



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

Pat Bryson Municipal Hall  
201 North Brushy Street - Leander, Texas  
Thursday, February 12, 2026  
Regular Meeting at 6:00 PM



**Place 1 – Donnie Mahan, Chair**  
**Place 2 – Joseph Morales**  
**Place 3 – Karen Lewis**  
**Place 4 – Jay Coats**

**Place 5 – James Oliver**  
**Place 6 – Laura Lantrip, Vice-Chair**  
**Place 7 – Tyler Bray**  
**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 February 10, 2026 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 January 8, 2026.
7. Approval of the extension of the application expiration for Subdivision Case PICP-22-0001 Lion Drive Waterline Improvements regarding the waterline extension along Lion Drive, located at 414 Lion Drive, Leander, Williamson County, Texas.
8. Approval of the extension of the application expiration for Subdivision Case PICP-22-0015 Preserve at Mason Creek Construction Plans; more particularly described by Williamson Central Appraisal District Parcel R655944, generally located along Horseshoe Drive, approximately 240 feet east of Circle Diamond Lane, Leander, Williamson County, Texas.
9. Approval of the extension of the application expiration for Subdivision Case FP-23-0052 KNR Properties Short Form Final Plat; more particularly described by Williamson Central Appraisal District Parcel R031686, generally located west of the intersection of N. Bagdad Road and Middle Brook Drive, Leander, Williamson County, Texas.

10. Approval of the extension of the application expiration for Site Development Case MSD-22-0009 Bagdad Cemetery Minor Site Development Permit; on one (1) parcel of land 35.79 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R327801, commonly known as 400 N. Bagdad Road, Leander, Williamson County, Texas.
11. Approval of the extension of the application expiration for Site Development Case SD-23-0069 Bagdad Retail Outlet Site Development Permit; on one (1) parcel of land 2.044 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R031686, commonly known as 1067 N Bagdad Road, Leander, Williamson County, Texas.
12. Approval of the extension of the application expiration for Site Development Case SD-24-0221 Messina Commercial Site Development Permit; on three (3) parcels of land 5.73 acres ± in size; more particularly described by Williamson Central Appraisal District Parcels R616531, R616532, and R032239, commonly known as 11460 183A Toll Road, Leander, Williamson County, Texas.
13. Approval of the extension of the application expiration for Site Development Case SD-24-0227 Gabriels Horn Lot 1 - Block A Site Development Permit; on one (1) parcel of land 2.56 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R473804, commonly known as 18301 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
14. Approval of the extension of the application expiration for Site Development Case SD-24-0228 Gabriels Horn Lot 2 - Block A Site Development Permit; on one (1) parcel of land 1.39 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R473804, commonly known as 18301 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

**PUBLIC HEARING: ACTION**

15. Conduct a Public Hearing regarding Zoning Case Z-25-0196 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFU-2-A (Single-Family Urban), SFC-2-A (Single-Family Compact), SFL-2-A (Single-Family Limited) on one (1) parcel of land approximately 55.152 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032246; and generally located west of Kauffman Loop approximately 300 feet south of Equine Road and CR 267 Leander, Williamson County, Texas.
  - Discuss and consider action regarding Zoning Case Z-25-0196 as described above.
    - a. Staff Presentation
    - b. Applicant Presentation
    - c. Open Public Hearing
    - d. Close Public Hearing
    - e. Discussion
    - f. Consider Action
16. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0205 to amend the current zoning of 675 Kauffman Loop Planned Unit Development (PUD) with base zoning districts of SFT-2-A (Single-Family Townhouse) and GC-2-A (General Commercial) to remove the prohibition of automotive repair on Lot 3, Block B on one (1) parcel of land 0.8 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R328207; and generally located 1,500 feet to the east of the intersection of SH 29 and Ronald W. Reagan Boulevard on the south side of SH 29, Leander, Williamson County, Texas. ***Postponed by Applicant.***

**REGULAR AGENDA**

17. 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 4th day of February 2026 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

A handwritten signature in black ink that reads "Veronica Tovar". The signature is written in a cursive, flowing style. The first name "Veronica" is written in a slightly larger, more prominent script than the last name "Tovar".

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Veronica Tovar, Secretary



**EXECUTIVE SUMMARY  
2/12/2026**

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**AGENDA SUBJECT:**

Approval of the minutes for meeting held on January 8, 2026.

**BACKGROUND:**

**HISTORY/TIMELINE:**

**APPLICANT/AGENT:**

**RECOMMENDATION:**

Staff recommends approval of minutes.

**PRESENTER:**

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**Attachments:**

1. 1-8-2026 P & Z minutes



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

Pat Bryson Municipal Hall  
201 North Brushy Street - Leander, Texas  
Thursday, January 8, 2026  
Regular Meeting at 6:00 PM



**Place 1 – Donnie Mahan, Chair**  
**Place 2 – Joseph Morales**  
**Place 3 – Karen Lewis**  
**Place 4 – Jay Coats**

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

**REGULAR MEETING**

1. Call to Order.  
Meeting was called to order at 6:00 p.m.
2. Roll Call.  
All commissioners present except Commissioner Karen Lewis and Commissioner James Oliver.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the January 6, 2026 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 6-12.

By: Board Member Lantrip  
Seconded: Board Member Morales

**Vote: 5 - 0**

6. Approval of the submittal schedule for Subdivision, Site Development Applications, and Dry Utility Applications pursuant to Article IX, Section 9 (a) (1) b. of the Composite Zoning Ordinance and Article II, Section 20 (e) of the Subdivision Ordinance; Leander, Williamson & Travis Counties, Texas.
7. Approval of the extension of the application expiration for Subdivision Case PICP-23-0089 Cypress Meadows development; on one (1) parcel of land 43.9429 acres ± in size, more particularly described by Williamson County Appraisal District Parcel R403528; generally located 1,500 feet to the south of

the intersection of County Glen Drive and US 183 S on the west side of US 183 S, Leander, Williamson County, Texas.

8. Approval of the extension of the application expiration for Subdivision Case PICIP-24-0130 183A RE Investments development; on one (1) parcel of land 9.614 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R461862, generally located approximately 700 feet from the intersection of Aven Way and 183A Toll Road on the east side of 183A Toll Road, Leander, Williamson County, Texas.
9. Approval of the extension of the application expiration for Subdivision Case FP-24-0153 183A RE Investments Final Plat; on one (1) parcel of land 9.614 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R461862, generally located approximately 700 feet from the intersection of Aven Way and 183A Toll Road on the east side of 183A Toll Road, Leander, Williamson County, Texas.
10. Approval of the extension of the application expiration for Site Development Case SD-22-0023 Bagdad Gas Station; on one (1) parcel of land 1.508 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R559133, commonly known as 1540 W San Gabriel Parkway, Leander, Williamson County, Texas.
11. Approval of the extension of the application expiration for Site Development Case SD-24-0208 183A RE Investments development; on one (1) parcel of land 9.614 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R461862, generally located approximately 700 feet from the intersection of Aven Way and 183A Toll Road on the east side of 183A Toll Road, Leander, Williamson County, Texas.
12. Approval of the minutes for meeting held on December 11, 2025.

<b>REGULAR AGENDA</b>
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13. Discuss and consider action regarding Tree Removal Case TRP-25-0038 regarding the removal of multiple Significant and Heritage Trees associated with the Glory Hill Public Improvement Construction Plans (PICP-25-0217), more particularly described by Williamson County Central Appraisal District Parcel R082171; and generally located at the eastern terminus of Private Road 921, Williamson County, Texas.

Motion to approved Tree Removal Case TRP-25-0038.

By: Board Member Lantrip  
Seconded: Board Member Coats

**Vote:** 4 - 1 Board Member Morales

14. Discuss and consider action regarding Tree Removal Case TRP-25-0043 regarding the removal of multiple Significant and Heritage Trees associated with the Harvest Retreat (SD-24-0196), more particularly described by Williamson County Central Appraisal District Parcel R680242, and commonly known as 14751 Ronald W Reagan Boulevard, Leander, Williamson County, Texas.

Motion to approve Tree Removal Case TRP-25-0043

By: Board Member Mahan  
Seconded: Board Member Bray

**Vote:** 5 - 0

James A. Pafami, 702 Ridge View Dr, Leander, Texas, spoke against the request.

15. Discuss and consider action regarding Tree Removal Case TRP-25-0045 regarding the removal of multiple Significant and Heritage Trees associated with the Titan Commerce Center (SD-25-0379), more particularly described by Williamson County Central Appraisal District Parcels R031580 and R555207, and generally located to the northeast of the intersection of CR 270 and Hero Way, Leander, Williamson County, Texas.

Motion to approve Tree Removal Case TRP-25-0045.

By: Board Member Lantrip  
Seconded: Board Member Bray

**Vote: 5 - 0**

16. Adjournment  
Meeting adjourned at 6:34 p.m.

APPROVED

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CHAIR

ATTEST:

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STAFF LIAISON



**EXECUTIVE SUMMARY**  
**2/12/2026**

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**AGENDA SUBJECT:**

Approval of the extension of the application expiration for Subdivision Case PICP-22-0001 Lion Drive Waterline Improvements regarding the waterline extension along Lion Drive, located at 414 Lion Drive, Leander, Williamson County, Texas.

**BACKGROUND:**

This request is for an extension of the expiration date of the construction plan for Lion Drive Waterline Improvements, which includes the waterline extension along 414 Lion Drive.

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 five (5) extensions of the application for a total of thirty (30) months extensions of the application in order to finalize the Site Development plans and confirm the necessary improvements.

Staff reached out to the applicant regarding the expiration of the application on October 3, 2023 with no response. Staff reached out again on April 9, 2025 with no response. Staff reached back out on November 3, 2025 to close out the project and the applicant informed Staff that they were waiting on the Site Development plans to be approved. This correspondence was followed by the extension requests being submitted on January 13, 2026.

**HISTORY/TIMELINE:**

11/11/2022 - Construction Plans Application Expired  
05/11/2023 - Construction Plans Application Staff Extension Expired  
11/11/2023 - Construction Plans Application City Council Extension Expired

**APPLICANT/AGENT:**

JAX Engineering (April Carey) on behalf of HG Developers, LLC. (Dinesh M. 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.

