



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, February 26, 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 24, 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 February 12, 2026.
7. Approval of the extension of the application expiration for Site Development Case SD-24-0226 Gabriel's Horn Development Overall Shared Improvements; on four (4) parcels of land 17.82 acres ± in size; more particularly described by Williamson Central Appraisal District Parcels R473804, R022218, R500871, and R500872, generally located northwest of the intersection of Ronald W. Reagan Boulevard and Gabriel Horn Road, Leander, Williamson County, Texas.
8. Approval of the extension of the application expiration for Site Development Case SD-24-0245 Gabriels Horn Lot 5; on two (2) parcels of land 9.09 acres ± in size; more particularly described by Williamson Central Appraisal District Parcels R473804 and R500872, commonly known as 2005 Gabriels Horn Place, Leander, Williamson County, Texas.
9. Approval of the extension of the application expiration for Site Development Case SD-24-0246 Gabriels Horn Lot 4; on one (1) parcel of land 2.06 acres ± in size; more particularly described by Williamson

Central Appraisal District Parcel R022218, commonly known as 18201 and 18193 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

10. Approval of the extension of the application expiration for Site Development Case SD-24-0247 Gabriels Horn Lot 3; on one (1) parcel of land 1.83 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R500872, commonly known as 18249 & 18229 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

11. Conduct a Public Hearing regarding Special Use Case Z-25-0203 to consider action on a Special Use Permit to allow for used vehicles sales on a portion of a parcel of land 0.73 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031857; and more commonly known as 2401 S US 183, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-25-0203 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action

REGULAR AGENDA - REVISED

12. Discuss and consider action on 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) and SFC-2-A (Single-Family Compact) 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.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Discussion
 - d. Consider Action
13. Discuss and consider action on selecting a Planning & Zoning Commissioner to serve as a member of the Comprehensive Plan Advisory Committee (CPAC).
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Discussion
 - d. Consider Action
14. Adjournment

CERTIFICATION

The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 20th day of February 2026 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

Veronica Tovar

Veronica Tovar, Secretary



**EXECUTIVE SUMMARY
2/26/2026**

AGENDA SUBJECT:

Approval of the minutes for meeting held on February 12, 2026.

BACKGROUND:

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Staff recommends approval of minutes.

PRESENTER:

Attachments:

1. 2-12-2026 P & Z Minutes



**MINUTES
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

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 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.]

No one wished to speak.

CONSENT AGENDA: ACTION

Motion to approve consent agenda items 6-14.

By: Board Member Oliver
Seconded: Board Member Lewis

Vote: 7 - 0

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.

Public Hearing opened at 6:17 p.m.; Public Hearing closed at 6:21 p.m.; following discussion.

Victor Landing, 1000 County Road 267, Georgetown, Texas 78628, spoke in opposition of the request.

Motion to deny the Zoning case Z-25-0196.

By: Board Member Mahan

Seconded: Board Member Lantrip

Vote: 3 - 4 Board Member Oliver, Board Member Lewis, Board Member Coats, Board Member Bray

Motion failed.

Motion to postpone to the February 26, 2026 meeting to allow for the applicant to reconsider the request to remove the Single-Family Limited.

By: Board Member Oliver

Seconded: Board Member Coats

Vote: 6 - 1 Board Member Lantrip

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
Meeting adjourned at 6:41 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON



EXECUTIVE SUMMARY
2/26/2026

AGENDA SUBJECT:

Approval of the extension of the application expiration for Site Development Case SD-24-0226 Gabriel's Horn Development Overall Shared Improvements; on four (4) parcels of land 17.82 acres ± in size; more particularly described by Williamson Central Appraisal District Parcels R473804, R022218, R500871, and R500872, generally located northwest of the intersection of Ronald W. Reagan Boulevard and Gabriel Horn Road, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the site development for Gabriel's Horn Development Overall Shared Improvements, which is a 17.82 acre commercial site development including the shared improvements for the development.

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 another six-month (6) extension of the application in order to continue coordinating with Williamson County regarding the right of way dedication of Ronald W. Reagan Boulevard.

HISTORY/TIMELINE:

10/15/2024 – Site Development Application Filed
08/14/2025 – Site Development Application Expired
02/14/2026 – 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) and MB22, LLC. (Limbadri Swamy Devuni)

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 approval of the site development. 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 August 14, 2026 and will allow the developer to finalize the site development for approval. This extension request is within the timeframe permitted by the Composite Zoning Ordinance.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. SD-24-0226 Att 1 Request Letter - Gabriel's Horn Development Overall Shared Improvements
2. SD-24-0226 Att 2 Location Map - Gabriel's Horn Development Overall Shared Improvements

February 5, 2026

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

RE: Gabriels Horn Lot 5 Site Development Plan (SD-24-0245)
Extension Request

To Whom It May Concern:

On behalf of the property owner of Gabriels Horn Lot 5, we hereby request an extension to the Site Development Plan application expiration date on Project No. SD-24-0245. 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. Additionally, the Lot 5 Site Development Plan is undergoing additional coordination with Leander staff regarding potential Masonry Development Agreements and other permit items that require additional time to complete.

Sincerely,
LJA ENGINEERING, INC.

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



EXECUTIVE SUMMARY
2/26/2026

AGENDA SUBJECT:

Approval of the extension of the application expiration for Site Development Case SD-24-0245 Gabriels Horn Lot 5; on two (2) parcels of land 9.09 acres ± in size; more particularly described by Williamson Central Appraisal District Parcels R473804 and R500872, commonly known as 2005 Gabriels Horn Place, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the site development for Gabriels Horn Lot 5, which is a 9.09 acre commercial site development including seven (7) buildings with retail, restaurant, office, and daycare uses.

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
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- (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 another six-month (6) extension of the application in order to continue coordinating with Williamson County regarding the right of way dedication of Ronald W. Reagan Boulevard and submit the masonry development agreement.

HISTORY/TIMELINE:

10/15/2024 – Site Development Application Filed
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APPLICANT/AGENT:

LJA Engineering, Inc. (Charles R. Hager V) on behalf of Reagan Gabriels Real Estate, LLC. (Samir Maredia) and MB22, LLC. (Limbadri Swamy Devuni)

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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 approval of the site development. 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 August 14, 2026 and will allow the developer to finalize the site development for approval. This extension request is within the timeframe permitted by the Composite Zoning Ordinance.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. SD-24-0245 Att 1 Request Letter - Gabriels Horn Lot 5
2. SD-24-0245 Att 2 Location Map - Gabriels Horn Lot 5

February 5, 2026

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

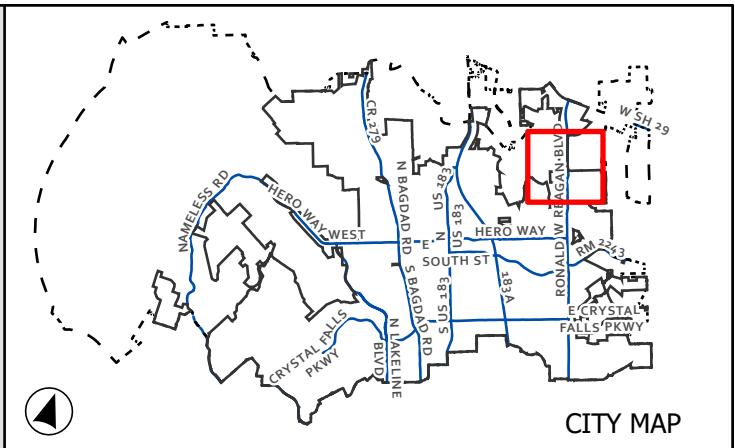
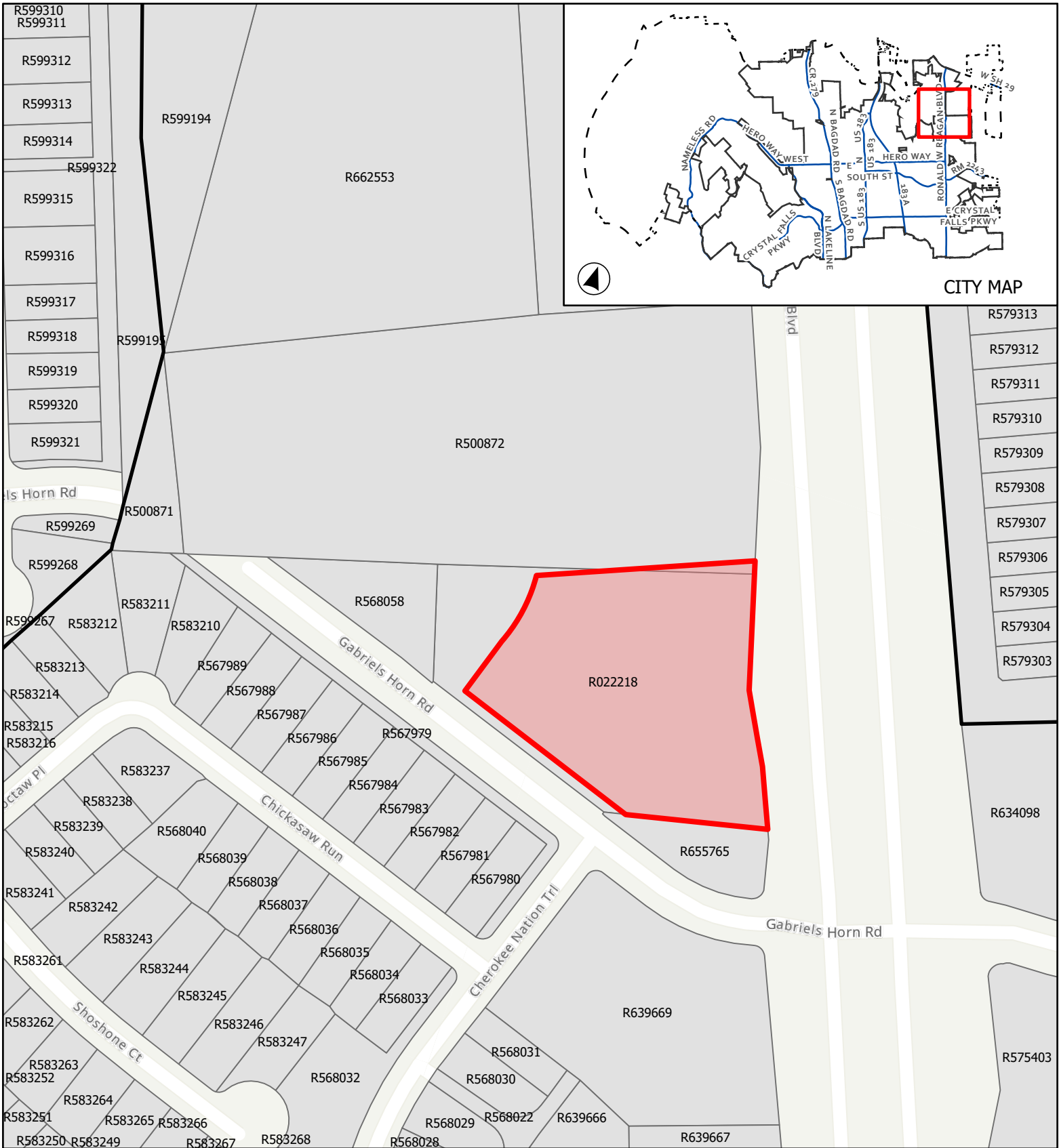
RE: Gabriels Horn Lot 5 Site Development Plan (SD-24-0245)
Extension Request

To Whom It May Concern:

On behalf of the property owner of Gabriels Horn Lot 5, we hereby request an extension to the Site Development Plan application expiration date on Project No. SD-24-0245. 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. Additionally, the Lot 5 Site Development Plan is undergoing additional coordination with Leander staff regarding potential Masonry Development Agreements and other permit items that require additional time to complete.

