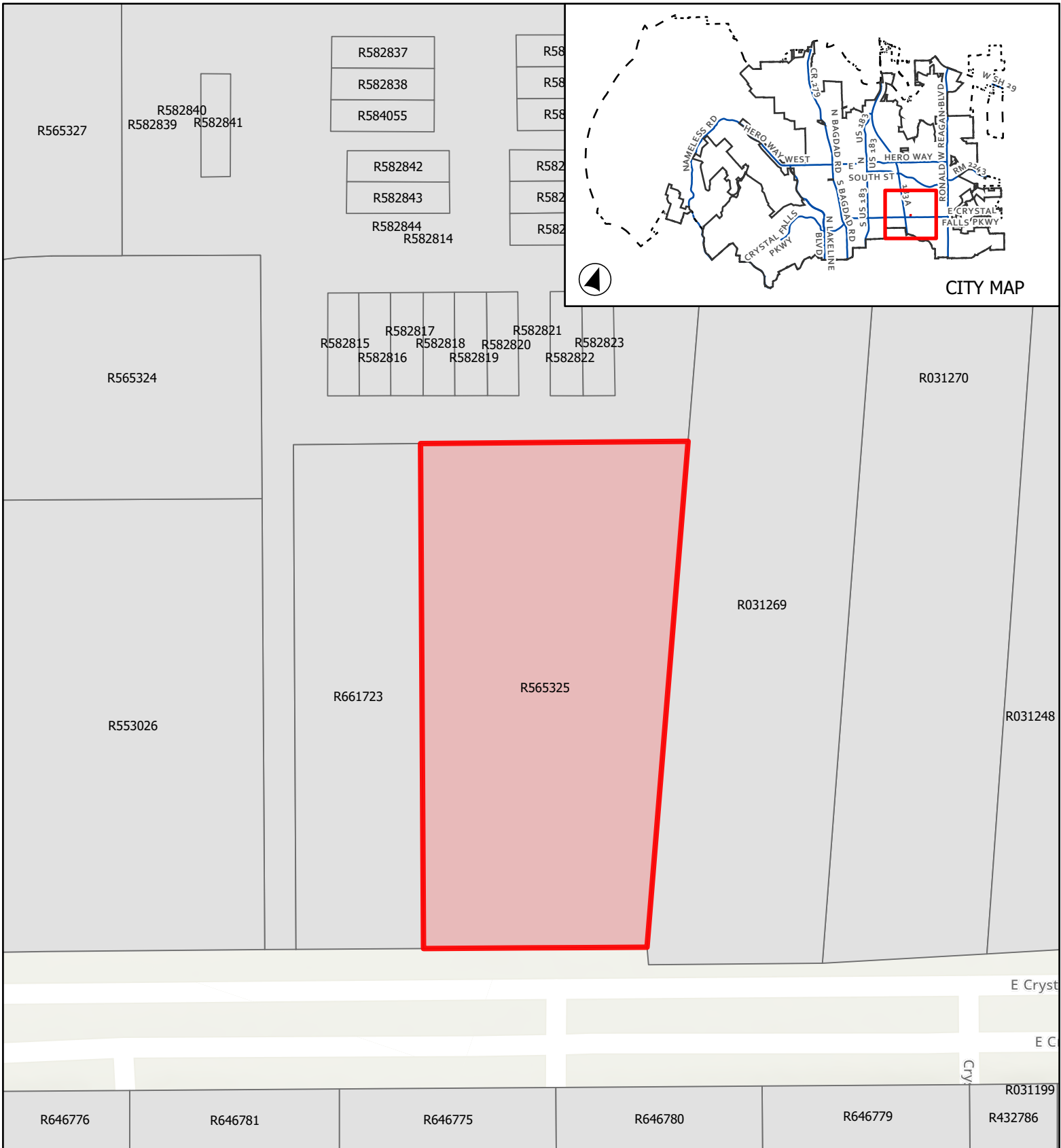
Planning and Zoning,

E Crystal Falls Pkwy Property, LLC would like to request an extension to the plat approval for FP-24-0152. The current application expired on 3/13/2025. This second extension request would extend the date an additional 6 months to 3/13/2026. We are requesting this extension due to working with a buyer on the property.

Thank you for your consideration,

A handwritten signature in black ink that reads "Kelly Agnor". The signature is written in a cursive style with a large initial "K" and a stylized "A".

Kelly Agnor on behalf of  
E Crystal Falls Pkwy Property, LLC



**CASE: FP-24-0152** **ATTACHMENT 2** **CRYSTAL FALLS FROZEN CUSTARD ADDITION**

**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.

0 40 80  
Feet

City Limits  
ETJ

Subject Boundary



**EXECUTIVE SUMMARY**  
**9/11/2025**

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**AGENDA SUBJECT:**

Approval of the extension of the application expiration for Subdivision Case PICP-23-0089 Cypress Meadows; on one (1) parcel of land 44.035 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R403528, generally located west of US 183 and south of Hernandos Loop, Leander, Williamson County, Texas.

**BACKGROUND:**

This request is for an extension of the expiration date of the construction plan for Cypress Meadows, which is a 44.035 acre residential subdivision including 100 residential lots.

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.

The applicant is requesting two six (6) month extensions of the application in order to allow additional time for the approvals from FEMA to be finalized.

**HISTORY/TIMELINE:**

06/08/2023 - Preliminary Plat Approved  
06/24/2024 - Construction Plans Application Expired  
12/24/2024 - Construction Plans Application Staff Extension Expired

**APPLICANT/AGENT:**

ViewPoint Engineering (Will Buzzelli) on behalf of MMK Ventures, LLC. (Mohammad Minhas).

**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.

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 29, 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

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**Attachments:**

1. PICIP-23-0089 Att 1 Cypress Meadows - Extension Request
2. PICIP-23-0089 Att 2 Cypress Meadows - Location Map



**MAILING ADDRESS**

2121 East Sixth Street, Suite 203  
Austin, TX 78702  
ph: 512.779.9464  
www.viewpointengineering.com

		8/11/2025
<b>City of Leander Development Services</b> 105 N Brushy Street Leander TX, 78641		
		<b>Cypress Meadows (PICP-23-0089) Permit Extension</b>
		VPE#: 24010

Dear Sir or Madam,

ViewPoint Engineering is requesting a six-month extension for the Cypress Meadows Construction Plans, PICP-23-0089, extending the approval deadline from December 29, 2024, to June 29, 2025.

This extension is needed to allow sufficient time for the FEMA CLOMR review process, which is required for PICP approval. We recently submitted our third resubmittal to FEMA and anticipate receiving approval by the end of the year.

If you need additional information or have any questions, please feel free to contact us.

Very truly yours,  
**ViewPoint Engineering**

*Will Buzzelli, PE*  
*Director of Entitlements*



MAILING ADDRESS

2121 East Sixth Street, Suite 203  
Austin, TX 78702  
ph: 512.779.9464  
www.viewpointengineering.com

		8/11/2025
<b>City of Leander Development Services</b> 105 N Brushy Street Leander TX, 78641		
		<b>Cypress Meadows (PICP-23-0089) Permit Extension</b>
		VPE#: 24010