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

1. Approve the request for five (5) extensions; or
2. Deny the request for five (5) extensions.

Staff recommends Option 1 listed above – Approve the requested extensions. Staff made this recommendation after evaluating any changes made to the ordinances since the submittal of the construction plans and is requesting that the applicant submit a new plan set to update items that have changed since the initial submittal. 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 May 11, 2026, 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-22-0001 Att 1 Lion Drive Waterline Improvements - Extension Request
2. PICIP-22-0001 Att 2 Lion Drive Waterline Improvements - Location Map



# RAO'S CONSULTING ENGINEERS

TBPE Registered Engineering Firm No. F-17655

210.549.7557 512.856.4595 [www.raosengineering.com](http://www.raosengineering.com)

P.O. BOX NO: 592991,

SAN ANTONIO, TX 78258

*Land Development | Water Resources | Environmental | Transportation*

Date: 16<sup>th</sup> December 2025

Development Services  
City of Leander  
201 N. Brushy Street  
Leander, Texas 78641

Re: **PICP-22-0001Lion Drive Waterline Improvements Construction Plans**  
Request for Extension of Expiration Date

On behalf of the property owner of 414 Lion Drive, we respectfully request an extension of the approved PICP plans for the proposed duplex development at the above-mentioned address.

While the PICP plans are approved and signed by the city engineer on 5/12/2023 and did not go for construction yet, since we are working on the SDP approval for this project. The owner has recently retained Rao's Consulting Engineers (RCE) as the new civil engineer of record to respond to the remaining comments and assist in completing the approval process.

We are committed to working closely with your team to submit the required revisions in a timely manner. The requested extension will allow us sufficient time to complete the necessary updates and ensure that the plan fully complies with City of Leander requirements.

We appreciate your consideration of this request and look forward to your continued support. Please let us know if any additional forms or information are needed to process this extension. Your assistance throughout this process is greatly appreciated.

*If you have any questions or need any additional information, please call me at 210-549-7550*

Respectfully,

Rao's Consulting Engineers, LLC.

Texas Board of Professional Engineers Firm Registration #17655

**Rao Vasamsetti, P.E.**

Principal





**EXECUTIVE SUMMARY**  
**2/12/2026**

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**AGENDA SUBJECT:**

Approval of the extension of the application expiration for Subdivision Case PICP-22-0015 Preserve at Mason Creek Construction Plans; more particularly described by Williamson Central Appraisal District Parcel R655944, generally located along Horseshoe Drive, approximately 240 feet east of Circle Diamond Lane, Leander, Williamson County, Texas.

**BACKGROUND:**

This request is for an extension of the expiration date of the construction plan for Preserve at Mason Creek, which includes the waterline along Horseshoe Drive.

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 (2) extensions of the application for a total of one (1) year in order to finalize the approvals following an addendum to the Affordable Housing Agreement being reviewed by City Council on February 10, 2026.

**HISTORY/TIMELINE:**

08/15/2023 - Construction Plans Application Expired  
02/15/2024 - Construction Plans Application Staff Extension Expired  
08/15/2025 - Construction Plans Application City Council Extension Expired

**APPLICANT/AGENT:**

Kimley-Horn (Lance Oriti) on behalf of CM Horseshoe Partners, LP (Brian Crittendon).

**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 two (2) extensions; or
2. Deny the request for two (2) extensions.

Staff recommends Option 1 listed above – Approve the requested extensions. Staff made this recommendation after evaluating any changes made to the ordinances since the submittal of the construction plans. Staff does not see that there is any benefit to the City to not approve the extension. Approving this request would grant an extension to August 15, 2026, 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-22-0015 Att 1 Preserve at Mason Creek - Extension Request
2. PICIP-22-0015 Att 2 Preserve at Mason Creek - Location Map



## EXTENSION REQUEST LETTER

January 23, 2026

City of Leander  
201 North Brushy Street  
Leander, TX 78641

Re: The Preserve at Mason Creek (PICP-22-0015) – Application Extension Request

We respectfully request two (2) site development permit application extensions for The Preserve at Mason Creek (PICP-22-0015). We are awaiting confirmation of an amendment to the PILOT agreement with the City of Leander, after which we will be able to schedule a pre-construction meeting such that we may be issued a permit.

Please consider our request for two (2), six-month extensions of the application PICP-22-0015.

Regards,

Brian Crittendon

A handwritten signature in black ink, appearing to read "BC", written in a cursive style.

Manager, CM Horseshoe Partners LP

President, Cascade Homes





**EXECUTIVE SUMMARY**  
**2/12/2026**

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**AGENDA SUBJECT:**

Approval of the extension of the application expiration for Subdivision Case FP-23-0052 KNR Properties Short Form Final Plat; more particularly described by Williamson Central Appraisal District Parcel R031686, generally located west of the intersection of N. Bagdad Road and Middle Brook Drive, Leander, Williamson County, Texas.

**BACKGROUND:**

This request is for an extension of the expiration date of the final plat for KNR Properties, which is a 2.044 acre commercial subdivision including one (1) commercial 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.

The applicant is requesting two (2) extensions of the application for a total of one (1) year in order to finalize the fiscal surety for the improvements associated with this subdivision.

**HISTORY/TIMELINE:**

12/24/2023 - Final Plat Application Expired  
06/24/2024 - Final Plat Application Staff Extension Expired  
12/24/2024 - Final Plat Application City Council Extension Expired  
06/24/2025 - Final Plat Application City Council Extension Expired

**APPLICANT/AGENT:**

CRD Group, LLC. (Michael Chapa) on behalf of Retail Pro, LLC. (Ramis Prasla).

**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 two (2) extensions; or
2. Deny the request for two (2) extensions.

Staff recommends Option 1 listed above – Approve the requested extensions. 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 request would grant an extension to June 24, 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-23-0052 Att 1 KNR Properties - Extension Request
2. FP-23-0052 Att 2 KNR Properties - Location Map

**CRD Group, LLC.**  
11508 DK Ranch Road  
Austin, Texas 78759  
512-775-5166

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February 1, 2026

Veronica Tovar  
City of Leander  
Leander, Texas 78646

**Re: Retail Pro Final Plat  
1607 N Bagdad Road C-Store  
FP-23-0052–Extension Request**

Dear Ms. Tovar,

This letter has been prepared to request an extension for permit FP-23-0052 through June 25, 2026.

We have been working with the City staff to get the building plans permitted and the Fiscal Surety for PICP-24-0124. Should you have any questions concerning this information, please call me at your convenience.

Very truly yours,

CRD Group, LLC.



Michael R. Chapa, P.E.







**EXECUTIVE SUMMARY**  
**2/12/2026**

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**AGENDA SUBJECT:**

Approval of the extension of the application expiration for Site Development Case MSD-22-0009 Bagdad Cemetery Minor Site Development Permit; on one (1) parcel of land 35.79 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R327801, commonly known as 400 N. Bagdad Road, Leander, Williamson County, Texas.

**BACKGROUND:**

This request is for an extension of the expiration date of the site development for Bagdad Cemetery, which is a 35.79 acre non-residential site development including the extension of a waterline and a proposed storage 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.

The applicant is requesting an additional six-month (6) extension of the application in order to revise the plans in response to an approved request to allow an On-Site Sewage Facility (OSSF).

**HISTORY/TIMELINE:**

04/20/2023 – Site Development Application Expired  
10/20/2023 – Site Development Application Staff Extension Expired  
08/13/2024 – Site Development Reinstatement Application Filed  
05/13/2025 – Site Development Reinstatement Application Expired  
11/13/2025 – Site Development Reinstatement Application Staff Extension Expired

**APPLICANT/AGENT:**

Level Holdings LC (Stephen Cameron) on behalf of Mary Cameron (Bagdad Cemetery Association).

**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.

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 permit application. Staff does not see that there is any benefit to the City to not approve the extension. Approving this request would grant an extension to May 13, 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

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**Attachments:**

1. MSD-22-0009 Att 1 Bagdad Cemetery - Extension Request
2. MSD-22-0009 Att 2 Bagdad Cemetery - Location Map

City of Leander Planning Department

Re: **Planning & Zoning Extension Request (6 Months) MSD-22-0009 Bagdad Cemetery Association**

Dear Planning Department,

On behalf of the Bagdad Cemetery Association, I am respectfully requesting a six-month extension requiring approval by the Planning & Zoning Commission for Minor Site Development Permit MSD-22-0009.

The permit expired on **May 13, 2025**, and the project has since experienced delays driven by required inter-agency coordination rather than inactivity. In February and March of 2025, the project went before City Council and Planning staff to seek relief and guidance related to impact fees and utility configuration. As a result of those discussions, the project pursued an alternative wastewater solution.

On **May 29, 2025**, the City of Leander approved a request allowing the project to utilize an **On-Site Sewage Facility (OSSF)** due to the building's distance from the nearest City wastewater main. The OSSF system was subsequently engineered, reviewed, and approved by Williamson County, with **authorization to construct issued on December 12, 2025**.

Revised plans reflecting this approved change (removal of City wastewater infrastructure and replacement with a County-approved OSSF) are being submitted for staff review. No additional development scope has been added.

While an initial 6-month administrative extension has been sought, that does not sufficiently bring our project current. Approval of this P&Z extension will allow sufficient time to complete administrative approvals, pay remaining fees, and proceed to construction without requiring a full re-submittal.