Sincerely,
LJA ENGINEERING, INC.

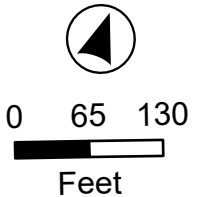
Charles R. Hager V, P.E.
Senior Director



CASE: SD-24-0245 **ATTACHMENT 2** **GABRIELS HORN LOT 5**

Location Map

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



- City Limits
- ETJ
- Subject Boundary



EXECUTIVE SUMMARY
2/26/2026

AGENDA SUBJECT:

Approval of the extension of the application expiration for Site Development Case SD-24-0246 Gabriels Horn Lot 4; on one (1) parcel of land 2.06 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R022218, commonly known as 18201 and 18193 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 4, which is a 2.06 acre commercial site development including two (2) buildings with retail and restaurant uses.

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 another six-month (6) extension of the application in order to continue coordinating with Williamson County regarding the right of way dedication of Ronald W. Reagan Boulevard and submit the masonry development agreement.

HISTORY/TIMELINE:

10/15/2024 – Site Development Application Filed
08/14/2025 – Site Development Application Expired
02/14/2026 – 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) and MB22, LLC. (Limbadri Swamy Devuni)

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 approval of the site development. 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 August 14, 2026 and will allow the developer to finalize the site development for approval. This extension request is within the timeframe permitted by the Composite Zoning Ordinance.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. SD-24-0246 Att 1 Request Letter Gabriels Horn Lot 4
2. SD-24-0246 Att 2 Location Map - Gabriels Horn Lot 4

February 5, 2026

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

RE: Gabriels Horn Lot 4 Site Development Plan (SD-24-0246)
Extension Request

To Whom It May Concern:

On behalf of the property owner of Gabriels Horn Lot 4, we hereby request an extension to the Site Development Plan application expiration date on Project No. SD-24-0246. 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. Additionally, the Lot 4 Site Development Plan is undergoing additional coordination with Leander staff regarding potential Masonry Development Agreements and other permit items that require additional time to complete.

Sincerely,
LJA ENGINEERING, INC.



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



EXECUTIVE SUMMARY
2/26/2026

AGENDA SUBJECT:

Approval of the extension of the application expiration for Site Development Case SD-24-0247 Gabriels Horn Lot 3; on one (1) parcel of land 1.83 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R500872, commonly known as 18249 & 18229 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 3, which is a 1.83 acre commercial site development including two (2) buildings with retail and restaurant uses.

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:
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The applicant is requesting another six-month (6) extension of the application in order to continue coordinating with Williamson County regarding the right of way dedication of Ronald W. Reagan Boulevard and submit the masonry development agreement.

HISTORY/TIMELINE:

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APPLICANT/AGENT:

LJA Engineering, Inc. (Charles R. Hager V) on behalf of Reagan Gabriels Real Estate, LLC. (Samir Maredia) and MB22, LLC. (Limbadri Swamy Devuni)

RECOMMENDATION:

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1. Approve the request for extension; or
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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 site development. 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 August 14, 2026 and will allow the developer to finalize the site development for approval. This extension request is within the timeframe permitted by the Composite Zoning Ordinance.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. SD-24-0247 Att 1 Requet Letter - Gabriels Horn Lot 3
2. SD-24-0247 Att 2 Location Map - Gabriels Horn Lot 3

February 5, 2026

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

RE: Gabriels Horn Lot 3 Site Development Plan (SD-24-0247)
Extension Request

To Whom It May Concern:

On behalf of the property owner of Gabriels Horn Lot 3, we hereby request an extension to the Site Development Plan application expiration date on Project No. SD-24-0247. 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. Additionally, the Lot 3 Site Development Plan is undergoing additional coordination with Leander staff regarding potential Masonry Development Agreements and other permit items that require additional time to complete.

Sincerely,
LJA ENGINEERING, INC.



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



EXECUTIVE SUMMARY
2/26/2026

AGENDA SUBJECT:

Conduct a Public Hearing regarding Special Use Case Z-25-0203 to consider action on a Special Use Permit to allow for used vehicles sales on a portion of a parcel of land 0.73 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031857; and more commonly known as 2401 S US 183, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0203 as described above.

BACKGROUND:

This request is the first step in the zoning process to approve a Special Use Permit (SUP). Uses permitted in a zoning district are classified in two ways. The first type of use is what is referred to as a use permitted by right. A use permitted by right is allowed in the specified zoning district provided that the property owner complies with specified building and site requirements. The second type of use is what is referred to as a special use. A special use permit allows for certain land uses in a given zoning district and generally requires more review by the Planning and Zoning Commission and City Council in order to ensure the compatibility of the proposed use with the surrounding land uses. The applicant has submitted a request for a Special Use Permit (SUP) in order to allow for a used car dealership on the property.

The site was previously as a used car dealership known as Leander Auto Mall prior to the adoption of the Composite Zoning Ordinance in 2005. In 2023, Leander Auto Mall ended their operations at the site and lost its non-conforming status when a different use began operating on the site.

In order to operate a used car dealership on this site, it must comply with today’s standards including the zoning and all necessary site improvements. While the sale of new vehicles is allowed by right under the current zoning of GC-4-C (General Commercial), the used car dealership use is allowed within the HC (Heavy Commercial) district and would trigger a zoning change. This SUP would allow the use as an interim use for a five-year limit with the option for an extension at the end of the term. The applicant intends on redeveloping the site at a later time.

GENERAL INFORMATION:

Current Zoning: GC-4-C (General Commercial)

Size and Location: The property is located on the west of US 183, approximately 1,100 feet north of Osage Drive, including approximately 0.73 acres.

Surrounding Area: This property is located north of a retail center and east of a self storage facility. The area to the north is proposed as a commercial area. Further west of the property are residential uses.

Previous Zoning Cases:

No zone cases were previously submitted for this property:

COMPREHENSIVE PLAN:

Applicable Future Land Use categories

MULTI-USE CORRIDOR

- The Multi-Use Corridor future development category is intended for mixed-use areas to be developed at a higher density/intensity and with uses not primarily supported in Neighborhood Residential. These areas are intended to provide for a mix of both commercial and residential uses that are not integrated into neighborhoods but maintain a seamless, compatible transition between residential and commercial uses.

Multi-Use Corridors are not intended for strip commercial nor are they expected to be predominantly commercial. These corridors have been identified as opportunity areas for businesses and daily services, high-intensity residential such as townhouses, civic and employment uses, but also traditional single-family neighborhoods where streets access these corridors.

These areas are intended to be developed with an auto-oriented character, which means vehicles and parking areas are a primary visual characteristic from the street. Access management is recommended to maintain safe traffic movement along these streets. Appropriate bufferyards are required to ensure compatibility with adjacent Neighborhood Residential.

PUBLIC NOTIFICATION:

In addition to the notice mailed on behalf of the City to all property owners within 200 feet, 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 feet as per Article X, Section 3 (d) of the Composite Zoning Ordinance. Any Homeowner's Association located within 500 feet are also required to be contacted.

The applicant reached out to the residents on October 16 via mail. No concerns have been raised about the proposal.

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

HISTORY/TIMELINE:

01/20/1978 – Original Incorporation of Leander

APPLICANT/AGENT:

Southwest Engineers (Paulo Misi) on behalf of Julie Wiley (Joe Wiley)

RECOMMENDATION:

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

1. Approve the proposed Special Use Permit for a used car dealership for a five-year period;
2. Deny the proposed Special Use Permit for a used car dealership for a five-year period; or
3. Approve an alternative request that may include modifications to the time limit, limited hours of operation, increased setbacks, additional screening, or increased landscaping.

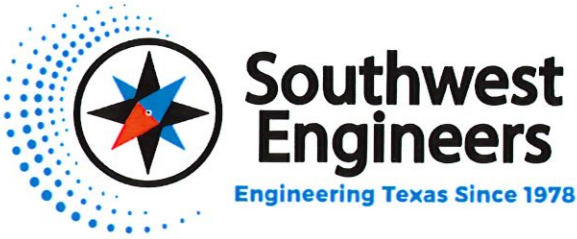
Staff recommends Option 1 listed above – approve the Special Use Permit. Staff made this recommendation based on the limited time frame of five (5) years and the surrounding uses of self-storage facility. The site will be redeveloped at a later time.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. Z-25-0203 Att 1 Letter of Intent - Wiley SUP
2. Z-25-0203 Att 2 Current Zoning - Wiley Center Development SUP
3. Z-25-0203 Att 3 FLU Map - Wiley Center Development SUP
4. Z-25-0203 Att 4 Public Notification - Wiley Center Development SUP
5. Z-25-0203 Att 5 Aerial Map - Wiley Center Development SUP
6. Z-25-0203 Att 6 Utilities Map - Wiley Center Development SUP
7. Z-25-0203 Att 7 Conceptual Site and Layout Plan - Wiley SUP
8. Z-25-0203 Att 8 Neighborhood Outreach - Wiley SUP



Public Infrastructure
Land Development
Land & ROW Acquisition

TBPELS No. F-1909

December 10, 2025

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

**RE: Wiley Center Development
2401 S Hwy 183
Leander, Texas 78613
SWE Project No. 1293-001-25
Letter of Intent for Special Use Permit**

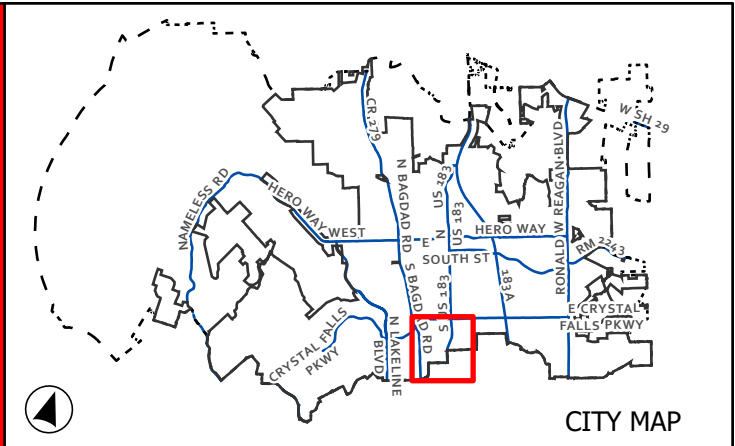
This property is 2.075-acres within the full-purpose jurisdiction of the City of Leander. The property consists of two (2) commercial retail buildings, a commercial parking area, and associated parking and drives.