Dear Sir or Madam,

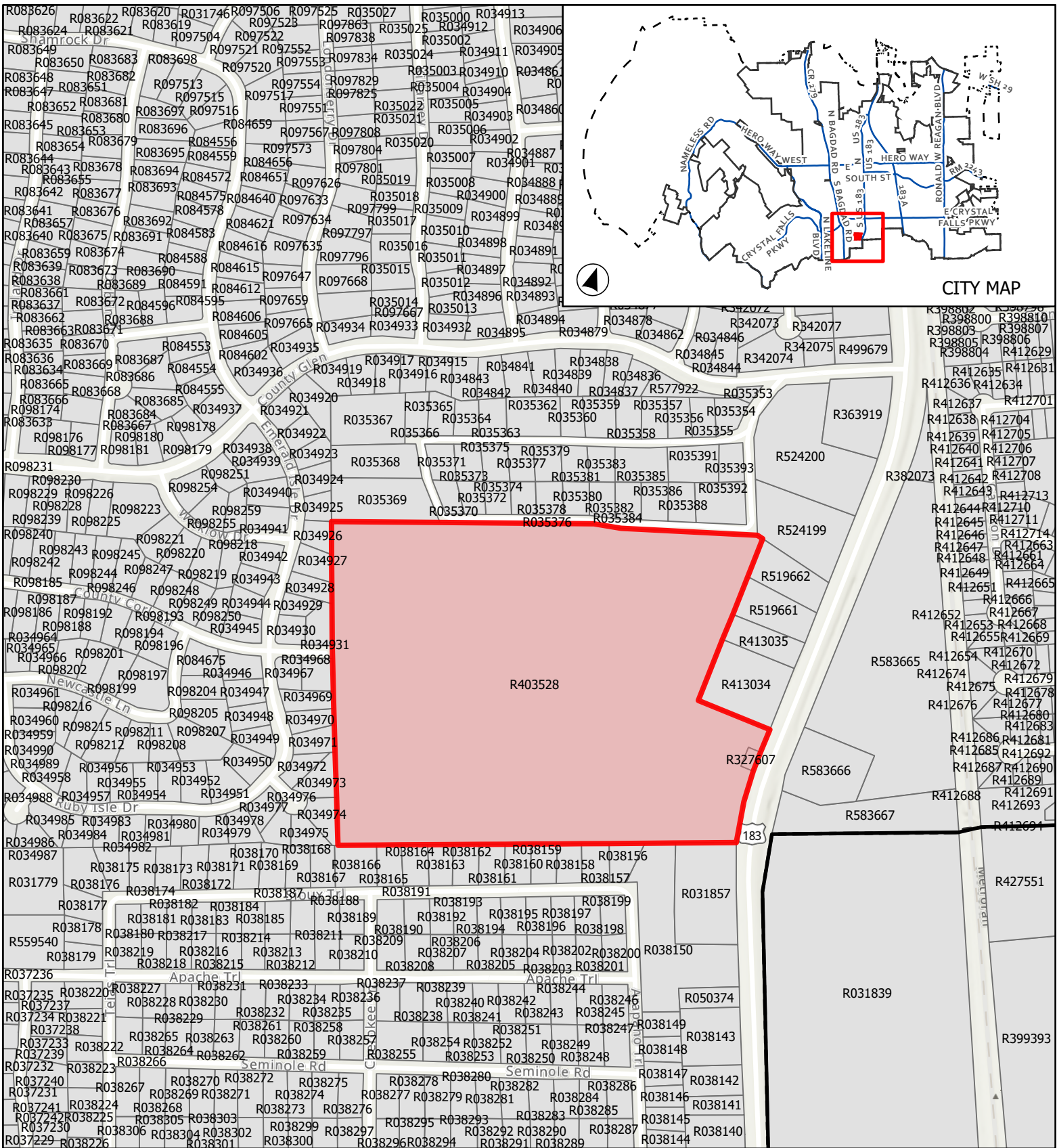
ViewPoint Engineering is requesting a six-month extension for the Cypress Meadows Construction Plans, PICP-23-0089, extending the approval deadline from June 29, 2025, to December 29, 2025.

This extension is needed to allow sufficient time for the FEMA CLOMR review process, which is required for PICP approval. We recently submitted our third resubmittal to FEMA and anticipate receiving approval by the end of the year.

If you need additional information or have any questions, please feel free to contact us.

Very truly yours,  
**ViewPoint Engineering**

*Will Buzzelli, PE*  
*Director of Entitlements*



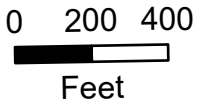
**CASE: PICP-23-0089** **ATTACHMENT 2** **CYPRESS MEADOWS**

**Location Map**



City Limits  
 ETJ

Subject Boundary



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.



**EXECUTIVE SUMMARY**  
**9/11/2025**

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**AGENDA SUBJECT:**

Conduct a Public Hearing regarding Special Use Case Z-25-0161 to consider action on a Special Use Permit to allow for outdoor sporting activities such as soccer, cricket, football, and other similar sports on two (2) parcels of land approximately 0.603 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R036045 and R036046; and commonly known as 302 & 304 Brushy Street, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0161 as described above.

**BACKGROUND:**

This request is the first step in the zoning process. The applicant has submitted a request to adopt a Special Use Permit to allow for the operation of a box cricket and practice facility. This property is currently designated as T5-Urban Center which does not allow for outdoor sporting facilities. This permit would allow for the proposed box cricket field and practice nets on a five (5) year time limit.

**GENERAL INFORMATION:**

Current Zoning: T5 -Urban Center

Size and Location: The property is located at 302 and 304 Brushy Street,.

Surrounding Area: This property is on the east of the Desi Hangout and Wildfire Park and west of the Terry Davis & Associates office. Southwest of W. Broade Street is the Night Owl.

**COMPREHENSIVE PLAN:**

**Applicable Comprehensive Plan goal statements**

- Encourage development and activity in Old Town with locally-owned and unique shopping, dining, and entertainment opportunities.

**Applicable Future Land Use categories**

**OLD TOWN**

- Old Town as a future development category is intended for a mix of uses that keeps Leander historic center interesting and dynamic. New development and redevelopment within Old Town should be designed in harmony with the existing character that acknowledges Leander’s heritage. This includes older buildings and historic, contributing structures along with a mix of new and adaptive reuse buildings.

Old Town buildings are to be activated towards the street, encouraging walkability, eating establishments, central gathering spaces, and civic conversation. Old Town is scaled-down urban without on-site parking

requirements, high impervious cover yet green space, street tree canopy and safe mix of vehicles and pedestrians. Old Town character includes small businesses, professional office, entertainment, shopping, arts and culture elements, and civic activity, each contributing to daytime and evening buzz.

An assortment of residential is suitable and encouraged based on the context, focused on a balance of scale between building, site and streets. In the core, urban lofts and townhouses are appropriate; in the south and east districts, across US 183, attached and detached housing may be appropriate with design context and limitations.

**HISTORY/TIMELINE:**

09/22/2005 – TOD Zoning Approved

**APPLICANT/AGENT:**

Bharat On Wheels, LLC. (Sai Kuchakulla) on behalf of John W. Pleuthner.

**RECOMMENDATION:**

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

1. Approve the proposed Special Use request;
2. Deny the proposed Special Use request; or
3. Approve an alternative request that may include modifications to the Special Use request such as limited hours of operation, alter proposed uses, limit type of signage, etc.

If the Commission determines that this development is unique and beneficial to Old Town, Staff recommends Option 1 listed above – Approve the proposed Special Use request for a five (5) year time frame. Staff made this recommendation based on compatible land use types with the Old Town district. The Old Town Master Plan identifies this area as the Old Town Core character district which should include a mix of land uses, with a focus on destination and activity-type uses such as restaurants, coffee shops, bars, breweries, boutiques, shops, activity centers, and/or employment centers. The outdoor sporting activities are not a compatible use in Old Town.

“The Old Town Core is very likely residents’ and visitor’s first interaction with Old Town Leander, so this district should be planned and designed with the utmost quality in mind to bring excitement and vitality into this downtown core. The Old Town Core district should be a high priority for City Staff and local elected and appointed officials when Old Town investment decisions are discussed.”

– Old Town Master Plan.

**PRESENTER:**

Karina Castillo, AICP, Planning Manager

---

**Attachments:**

1. Z-25-0161 Att 1 Letter of Intent - Desi Hangout SUP
2. Z-25-0161 Att 2 Current Zoning - Desi Hangout SUP
3. Z-25-0161 Att 3 FLU Map - Desi Hangout SUP
4. Z-25-0161 Att 4 Public Notification - Desi Hangout SUP
5. Z-25-0161 Att 5 Aerial Map - Desi Hangout SUP
6. Z-25-0161 Att 6 Outreach Summary - Desi Hangout SUP

**Subject:** Letter of Intent for Special Use Permit Request – Box Cricket and Practice Nets Facility

City of Leander Planning Department,

I am writing to formally request a Special Use Permit to establish a **Box Cricket and Practice Nets Facility** on the property at 304 N Brushy St, Leander, TX, 78641. Our proposed project is designed to meet the growing demand for cricket facilities in the Leander community while enhancing recreational and social opportunities for residents of all ages.

### **Physical Description of the Property**

The property is situated in a central area of Leander (304 N Brushy St, Leander, TX, 78641). It is easily accessible for Cedar Park and Leander residents, making it an ideal location for a community-focused recreational facility.