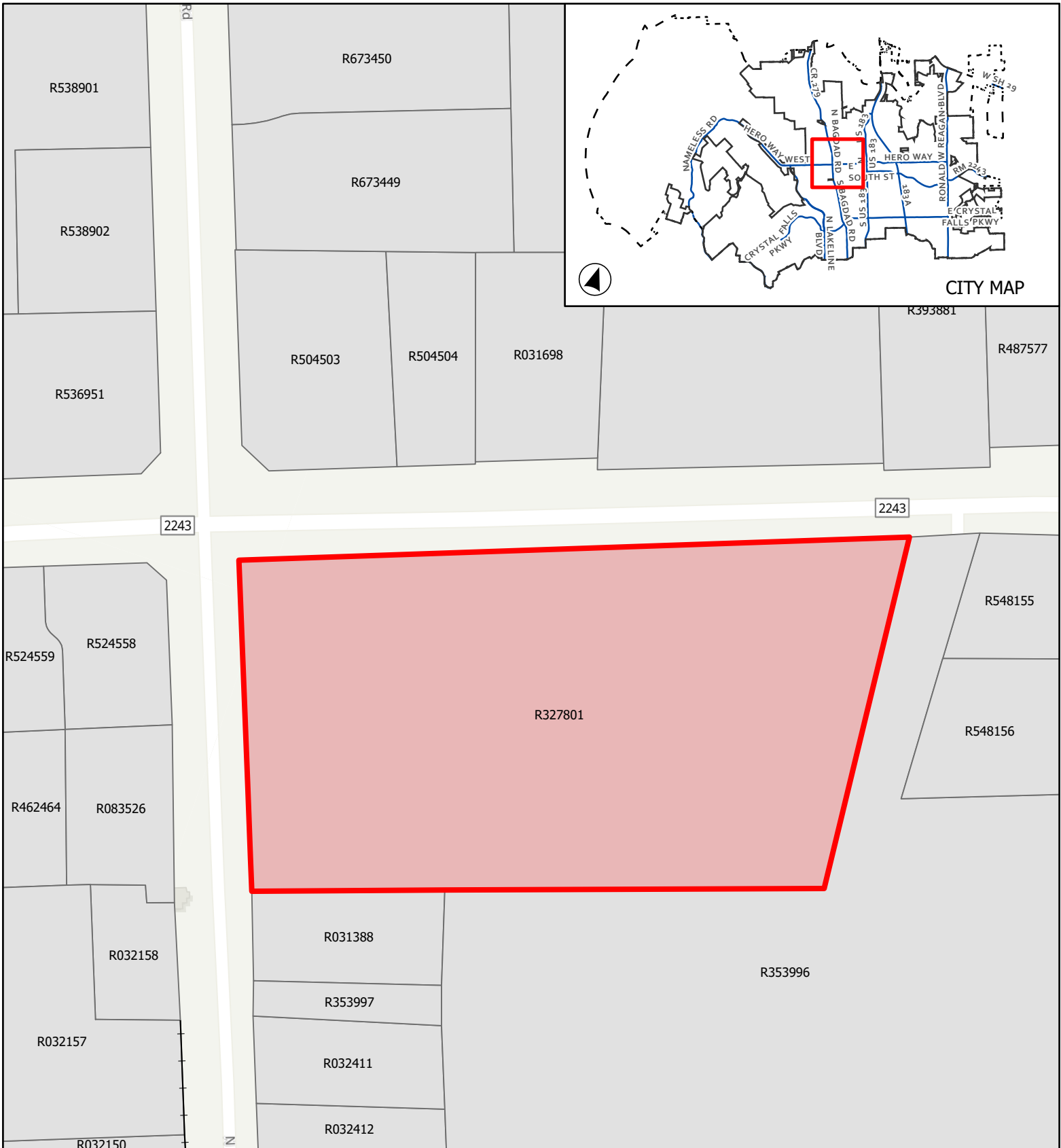
Upon approval by the Planning & Zoning Commission and payment of the associated fee, we understand the permit expiration date will be updated to **May 13, 2026**.

Thank you for your consideration.

Sincerely,

*Stephen Cameron* 1/14/2026

Stephen Cameron, Owner's Agent  
Level On Demand, LLC  
310-565-2889  
stephen@levelondemand.com



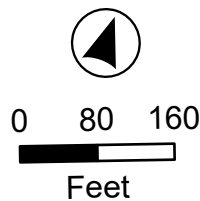
CASE: MSD-22-0009

ATTACHMENT 2

BAGDAD CEMETERY

### 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
- Railroad
- Subject Boundary



**EXECUTIVE SUMMARY**  
**2/12/2026**

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**AGENDA SUBJECT:**

Approval of the extension of the application expiration for Site Development Case SD-23-0069 Bagdad Retail Outlet Site Development Permit; on one (1) parcel of land 2.044 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R031686, commonly known as 1067 N Bagdad Road, Leander, Williamson County, Texas.

**BACKGROUND:**

This request is for an extension of the expiration date of the site development for Bagdad Retail Outlet, which is a 2.044 acre commercial site development including a convenience store and retail space and its related 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.

The applicant is requesting an additional six-month (6) extension of the application in order to finalize the fiscal surety for the improvements associated with this subdivision.

**HISTORY/TIMELINE:**

CRD Group, LLC. (Michael Chapa) on behalf of KNR Properties, LLC. (Anthony Klaer).

**APPLICANT/AGENT:**

CRD Group, LLC. (Michael Chapa) on behalf of KNR Properties, LLC. (Anthony Klaer).

**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.

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 permit 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 May 8, 2026 and will allow the developer to finalize the site development plans for approval. This extension request is within the timeframe permitted by the Composite Zoning Ordinance.

**PRESENTER:**

Karina Castillo, AICP, Planning Manager

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**Attachments:**

1. SD-23-0069 Att 1 Bagdad Retail Outlet - Extension Request
2. SD-23-0069 Att 2 Bagdad Retail Outlet - Location Map

**CRD Group, LLC.**  
11508 DK Ranch Road  
Austin, Texas 78759  
512-775-5166

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February 1, 2026

Veronica Tovar  
City of Leander  
Leander, Texas 78646

**Re: *Bagdad Retail Outlet***  
***1607 N Bagdad Road C-Store***  
**SD-23-0069–Extension Request**

Dear Ms. Tovar,

This letter has been prepared to request an extension for permit SD-23-0069 through May 8, 2026.

We have been working with the City staff to get the building plans permitted and the Fiscal Surety for PICP-24-0124 in order to record the Final Plat. Should you have any questions concerning this information, please call me at your convenience.

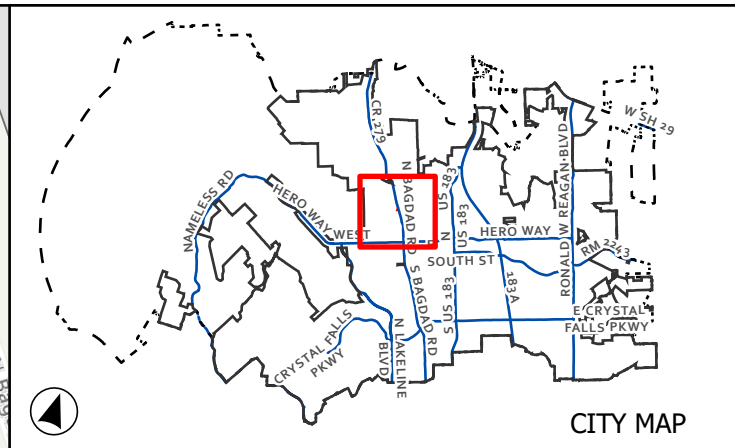
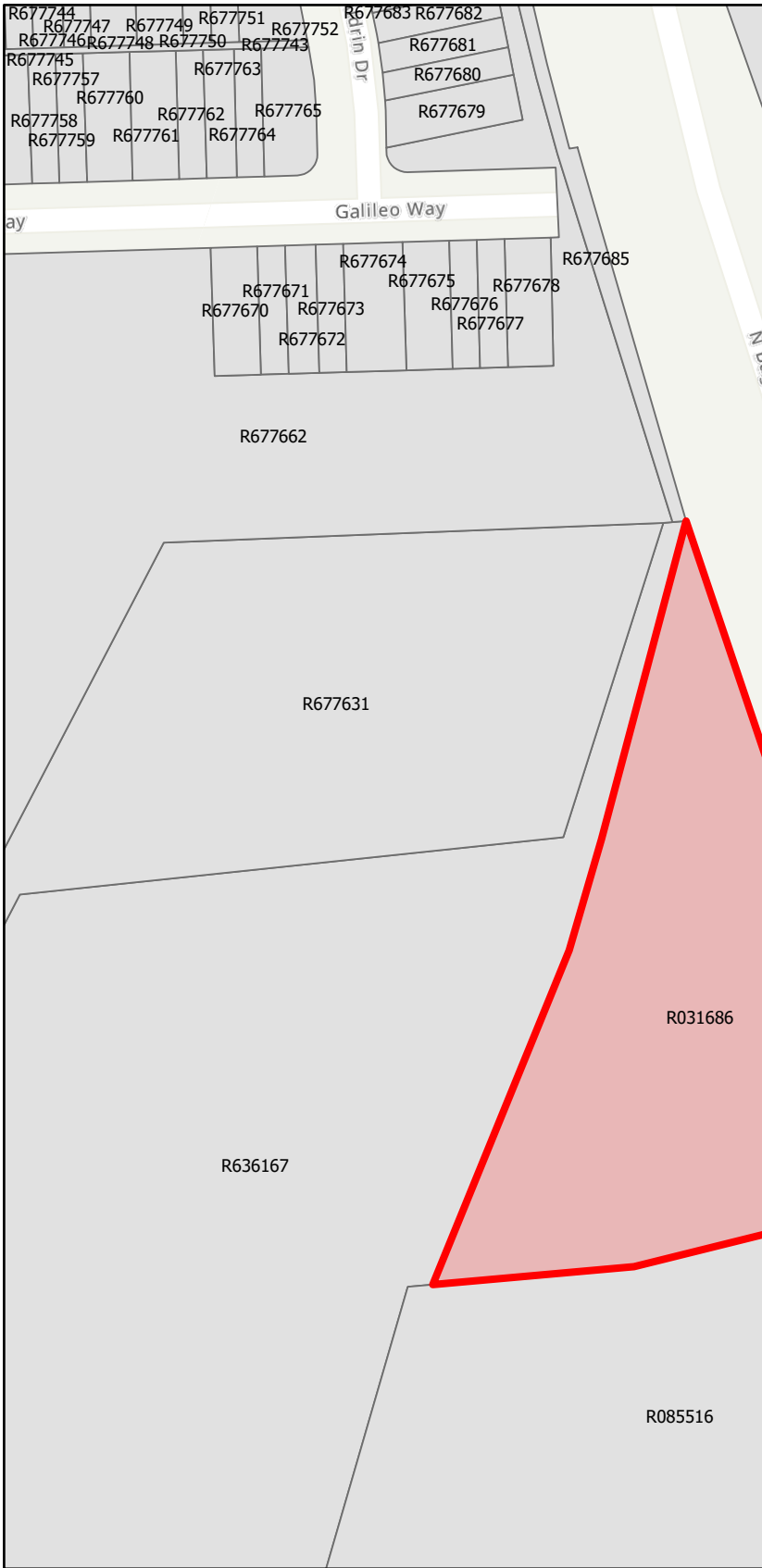
Very truly yours,

CRD Group, LLC.



Michael R. Chapa, P.E.



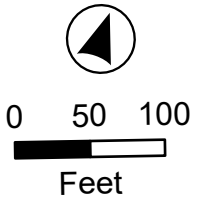


CITY MAP

CASE: SD-23-0069 ATTACHMENT 2 BAGDAD RETAIL OUTLET

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
- Railroad
- Subject Boundary



**EXECUTIVE SUMMARY**  
**2/12/2026**

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**AGENDA SUBJECT:**

Approval of the extension of the application expiration for Site Development Case SD-24-0221 Messina Commercial Site Development Permit; on three (3) parcels of land 5.73 acres ± in size; more particularly described by Williamson Central Appraisal District Parcels R616531, R616532, and R032239, commonly known as 11460 183A Toll Road, Leander, Williamson County, Texas.