The current zoning for the lot is General Commercial, which encompasses “New vehicle and major equipment sales, rental or leasing, repair of new or used vehicles, body shop [Small engine repair shops and motorcycle repair shops shall not be permitted within one-hundred fifty (150) feet of a residential district unless such repairs are conducted totally within a fully enclosed building.]”. The proposed use of the property is a Used Car Lot which falls under Heavy Commercial. The Special Use Permit indicates a Heavy Commercial use within General Commercial zoning. The time limit for this Special Use Permit will be a 5-year time limit.

If you have any questions, please feel free to contact me at 512-222-4964.

Respectfully submitted,

Paulo Misi, P.E.
Senior Project Manager
/kd



CASE: Z-25-0203

ATTACHMENT 2

WILEY CENTER
DEVELOPMENT SUP

Current Zoning



0 55 110



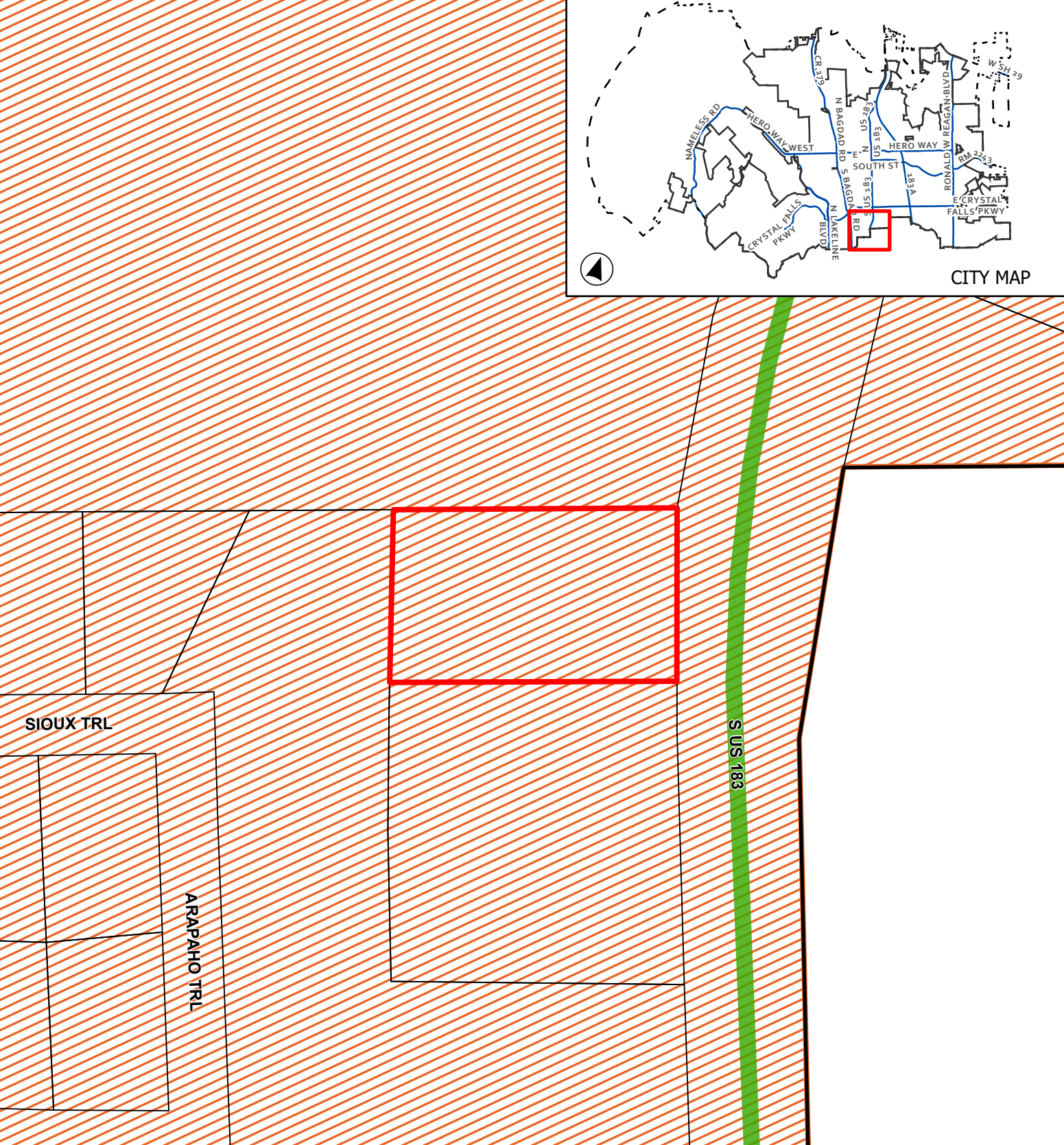
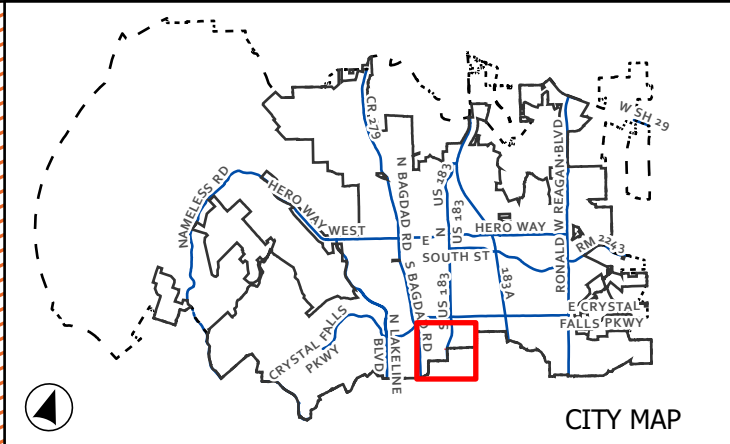
Feet

- City Limits
- ETJ
- Subject Boundary

Current Zoning

- SFE - Single-Family Estate
- SFU - Single-Family Urban
- GC - General Commercial

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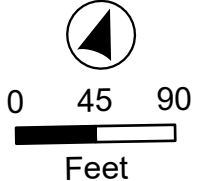
CASE: Z-25-0203

ATTACHMENT 3

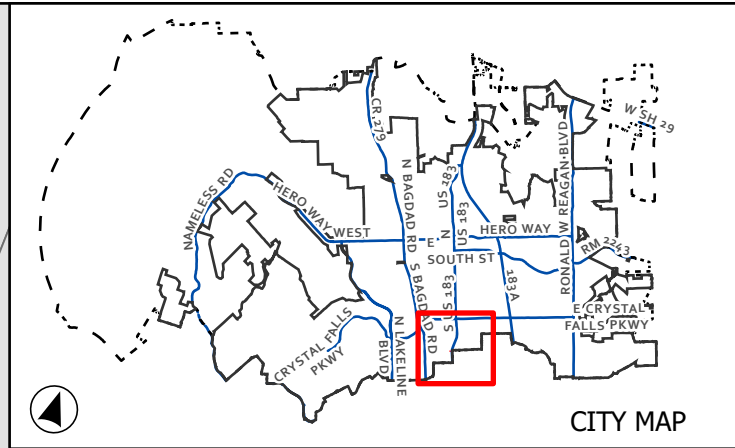
WILEY CENTER
DEVELOPMENT SUP

Future Land Use Map

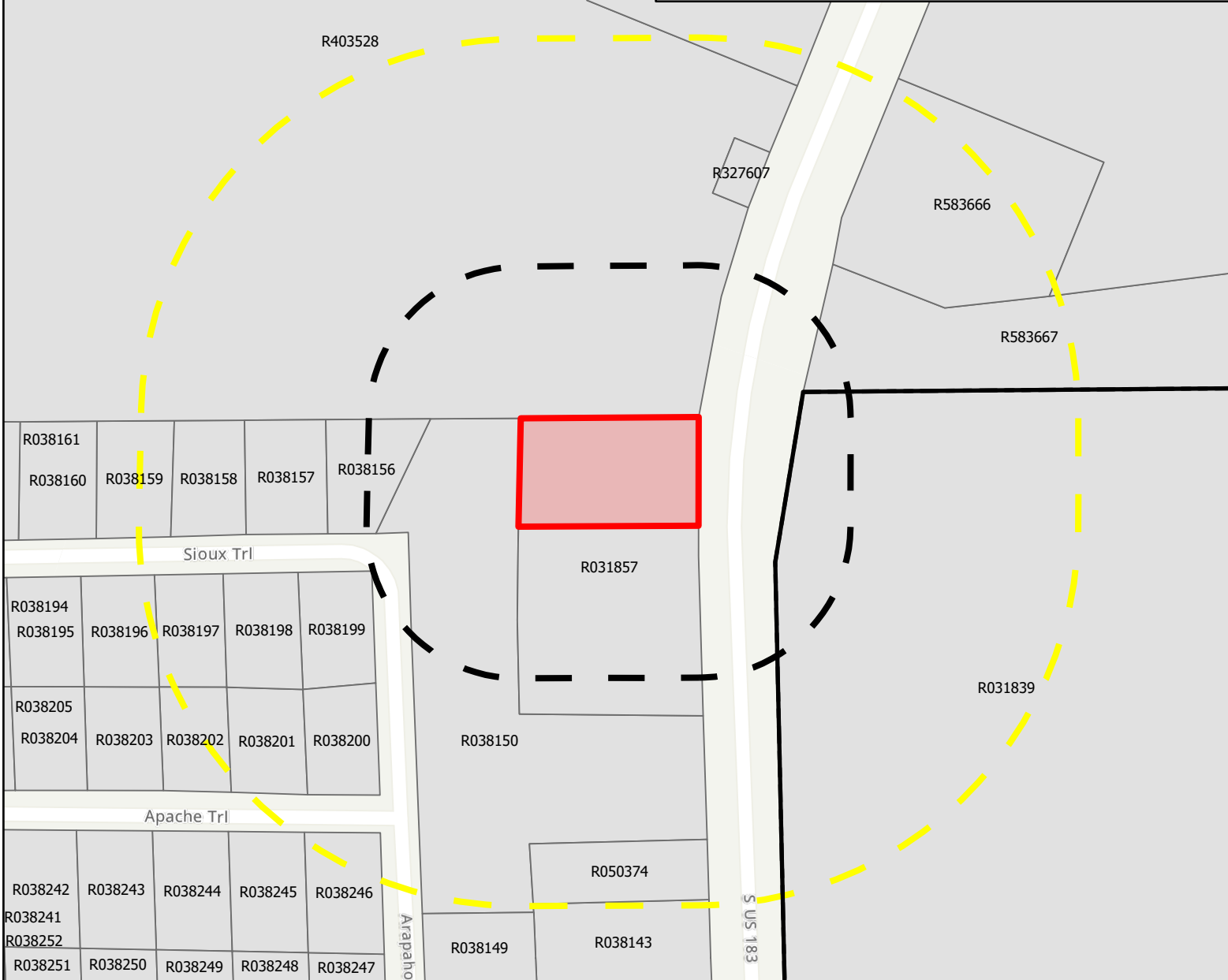
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- ETJ Boundary
- Leander City Limits
- Subject Boundary
- Arterial 6 Lane, Existing
- Multi-Use Corridor - Priority Corridor