- **Land Use:** The property is vacant land.
- **Planned Development:** The facility will include:
  1. A **box cricket field** with durable nets for safety and uninterrupted play.
  2. **Three practice nets**, enabling year-round use for training and casual play.
  3. Supporting amenities, including adequate parking, family-friendly rest areas, and pathways for accessibility.
  4. Landscaping that adheres to city guidelines, ensuring an eco-friendly and visually appealing design.

### **Purpose of the Special Use Permit**

The requested Special Use Permit is essential to allow the construction and operation of a recreational facility that aligns with the community's needs and zoning requirements. This project will:

1. Provide a safe and inclusive environment for residents to engage in sports and physical activity.
2. Enhance recreational opportunities by introducing the globally popular sport of cricket to a broader audience in Leander.
3. Serve as a community hub for cultural and social engagement, fostering stronger neighborhood connections.

Our facility will bring multiple benefits to the local community:

- **Accessibility:** Conveniently located to serve Leander residents and visitors.
- **Inclusivity:** Programs tailored for youth, women, and beginners, ensuring broad participation.

- **Economic Impact:** Attract visitors to the area, boosting local businesses and the economy.
- **Environmental Considerations:** Incorporating sustainable practices, including water-efficient landscaping and eco-friendly materials.

### **Compliance with City Standards**

We are committed to designing and managing the facility in full compliance with the City of Leander's zoning and development standards. This includes adhering to regulations related to parking, traffic management, safety protocols, and accessibility for individuals with disabilities.

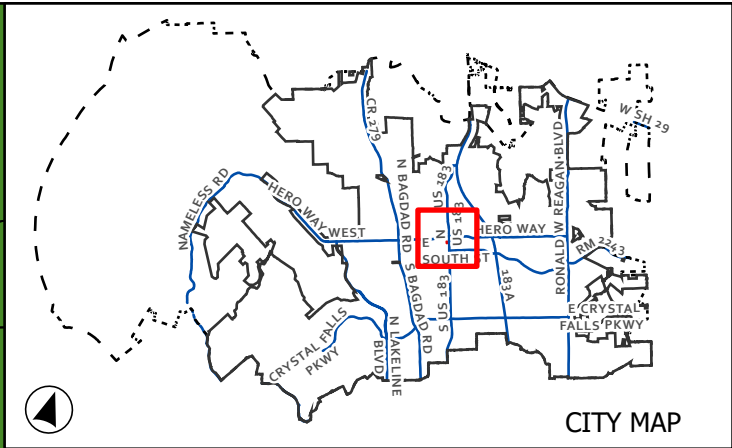
We believe this facility will significantly contribute to Leander's recreational and community development. We respectfully request your approval of this Special Use Permit to make this vision a reality.

Please feel free to contact me for any additional information or to schedule a meeting.

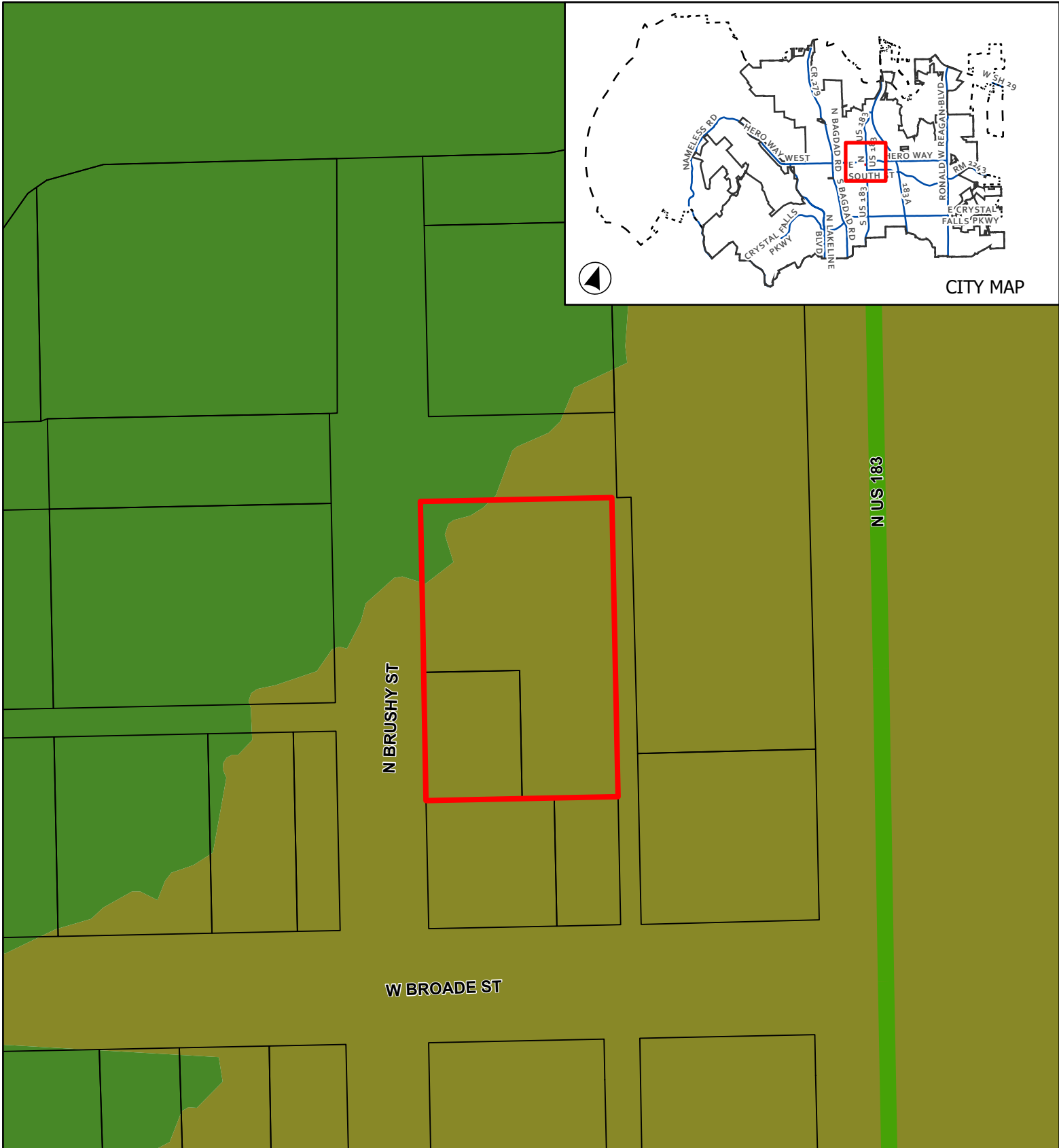
Thank you for your time and consideration.

Sincerely,  
**Sai Kian Reddy Kuchakulla**  
2720 brushwood meadow  
Leander, Tx, 78641  
[saikiran3215@gmail.com](mailto:saikiran3215@gmail.com)  
+1(845) 399-0423