**BACKGROUND:**

This request is for an extension of the expiration date of the site development for Messina Commercial, which is a 5.73 acre commercial site development including three buildings with medical office, restaurant, and retail uses and their 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.

The applicant is requesting an additional six-month (6) extension of the application in order to get the remaining approvals from the other entities to proceed with the completion of the Public Improvement Construction Plans and the Final Plat recordation.

**HISTORY/TIMELINE:**

10/01/2024 – Site Development Application Filed  
07/31/2025 – Site Development Application Expired  
01/31/2026 – Site Development Application Staff Extension Expired

**APPLICANT/AGENT:**

2P Consultants, LLC. (Michael Easton Mundine) on behalf of MS Capital Ventures, LLC. (Tadi Kumar).

**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.

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 permit. 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 31, 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

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**Attachments:**

1. SD-24-0221 Att 1 Messina Commercial - Extension Request
2. SD-24-0221 Att 2 Messina Commercial - Location Map



2P Consultants, LLC  
203 E. Main Street, Suite 204  
Round Rock, Texas 78664  
512-344-9664  
TBPE FIRM #F-19351

August 7, 2025

City of Leander  
Development Services  
201 N. Brushy Street  
Leander, Texas 78641

RE: Messina Commercial Site Development  
SD-24-0221

To Whom It May Concern,

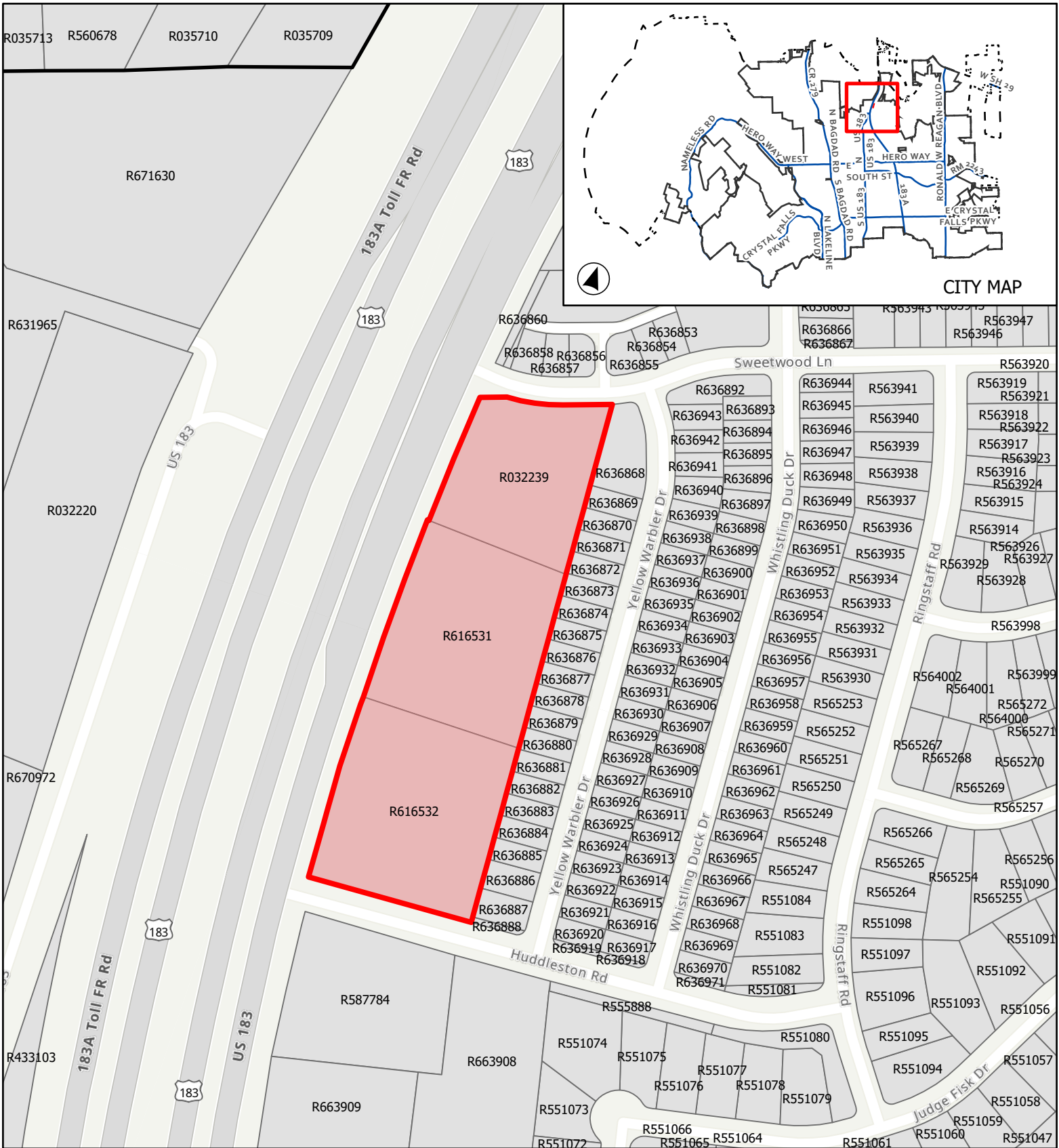
We are requesting an extension for the Messina Commercial Site Development project located at 11460 183A Toll Fr Rd., Leander, Texas 78641 and given the City of Leander project number (SD-24-0221). The project had an initial expiration date of 07/31/2025 and the basis for this request is that we have cleared most of the remaining comments except we are waiting on the approval of TxDOT and the Final Plat (FP-24-0166). We submitted the TxDOT driveway and deceleration lane permit on August 9, 2024, and have been working with them to get it approved since then. We believe that the TxDOT permit is close to approval and will start a cascade effect of other permits being able to be approved, including the Final Plat that is required.

For more information or if you have any questions, comments, or concerns, please do not hesitate to reach out to me by phone at (512) 344-9664 or by e-mail at [emundine@2pconsultants.com](mailto:emundine@2pconsultants.com).

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Easton Mundine', written over a light gray rectangular background.

Michael Easton Mundine, P.E.  
Project Manager



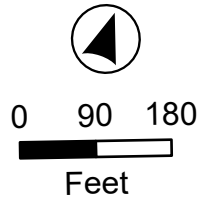
CASE: SD-24-0221

ATTACHMENT 2

MESSINA COMMERCIAL

## 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
- Railroad
- Subject Boundary



**EXECUTIVE SUMMARY**  
**2/12/2026**

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**AGENDA SUBJECT:**

Approval of the extension of the application expiration for Site Development Case SD-24-0227 Gabriels Horn Lot 1 - Block A Site Development Permit; on one (1) parcel of land 2.56 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R473804, commonly known as 18301 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

**BACKGROUND:**

This request is for an extension of the expiration date of the site development for Gabriels Horn Lot 1 - Block A, which is a 2.56 acre commercial site development including two (2) commercial buildings 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.

The applicant is requesting an additional six-month (6) extension of the application in order to continue coordinating on the right of way dedication of Ronald W. Reagan Boulevard with the Williamson County.

**HISTORY/TIMELINE:**

08/06/2024 – Site Development Application Filed  
06/05/2025 – Site Development Application Expired  
12/05/2025 – Site Development Application Staff Extension Expired

**APPLICANT/AGENT:**

LJA Engineering, Inc. (Charles R. Hager V) on behalf of Reagan Gabriels Real Estate, LLC. (Samir Maredia).

**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.

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 permit 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 June 5, 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

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**Attachments:**

1. SD-24-0227 Att 1 Gabriels Horn Lot 1 Block A - Extension Request
2. SD-24-0227 Att 2 Gabriels Horn Lot 1 Block A - Location Map

October 7, 2025

Planning Department  
City of Leander  
201 North Brushy Street  
Leander, Texas 78641

RE: Gabriels Horn Lot 1 Site Development Plan (SD-24-0227)  
Extension Request

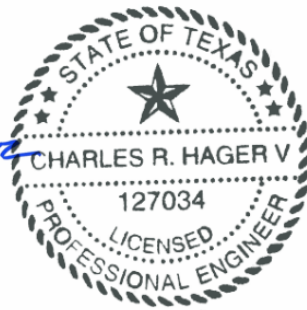
To Whom It May Concern:

On behalf of the property owner of Gabriels Horn Lot 1, we hereby request an extension to the Site Development Plan application expiration date on Project No. SD-24-0227. The associated Site Development Plan approval is delayed due to on-going coordination with Williamson County regarding right-of-way dedication of Ronald Regan Boulevard along our project property.

Sincerely,  
**LJA ENGINEERING, INC.**



Charles R. Hager V, P.E.  
Senior Director







**EXECUTIVE SUMMARY**  
**2/12/2026**

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**AGENDA SUBJECT:**

Approval of the extension of the application expiration for Site Development Case SD-24-0228 Gabriels Horn Lot 2 - Block A Site Development Permit; on one (1) parcel of land 1.39 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R473804, commonly known as 18301 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

**BACKGROUND:**

This request is for an extension of the expiration date of the site development for Gabriels Horn Lot 2 - Block A, which is a 1.39 acre commercial site development including a convenience store, retail, and restaurant uses 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.

The applicant is requesting an additional six-month (6) extension of the application in order to continue coordinating on the right of way dedication of Ronald W. Reagan Boulevard with the Williamson County.

**HISTORY/TIMELINE:**

08/06/2024 – Site Development Application Filed  
06/05/2025 – Site Development Application Expired  
12/05/2025 – Site Development Application Staff Extension Expired

**APPLICANT/AGENT:**

LJA Engineering, Inc. (Charles R. Hager V) on behalf of Reagan Gabriels Real Estate, LLC. (Samir Maredia).

**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.

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 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 June 5, 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

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**Attachments:**

1. SD-24-0228 Att 1 Gabriels Horn Lot 2 Block A - Extension Request
2. SD-24-0228 Att 2 Gabriels Horn Lot 2 Block A - Location Map

October 7, 2025

Planning Department  
City of Leander  
201 North Brushy Street  
Leander, Texas 78641

RE: Gabriels Horn Lot 2 Site Development Plan (SD-24-0228)  
Extension Request

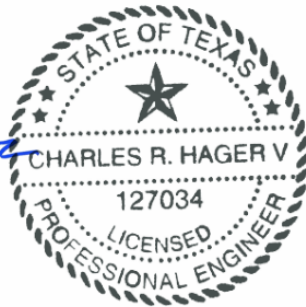
To Whom It May Concern:

On behalf of the property owner of Gabriels Horn Lot 2, we hereby request an extension to the Site Development Plan application expiration date on Project No. SD-24-0228. The associated Site Development Plan approval is delayed due to on-going coordination with Williamson County regarding right-of-way dedication of Ronald Regan Boulevard along our project property.