CITY MAP



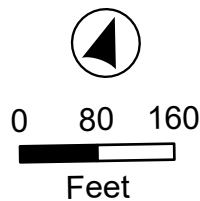
CASE: Z-25-0203

ATTACHMENT 4

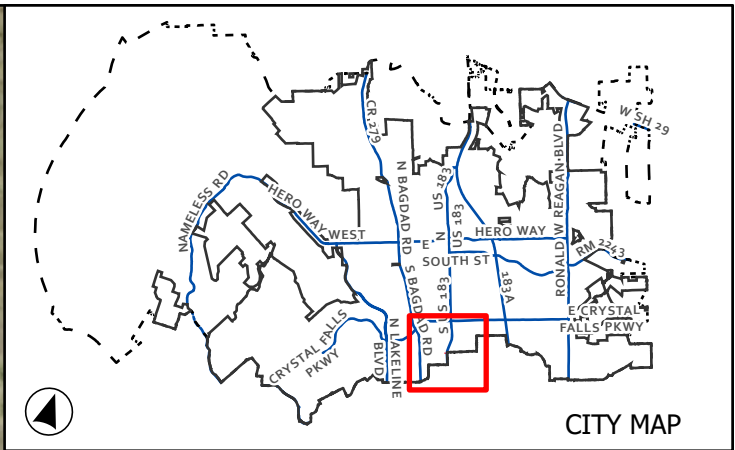
WILEY CENTER DEVELOPMENT
SUP

Public Notification

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- City Limits
- ETJ
- Subject Boundary
- Buffer 200
- Buffer 500



CITY MAP

S US 183

Williamson County TX, Microsoft, Vantor

CASE: Z-25-0203




ATTACHMENT 5

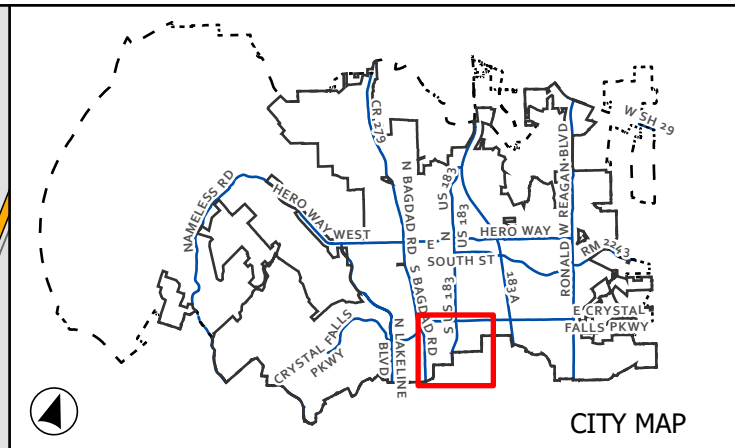
WILEY CENTER
DEVELOPMENT SUP

Aerial Map

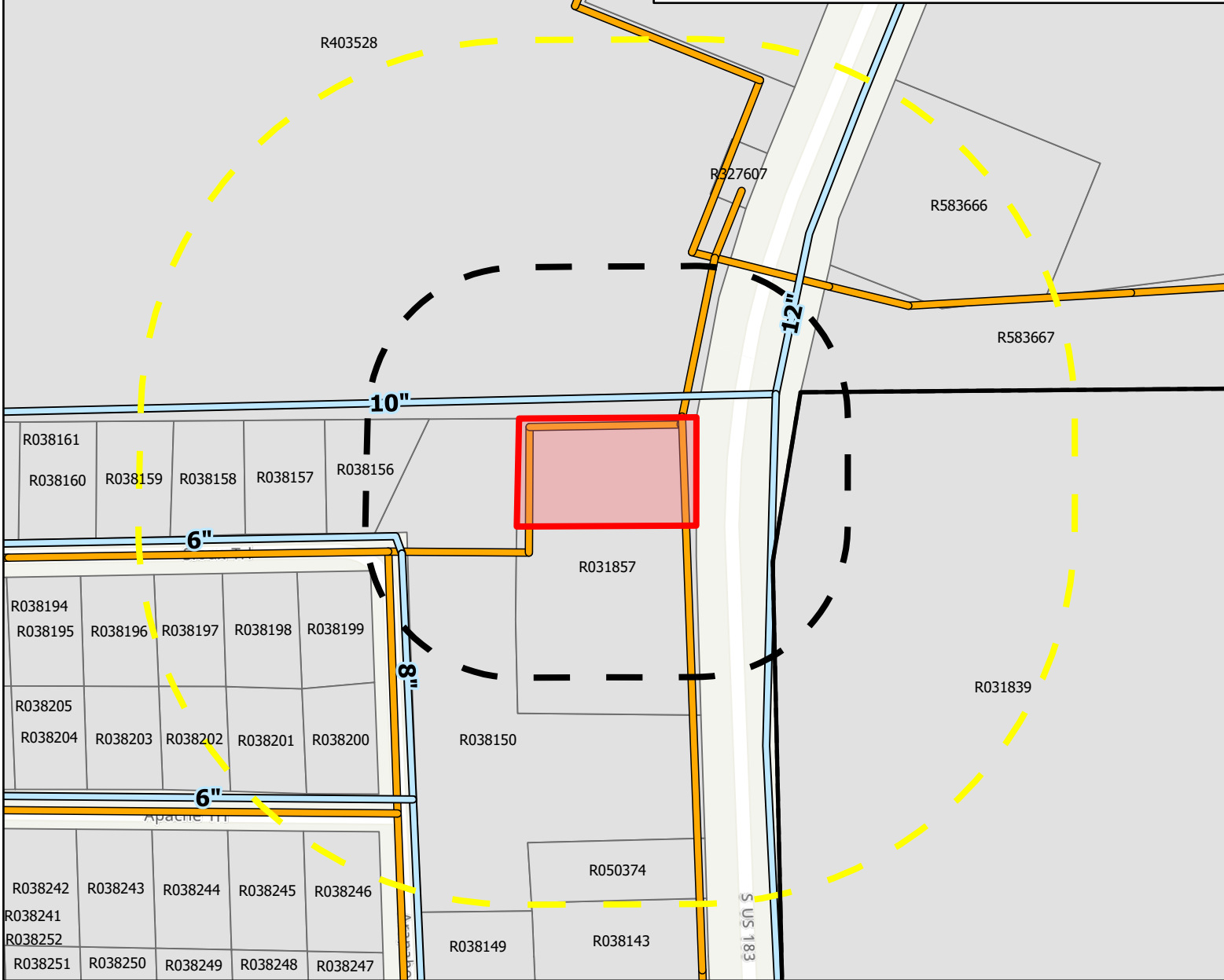
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-  Leander City Limits
-  Williamson County Parcels
-  Subject Boundary