CITY MAP



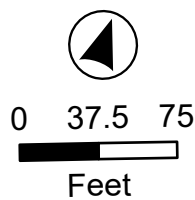
CASE: Z-25-0161

ATTACHMENT 3

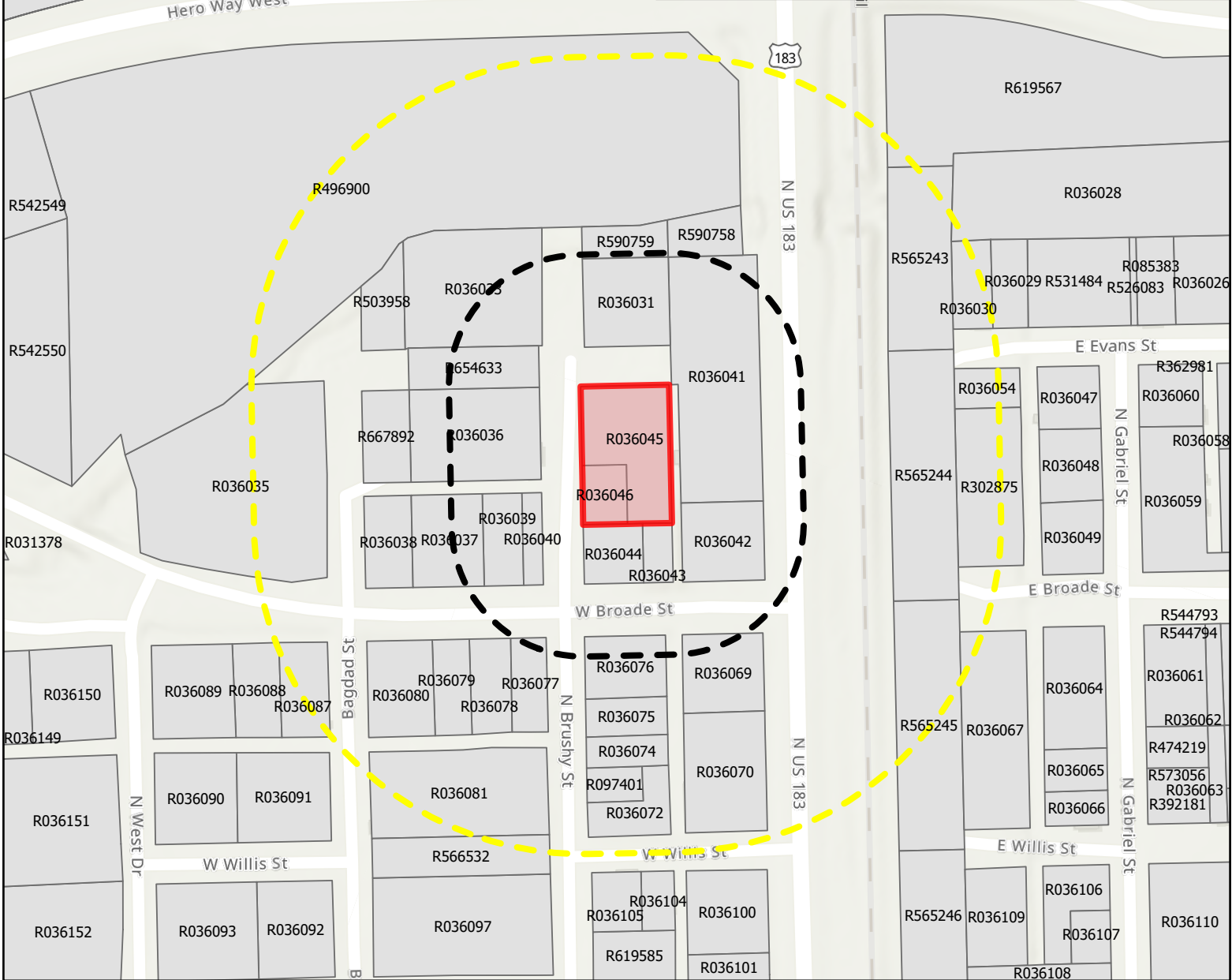
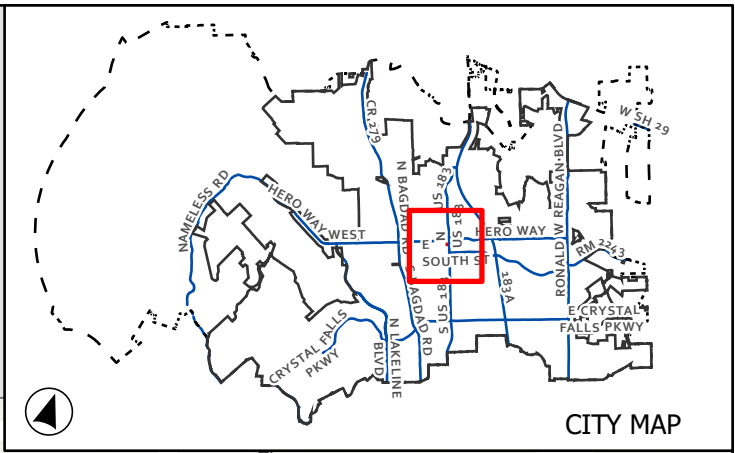
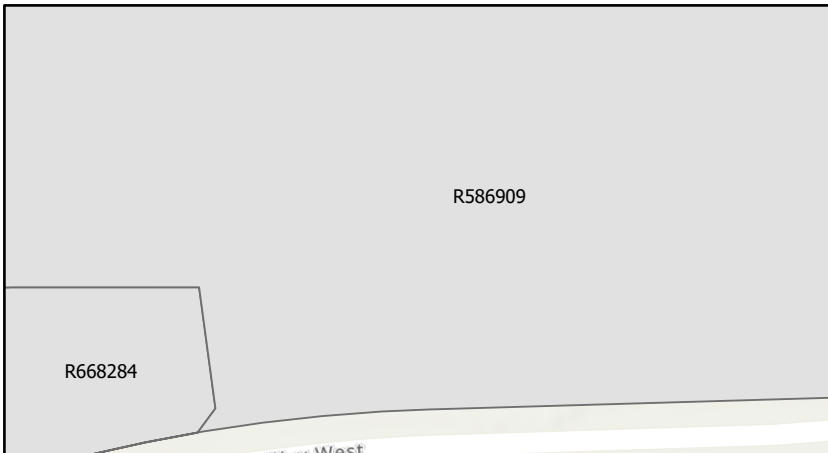
DESI HANGOUT  
BOX CRICKET SUP

### Future Land Use 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.



- ETJ Boundary
- Leander City Limits
- Subject Boundary
- Arterial 6 Lane, Existing
- Old Town
- Greenway



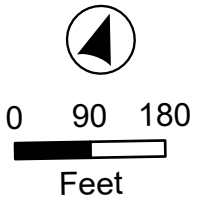
CASE: Z-25-0161

ATTACHMENT 4

DESI HANGOUT  
BOX CRICKET SUP

Public Notification

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
- Notification Buffer
- 200'
- 500'



**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.

Both By mail and Direct leaving packet at door  
Packet hand over - Jan of 2025  
mail - July 15<sup>th</sup> 2025

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.

204 W Brode St  
206 W Brode St  
207 W Brode St  
All Commercial Business

3. What concerns were raised during these communications?

None

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

None

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

Signature: K. Si Kim Kelly

Date: 08/07/2025  
08/07/2025

**July 15<sup>th</sup>, 2025**

**Dear Neighbor,**

**Subject: Notification of Proposed Box Cricket and Practice Nets Facility at 302 & 304 N Brushy St, Leander, TX 78641**

I hope this letter finds you well. My name is **Sai Kuchakulla (United States Army Veteran)**, and I am reaching out as the applicant for a proposed recreational project in our neighborhood.

We are in the process of requesting a **Special Use Permit** from the City of Leander Planning Department to develop a **Box Cricket and Practice Nets Facility** on the vacant property located at **302 & 304 N Brushy St, Leander, TX 78641**.

This project is designed to meet the growing interest in cricket in our community while providing a safe, inclusive, and family-friendly recreational space for residents of all ages.

**Project Highlights:**

- A box cricket field with enclosed nets for safe, uninterrupted play.
- Three practice nets for year-round use, training, and casual play.
- Supporting amenities such as parking, rest areas, accessible pathways, and landscaping in accordance with city standards.
- Environmentally conscious design, using water-efficient landscaping and eco-friendly materials.

**Our Goals:**

- ✓ Provide residents with an opportunity to engage in healthy, physical activity in a safe environment.
- ✓ Offer programs and access that are inclusive of youth, women, and beginners.
- ✓ Foster community engagement and strengthen neighborhood ties through sports and cultural activities.
- ✓ Attract visitors to support the local economy while ensuring minimal disruption to surrounding areas.

We are committed to designing and operating this facility in full compliance with all city regulations, including parking, traffic flow, safety, noise, and accessibility standards.

As a nearby resident, your input is important to us. If you have any questions, concerns, or feedback about the proposed facility, please don't hesitate to reach out to me directly at the contact information above. We welcome your thoughts and would be happy to discuss the project further.

Thank you for taking the time to read this notice and for your support in making our neighborhood more vibrant and connected.

Sincerely,

**Sai Kian Reddy Kuchakulla**

**US Army Veteran**

2720 Brushwood Meadow

Leander, TX 78641

saikiran3215@gmail.com

+1 (845) 399-0423



**EXECUTIVE SUMMARY**  
**9/11/2025**

---

**AGENDA SUBJECT:**

Approval of Plat Vacate Case FP-25-0245 regarding the vacation of Lenox Hill Subdivision Final Plat on one (1) parcel of land approximately 16.429 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R653589; generally located west of Ronald W. Reagan Boulevard, approximately 550 feet south of Niles Drive, Leander, Williamson County, Texas.