Sincerely,  
**LJA ENGINEERING, INC.**



Charles R. Hager V, P.E.  
Senior Director







**EXECUTIVE SUMMARY**  
**2/12/2026**

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**AGENDA SUBJECT:**

Conduct a Public Hearing regarding Zoning Case Z-25-0196 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFU-2-A (Single-Family Urban), SFC-2-A (Single-Family Compact), SFL-2-A (Single-Family Limited) on one (1) parcel of land approximately 55.152 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032246; and generally located west of Kauffman Loop approximately 300 feet south of Equine Road and CR 267 Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0196 as described above.

**BACKGROUND:**

This request is the first step in the zoning process. The applicant has submitted a petition for annexation which will be heard by City Council concurrently with the Zoning change request. The annexation would need to be approved prior to the zoning change being approved. This request would change the designated zoning district of their property in order to develop a single-family residential subdivision with a mixture of lot sizes ranging from sixty feet to thirty-five feet in width. The proposal does comply with the Comprehensive Plan and is appropriate for properties located in the Neighborhood Residential land use category as identified by the Comprehensive Plan. However, the current water resolution prioritizes low density residential rezonings. The requested SFU (Single-Family Urban), SFC (Single-Family Compact) and SFL (Single-Family Limited) use components would be considered higher density and not supported by the water resolution.

CR 267 is currently in the County. The section of roadway along this subdivision is proposed to be annexed into the city limits and would need to be improved to meet City standards. The City is currently working with the developer and the County on a plan for improvements along CR 267.

**GENERAL INFORMATION:**

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

**Proposed Zoning:** SFU-2-A (Single-Family Urban)  
SFC-2-A (Single-Family Compact)  
SFL-2-A (Single-Family Limited)

**Size and Location:** The property is located south of the Bonnet subdivision on the west side of CR 267, including approximately 55.152 acres.

**Surrounding Area:** To the north of this property is the Bonnet subdivision with a mix of SFR (Single-Family Rural) and SFE (Single-Family Estate) zoned lots. To the east of this property is the Larkspur subdivision, which is outside of the City limits and the ETJ and to the west of this property is the Bar W. Ranch subdivision which is outside of the City limits, but within the ETJ. Both of these subdivisions include a mix of lot sizes generally around 50' with Bar W. Ranch also allowing 45' lots.

## **PROPOSED ZONING DISTRICT:**

### **USE COMPONENT**

#### **SFU – SINGLE FAMILY URBAN:**

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

*Intent:* Development of single-family detached dwellings on moderate urban standard sized lots and for other compatible and complimentary uses. The purpose of this component is to provide regulations to maintain and protect the City's single-family residences and neighborhoods in areas with moderate lot sizes. Such components are generally intended to offer variety in housing opportunities and in the fabric of the neighborhoods. In addition, a variety of lot sizes shall be provided within one half mile of major intersections such as arterials or collectors. This component provides moderate size lots that may serve as a transition between larger lots and higher density areas.

#### **SFC – SINGLE FAMILY COMPACT:**

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

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

#### **SFL – SINGLE FAMILY LIMITED:**

*Features:* 3,500 square feet lot min.; 900 square feet living area min.

*Intent:* Development of single-family detached dwellings on small lots, including zero lot line development, and for other compatible and complimentary uses. The purpose of this component is to provide regulations to maintain and protect the City's single-family residences and neighborhoods in areas where it is appropriate to have small lot sizes and reduced setbacks. A variety of lot sizes shall be provided within one half mile of major intersections such as arterials or collectors and along residential collectors. The higher density residential shall be located closest to major intersections such as arterials or collectors and transition to lower density uses further away from the major intersections. This component provides for higher density lots and serves as a transition between moderate size lots and higher density areas. This component should be located closer major intersection. This component is generally intended as follows:

- (1) To provide an orderly transition to and create a buffer between larger lot neighborhoods and more intensive uses such as multi-family or commercial uses or arterial roadways.
- (2) To create more variety in housing opportunities in the fabric of neighborhoods.
- (3) To be located in planned developments of greater than 100 acres and comprising less than 20% of the lots, or to provide infill opportunities in appropriate areas of the City.
- (4) To include or be located within six hundred feet of parkland or other recreational open space and/or transit opportunities.
- (5) Lots may provide access from a rear alley.
- (6) Proposals for lots less than forty-one feet wide require PUD zoning as stated in Article II, Section 2 (e)
- (5) (iii).

### **SITE COMPONENT**

#### **TYPE 2:**

*Features:* Accessory buildings greater of 20% of primary building or 120 square feet; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 square feet; multi-family provides at least 100% of units with an enclosed garage parking space.

*Intent:*

- (1) The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.
- (2) Compliance with Type 1 standards shall also be deemed as compliance with this component.

## **ARCHITECTURAL COMPONENT**

### **TYPE A:**

*Features:* Five (5) or more architectural features.

*Intent:*

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) This component may be utilized for any high-profile development, for any property in a prominent location or at an important gateway to the community.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR (Single-Family Rural), SFE (Single-Family Estate), SFS (Single-Family Suburban), SFU (Single-Family Urban) and SFC (Single-Family Compact) components.

## **COMPREHENSIVE PLAN:**

### **Applicable Comprehensive Plan goal statements**

- Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.
- Encourage a variety of market-driven housing types.

### **Applicable Future Land Use categories**

#### **NEIGHBORHOOD RESIDENTIAL**

- The Neighborhood Residential land use category is intended to be developed primarily as new single-family detached residential subdivisions with associated amenities, such as parks, trails, open space areas, and elementary schools. These areas are intended to have a mix of suburban and auto-oriented development character which are primarily found in the form of detached residential lots.

Architectural styles, building height and massing are relatively uniform in this type of land use. Most streets are considered to be local and low-volume with curb and gutter, sidewalks, consistent speeds and highly accessible driveways. Strategically located parks are essential and in some cases a school or other institutional use are integrated or in close proximity.

Some neighborhood-serving retail and office uses are permitted in these areas with highly-restrictive use, site and design requirements. These type of uses are residential in scale and architectural design and are walkable in nature, though auto-serving. These uses are not shown on the Future Land Use Map as commercial and are supported when integrated into a development with appropriate site and zoning compatibility considerations.

**PUBLIC NOTIFICATION:**

In addition to the notice mailed on behalf of the City to all property owners within 200’, the agent is required to reach out to all property owners of property zoned as single-family or any properties used as single-family uses within 500’ as per Article X, Section 3 (d) of the Composite Zoning Ordinance. Any Homeowner’s Association located within 500’ are also required to be contacted.

A neighborhood outreach was conducted via mailed and hand delivered letters the week of September 29, 2025. Below is a list of comments/concerns that were discussed during the meeting:

- Traffic
- Road Improvements

The following changes were made to address issues discussed:

- Applicant noted they are open to sharing the Traffic Impact Analysis report once it has been finalized.
- They are currently in communication with the County regarding the roadway improvements.

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

**HISTORY/TIMELINE:**

02/10/2026 – Annexation Resolution

**APPLICANT/AGENT:**

SEC Planning LLC (Elizabeth Espinoza) on behalf of Cheryl Cervenka, Mark Alexander, Bridget Gibson.

**RECOMMENDATION:**

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

1. Approve the proposed zoning request;
2. Deny the proposed zoning request; or
3. Approve an alternative request which would modify the use components to comply with the current water resolution. This would alter the zoning districts to SFR (Single-Family Rural, SFE (Single-Family Estate, and/or SFS (Single-Family Suburban).

If the Commission determines that this development is unique and beneficial to the city, Staff recommends Option 1 listed above – approve the proposed zoning request. Staff made this recommendation based on the compatibility with the adjacent land uses and the smaller lots adjacent to CR 267 acting as a transition to the larger lots to the north. The Comprehensive Plan had identified this area as being residential and this request would comply with the future land use map.

**PRESENTER:**

Michael Chenausky, AICP, Senior Planner

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**Attachments:**

1. Z-25-0196 Att 1 Letter of Intent
2. Z-25-0196 Att 2 Current Zoning - Alexander Tract
3. Z-25-0196 Att 3 FLU Map - Alexander Tract

4. Z-25-0196 Att 4 Public Notification - Alexander Tract
5. Z-25-0196 Att 5 Proposed Zoning - Alexander Tract
6. Z-25-0196 Att 6 Aerial Image
7. Z-25-0196 Att 7 Utilities Map - Alexander Tract
8. Z-25-0196 Att 8 Neighborhood Outreach



October 10, 2025

City of Leander Planning Department  
104 North Brushy Street  
PO Box 319  
Leander, Texas 78646-0319

Re: Alexander Tract Re-Zoning Application Letter of Intent

**Property Owner(s):** Mark Alexander, Bridget Gibson, and Cheryl Cervenka  
**Address:** CR 267, GEORGETOWN, TEXAS 78628  
**Property ID number:** R032246

Please find attached an application for a Re-Zoning submittal for the Alexander Tract, generally located on the west right-of-way of County Road 267 south of the intersection with Equine Road in the City of Leander's ETJ. The property is located on one tract of land at CR 267, GEORGETOWN, TEXAS 78628. The land use indicated on the City Future Land Use Map is *Neighborhood Residential*.

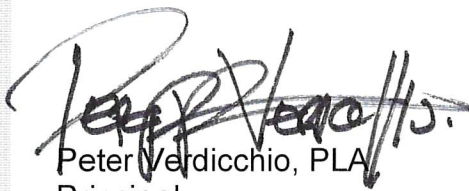
The property is currently open grassland with mild to moderate topographic slope generally towards the south.

The existing zoning category for the Tract is *Future Annexation Development Agreement*. A zoning change is being proposed to allow for residential development consistent with others in the area facing a major thoroughfare through the city.