CITY MAP



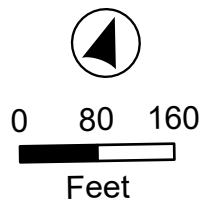
CASE: Z-25-0203

ATTACHMENT 6

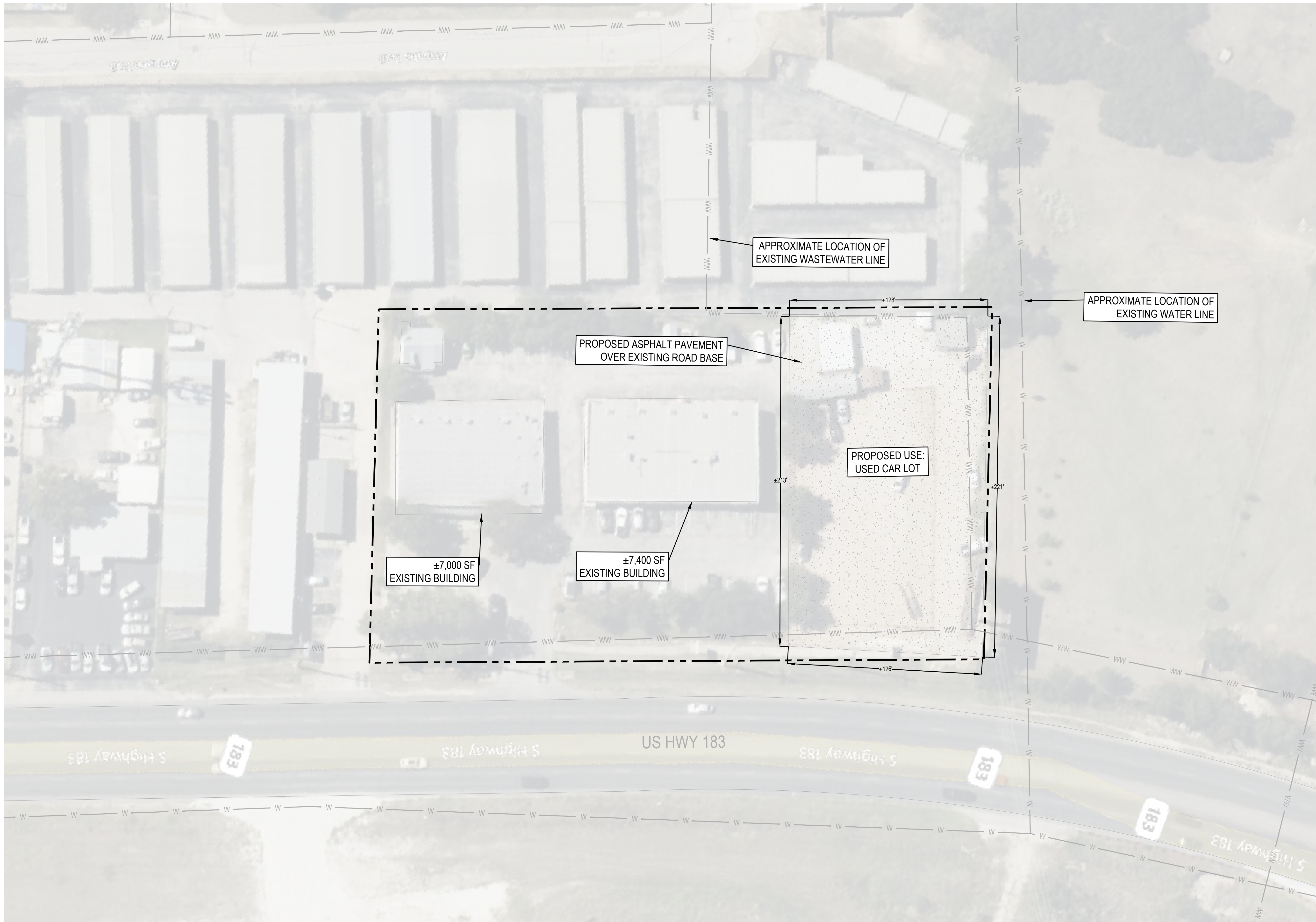
WILEY CENTER DEVELOPMENT SUP

Utilities Map

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- City Limits
- ETJ
- Subject Boundary
- Buffer 200
- Buffer 500
- Waste Water Line
- Water Main Line



LEGEND

- PROPERTY BOUNDARY
- WATER LINE
- WASTEWATER LINE

NOTES:
 THIS PLAN IS CONCEPTUAL AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH THE SUBDIVISION ORDINANCE, COMPOSITE ZONING ORDINANCE, OR TOD ORDINANCE REQUIREMENTS
 THE SPECIAL USE PERMIT IS VALID FOR 10 YEARS FROM THE DATE OF APPROVAL.

C:\Company\Projects\1255 - Wiley Center Development\CD\14 - Exhibit 2406 - Layout - Exhibit 2406 - Layout - Tue, Dec 09, 2020, 11:15am. By: kaden.oberdorfer

Southwest Engineers
 Engineering Texas Since 1978
 TBPE NO. F-1909
 www.swengineering.com

ROUND ROCK
 2631 GATTIS SCHOOL ROAD STE 270
 ROUND ROCK, TEXAS 78664
 PH: 512.222.4962

GONZALES | BUDA | BASTROP
 ROUND ROCK | CUERO

CONCEPTUAL SITE LAYOUT & LAND USE PLAN

WILEY CENTER DEVELOPMENT
 2401 S HWY 183, LEANDER, TEXAS 78641

DRAWN BY: KD	PROJECT NO. 1293-001
CHECKED BY: PM	DRAWING NO. 1
SHEET <u>1</u> OF <u>1</u>	

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.

On October 16, the residents were notified by mail sent by Southwest Engineers.

Attached is the letter that was sent to each residential property owner, as well as a list of all property owners contacted.

- 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.

All property owners within 500' of the site were notified. There is no HOA or any representative. The contact information has been attached.

- 3. What concerns were raised during these communications?

There were no concerns raised by the neighboring home owners during these communications

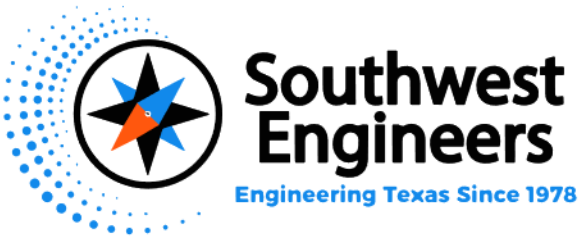
- 4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

Not applicable

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

Signature: Faylo Migi

Date 11/11/2025



**Public Infrastructure
Land Development
Land & ROW Acquisition**

TBPELS No. F-1909

October 9, 2025

To whom it may concern,

The owners of the property located at 2401 S Hwy 183, Leander, TX 78641 (see location map) are applying for a Special Use Permit which will allow them to operate a Used Car Lot. You are receiving this letter because the City of Leander requires the applicant to notify all residential property owners within 500' of the applicant's property.

We are required to report any concerns you may have with this application. This property has operated as a Used Car Lot from as early as 2001 up until Spring 2025. If there are any concerns, please do not hesitate to reach out to us to voice these concerns. You can find our contact information below.

(512) 222-4964
wileydevelopment@swengineers.com

Best Regards,
Southwest Engineers



EXECUTIVE SUMMARY
2/26/2026

AGENDA SUBJECT:

Discuss and consider action on 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) and SFC-2-A (Single-Family Compact) 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.

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 Future Land Use Map. 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.

During the Planning & Zoning Commission meeting on February 12, 2026, the Commission delayed action on the case to allow for the applicant to work with staff on an amendment to the request to reduce the proposed density. The applicant was amenable to removing the SFL-2-A (Single-Family Limited) zoning district from the zoning request and reconfigured the proposed layout to better accommodate a buffer between the smaller lots and larger lots.

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)

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 west of this property is the Larkspur subdivision, which is outside of the City limits and the ETJ and to the east 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.

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) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (4) 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 9.

HISTORY/TIMELINE:

02/10/2026 – Annexation Resolution

02/12/2026 - Planning & Zoning, Public Hearing

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 & Zoning 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.

During the February 12, 2026 meeting, the Commission postponed action on the request until the February 26, 2026 meeting in order for the applicant to reconsider the request to remove the Single-Family Limited.

PRESENTER:

Michael Chenausky, AICP, Senior Planner

Attachments:

1. Z-25-0196 Att 1 Letter of Intent - Alexander Tract
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 Map - Alexander Tract
7. Z-25-0196 Att 7 Utilities Map - Alexander Tract
8. Z-25-0196 Att 8 Neighborhood Outreach - Alexander Tract



February 17, 2026

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.

Based on feedback received by the Planning and Zoning Commission on February 12th, 2026, the Applicant has revised the proposed rezoning request. The Applicant is currently requesting to change the city base zoning district to SFU-2-A – Single Family Suburban, and SFC-2-A – Single Family Compact.



Thank you for considering this new Leander development.

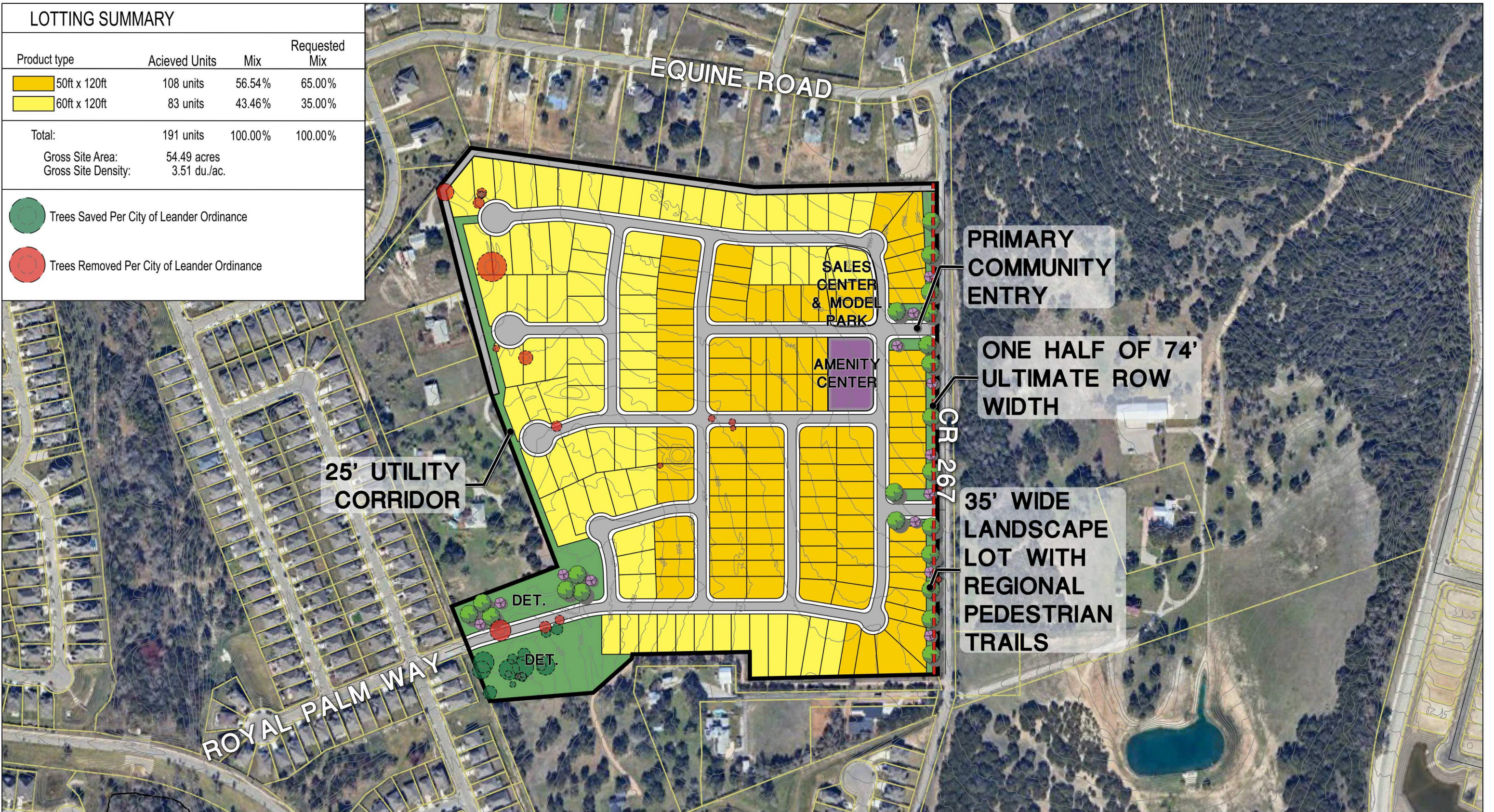
Sincerely,

Peter Verdicchio, PLA
Principal

LOTING SUMMARY

Product type	Acieved Units	Mix	Requested Mix
50ft x 120ft	108 units	56.54%	65.00%
60ft x 120ft	83 units	43.46%	35.00%
Total:	191 units	100.00%	100.00%
Gross Site Area:	54.49 acres		
Gross Site Density:	3.51 du./ac.		