**BACKGROUND:**

The purpose of this request is to vacate the Lenox Hill Subdivision Final Plat. The original plat was recorded on September 11, 2023. This subdivision was never constructed. There are no public roads built or utilities installed in this area. The applicant is intending to void the construction plans and site development permits that have been issued on this property following the vacation of the final plat.

**HISTORY/TIMELINE:**

09/11/2023 – Original Plat approved

**APPLICANT/AGENT:**

Kimley-Horn Associates (Ethan Harwell) on behalf of Lenox Hill Owner, LLC. (Rose Sumrall).

**RECOMMENDATION:**

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

1. Approve the proposed Plat Vacation;
2. Deny the proposed Plat Vacation; or

Staff recommends Option 1 listed above – Approve the proposed Plat Vacation.

**PRESENTER:**

Karina Castillo, AICP, Planning Manager

---

**Attachments:**

1. FP-25-0245 Att 1 Lenox Hill Vacate - Plat Vacate Instrument
2. FP-25-0245 Att 2 Lenox Hill Vacate - Recorded Final Plat
3. FP-25-0245 Att 3 Lenox Hill Subdivision - Location Map

VACATION OF  
"LENOX HILL SUBDIVISION"

THE STATE OF TEXAS       §  
  §  
COUNTY OF WILLIAMSON   §

WHEREAS, Lenox Hill Owner LLC, a Delaware Limited Liability Company ("Proprietor"), being the owner of 16.429 acres out of the Walter Campbell Survey, Abstract Number 3, and the Williams S. Parker Survey, Abstract 9 in the City of Leander, Williamson County, Texas, did heretofore subdivide the same into the subdivision known as Lenox Hill Subdivision (the "Subdivision"), which is recorded as Document No. 2023075879 Official Public Records of Williamson County, Texas (the "Plat");

WHEREAS, Proprietor and the undersigned, who collectively constitute the owners of all original, intact lots in the Subdivision (the "Owners"), desire to fully vacate the Plat so as to destroy the force and effect of the Plat;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that Proprietor and the Owners pursuant to the provisions of Chapter 212.013 of the Texas Local Government Code, do hereby vacate the Plat in its entirety.

EXECUTED this 25<sup>th</sup> day of August, 2025.

PROPRIETOR:  
LENOX HILL OWNER LLC.

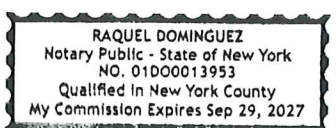
By: *Andrew Cohen*  
Name: Andrew Cohen  
Title: Authorized Signatory

THE STATE OF NEW YORK   §  
  §  
COUNTY OF NEW YORK   §

This instrument was acknowledged before me on the 25<sup>th</sup> day of August, 2025, by Andrew Cohen, Authorized Signatory of Lenox Hill Owner LLC, a Delaware Limited Liability Company, on behalf of said limited liability company.

*Raquel Dominguez*  
Notary Public – State of New York

SEAL



## LENOX HILL SUBDIVISION SHORT FORM FINAL PLAT

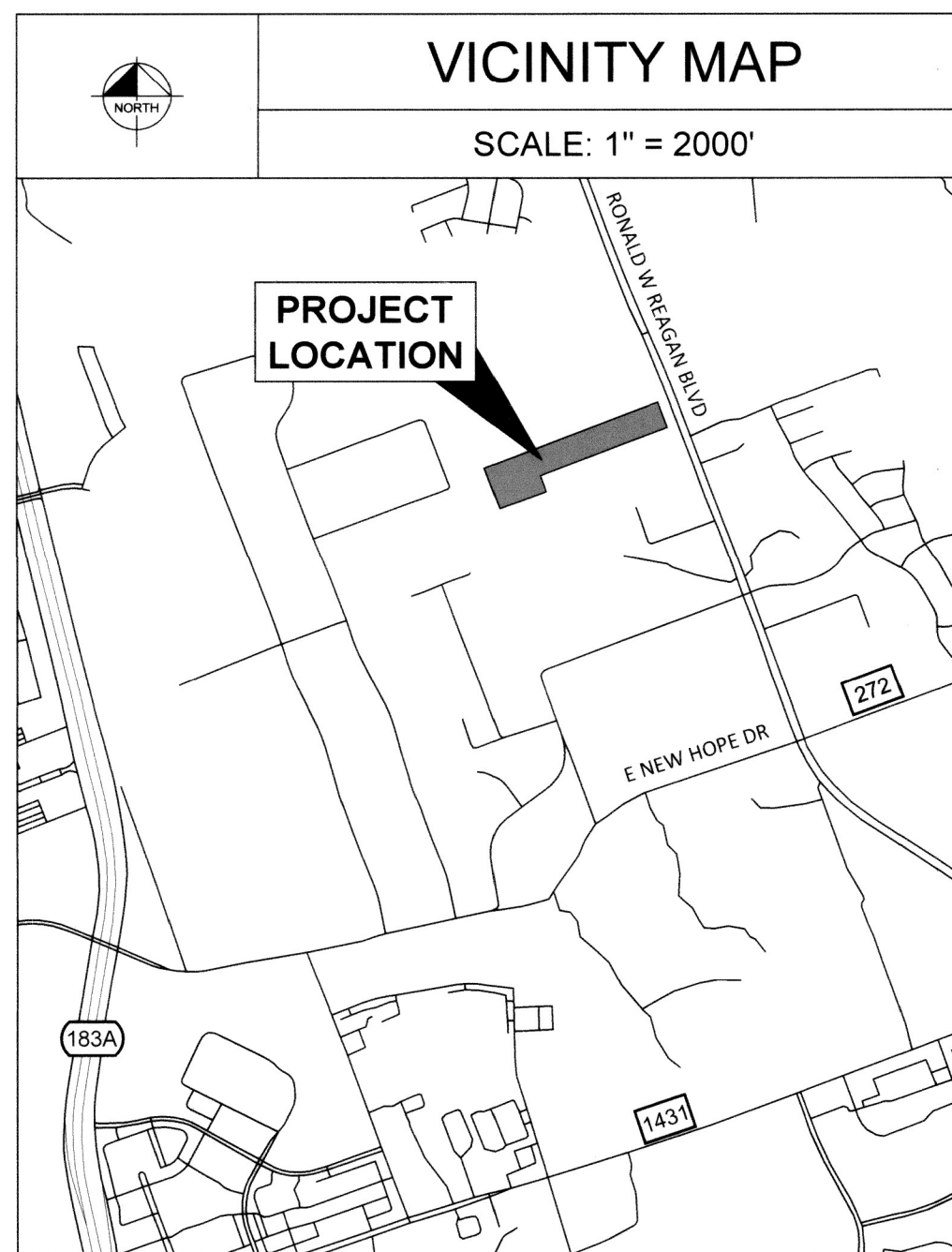
**ENGINEER:**  
KIMLEY-HORN  
10814 JOLLYVILLE ROAD  
CAMPUS IV, SUITE 200  
AUSTIN, TEXAS 78759  
PH: (512) 418-1771

**SURVEYOR:**  
KIMLEY-HORN  
10814 JOLLYVILLE ROAD  
CAMPUS IV, SUITE 200  
AUSTIN, TEXAS 78759  
PH: (512) 418-1771

**OWNER/DEVELOPER:**  
LENOX HILL OWNER LLC  
5430 LBJ FREEWAY  
#1050  
DALLAS, TEXAS 75240  
PH: (469) 903-2246

LOT INFORMATION		
TYPE	TOTAL	ACREAGE
MULTI-FAMILY	1	16.429
COMMERCIAL	0	0.000
HOA PARKLAND AND DRAINAGE	0	0.000
<b>TOTAL</b>	<b>1</b>	<b>16.429</b>

INITIAL SUBMITTAL DATE: 10/26/2021



**SHEET INDEX:**

1. COVER SHEET
2. FINAL PLAT
3. FINAL PLAT
4. SIGNATURE & PLAT NOTES

# Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200, AUSTIN, TEXAS 78759      TEL. NO. (512) 418-1771  
FIRM # 10194624      WWW.KIMLEY-HORN.COM