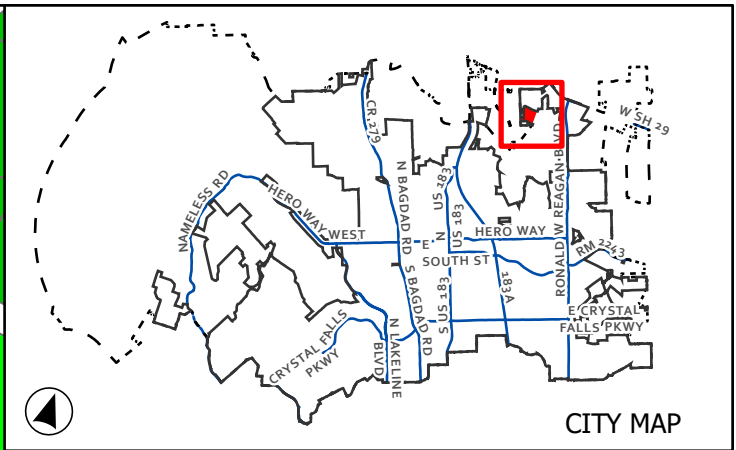
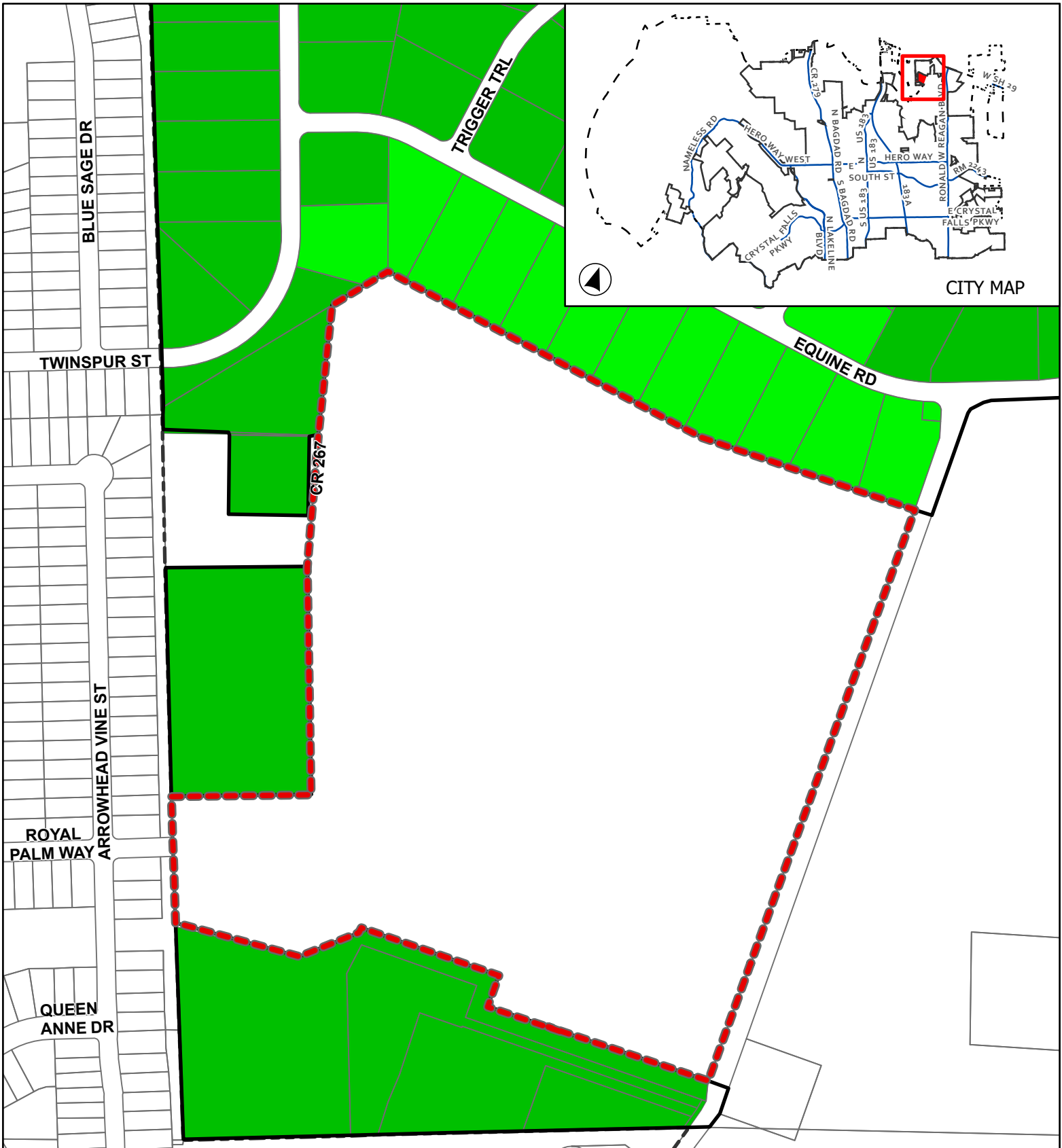
The Applicant is proposing to change the City base zoning district to SFU-2-A – Single Family Suburban, SFC-2-A – Single Family Compact, and SFL-2-A – Single Family Limited.

Thank you for considering this new Leander development.

Sincerely,



Peter Verdichio, PLA  
Principal



CITY MAP

CASE: Z-25-0196

ATTACHMENT 2

ALEXANDER TRACT

Current Zoning



0 280 560



Feet

City Limits

ETJ

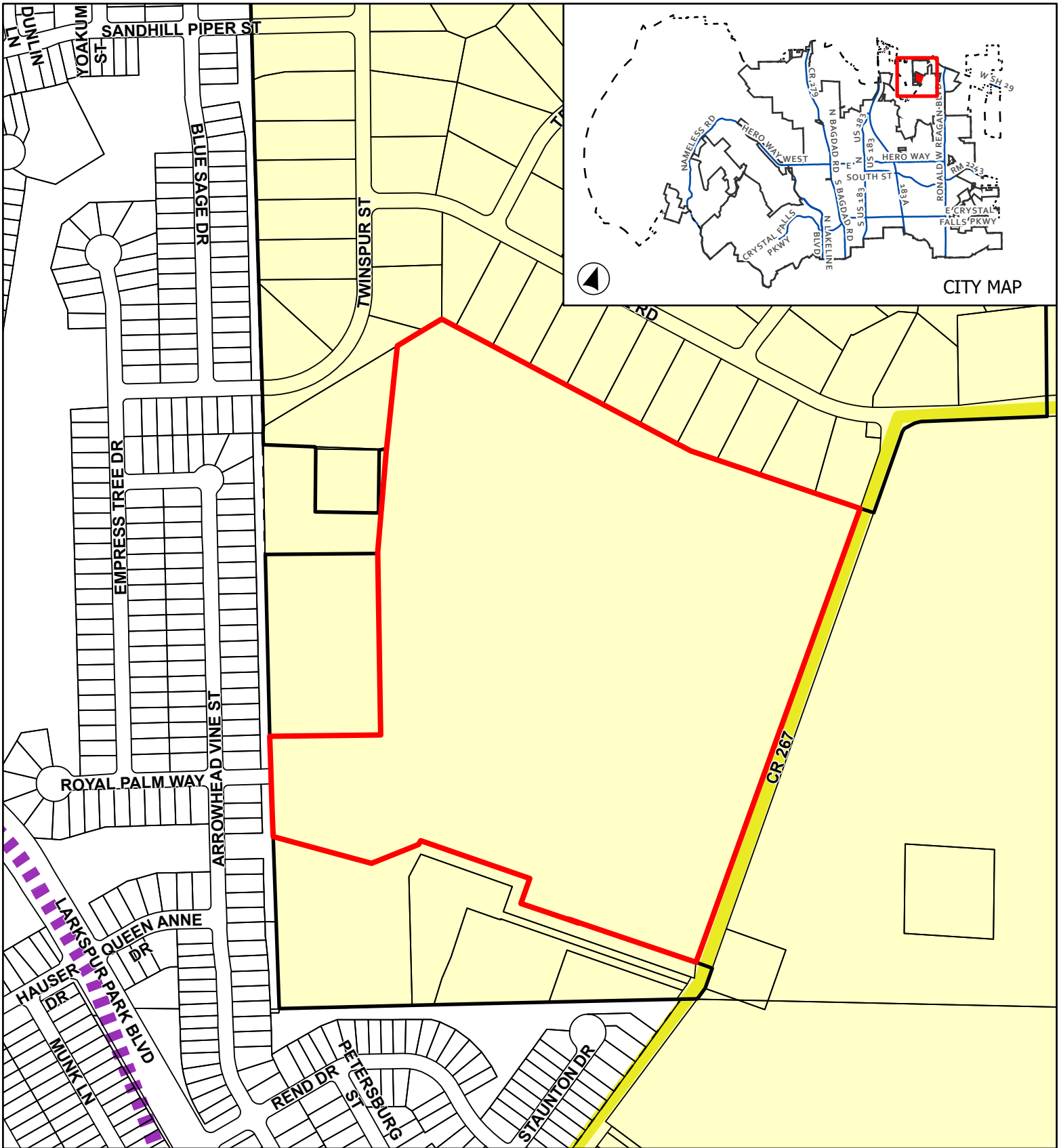
Current Zoning

SFR - Single-Family Rural

SFE - Single-Family Estate

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.