 Trees Saved Per City of Leander Ordinance
 Trees Removed Per City of Leander Ordinance



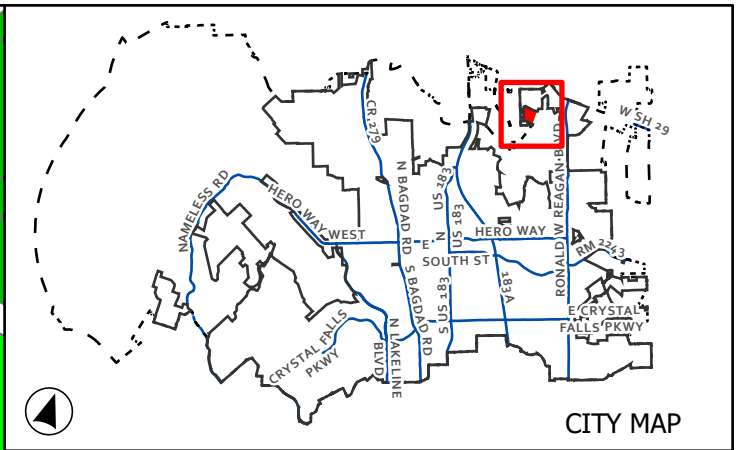
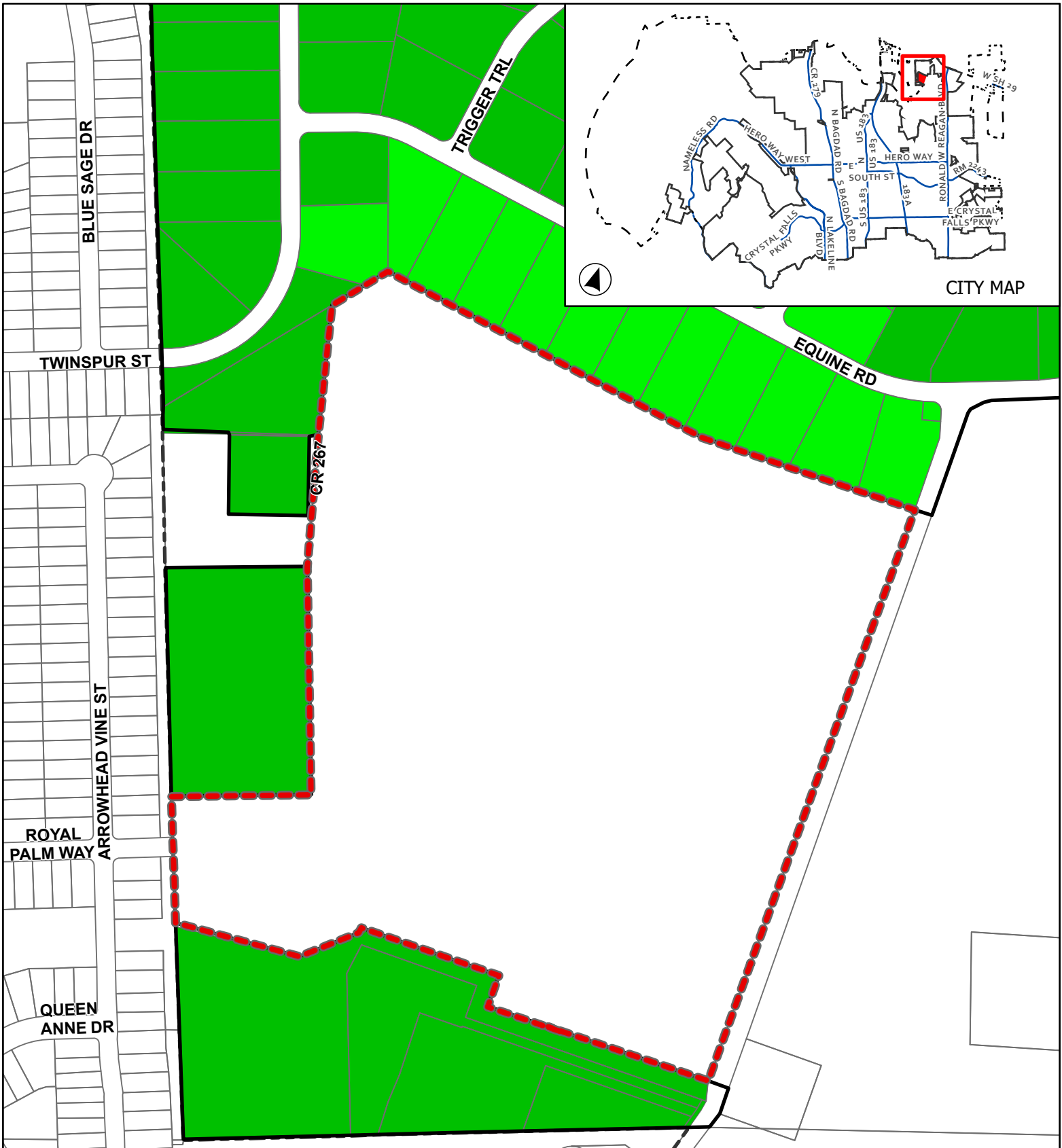
Topographical Data Source: CBD
 Parcel Data Source: CBD
 Contour Interval: 2'


SEC Planning, LLC
 Land Planning Landscape Architecture
 Community Branding
 AUSTIN, TEXAS
 t 512.246.7003
 www.secplanning.com info@secplanning.com

LOTING PLAN G
ALEXANDER TRACT
PulteGroup, Inc.
 LEANDER, TEXAS



 Scale: 1" = 300'
 Date: February 16, 2025

SHEET FILE: M:\250114-PUTX\Cadfiles\PLANNING\Lotting\Lotting G.dwg
 Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



CITY MAP

CASE: Z-25-0196

ATTACHMENT 2

ALEXANDER TRACT

Current Zoning



0 280 560



Feet

City Limits

ETJ

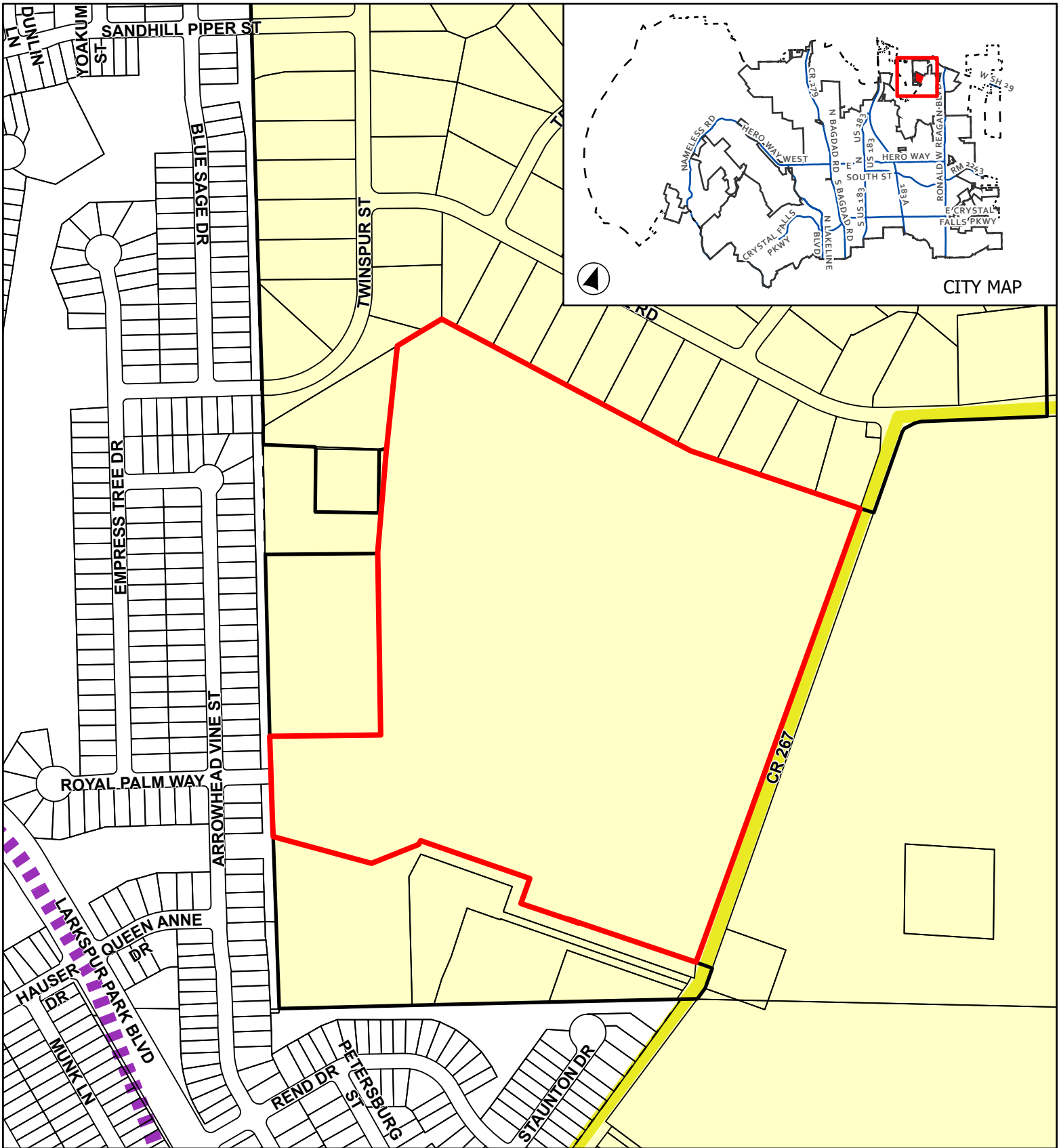
Current Zoning

SFR - Single-Family Rural

SFE - Single-Family Estate

Subject Boundary

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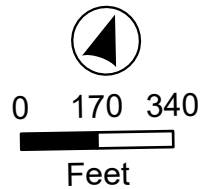
CASE: Z-25-0196