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SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	RPP	MMII	2/15/2023	069293601	1 OF 4

DWG NAME: K:\AUS\_SURVEY\AUSTIN SURVEY PROJECTS\069293601 - LUXNOVA - LEANDER SURVEY - PLAT & BOUNDARY VERIFICATION SURVEY\DWG\PLAT-069293601.DWG PLOTTED BY: PAZITNEY, ROB 2/15/2023 11:12 AM LAST SAVED: 2/15/2023 11:00 AM

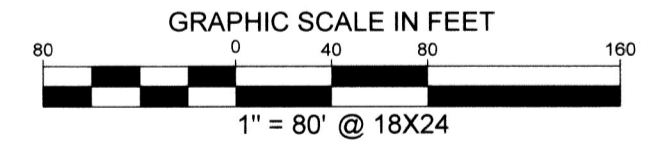
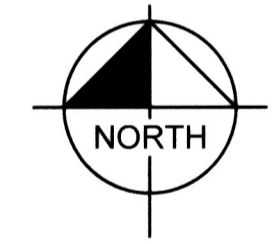
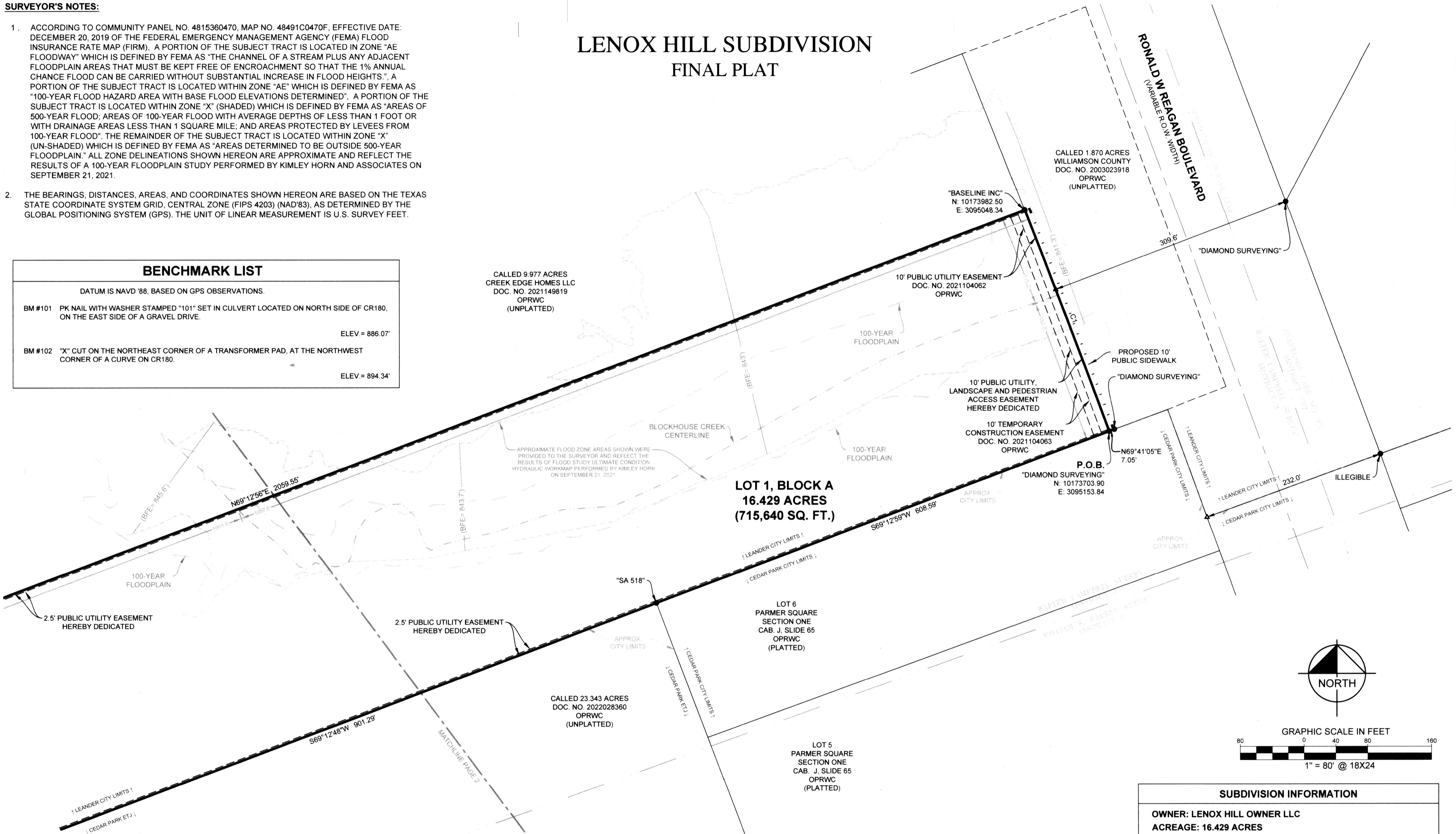


**SURVEYOR'S NOTES:**

- ACCORDING TO COMMUNITY PANEL NO. 4815360470, MAP NO. 48491C0470F, EFFECTIVE DATE: DECEMBER 20, 2019 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), A PORTION OF THE SUBJECT TRACT IS LOCATED IN ZONE "AE FLOODWAY" WHICH IS DEFINED BY FEMA AS "THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASE IN FLOOD HEIGHTS.", A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "AE" WHICH IS DEFINED BY FEMA AS "100-YEAR FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS DETERMINED", A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (SHADED) WHICH IS DEFINED BY FEMA AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD". THE REMAINDER OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN." ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE AND REFLECT THE RESULTS OF A 100-YEAR FLOODPLAIN STUDY PERFORMED BY KIMLEY HORN AND ASSOCIATES ON SEPTEMBER 21, 2021.
- THE BEARINGS, DISTANCES, AREAS, AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

# LENOX HILL SUBDIVISION FINAL PLAT

BENCHMARK LIST	
DATUM IS NAVD '88, BASED ON GPS OBSERVATIONS.	
BM #101	PK NAIL WITH WASHER STAMPED "101" SET IN CULVERT LOCATED ON NORTH SIDE OF CR180, ON THE EAST SIDE OF A GRAVEL DRIVE.  ELEV.= 886.07'
BM #102	"X" CUT ON THE NORTHEAST CORNER OF A TRANSFORMER PAD, AT THE NORTHWEST CORNER OF A CURVE ON CR180.  ELEV.= 894.34'



SUBDIVISION INFORMATION	
OWNER:	LENOX HILL OWNER LLC
ACREAGE:	16.429 ACRES
SURVEY:	WALTER CAMPBELL SURVEY, ABSTRACT 3 & WILLIAM S. PARKER SURVEY, ABSTRACT 9
SURVEYOR:	KIMLEY-HORN AND ASSOCIATES, INC.
ENGINEER:	KIMLEY-HORN AND ASSOCIATES, INC.
LINEAR FOOTAGE OF NEW STREETS:	NONE
NUMBER OF LOTS:	1
LAND USE:	MULTI-FAMILY
DATE:	2/15/2023

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°00'12"	17011.73'	297.91'	N20°47'23"W	297.91'

LEGEND	
OPRWC	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
RPRWC	REAL PROPERTY RECORDS WILLIAMSON COUNTY
PRWC	PLAT RECORDS WILLIAMSON COUNTY
R.O.W.	RIGHT-OF-WAY
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
PKF	PK NAIL FOUND
◆	BENCHMARKS
▲	CALCULATED POINT
●	1/2" IRON ROD FOUND (CAP NOTED)
○	1/2" IRON ROD SET W/ CAP "KHA"

LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJOINING PROPERTY LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	CITY LIMITS/ETJ LINE
	100-YEAR FLOODPLAIN LINE
	100-YEAR ULTIMATE FLOOD LINE
	BLOCKHOUSE CREEK CENTERLINE
	SHEET MATCH LINE
	SURVEY LINE
	PUBLIC SIDEWALK REQ'D LINE

# Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200, AUSTIN, TEXAS 78759      TEL. NO. (512) 418-1771  
FIRM # 10194624      WWW.KIMLEY-HORN.COM

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	RPP	MMII	2/15/2023	069293601	3 OF 4