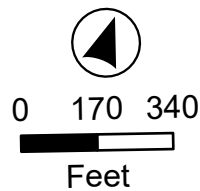
CASE: Z-25-0196

ATTACHMENT 3

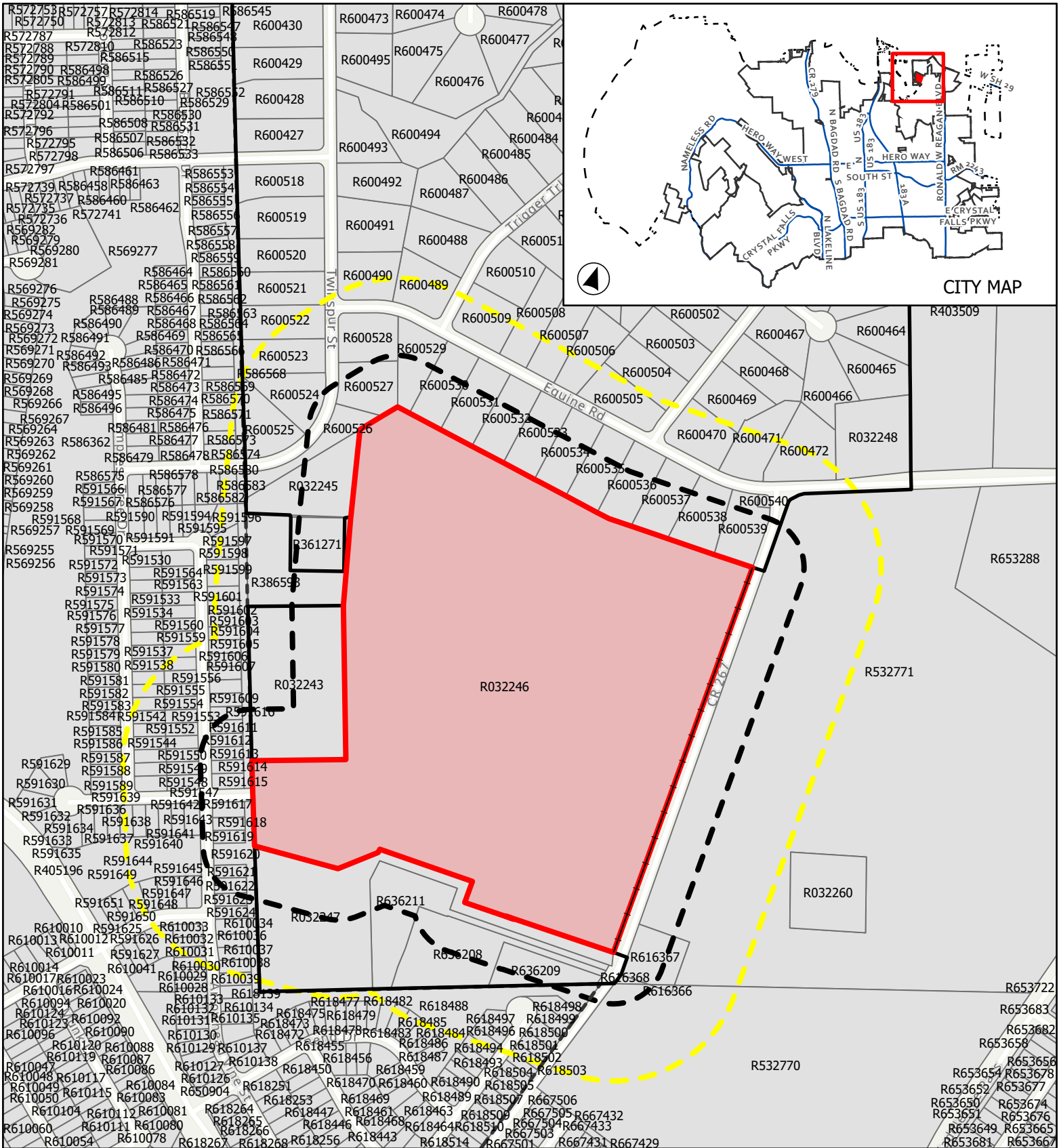
ALEXANDER TRACT

### Future Land Use Map

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



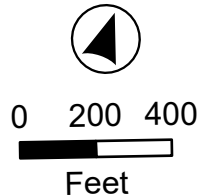
CASE: Z-25-0196

ATTACHMENT 4

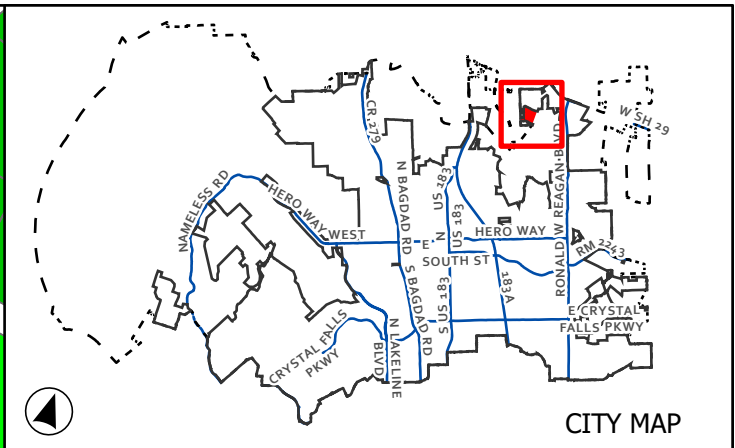
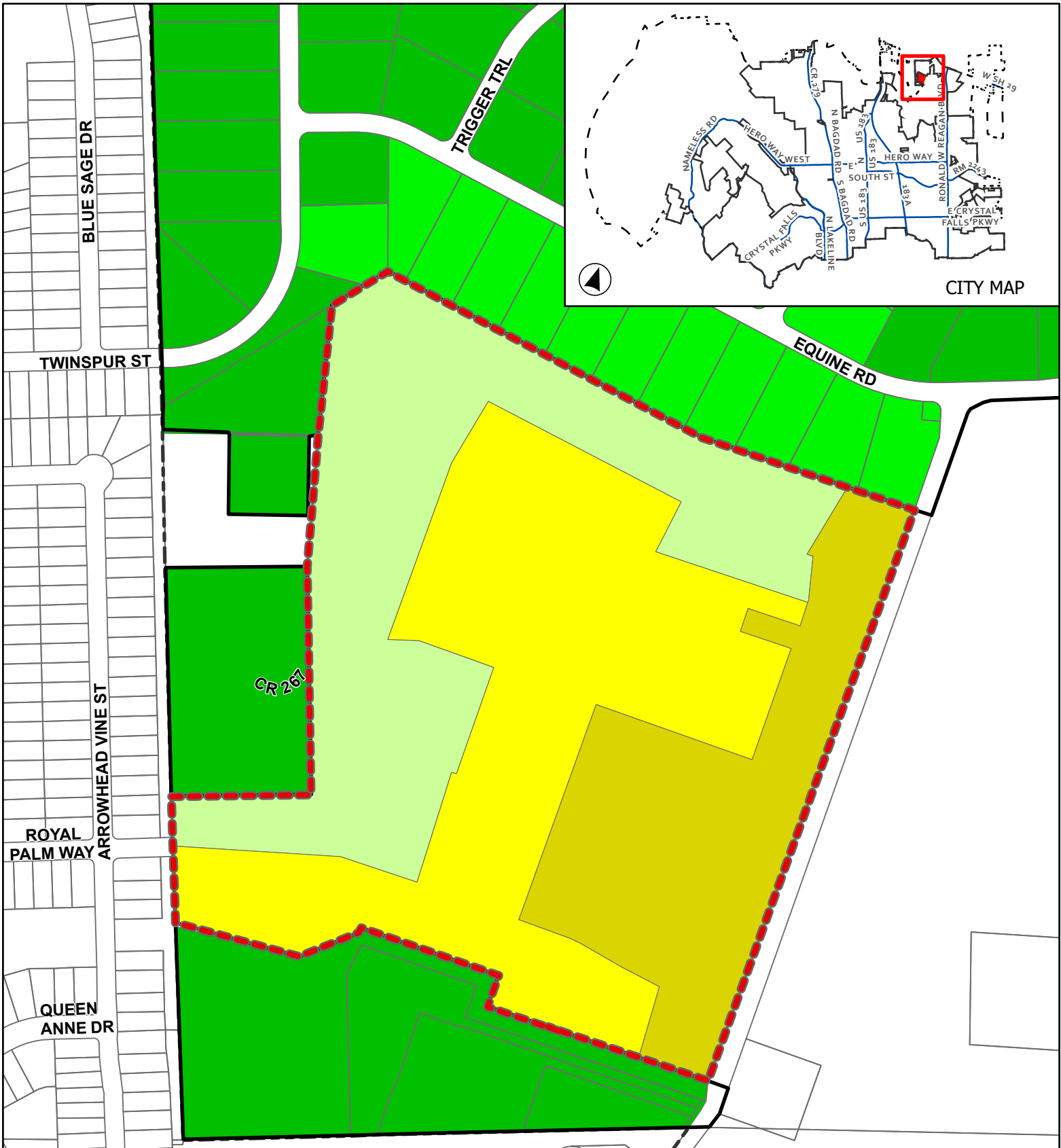
ALEXANDER TRACT

### Public Notification

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- City Limits
- ETJ
- 200'
- 500'
- Railroad
- Subject Boundary



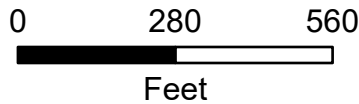
CASE: Z-25-0196

ATTACHMENT 5

ALEXANDER TRACT

### Proposed Zoning

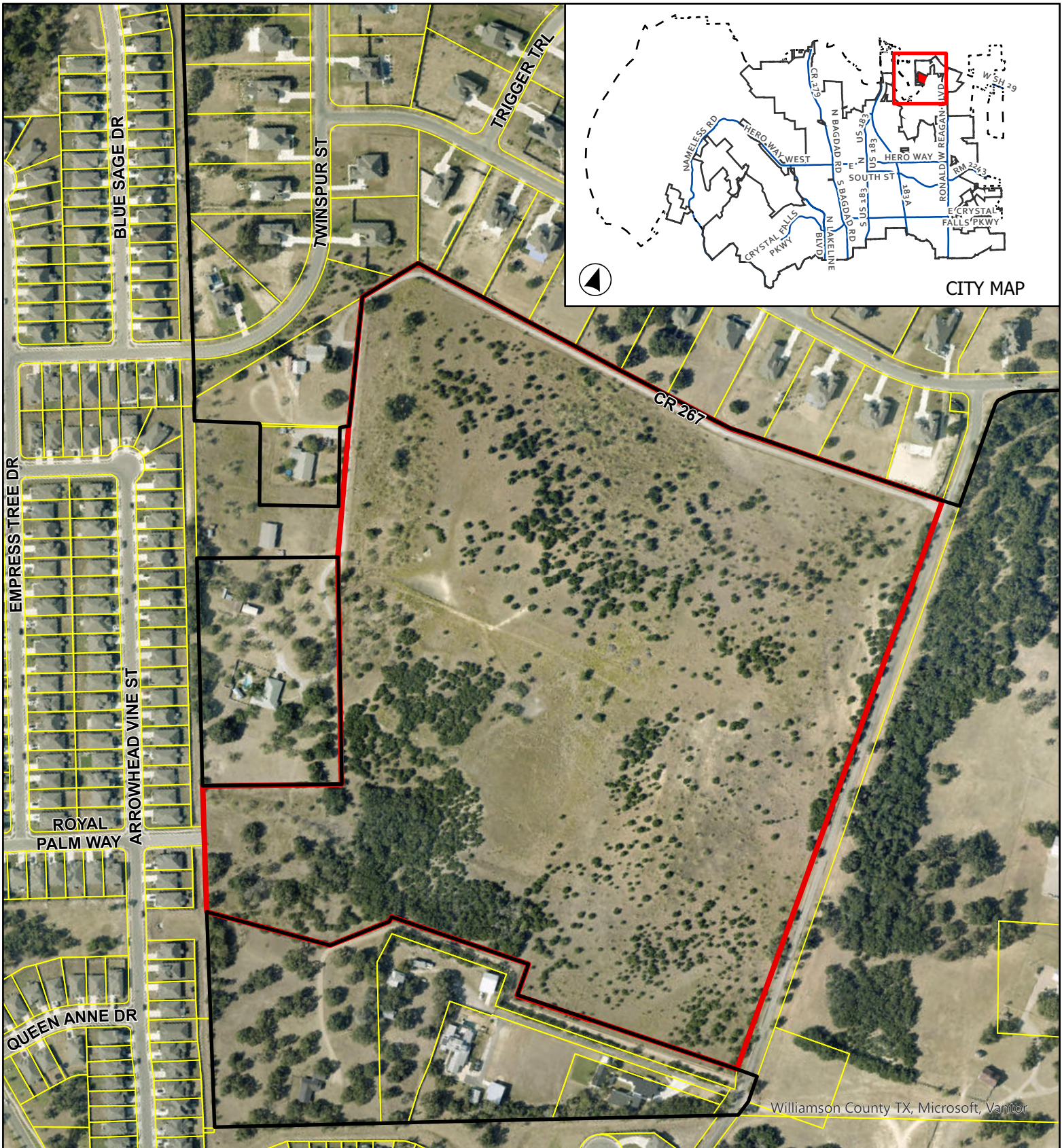
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the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



- City Limits
- ETJ

### Proposed Zoning

- SFR - Single-Family Rural
- SFE - Single-Family Estate
- SFU - Single-Family Urban
- SFC - Single-Family Compact
- SFL - Single-Family Limited
- Subject Boundary



CASE: Z-25-0196

ATTACHMENT 6

ALEXANDER TRACT

### Aerial Map




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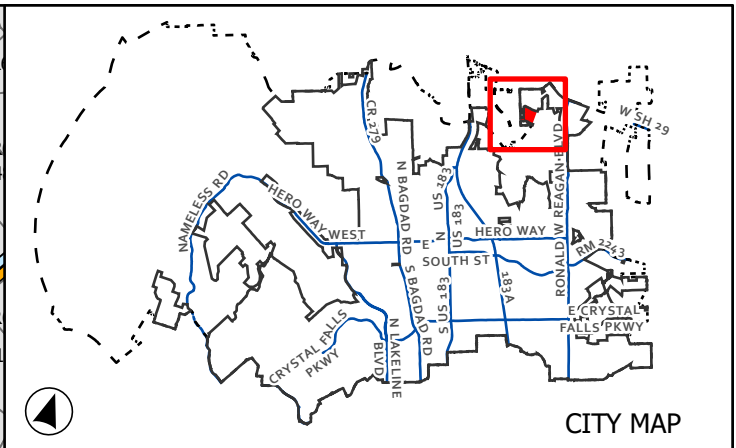
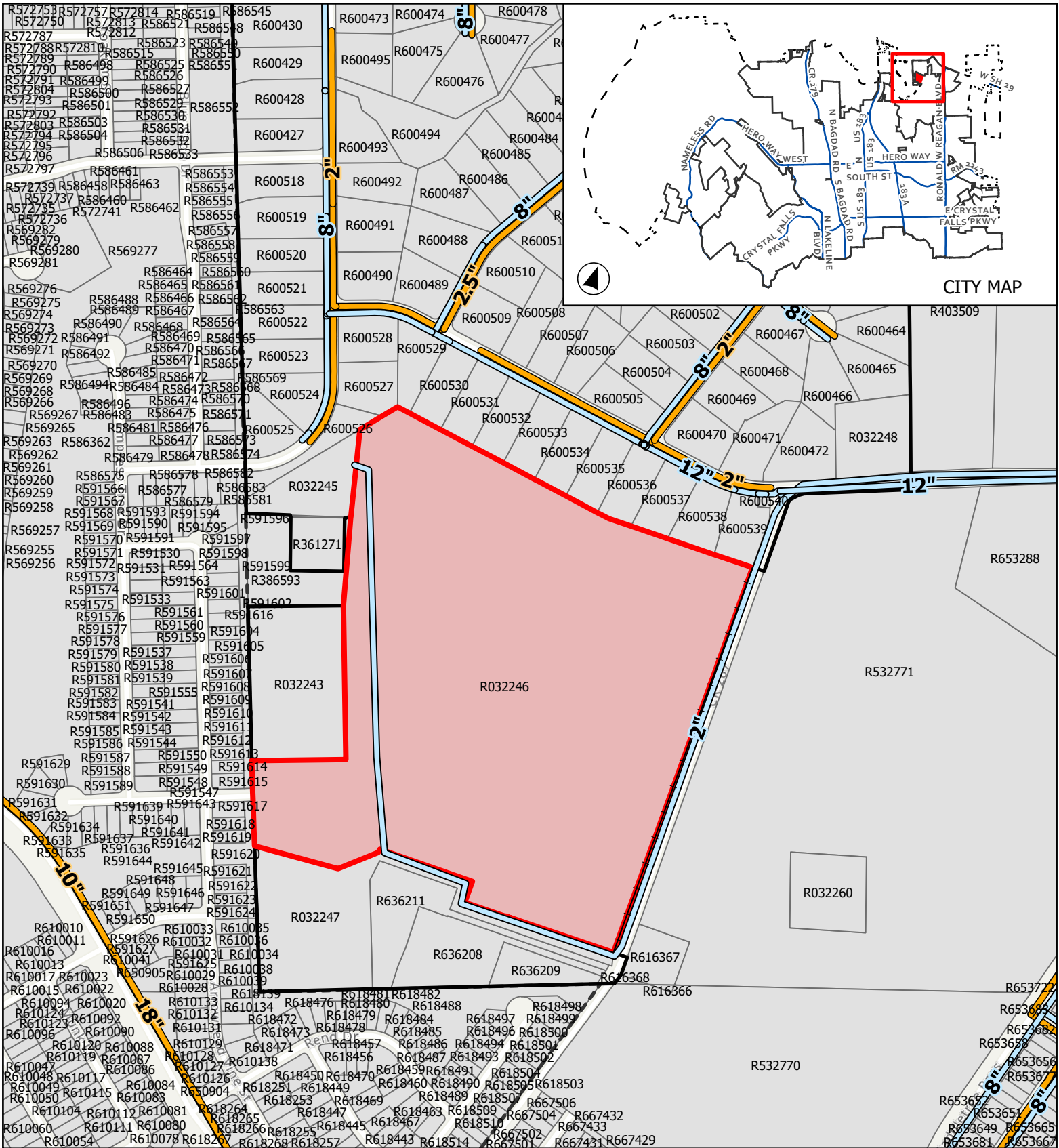


0 137.5 275



Feet

-  Leander City Limits
-  Subject Boundary
-  Williamson County Parcels



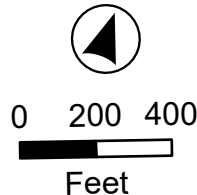
CASE: Z-25-0196

ATTACHMENT 7

ALEXANDER TRACT

### Utilities Map

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- City Limits
- ETJ
- Railroad
- Subject Boundary
- Waste Water Line
- Water Main Line

**APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS**

- 1. How and when were the surrounding neighborhood and residential property owners within 500' notified, how was information shared, and who was directly involved in the communication process? Please provide the address of the properties notified and the name and contact information of the residents directly involved in the communication process. Attach any materials that were distributed.

Letters were sent to the property owners within 500' the week of 09/29/2025, see attached for letter and list of property owners. Additionally, Pulte hand-delivered notices to the mailboxes of all adjacent properties not part of the Larkspur or Bonet HOAs. Pulte will present the proposed project and answer questions at the scheduled meeting on September 30th at 6:00 p.m.

- 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.

PROPERTY OWNERS, SEE ATTACHED NAMES AND ADDRESSES AS WELL AS THE LARKSPUR HOA

- 3. What concerns were raised during these communications?

NO RESPONSES TO DATE

[Update - 10/2025 Traffic & more information on traffic / road improvements](#)

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

NONE TO DATE

[Update - 10/2025 Response to concerns - Open to sharing TIA report once finalized. We are in communication with the County about their road improvement efforts for CR 267.](#)

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

Signature: 

Date 10/23/2025

Updated 1/28/2026



September 29, 2025

Re: Alexander Tracts Zoning Change Introduction

Hello Neighbors!

As part of an application to the City of Leander, please find attached information pertaining to a Zoning Change submittal for the Property located on the west right-of-way of County Road 267 south of the intersection with Equine Road in the City of Leander's ETJ. The property is located on one tract of land at CR 267, Georgetown, Texas 78628. PulteGroup, Inc. appreciates your review and consideration in supporting their effort to convert the property to SFU-Single Family Urban, SFC-Single Family Compact, and SFL-Single Family Limited and develop high-quality residential consistent with other development in the surrounding area.

The Property is currently located within the City of Leander's ETJ and is designated as "*Future Annexation Development Agreement*". The Future Land Use Plan identifies the Property as "*Neighborhood Residential*" which is intended to provide opportunity for a variety of single-family dwellings. The Applicant intends to develop a residential project on the Property and seeks to rezone the property to SFU-Single Family Urban, SFC-Single Family Compact, and SFL-Single Family Limited. The rezoning request is for straight zoning, offering the Applicant the zoning standards to develop a high-quality residential development. Rezoning to SFU-Single Family Urban, SFC-Single Family Compact, and SFL-Single Family Limited will offer residential development consistent with the residential developments along CR 267.

Additionally, the preliminary property design includes a future collector roadway and accounts for future roadway designs consistent with the City's Future Land Use Plan (FLUP). From a land perspective, this area is an area of Leander in transition. Development growth in this area has been primarily residential, making the development a suitable addition.

We welcome any questions or feedback you may have. Please contact me to convey any questions or thoughts you may have regarding the rezoning. My associates or I can be reached at 512.246.7003 or via email at [info@secplanning.com](mailto:info@secplanning.com).

Thank you for considering this proposed Leander development.

Sincerely,

Peter Verdicchio, PLA, ASLA  
Principal



**EXECUTIVE SUMMARY**  
**2/12/2026**

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**AGENDA SUBJECT:**

Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0205 to amend the current zoning of 675 Kauffman Loop Planned Unit Development (PUD) with base zoning districts of SFT-2-A (Single-Family Townhouse) and GC-2-A (General Commercial) to remove the prohibition of automotive repair on Lot 3, Block B on one (1) parcel of land 0.8 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R328207; and generally located 1,500 feet to the east of the intersection of SH 29 and Ronald W. Reagan Boulevard on the south side of SH 29, Leander, Williamson County, Texas. **Postponed by Applicant.**

**BACKGROUND:**

**HISTORY/TIMELINE:**

**APPLICANT/AGENT:**

**RECOMMENDATION:**

**PRESENTER:**

Justin Hunt, Senior Planner

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**Attachments:**