ATTACHMENT 3

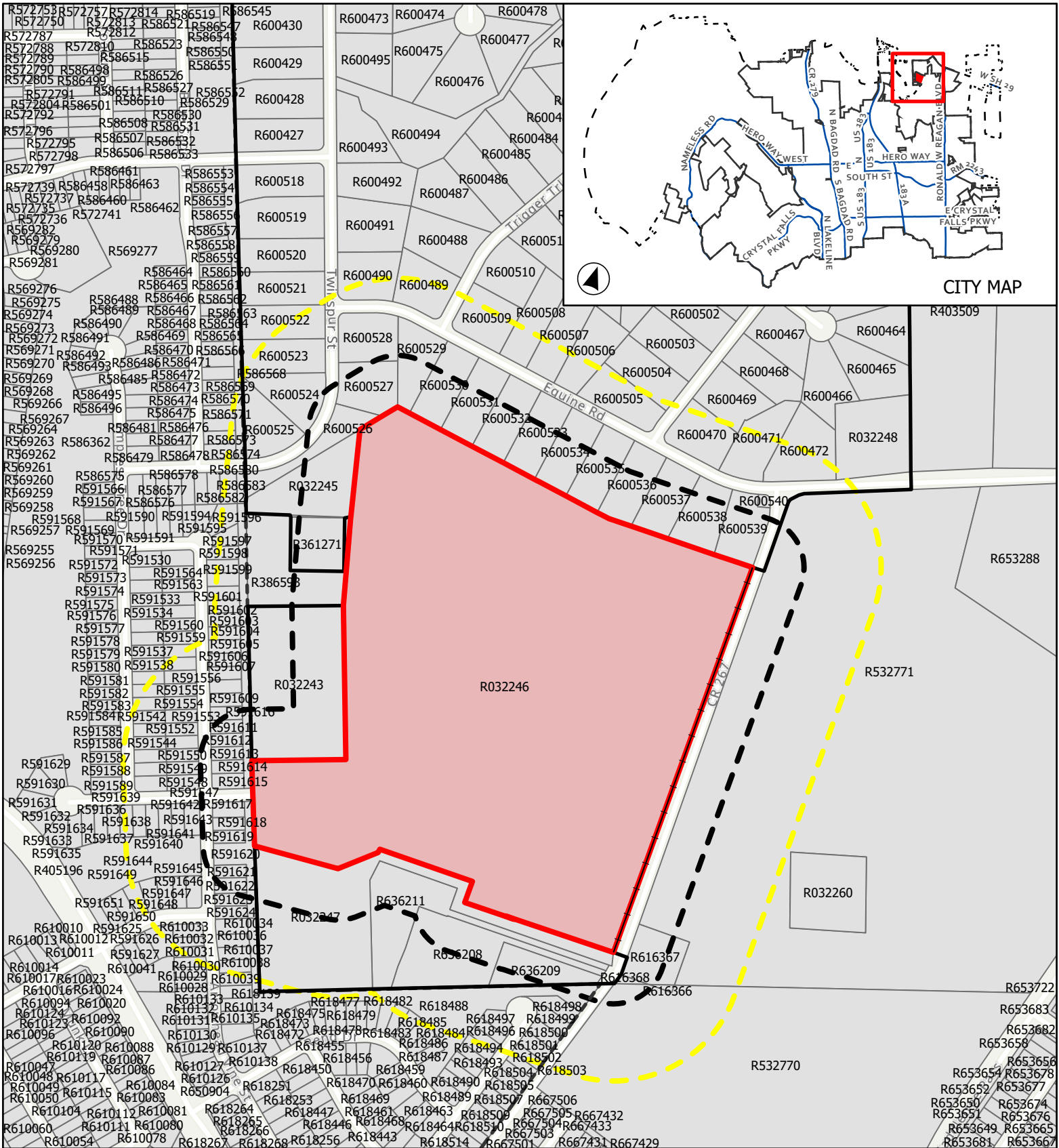
ALEXANDER TRACT

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



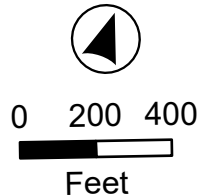
CASE: Z-25-0196

ATTACHMENT 4

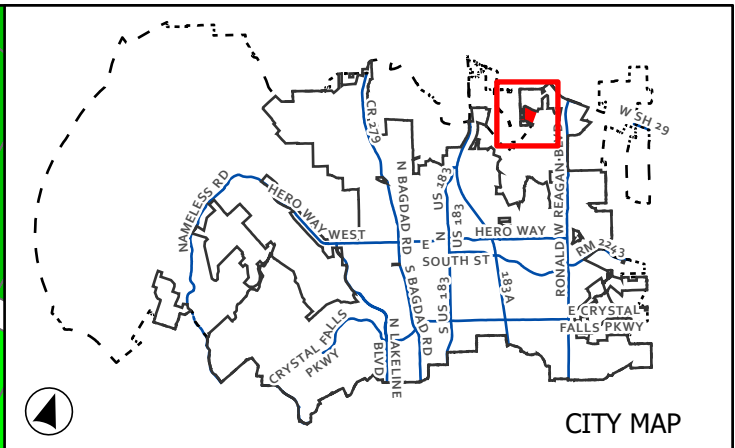
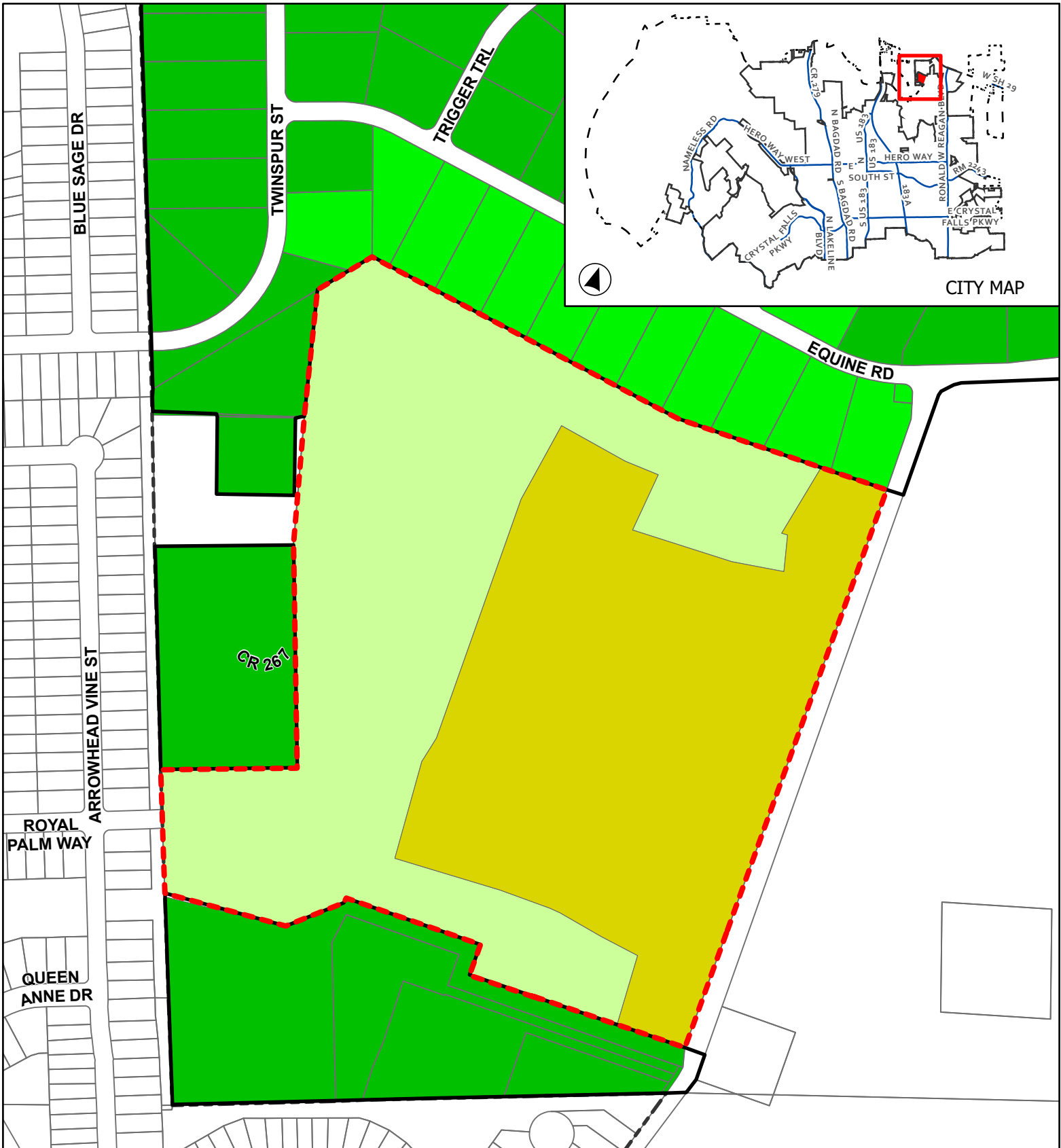
ALEXANDER TRACT