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DWG NAME: K:\AUS\_SURVEY\AUSTIN SURVEY PROJECTS\069293601 - LUXNOVA - LEANDER SURVEY - PLAT & BOUNDARY VERIFICATION SURVEY\DWG\PLAT-069293601.DWG PLOTTED BY: PAZITNEY, ROB 2/15/2023 11:12 AM LAST SAVED: 2/15/2023 11:00 AM

# LENOX HILL SUBDIVISION FINAL PLAT

### GENERAL NOTES:

- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY, LANDSCAPING AND PEDESTRIAN ACCESS EASEMENT, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A 2.5 (FT) PUBLIC UTILITY EASEMENT ALONG ALL SIDE LOT LINES.
- ACCORDING TO COMMUNITY PANEL NO. 4815360470, MAP NO. 48491C0470F, EFFECTIVE DATE: DECEMBER 20, 2019 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), A PORTION OF THE SUBJECT TRACT IS LOCATED IN ZONE "AE FLOODWAY" WHICH IS DEFINED BY FEMA AS "THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASE IN FLOOD HEIGHTS.", A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "AE" WHICH IS DEFINED BY FEMA AS "100-YEAR FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS DETERMINED", A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (SHADED) WHICH IS DEFINED BY FEMA AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD". THE REMAINDER OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN." ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE.
- BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
- SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF RONALD REAGAN BOULEVARD. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
- THE OWNERS IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- ALL WATER QUALITY AND DRAINAGE IMPROVEMENTS PROPOSED WITH THIS PLAT SET ARE PRIVATELY OWNED AND MAINTAINED BY THE OWNER.
- AT THE TIME OF SITE DEVELOPMENT PERMIT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TRAFFIC IMPACT ANALYSIS (TIA), UNLESS A TIA FOR THE ENTIRE DEVELOPMENT INDICATES THAT AVERAGE DAILY TRIPS ARE ESTIMATED BELOW 2,000.
- ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.
- THE SUBJECT TRACT HAS ACCESS TO THE PUBLIC STREET RIGHT-OF-WAYS OF RONALD REAGAN BOULEVARD.

### METES & BOUNDS DESCRIPTION OF: LENOX HILL SUBDIVISION - 16.429 ACRES

**BEING** A 16.429 ACRES (715,640 SQUARE FEET) TRACT OF LAND, SITUATED IN THE WALTER CAMPBELL SURVEY, ABSTRACT 3 AND THE WILLIAM S. PARKER SURVEY, ABSTRACT 9, BOTH IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS; BEING ALL OF A CALLED 16.422 ACRES TRACT OF LAND DESCRIBED TO LENOX HILL OWNER LLC, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2022013155, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1/2-INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "DIAMOND SURVEYING" FOUND IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RONALD W. REAGAN BOULEVARD (VARIABLE WIDTH R.O.W.) AND THE NORTHWEST BOUNDARY LINE OF LOT 6, PARMER SQUARE SECTION ONE SUBDIVISION, AS SHOWN ON PLAT RECORDED IN CABINET J, SLIDE 65 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR THE SOUTHEAST CORNER OF THIS TRACT, AND FROM WHICH A 1/2-INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "DIAMOND SURVEYING" FOUND BEARS, NORTH 69°41'05" EAST A DISTANCE OF 7.05 FEET;

**THENCE**, ALONG THE SOUTH BOUNDARY LINE OF SAID 16.422 ACRES TRACT, SAME BEING THE NORTH LINE OF SAID LOT 6, SOUTH 69°12'59" WEST A DISTANCE OF 608.59 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "SA 518" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 6, SAME BEING THE NORTHEAST CORNER OF A CALLED 23.343 ACRES TRACT OF LAND DESCRIBED TO HUNT CEDAR PARK LAND LLC, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2022028360 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

**THENCE**, CONTINUING ALONG SAID SOUTH BOUNDARY LINE OF THE 16.422 ACRES TRACT, SAME BEING THE NORTH LINE OF SAID 23.343 ACRES TRACT, SOUTH 69°12'48" WEST A DISTANCE OF 901.29 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 23.343 ACRES TRACT;

**THENCE**, CONTINUING ALONG SAID SOUTH BOUNDARY LINE OF THE 16.422 ACRES TRACT, SAME BEING THE WEST BOUNDARY LINE OF SAID 23.343 ACRES TRACT, SOUTH 20°52'20" EAST A DISTANCE OF 190.84 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF A CALLED 16.353 ACRES TRACT OF LAND DESCRIBED TO HUNT CEDAR PARK LAND LLC AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2022027993 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

**THENCE**, CONTINUING ALONG SAID SOUTH BOUNDARY LINE OF THE 16.422 ACRES TRACT, SAME BEING THE NORTH BOUNDARY LINE OF SAID 16.353 ACRES TRACT, SOUTH 70°16'06" WEST, A DISTANCE OF 391.12 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 16.353 ACRES TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 14.649 ACRES TRACT OF LAND DESCRIBED TO HUNT CEDAR PARK LAND LLC AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2022027955 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

**THENCE**, CONTINUING WITH SAID SOUTH BOUNDARY LINE OF THE 16.422 ACRES TRACT, SAME BEING THE NORTH BOUNDARY LINE OF SAID 14.649 ACRES TRACT, SOUTH 70°24'18" WEST A DISTANCE OF 158.35 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 16.422 ACRES TRACT, SAME BEING THE COMMON SOUTHEAST CORNER OF LOT 11 AND 12, BLOCK F, LAKEWOOD COUNTRY ESTATES SUBDIVISION AS SHOWN ON PLAT RECORDED IN CABINET C, SLIDES 295 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS;

**THENCE**, DEPARTING SAID NORTH BOUNDARY LINE OF THE 14.649 ACRES TRACT, ALONG THE WEST BOUNDARY LINE OF SAID 16.422 ACRES TRACT, SAME BEING THE EAST BOUNDARY LINE OF SAID LOT 12 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- NORTH 20°48'12" WEST A DISTANCE OF 180.70 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET;
- NORTH 20°53'38" WEST A DISTANCE OF 297.60 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "BASELINE INC" FOUND FOR THE NORTHWEST CORNER OF SAID 16.422 ACRES TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 9.977 ACRES TRACT OF LAND DESCRIBED TO CREEK EDGE HOMES LLC AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2021149819 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

**THENCE**, DEPARTING SAID EAST LINE OF LOT 12, ALONG THE NORTH BOUNDARY LINE OF SAID 16.422 ACRES TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF SAID 9.977 ACRES TRACT, NORTH 69°12'56" EAST A DISTANCE OF 2,059.55 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEY'S CAP STAMPED "BASELINE INC" FOUND IN SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF RONALD W. REAGAN BOULEVARD, FOR THE NORTHEAST CORNER OF SAID 16.422 ACRES TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 9.977 ACRES TRACT AND A NON-TANGENT POINT OF CURVATURE;

**THENCE**, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF RONALD W. REAGAN BOULEVARD AND THE EAST BOUNDARY LINE OF SAID 16.422 ACRES TRACT, WITH SAID CURVE TO THE RIGHT A DISTANCE OF 297.91 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 1°00'12", A RADIUS OF 17011.73 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 20°47'23" EAST, 297.91 FEET, TO THE POINT OF BEGINNING AND CONTAINING 16.429 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN AND ASSOCIATES, INC. IN AUSTIN, TEXAS.

### CITY OF LEANDER CERTIFICATION:

APPROVED THIS THE 24 DAY OF August, 2023 A.D. AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY.

*[Signature]*  
DONNIE MAHAN, CHAIRMAN  
PLANNING AND ZONING COMMISSION  
CITY OF LEANDER, TEXAS

ATTEST: *[Signature]*  
ELLEN COUFAL, SECRETARY  
PLANNING AND ZONING COMMISSION  
CITY OF LEANDER, TEXAS

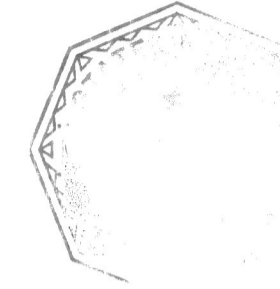
### SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, MICHAEL A MONTGOMERY II, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY, GF. NO. 2610070-FW26, ISSUED JULY 9, 2021, HAVE BEEN SHOWN OR NOTED HERON.

PLAT COMPLETION DATE: JANUARY 23, 2023.

*[Signature]*  
MICHAEL A MONTGOMERY II, R.P.L.S.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6890  
10814 JOLLYVILLE ROAD  
CAMPUS IV, SUITE 200  
AUSTIN, TEXAS 78759



### OWNER'S DEDICATION:

THE STATE OF TEXAS §  
COUNTY OF DALLAS §

THAT LENOX HILL OWNER LLC, AS THE OWNER OF THAT CERTAIN 16.422 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2022013155, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY SUBDIVIDE THE 16.429 ACRES AS SHOWN HEREON AND DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS LENOX HILL, SUBDIVISION.

LENOX HILL OWNER LLC

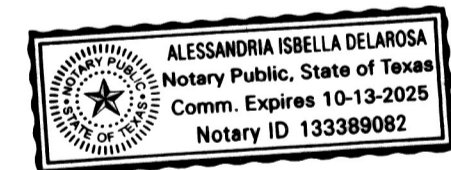
*[Signature]*  
CHUN YI HUANG, VICE PRESIDENT  
5430 LBJ FREEWAY  
#1050  
DALLAS, TEXAS 75240  
PH: (469) 903-2246

THE STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 24 DAY OF August, 2023, PERSONALLY APPEARED CHUN YI HUANG, AS VICE PRESIDENT OF LENOX HILL OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LENOX HILL OWNER LLC, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME OF THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24 DAY OF August, 2023

*[Signature]*  
NOTARY PUBLIC - STATE OF TEXAS  
Alessandria Delarosa  
PRINTED NAME  
10/13/23  
MY COMMISSION EXPIRES



THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 11 DAY OF September, 2023, AD, AT 10:40 O'CLOCK, A M, AND DULY RECORDED THIS THE DAY OF September, 2023, AD, AT 10:55 O'CLOCK, A M, IN THE PLAT RECORDS OF SAID COUNTY IN INSTRUMENT NO. 2023075679.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

By: *[Signature]* DEPUTY



### ENGINEER'S CERTIFICATION:

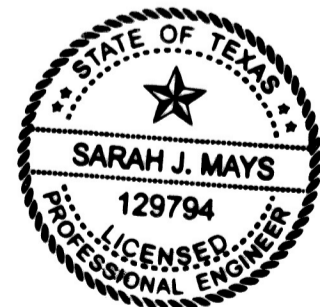
STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, SARAH J. MAYS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND TO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS

THIS TRACT IS WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR WILLIAMSON COUNTY, TEXAS, AND INCORPORATED AREAS, MAP 48491C0470F, DATED DECEMBER 20, 2019.

WITNESS MY HAND THIS THE 24<sup>TH</sup> DAY OF AUGUST, 2023

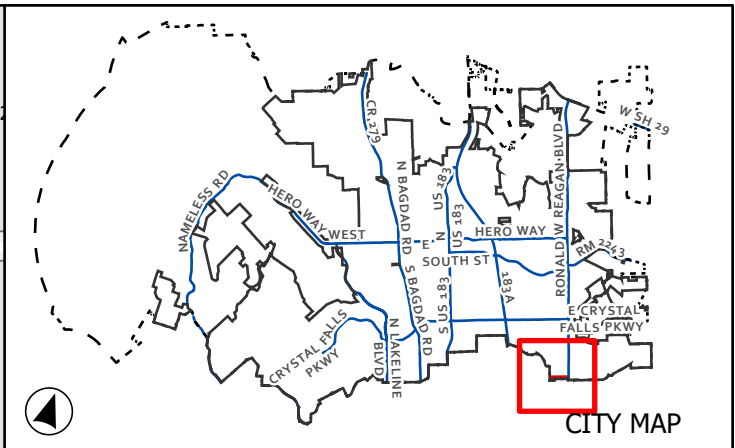
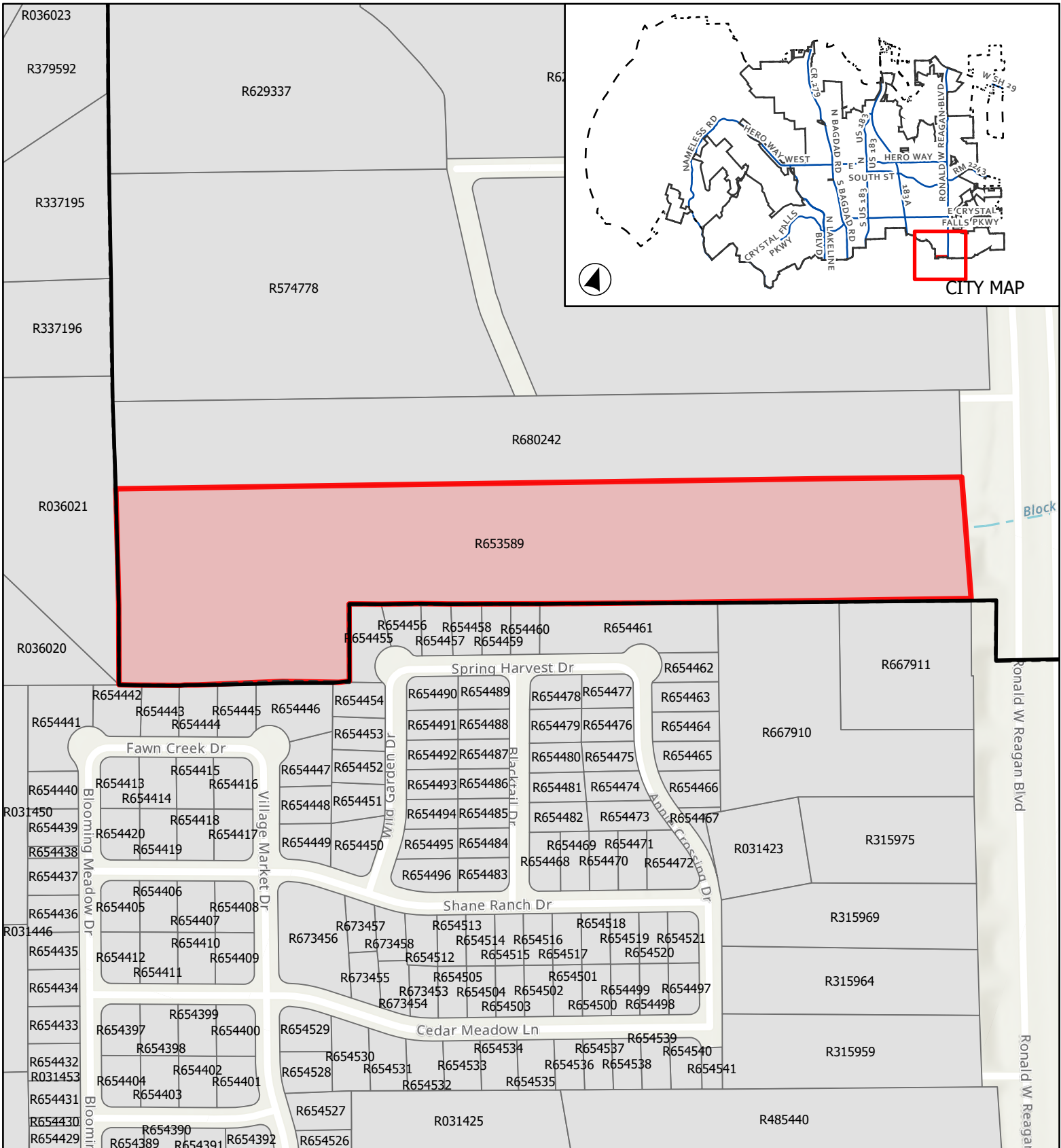
*[Signature]*  
SARAH J. MAYS, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 129794  
KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD  
CAMPUS IV, SUITE 200  
AUSTIN, TEXAS 78759  
SARAH.MAYS@KIMLEY-HORN.COM  
PH. (512) 418-1771



# Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200, AUSTIN, TEXAS 78759      TEL. NO. (512) 418-1771  
FIRM # 10194624      WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	RPP	MMII	2/15/2023	069293601	4 OF 4



CASE: FP-25-0245

ATTACHMENT 3

LENOX HILL  
SUBDIVISION

Location Map



City Limits  
ETJ

Subject Boundary



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.