Public Notification

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



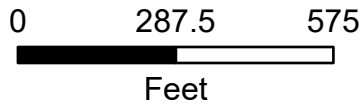
CASE: Z-25-0196

ATTACHMENT 5

ALEXANDER TRACT

Proposed Zoning

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City Limits

ETJ

Subject Boundary

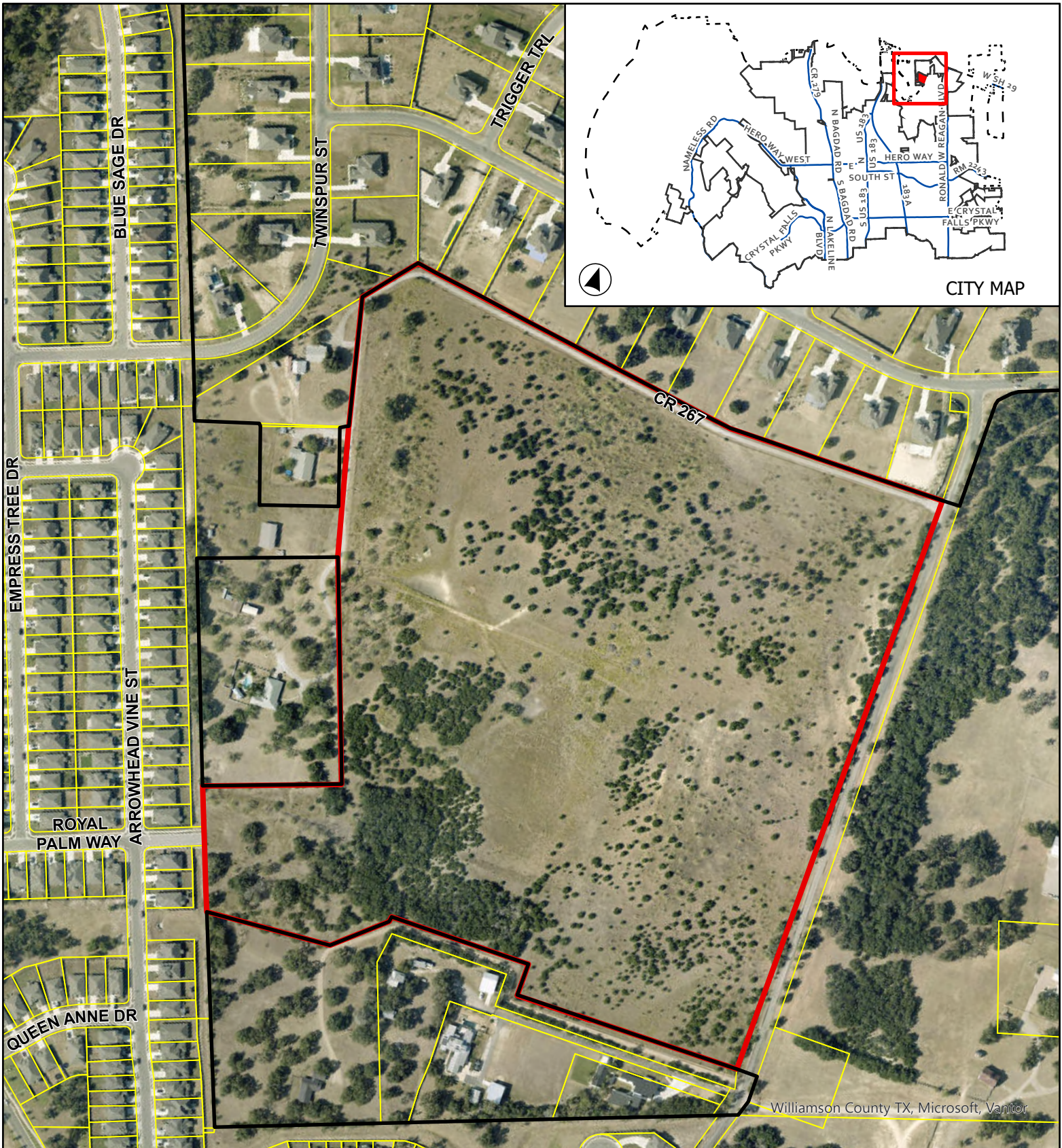
SFE - Single-Family Estate

SFU - Single-Family Urban

SFL - Single-Family Limited

Proposed Zoning

SFR - Single-Family Rural



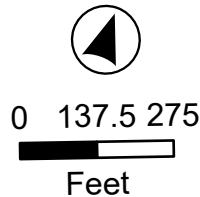
CASE: Z-25-0196




ATTACHMENT 6

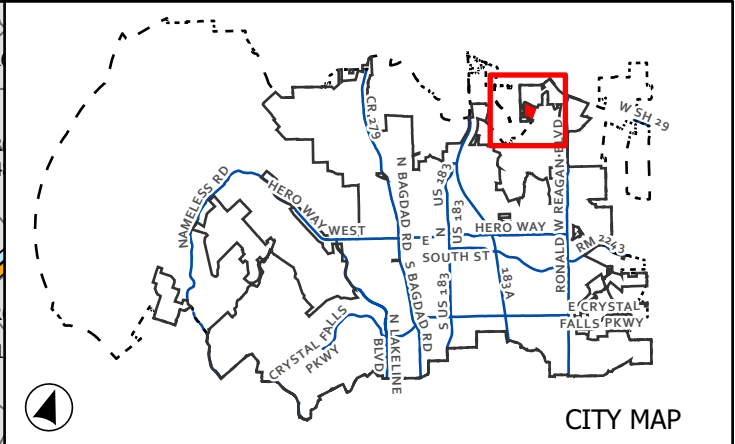
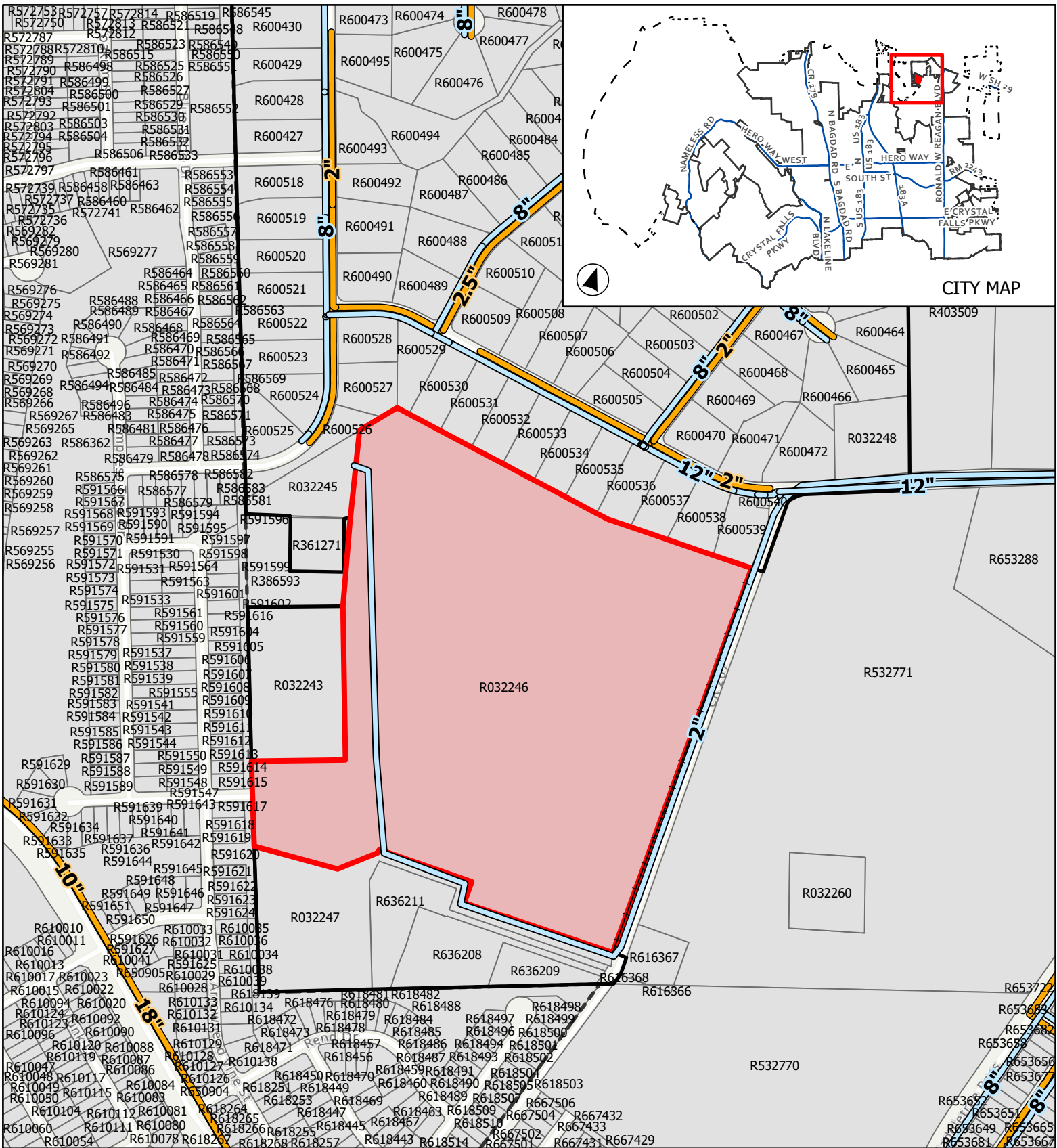
ALEXANDER TRACT

Aerial Map

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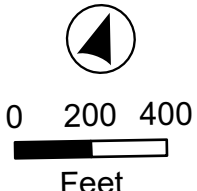
-  Leander City Limits
-  Subject Boundary
-  Williamson County Parcels



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.

Thank you for considering this proposed Leander development.

Sincerely,

Peter Verdicchio, PLA, ASLA
Principal



EXECUTIVE SUMMARY
2/26/2026

AGENDA SUBJECT:

Discuss and consider action on selecting a Planning & Zoning Commissioner to serve as a member of the Comprehensive Plan Advisory Committee (CPAC).

BACKGROUND:

The City Charter requires the City to prepare a Comprehensive Plan and consider potential amendments every five (5) years. The last major update occurred in 2020. To begin the next update, the Council has approved a contract with Kendig Keast Collaborative Inc. to lead the process.

As part of this effort, a Comprehensive Plan Advisory Committee (CPAC) will be established to provide community input throughout the planning process. CPAC members will serve as community ambassadors, sharing information within their networks, and as strategic advisors who offer local insight and perspective. While CPAC will not make decisions or provide technical input, its role is essential in shaping priorities and guiding the plan's direction.

The committee will meet five (5) times during the project to identify issues, evaluate needs, assist in setting priorities, and review preliminary and final recommendations. Members are expected to review materials provided in advance and come prepared to offer constructive feedback. Input should reflect a long-term vision (10–20 years) and consider citywide impacts related to growth, infrastructure, and economic development.

CPAC will include representatives from across the community who can commit to regular participation. Each meeting is expected to last approximately two (2) hours, with additional time for reviewing materials as needed. The members will work together to determine the meeting time, but it will either be during the workday or evenings. The preliminary schedule is:

- Meeting 1: March 18–20 (Wed–Fri)
- Meeting 2: May 20–22 (Wed–Fri)
- Meeting 3: August 5–7 (Wed–Fri)
- Meeting 4: September 9–11 (Wed–Fri)
- Meeting 5: October 14–16 (Wed–Fri)

The City Council elected to create a CPAC that includes the following members:

- Planning & Zoning Commission Member
- Parks Board Member
- Public Arts Commission Member
- Economic Development Committee Member
- LISD Representative
- Chamber of Commerce Representative
- Resident in the ETJ

- Place 1 Appointment
- Place 2 Appointment
- Place 3 Appointment
- Place 4 Appointment
- Place 5 Appointment
- Place 6 Appointment
- Place 7 Appointment

HISTORY/TIMELINE:

09/18/2025 - Contract awarded to Kendig Keast Collaborative Inc

12/18/2025 - Contract executed

02/19/2026 - City Council approved CPAC make up

APPLICANT/AGENT:

Development Services Department

RECOMMENDATION:

PRESENTER:

Michael Chenausky, Senior Planner

Attachments: