



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

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



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

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

**REGULAR MEETING**

1. Call to Order.  
Meeting was called to order at 6:00 p.m.
2. Roll Call.  
All commissioners were present.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the August 7, 2025 meeting.
4. Review of meeting protocol.
5. Public comments on items not listed in the agenda.

Public comments on items listed in the agenda will be heard at the time each item is discussed.

*[All comments are limited to no more than 3 minutes (6 minutes if translation is needed) per individual.]*

No one wished to speak.

**CONSENT AGENDA: ACTION**

Motion to approve consent agenda items 6-7.

By: Board Member Lantrip  
Seconded: Board Member Calame

**Vote: 6 - 0**

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

**PUBLIC HEARING: ACTION**

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

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

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

No one spoke in favor of this item.

Spoke in opposition of the request:

Jason Simental, 2700 Fishing Hole Cove;  
Rocky Quach, 2540 Council Springs Pass;  
Lynette Harens, 2740 Great Owl Pass;  
Katherine Hidalgo, 2700 Council Springs cove;  
Deborah Groyer, 2600 Council Springs Pass;  
Rolando Ponce, 2720 Monte Ranch Trail;  
Robert Wernersbach, 2741 Monte Ranch Trail;  
Russell Hess, 2740 Monte Ranch Trail;  
Anthony Roberts, 2960 Council Springs Pass;  
Julia Littleton, 2620 Great Owl Pass.

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

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

Motion to deny Zoning Case Z-25-0173.

By: Board Member Calame

Seconded: Board Member Mahan

**Vote: 6 - 0**

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

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

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

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

No one spoke in favor or opposition of this item.

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

By: Board Member Calame

Seconded: Board Member Lewis

**Vote: 6 - 0**

|                       |
|-----------------------|
| <b>REGULAR AGENDA</b> |
|-----------------------|

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

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

By: Board Member Lantrip

Seconded: Board Member Calame

**Vote: 6 - 0**

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

The Commission discussed the following recommendations:

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

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

By: Board Member Lewis

Seconded: Board Member Morales

**Vote: 6 - 0**

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

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

2024 to August 2025.

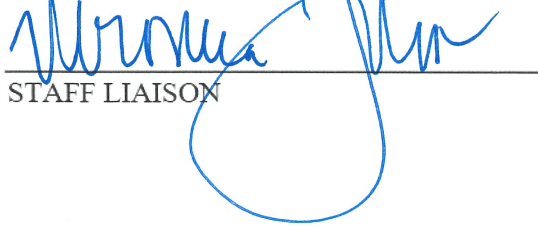
By: Board Member Lewis

Seconded: Board Member Oliver

**Vote: 6 - 0**

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

ATTEST:

  
STAFF LIAISON

APPROVED  
  
CHAIR



Z-25-0173

Written comments submitted online in opposition of the request

- |                         |                                             |
|-------------------------|---------------------------------------------|
| 1. Lin Ainsworth        | 2400 Greatwood Trl, Leander, Texas 78641    |
| 2. Dawn Lyons           | 2701 Monte Ranch Trl, Leander, Texas 78641  |
| 3. Elise O'Sullivan     | 111 Mesa Vista Drive, Leander, Texas 78641  |
| 4. Ashley Rogers        | 2721 Greatwood Trl, Leander, Texas 78641    |
| 5. Jennifer Sadowski    | 2721 Jack Hays Trail, Leander, Texas 78641  |
| 6. Greg Vassaur         | 2740 Jack Hays Trail, Leander, Texas 78641  |
| 7. Mary Richardson      | 2500 Council Spring, Leander, Texas 78641   |
| 8. Kyle Richardson      | 2500 Council Spring, Leander, Texas 78641   |
| 9. Candice Scott        | 2741 Fishing Hole Cv, Leander, Texas 78641  |
| 10. Lesley Murphy       | 2561 Greatwood Trl, Leander, Texas 78641    |
| 11. Joseph Hunstock     | 2640 Great Owl Pass, Leander, Texas 78641   |
| 12. Dave Scott          | 2741 Fishing Hole Cv, Leander, Texas 78641  |
| 13. Melissa Wernersbach | 2741 Monte Ranch Trl, Leander, Texas 78641  |
| 14. Randall Havel       | 2720 Fishing Hole Cv, Leander, Texas 78641  |
| 15. Julia Littleton     | 2700 Monte Ranch Trl, Leander, Texas 78641  |
| 16. Kathy Hidalgo       | Greatwood Subdivision, Leander, Texas 78641 |
| 17. Roland Ponce        | 2720 Monte Ranch Trl, Leander, Texas 78641  |

My husband and I have been owners in the Greatwood Subdivision for 8.5 years. As a stakeholder in this neighborhood, we have a vested interest in any proposed changes, as they can have a direct affect on our investment- specifically values of our home, and established character of our neighborhood. This proposed change affects what we all originally agreed to when we bought our house not something we want for one property in our neighborhood. I am AGAINST what is being proposed and this is why.

I read the executive summary and it states "The Zoning request is in response to a code enforcement case for building without a permit."

According to the executive summary, the Greatwood subdivision is zoned a single family rural-2 community and has been so for 11 years. This is the standard established and what we agreed to when we purchased.

There are rules and protocols to follow when building and with this zoning designation to ensure your plans are within the parameters. Approvals are needed from both the HOA and by obtaining required city permits.

The remedy this case is suggesting to RETRO-FIT because structures have already been built without permits. I don't understand how a builder can build without a permit, but even more so try to fix by changing zoning of ONE property in our neighborhood. THIS IS A LIVE EXAMPLE OF "it's better to ask for forgiveness than permission." With this approach, a risk is taken to reap potential rewards. There should be NO reward given for building without a permit. PERIOD. Follow the rules. Be accountable. That's our responsibility. As a stakeholder, I expect the other stakeholders to follow the rules of our neighborhood to include zoning.

I do have a side note and what I have observed with how the "overbuild" of this property has had a negative impact. When this was first constructed, my husband and both thought this was a commercial type venue. It was just a thought...but when I witnessed one of the parties in late April around 11pm, there was music blaring, tents set up, maybe 30 cars parked on our street, and a mechanical bull being used. I thought this was an isolated event but have received feedback from neighbors that it is not. THIS is not the

neighborhood I bought into. This type of recurring activity will affect the values of our home as people won't want to move here, there is not adequate parking on streets for recurring parties. Allowing the overbuild of structures will continue to enable this property to become a known venue for large events.

I believe each homeowner should develop their properties as long as it's within the zoning parameters. If it's not, they should consider finding the "right" property to meet their needs.

Thank you for the opportunity to comment. I am AGAINST rezoning.



**Statement to the Leander Planning and Zoning Commission  
Regarding Zoning Case Z-25-0173 (2700 Monte Ranch Trail)  
Date: 8/14/2025**

Good evening, Commissioners,

My name is Julia Littleton speaking on behalf of my husband, Jason Littleton and myself. We are residents of the Greatwood Estates and speaking tonight in opposition to Zoning Case Z-25-0173 regarding the property at 2700 Monte Ranch Trail.

While we recognize that the Greatwood HOA Architectural Review Committee provided conditional approval for the project on April 17, 2024, we would like to highlight several concerns that we believe merit close scrutiny before any zoning changes are approved.

**First**, the conditional HOA approval explicitly states that all municipal codes and setbacks must be followed, and that it is the responsibility of the homeowner to obtain all necessary permits prior to beginning construction. Despite this, the applicant moved forward without obtaining a city permit — only seeking approval after the fact. Approving this request post-construction sends a troubling message to both homeowners and developers: that the city's regulatory process is optional, and violations may be retroactively approved if caught. That undermines the standards we all rely on to maintain order and fairness in development.

**Second**, while the requested zoning change may align with what the Greatwood ARC conditionally approved, granting this change could set a dangerous precedent. Once we open the door for zoning changes to accommodate unapproved development, what stops others from bypassing the process and seeking forgiveness rather than permission? This not only weakens the city's zoning authority but could lead to a cascade of similar requests that erode the integrity of future land-use planning.

**Third**, the applicant has not acted in good faith throughout this process. From initiating construction without the required permit to inaccuracies and misrepresentations in the neighborhood outreach summary—such as claiming HOA notification and approval that did not occur—there is a clear pattern of bypassing proper procedure. Rewarding this behavior with a zoning change sets the wrong example for our community.

Respectfully, we urge the Commission to consider the broader implications of this case. Zoning regulations exist for a reason: to provide clear expectations, maintain neighborhood standards, and ensure transparent, good-faith development. Allowing this change would compromise those principles.

Thank you for your time and consideration.



8/12/2025

Attention Planning and Zoning Committee / City of Leander TX

Concerning Case Z-25-0173, please read the comments on the following documents, 2 of which were provided by the city (Procedure and Zoning Details) and 2 from concerned neighbors and citizens who reside in the Greatwood Community.

1. Procedure – As required by the city, #1 and #2 did not happen. I (Rolando Ponce) live right next to the applicant, and I was not contacted by the applicant nor was anyone that I talked to that live within 500' of the applicant.
2. Zoning Descriptions – Type 3 and Type A allow for numerous changes to a property. What is to stop the applicant from attempting to apply once again to make significant changes to the property under what is allowed in those 2 types?
3. Property Details – Obtained from Williamson County Appraisal District – Home is 3990 sq ft, not 5000 as applicant stated. Applicant is using 5000 sq ft to justify his 1500 sq ft of already constructed structures. This 1500 sq ft is 30% of the home sq footage at 5000 sq ft which the home is not. 3990 sq ft at 30% allows for 1197 sq ft. If this zoning change is allowed, the applicant is still non-compliant with city zoning, Site Component – Type 3 as the allowable sq ft has already been exceeded.
4. Petition to Oppose Zoning Change. Signatures are provided on the petition that was signed by numerous neighbors and residents objecting to this proposed zoning change.

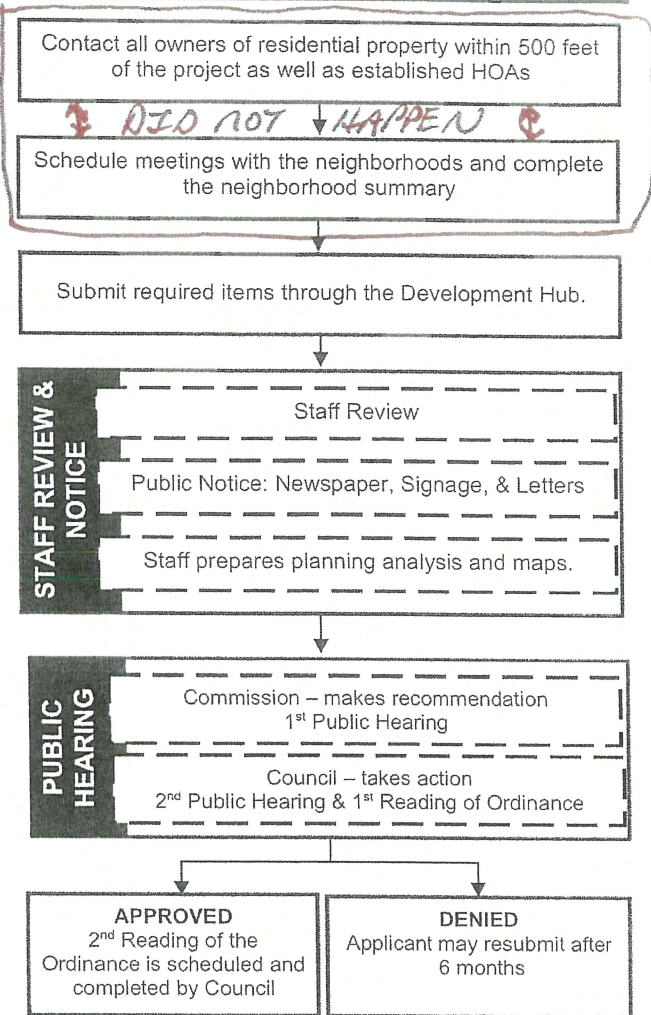
We appreciate your attention to this matter and look forward to the meeting this Thursday, August 14<sup>th</sup> and to the city council meeting on September 18<sup>th</sup>.

Signed,

Citizens and concerned neighbors in the Greatwood Community of Leander TX

## PROCEDURE

1. Contact all owners of residential property within 500 feet of the project as well as established Homeowners Associations.
2. Schedule meetings with the neighborhoods and complete the neighborhood summary.
3. Submit required items through the Development Hub. These documents may be submitted at any time for preview. Once all required documents are confirmed, the application will be reviewed for completeness within 10 business days of the submittal date. The application will be reviewed and staff will provide their recommendation and start the notification process.
4. Public notice will be submitted to the newspaper for publication and will be posted online.
5. Letters of notification will be mailed and signage will be placed on the property 15 days prior to the Commission meeting date. Signs must remain posted during the public process.
6. The Commission will hold a public hearing and make a recommendation. This recommendation is forwarded to the Council for review.
7. The Council will hold a public hearing and take action on the request as well as complete the first reading of the ordinance.
8. If the Council approved the request, then they will complete the second reading of the ordinance.
9. If the case is approved, then an official ordinance will be executed and the zoning maps will be updated to reflect the new district.
10. A letter and the ordinance will be sent to the property owner.
11. If the Council denies the request, the applicant will have the ability to resubmit the application for review in 6 months.
12. The applicant may request a postponement of the zoning case during the review process. There is a postponement fee and renotification fees that will apply if the applicant requests to postpone the application. A postponement request is required to be submitted within 72 hours of the public hearing.





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

## ZONING DESCRIPTIONS

### USE COMPONENT

#### **SFR – SINGLE-FAMILY RURAL:**

*Features:* 1 acre lot min.; 1,600 square foot living area min.

*Intent:* Development of single-family detached dwellings on lots one acre or larger in size and for other uses that are compatible and complimentary to large lot and very low-density residential development. The purpose of this component is to provide regulations to preserve rural character and maintain and protect the City's single-family residences and neighborhoods in an area with larger lot sizes. This component is also intended to preserve the larger tracts of land for future economic development in accordance with the Comprehensive Plan, while permitting rural/agricultural uses on the land to continue.

### SITE COMPONENT

#### **TYPE 3:**

*Features:* Accessory buildings up to 30% of primary buildings; accessory dwellings; drive-thru service; limited outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors, no indoor parking required.

*Intent:*

- (1) A Type 3 site component is intended to be utilized with LO and LC use components where adjacent to less restricted districts to provide for a land use transition.
- (2) This component is intended to be utilized with residential components where accessory dwellings or additional accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.
- (3) This component is intended to be combined with LO, LC, GC, HC and HI components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.
- (4) Compliance with Type 1 or 2 standards shall also be deemed as compliance with this component.

### ARCHITECTURAL COMPONENT

#### **TYPE A:**

*Features:* 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, SFE, SFS, SFU and SFC components.

R570333

DECORA  
HOLDINGS LLC

2700 MONTE  
RANCH TRL  
LEANDER, TX  
78641

2025

\$1,106,720

Page: Property Details

PROPERTY INFORMATION

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Property Status   | Active                                               |
| Property Type     | Residential                                          |
| Legal Description | S11783 - GREATWOOD PH 4, BLOCK E, Lot 4, ACRES 1.005 |
| Neighborhood      | L117415B - GREATWOOD                                 |
| Account           | R-17-W324-0104-E004                                  |
| Map Number        | 4-2848,4-2048                                        |
| Effective Acres   | 0.000000                                             |

CO-OWNERS INFORMATION

|                   |                                       |
|-------------------|---------------------------------------|
| Owner Name        | DECORA HOLDINGS LLC                   |
| Owner ID          |                                       |
| Exemptions        |                                       |
| Percent Ownership | 100%                                  |
| Mailing Address   | 106 WOODLEY RD LEANDER, TX 78641-8067 |
| Agent             |                                       |

MARKET VALUE INFORMATION

| MARKET VALUE                   |           |
|--------------------------------|-----------|
| Improvement Homesite Value     | N         |
| Improvement Non-Homesite Value | N         |
| Total Improvement Market Value | \$918,7   |
| Land Homesite Value            | N         |
| Land Non-Homesite Value        | N         |
| Land Agricultural Market Value | N         |
| Land Timber Market Value       | N         |
| Total Land Market Value        | \$188,0   |
| Total Market Value             | \$1,106,7 |

ASSESSED VALUE

|                                |           |
|--------------------------------|-----------|
| Total Improvement Market Value | \$918,7   |
| Land Homesite Value            | N         |
| Land Non-Homesite Value        | N         |
| Agricultural Use               |           |
| Timber Use                     |           |
| Total Appraised Value          | \$1,106,7 |
| Homestead Cap Loss             |           |
| Circuit Breaker Limit Cap Loss |           |
| Total Assessed Value           | \$1,106,7 |

N/A values are not applicable toward to value



## 2025 PROPERTY EXEMPTION

| TAXING ENTITY                                                                                                     | EXEMPTIONS | EXEMPTIONS<br>AMOUNT | TAXABLE VALUE | TAX RATE PER 100 |
|-------------------------------------------------------------------------------------------------------------------|------------|----------------------|---------------|------------------|
| CAD- Williamson CAD                                                                                               |            | -                    | \$1,106,720   | 0                |
|  CLE- City of Leander            |            | -                    | \$1,106,720   | 0.417282         |
|  GWI- Williamson CO              |            | -                    | \$1,106,720   | 0.35567          |
|  J01- Aus Comm Coll              |            | -                    | \$1,106,720   | 0.1013           |
|  RFM- Wmsn CO<br>FM/RD           |            | -                    | \$1,106,720   | 0.044329         |
|  SLE- Leander ISD                |            | -                    | \$1,106,720   | 1.0869           |
|  W09- Upper Brushy<br>Creek WCID |            | -                    | \$1,106,720   | 0.017            |
| TOTALS                                                                                                            |            |                      |               | 2.022481         |

## 2025 IMPROVEMENTS

⌵ Expand/Collapse

| Improvement #1 | State Code                     | Homesite   | Total Main Area (Exterior Measured) |       | Market Value |
|----------------|--------------------------------|------------|-------------------------------------|-------|--------------|
|                | A1 - Residential Single Family | Yes        | 3,990 Sq. Ft                        |       | N/A          |
| RECORD         | TYPE                           | YEAR BUILT | SQ. FT                              | VALUE | ADD'L INFO   |
| 1              | Main Area                      | 2020       | ✓ 3,158                             | N/A   | ⌵ Details    |
| 2              | Garage                         | 2020       | 829                                 | N/A   | ⌵ Details    |
| 3              | Second Floor                   | 2020       | ✓ 832                               | N/A   | ⌵ Details    |
| 4              | Open Porch                     | 2020       | 125                                 | N/A   | ⌵ Details    |
| 5              | Open Porch                     | 2020       | 203                                 | N/A   | ⌵ Details    |
| 6              | Fireplace                      | 2020       | 1                                   | N/A   | ⌵ Details    |
| 7              | Site Improvement               | 2020       | -                                   | N/A   | ⌵ Details    |
| 8              | Concrete Pool                  | 2024       | 1,080                               | N/A   | ⌵ Details    |
| 9              | Patio                          | 2024       | 1,680                               | N/A   | ⌵ Details    |

## 2025 LAND SEGMENT

| LAND<br>SEGMENT<br>TYPE | STATE CODE                        | HOMESITE | MARKET<br>VALUE | AG USE | TIM USE | LAND SIZE                         |
|-------------------------|-----------------------------------|----------|-----------------|--------|---------|-----------------------------------|
| 1 - Residential         | A1 - Residential<br>Single Family | Yes      | N/A             | \$0    | \$0     | 1.005000 acres                    |
| TOTALS                  |                                   |          |                 |        |         | 43,778 Sq. ft /<br>1.005000 acres |

## ASSESSMENT

| YEAR | IMPROVEMENT | LAND      | MARKET      | AG<br>MARKET | AG<br>USE | TIV<br>MARKET | TIV<br>USE | APPRAISED   | HS<br>CAP<br>LOSS | CBL<br>CAP<br>LOSS | ASSESS  |
|------|-------------|-----------|-------------|--------------|-----------|---------------|------------|-------------|-------------------|--------------------|---------|
| 2024 | \$797,657   | \$188,000 | \$985,657   | \$0          | \$0       | \$0           | \$0        | \$985,657   | \$69,158          | \$0                | \$916,4 |
| 2023 | \$757,719   | \$177,000 | \$934,719   | \$0          | \$0       | \$0           | \$0        | \$934,719   | \$101,538         | \$0                | \$833,1 |
| 2022 | \$853,866   | \$165,000 | \$1,018,866 | \$0          | \$0       | \$0           | \$0        | \$1,018,866 | \$261,429         | \$0                | \$757,4 |
| 2021 | \$570,579   | \$118,000 | \$688,579   | \$0          | \$0       | \$0           | \$0        | \$688,579   | \$0               | \$0                | \$688,5 |
| 2020 | \$18,984    | \$104,412 | \$123,396   | \$0          | \$0       | \$0           | \$0        | \$123,396   | \$0               | \$0                | \$123,3 |

| DEED DATE | SELLER                     | BUYER                      | INSTR #    | VOLUME/PAGE |
|-----------|----------------------------|----------------------------|------------|-------------|
| 2/22/2024 | JACKSON, HENRY &<br>TARREL | DECORA HOLDINGS<br>LLC     | 2024015122 |             |
| 6/1/2020  | GIDDENS<br>DEVELOPMENT INC | JACKSON, HENRY &<br>TARREL | 2020057809 |             |
| 11/2/2018 | JL DEVELOPMENT INC         | GIDDENS<br>DEVELOPMENT INC | 2018099054 |             |

**Petition to Oppose Zoning Change Z-25-0173 (2700 Monte Ranch Trail)**

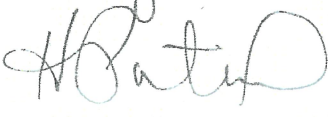
We, the undersigned residents of the City of Leander and surrounding neighborhoods, respectfully oppose the requested zoning change for the property located at 2700 Monte Ranch Trail, known as Zoning Case Z-25-0173.

The applicant is seeking to rezone the property from R-2 (Single-Family Residential) to R-3 (Multi-Family Residential) in order to legalize a structure that was built in violation of existing residential zoning regulations.

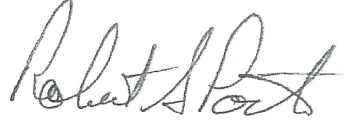
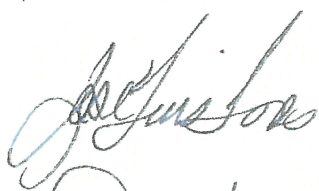
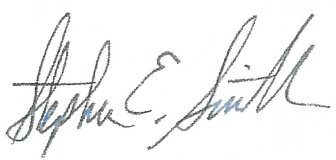
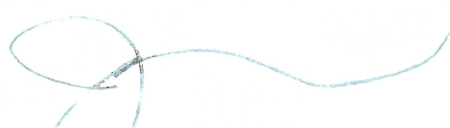
We oppose this request for the following reasons:

1. Rewarding Zoning Violations Sets a Dangerous Precedent
2. Approving a zoning change after a violation undermines the zoning code and encourages others to build outside the rules with the expectation of future rezoning.
3. R-3 Density Does Not Fit Our Rural Neighborhood
4. The Property Already Exceeds Legal Limits
5. Instead of reducing or modifying the structure to comply with R-2 zoning, the applicant is asking the city to change the rules to avoid accountability.

We urge the City of Leander's Planning & Zoning Commission and City Council to reject this rezoning request and preserve the integrity of our residential zoning protections.

| Name (Printed)          | Street Address               | Signature                                                                            | Date   |
|-------------------------|------------------------------|--------------------------------------------------------------------------------------|--------|
| Russell<br>Hess         | 2740 Monte Ranch Trl         |  | 8/2/25 |
| Rolando<br>Ponce        | 2720 Monte Ranch Trl         |  | 8/2/25 |
| LaResea<br>Woods        | 2721 Monte Ranch Trl         |  | 8/2/25 |
| Paresh + Hetal<br>Patel | 3000 Council Springs<br>Pass |  | 8/3/25 |



| Name (Printed)        | Street Address            | Signature                                                                            | Date      |
|-----------------------|---------------------------|--------------------------------------------------------------------------------------|-----------|
| Adem Mitchell         | 2940 Council Springs Pass |    | 8/3/25    |
| T. HAWESAK<br>MATH    | 2760 Monte Ranch Trl      |    | 8/3/25    |
| Robert Wells          | 2920 Council Springs Pass |    | 8/3/25    |
| ROBERT PORTER         | 2900 COUNCIL SPRINGS PASS |    | 8/3/25    |
| Charlie Anderson      | 2701 Fishing Hole CV      |    | 8/3/25    |
| ROBERT<br>WERNERSBACH | 2741 MONTE RANCH TRL      |   | 8/3/25    |
| Jose Luis Toro        | 2761 Monte Ranch Trl      |  | 03 Aug 25 |
| DAVE SCOTT            | 2741 FISHING HOLE COVE    |  | 8/4/25    |
| Steve Smith           | 2740 Fishing Hole Cove    |  | 8/4/25    |
| Randy Havel           | 2720 Fishing Hole Cove    |  | 8/4/25    |
| Jason Simental        | 2700 Fishing Hole CV      |  | 8/4/25    |

Name (Printed)

Street Address

Signature

Date

|                                    |                                                    |                        |        |
|------------------------------------|----------------------------------------------------|------------------------|--------|
| Tracie Simental                    | 2700 Fishing Hole CV<br>Leander, TX 78641          | Tracie Simental        | 8/4/25 |
| Julia & Jason<br>Littleton         | 2620 Great Owl Pass<br>Leander, TX 78641           | Julia Littleton        | 8/5/25 |
| Ray &<br>Debbie<br>Groyer          | 2600 Council Springs<br>Pass<br>Leander, TX 78641  | Debbie Groyer          | 8-5-25 |
| Adam <del>and</del><br>Nikki Swies | 2560 Council Springs<br>pass                       | Adam Swies             | 8-5-25 |
| Rodney Hardin                      | 2760 Honeywood Dr                                  | R.G. Hardin            | 8-6-25 |
| Amunda Hardin                      | 2760 Honeywood Dr                                  | Amunda Hardin          | 8-6-25 |
| Margaret Hardin                    | 2760 Honeywood Dr.<br>Leander, Tx. 78641           | Margaret Hardin        | 8/6/25 |
| Anthony<br>Roberts                 | 2960 Council Springs<br>Pass, Leander, Tx<br>78641 | Anthony Roberts        | 8/6/25 |
| Clarissa<br>Roberts                | 2960 Council Springs Pass<br>Leander, TX 78641     | Clarissa Roberts       | 8/6/25 |
| Charles Gregg<br>Anderson          | 2540 Grey Mountain Pass<br>Leander, Tx 78641       | Charles Gregg Anderson | 8/7/25 |
| Erika Anderson                     | 2540 Grey Mountain Pass<br>Leander, Tx 78641       | Erika Anderson         | 8/7/25 |

Name (Printed)

Street Address

Signature

Date

Katherine J. Hidalgo 2700 Council Springs CV

Kat J/Hidalgo

8/8/25

Jennifer Gaus 2541 Grey Mountain Pass  
Aron Gaus

Jennifer Gaus 8/8/2025



| First Name  | Last Name   | Home Address              | My comments<br>apply to the |                   | My position on the above |                                                                        |
|-------------|-------------|---------------------------|-----------------------------|-------------------|--------------------------|------------------------------------------------------------------------|
|             |             |                           | following                   | My agenda item or | agenda item or case      |                                                                        |
|             |             |                           | meeting date:               | case number:      | number:                  | I want to include comments at the meeting:                             |
| Tracie      | Simental    | 2700 Fishing Hole Cv      | 8/14/2025                   | Z-25-0173         | I am AGAINST this item.  | No. I just want my position (FOR/AGAINST) added to the meeting record. |
| Christopher | Moran       | 2601 Greatwood Trail      | 8/12/2025                   | Z-25-0173         | I am AGAINST this item   | No. I just want my position (FOR/AGAINST) added to the meeting record. |
| Kristie     | Huerta      | 2721 Great Owl Pass       | 8/14/2025                   | Z-25-0173         | I am AGAINST this item   | No. I just want my position (FOR/AGAINST) added to the meeting record. |
| Robert      | Porter      | 2900 Council Springs Pass | 8/14/2025                   | Z-25-0173         | I am AGAINST this item   | No. I just want my position (FOR/AGAINST) added to the meeting record. |
| Marian      | Garrard     | 2861 Greatwood TRL        | 8/14/2025                   | Z-25-0173         | I am AGAINST this item   | No. I just want my position (FOR/AGAINST) added to the meeting record. |
| Gary        | Garrard     | 2861 Greatwood TrL        | 8/14/2025                   | Z-25-0173         | I am AGAINST this item   | No. I just want my position (FOR/AGAINST) added to the meeting record. |
| Ankur       | Desai       | 2521 grey mountain pass   | 8/14/2025                   | Z-25-0173         | I am AGAINST this item   | No. I just want my position (FOR/AGAINST) added to the meeting record. |
| Jennifer    | Sadowski    | 2721 Jack Hays Trail      | 8/14/2025                   | Z-25-0173         | I am AGAINST this item   | No. I just want my position (FOR/AGAINST) added to the meeting record. |
| Mia         | Hendricks   | 2760 Jack Hays Trail      | 8/14/2025                   | Z-25-0173         | I am AGAINST this item   | No. I just want my position (FOR/AGAINST) added to the meeting record. |
| Adam        | Mitchell    | 2940 COUNCIL SPRINGS PASS | 8/14/2025                   | Z-25-0173         | I am AGAINST this item   | No. I just want my position (FOR/AGAINST) added to the meeting record. |
| Lisa        | Molinar     | 2561 Monte Ranch Trl      | 8/14/2025                   | Z-25-0173         | I am AGAINST this item   | No. I just want my position (FOR/AGAINST) added to the meeting record. |
| Mandi       | Porter      | 2900 Council Springs Pass | 8/14/2025                   | Z-25-0173         | I am AGAINST this item   | No. I just want my position (FOR/AGAINST) added to the meeting record. |
| Benjamin    | Burke       | 2700 Jack Hays Tr         | 8/14/2025                   | Z-25-0173         | I am AGAINST this item   | No. I just want my position (FOR/AGAINST) added to the meeting record. |
| Melinda     | Burke       | 2700 Jack Hays Tr         | 8/14/2025                   | Z-25-0173         | I am AGAINST this item   | No. I just want my position (FOR/AGAINST) added to the meeting record. |
| Michael     | Wilkes      | 2541 Greatwood trl        | 8/14/2025                   | X-25-0173         | I am AGAINST this item   | No. I just want my position (FOR/AGAINST) added to the meeting record. |
| Megan       | Sellars     | 2701 Great Owl Pass       | 8/14/2025                   | Z-25-0173         | I am AGAINST this item   | No. I just want my position (FOR/AGAINST) added to the meeting record. |
| Megan       | Mitchell    | 2940 COUNCIL SPRINGS PASS | 8/14/2025                   | Z-25-0173         | I am AGAINST this item   | No. I just want my position (FOR/AGAINST) added to the meeting record. |
| Sheri       | Shelton     | 2460 Greatwood Trl        | 8/14/2025                   | Z-25-0173         | I am AGAINST this item   | No. I just want my position (FOR/AGAINST) added to the meeting record. |
| Steve       | Helland     | 2720 Honeywood Dr         | 8/14/2025                   | Z-25-0173         | I am AGAINST this item   | No. I just want my position (FOR/AGAINST) added to the meeting record. |
| Elizabeth   | Marlatt     | 2520 Ridley House Cv      | 8/14/2025                   | Z-25-0173         | I am AGAINST this item   | No. I just want my position (FOR/AGAINST) added to the meeting record. |
| Jennifer    | Gaus        | 2541 Grey Mountain Pass   | 8/14/2025                   | Z-25-0173         | I am AGAINST this item   | No. I just want my position (FOR/AGAINST) added to the meeting record. |
| Lisa        | Budzilowicz | 2720 Honeywood Dr         | 8/14/2025                   | Z-25-0173         | I am AGAINST this item   | No. I just want my position (FOR/AGAINST) added to the meeting record. |
| Jenna       | Spruall     | 2541 Monte Ranch Trl      | 8/14/2025                   | Z-25-0173         | I am AGAINST this item   | No. I just want my position (FOR/AGAINST) added to the meeting record. |
| Allen       | Cox         | 2520 Council Springs Pass | 8/14/2025                   | Z-25-0173         | I am AGAINST this item   | No. I just want my position (FOR/AGAINST) added to the meeting record. |
| Eric        | Coomer      | 2820 Council Springs Pass | 8/14/2025                   | Z-25-0173         | I am AGAINST this item   | No. I just want my position (FOR/AGAINST) added to the meeting record. |
| Clarissa    | Roberts     | 2960 Council Springs Pass | 8/11/2025                   | Z-25-0173         | I am AGAINST this item   | No. I just want my position (FOR/AGAINST) added to the meeting record. |
| Kelvin      | Hagan       | 2701 Jack Hayes Trl       | 8/14/2025                   | Z-25-0173         | I am AGAINST this item   | No. I just want my position (FOR/AGAINST) added to the meeting record. |
| Amanda      | Hardin      | 2760 Honeywood Dr         | 8/14/2025                   | Z-25-0173         | I am AGAINST this item   | No. I just want my position (FOR/AGAINST) added to the meeting record. |
| Margaret    | Hardin      | 2760 Honeywood Dr         | 8/14/2025                   | Z-25-0173         | I am AGAINST this item   | No. I just want my position (FOR/AGAINST) added to the meeting record. |



| ID   | Submission Date       | First Name | Last Name  | Home Address         | City    | State | Zip Code | My comments apply to the following regular meeting: | My comments apply to the following meeting date: | My agenda item or case number: | My position on the above agenda item or case number: | I want to include comments at the meeting:                            | My written comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------|-----------------------|------------|------------|----------------------|---------|-------|----------|-----------------------------------------------------|--------------------------------------------------|--------------------------------|------------------------------------------------------|-----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6391 | 8/3/2025 9:01 LIN     |            | AINSWORTH  | 2400 Greatwood Tra   | Leander | TX    | 78641    | Planning and Zoning Commissior                      | 8/14/2025                                        | Z-25-0173                      | I am AGAINST this item.                              | Yes. But I only want my written comments added to the meeting record. | <p>First off, who do these people think they are? Did they even talk to anyone in the neighborhood about this proposal first? Adding an apartment complex to the middle of our neighborhood will drastically reduce the value of ALL of the homes in the development. I'm assuming that they also did not discuss this proposal with all of the new builders in the area, which will affect the price of the homes in their developments as well. We also know which demographic they are targeting as tenants with their apartment complex, which will eventually bring the gang element to our neighborhood. The audacity of these people to even propose this idea is astounding. I think they've actually managed to anger the entire community.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 6393 | 8/3/2025 10:17 Dawn   |            | Lyons      | 2701 Monte Ranch T   | Leander | Texas | 78641    | Planning and Zoning Commissior                      | 8/14/2025                                        | Z-25-0173                      | I am AGAINST this item.                              | Yes. But I only want my written comments added to the meeting record. | <p>The homeowner at 2700 Monte Ranch Trail has already exceeded the coverage allowed by the HOA AND the city of Leander . They are trying to circumvent the HOA and the city by requesting to rezone already built items that have no permit, were not approved and do not match his residence. This devalues the properties in our neighborhood.</p> <p>We are against this rezoning proposal because thus far has ignored rules, pushed limits, and continues to operate outside of the parameters set by the HOA and the City of Leander.</p> <p>The homeowner already signed an agreement upon their choice to live in Greatwood Estates and the city of Leander and to abide by the guidelines set that they have chosen not to follow. What is going to prevent them from ignoring other rules set? Who is responsible for the correction of what is already unsightly, un-permitted structures ? Who is going to prevent the weekly noise disturbance under these structures that already exist to our otherwise quiet neighborhood?</p> <p>I don't live in Greatwood, but down in Mesa Vista. I walk through Greatwood multiple times a week with my dogs and children. I appreciate being able to walk safely on the roads, with little road traffic, along with all others out walking at the same time. Increasing to r-3 sets a precedent with other properties being rezoned to high density, which will increase road traffic in a neighborhood where sidewalks don't exist. I support the community of Greatwood who oppose this.</p> <p>We cannot allow reasoning after the fact because of mistakes a single homeowner has made. We chose this neighborhood because of the character and the consequences of allowing a chnage in zoning would hurt that character and would negatively impact everyone in the neighborhood, and only benefit one individual. This is a terrible precedent.</p> |
| 6403 | 8/3/2025 17:26 Elise  |            | O'Sullivan | 111 Mesa Vista Drive | Leander | Texas | 78641    | Planning and Zoning Commissior                      | 8/14/2025                                        | Z-25-0173                      | I am AGAINST this item.                              | Yes. But I only want my written comments added to the meeting record. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 6422 | 8/4/2025 13:45 Ashley |            | Rogers     | 2721 Greatwood Trl   | Leander | TX    | 78641    | Planning and Zoning Commissior                      | 8/14/2025                                        | Z-25-0173                      | I am AGAINST this item.                              | Yes. But I only want my written comments added to the meeting record. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 6456 | 8/6/2025 11:30 Lin    |            | Ainsworth  | 2400 Greatwood Tra   | Leander | TX    | 78641    | Planning and Zoning Commissior                      | 8/14/2025                                        | Z-25-0173                      | I am AGAINST this item.                              | Yes. But I only want my written comments added to the meeting record. | <p>First off, who do these people think they are? Did they even talk to anyone in the neighborhood about this proposal first? Adding an apartment complex to the middle of our neighborhood will drastically reduce the value of ALL of the homes in the development. I'm assuming that they also did not discuss this proposal with all of the new builders in the area, which will affect the price of the homes in their developments as well. We also know which demographic they are targeting as tenants with their apartment complex, which will eventually bring the gang element to our neighborhood. The audacity of these people to even propose this idea is astounding. I think they've actually managed to anger the entire community.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 6457 | 8/6/2025 11:31 Dawn   |            | Lyons      | 2701, Monte Ranch    | Leander | TX    | 78641    | Planning and Zoning Commissior                      | 8/14/2025                                        | Z-25-0173                      | I am AGAINST this item.                              | Yes. But I only want my written comments added to the meeting record. | <p>Ⓜ</p> <p>The homeowner at 2700 Monte Ranch Trail has already exceeded the coverage allowed by the HOA AND the city of Leander . They are trying to circumvent the HOA and the city by requesting to rezone already built items that have no permit, were not approved and do not match his residence. This devalues the properties in our neighborhood.</p> <p>We are against this rezoning proposal because thus far has ignored rules, pushed limits, and continues to operate outside of the parameters set by the HOA and the City of Leander.</p> <p>The homeowner already signed an agreement upon their choice to live in Greatwood Estates and the city of Leander and to abide by the guidelines set that they have chosen not to follow. What is going to prevent them from ignoring other rules set? Who is responsible for the correction of what is already unsightly, un-permitted structures ? Who is going to prevent the weekly noise disturbance under these structures that already exist to our otherwise quiet neighborhood?</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |



|      |                |          |            |                              |       |       |                                |           |           |                         |                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------|----------------|----------|------------|------------------------------|-------|-------|--------------------------------|-----------|-----------|-------------------------|-----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6458 | 8/6/2025 11:38 | Randall  | Havel      | 2720 Fishing Hole Ct Leander | TX    | 78641 | Planning and Zoning Commissior | 8/14/2025 | Z-25-0173 | I am AGAINST this item. | Yes. But I only want my written comments added to the meeting record. | This address has demonstrated a complete disregard for rules, ordinances, and safety on several occasions. I strongly oppose the rezoning request converting the subject property from Zoneâ€”2 (low-density single-family residential) to Zoneâ€”3. Such a change threatens public safety by increasing vehicular traffic and straining local infrastructure; elevates noise exposure beyond residential thresholds under Leanderâ€”s noise ordinance (particularly from HVAC, deliveries, and lighting systems); and compromises neighborhood character and property values consistent with the Cityâ€”s Comprehensive Plan. I urge denial to preserve consistency with adopted land use policy and maintain the welfare of existing residents.                                                                                                                                                                                                                            |
| 6464 | 8/6/2025 14:19 | Elise    | O'Sullivan | 111 Mesa Vista Drive Leander | Texas | 78641 | Planning and Zoning Commissior | 8/14/2025 | Z-25-0173 | I am AGAINST this item. | Yes. But I only want my written comments added to the meeting record. | I don't live in Greatwood, but down in Mesa Vista. I walk through Greatwood multiple times a week with my dogs and children. I appreciate being able to walk safely on the roads, with little road traffic, along with all others out walking at the same time. Increasing to r-3 sets a precedent with other properties being rezoned to high density, which will increase road traffic in a neighborhood where sidewalks don't exist. I support the community of Greatwood who oppose this.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 6467 | 8/6/2025 16:06 | Jennifer | Sadowski   | 2721 Jack Hays Trail Leander | TX    | 78641 | Planning and Zoning Commissior | 8/14/2025 | Z-25-0173 | I am AGAINST this item. | Yes. But I only want my written comments added to the meeting record. | Multiple issues:<br>1) Has built MANY structures without City of Leander approval.<br>2) Used city FIRE HYDRANT to fill his pool<br>3) Continuous noise complaints. Almost every weekend there are parties/events with live bands or extremely loud music. I live 2 culdesacs over and can not sit outside in the evenings and enjoy our quiet neighborhood due to the noise.<br>4) When these parties/events are happening there are cars parked on both sides of the street blocking traffic flow. An emergency vehicle WOULD NOT be able to get through.                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 6471 | 8/6/2025 19:02 | Greg     | Vassaur    | 2740 Jack Hays Trail Leander | TX    | 78641 | Planning and Zoning Commissior | 8/14/2025 | Z-25-0173 | I am AGAINST this item. | Yes. But I only want my written comments added to the meeting record. | We currently live in a neighborhood governed by deed/covenant restrictions, and HOA guidelines. Every owner within the community was provided copies of this information in conjunction with with their contract to purchase their home within Greatwood Estates. Zoning designation is included in this information and provided on the tax assessors website.<br>Rezoning this property, located in the middle of the subdivision, away from any sort of transitional zoning or commercial areas makes zero sense and takes away from the intended use of the neighborhood.<br>Iâ€”m in support of property owners being able to use their property in a manner they would like however the caveat being, if deed restrictions and covenants are in place, they are there for a reason, and need to be followed. The fact that planning and zoning must waste precious resources and time on this is frustrating, knowing Leander had many more pressing issues than this. |
| 6484 | 8/7/2025 18:19 | Mary     | Richardson | 2500 Council Spring Leander  | TX    | 78641 | Planning and Zoning Commissior | 8/14/2025 | Z-25-0173 | I am AGAINST this item. | Yes. But I only want my written comments added to the meeting record. | This is a residential neighborhood, changing one home within the neighborhood to a different type of zoning sets a dangerous precedent that can totally change our quiet neighborhood in the future. My understanding is this neighbor has exceeded the building limits for R-2, and rather than fix it wants the city to rezone the property. Please say NO to this item, it makes no sense at all and would ruin our neighborhood.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 6486 | 8/7/2025 19:49 | Kyle     | Richardson | 2500 Council Spring Leander  | TX    | 78641 | Planning and Zoning Commissior | 8/14/2025 | Z-25-0173 | I am AGAINST this item. | Yes. But I only want my written comments added to the meeting record. | During the party this resident located at 2700 Monte Ranch Trail on Saturday night on July 26th, we had a large amount of parking that took place on both sides of the street on the corner of Council Springs Pass and Monte Ranch Trail that continued for several hundred feet. Some people were giving other guests rides to their cars due to this distance. If this continues the city of Leander will need to provide a wider road for safer access through this area for the neighborhood.<br><br>I heard immediate neighbors have a problem due to the party continuing late into early morning with loud music.<br>Changing the zoning would only make matters worse and would set a dangerous precedent.<br>Please vote NO.                                                                                                                                                                                                                                       |



|      |                         |          |                              |    |       |                                |           |           |                                                                       |                         |
|------|-------------------------|----------|------------------------------|----|-------|--------------------------------|-----------|-----------|-----------------------------------------------------------------------|-------------------------|
| 6515 | 8/10/2025 14:31 Candice | Scott    | 2741 Fishing Hole C' Leander | TX | 78641 | Planning and Zoning Commissior | 8/14/2025 | Z-25-0173 | Yes. But I only want my written comments added to the meeting record. | I am AGAINST this item. |
| 6533 | 8/11/2025 20:05 Lesley  | Murphy   | 2561 Greatwood Tra Leander   | TX | 78641 | Planning and Zoning Commissior | 8/14/2025 | Z-25-0173 | Yes. But I only want my written comments added to the meeting record. | I am AGAINST this item. |
| 6535 | 8/11/2025 21:36 Joseph  | Hunstock | 2640 Great Owl Pas: Leander  | TX | 78641 | Planning and Zoning Commissior | 8/14/2025 | Z-25-0173 | Yes. But I only want my written comments added to the meeting record. | I am AGAINST this item. |

I am writing to formally and adamantly oppose the rezoning request for Zoning Case Z-25-0173, located at 2700 Monte Ranch Trail, Leander, scheduled for consideration at the August 14, 2025 Planning & Zoning Commission meeting.

Our neighborhood is an established, upscale, single-family residential community where homes are valued in the \$800k-\$1 mil. The request to rezone this property directly conflicts with our HOA covenants. There is additional concern that this homeowner is already using the current home as a VRBO and wants to add additional living quarters to rent out or for workers of his business to stay. Our HOA strictly prohibits both multi-family dwellings and transient rentals.

The property owner has a documented pattern of noncompliance and blatant disregard for the neighborhood, the HOA, and the City of Leander, including:

- 1.Hosting frequent large gatherings that cause excessive street congestion, blocking access for emergency response vehicles.
- 2.Constructing a pool and other structures without obtaining required city permits or HOA approval.
3. Filling the unpermitted pool by connecting to and drawing water from a public fire hydrant &” an unauthorized and unsafe use of public resources.
4. With already facing enforcement actions with the city for structures built, violating city requirements for permits, yet now seeking even more intensive property use through rezoning.

Dear Planning & Zoning Commission,

I am writing to express my strong opposition to the proposed rezoning request to change a parcel in our neighborhood from R-2 (Rural Residential) to R-3 (Suburban Residential). Our community was thoughtfully zoned with intention - to preserve a rural character, provide estate-style lots, and maintain a lower-density quality of life that aligns with the city's long-term planning vision.

Granting this rezoning sets a troubling precedent without any compelling justification. There is no broader need, compounding growth issue, or infrastructure driver in this specific area that supports a shift to higher-density zoning. This change would alter the character of our neighborhood in a way that diminishes the values many of us moved here for - open space, privacy, and a sense of rural tranquility within city limits.

I would also like to bring attention to the property owner behind this request. This individual has already violated multiple building regulations and is now seeking a zoning change and variance after the fact. This kind of conduct, bypassing rules and asking for forgiveness later, shows a disregard not only for our community but also for the city's planning process and the officials who work diligently to enforce it.

I urge the commission to preserve the integrity of our neighborhood and uphold the zoning standards that were carefully set to guide responsible growth and development.

Sincerely,  
Lesley Murphy  
Homeowner, Greatwood Estates

Dearest members of the zoning committee. Please do not approve this request. Unfortunately, this neighborhood has not worked in good faith with the neighborhood HOA, or city, to get all updates to their back yard approved, and some events we have witnessed on the property over the past two months make us incredibly worried about what will happen if this request is approved. Not long ago, my wife and I were walking the neighborhood around 5:30 a.m. and we were shocked and worried about a gentleman in this back yard pool who still sounded very drunk from the night before. He was using a lot of vulgarities in his slurred speech, and there was music playing that was loud enough that I imagine our real neighbors could still hear. Great Wood and all the new neighborhoods coming in around us are part of what makes Leander an amazing place to live. I ask that you consider this vote as if it was the house next door to yours. Would you approve it then? I appreciate your time.

65498/12/2025 21:08 Dave Scott2741 Fishing Hole C Leander TX78641 Planning and Zoning Commissior8/14/2025 Z-25-0173

65598/13/2025 11:56 Melissa Wernersbach2741 Monte Ranch T Leander TX78641 Planning and Zoning Commissior8/14/2025 Z-25-0173

Dear Planning & Zoning,

I am writing to formally express my opposition to the request to rezone the property located at 2700 Monte Ranch Trail, Leander from a zone 2 to a zone 3.

While the property owner has stated that the rezoning is intended solely to accommodate an outdoor kitchen cover, I have serious concerns that this change would open the door to uses and structures that extend far beyond that stated purpose. Rezoning decisions have lasting impacts on the neighborhood, and once a zoning classification is changed, futures uses are not limited to the current owner's stated intentions.

In this particular case, the applicant has a well-documented history of strained relationships with numerous neighbors and has repeatedly demonstrated a disregard for community norms and agreements. Based on past actions, I have no confidence that the change in zoning would be applied in a manner consistent with preserving the character, peace, and property values of our neighborhood.

I respectfully urge the planning and zoning commission to consider the precedent this rezoning could set and the negative impact it would have on the surrounding community. For these reasons I strongly oppose this request and ask that you vote against it.

Thank you for your consideration.

Dave Scott

I am opposed to the proposed change from Type 2 to Type 3 zoning for this property. Type 2 zoning was created to provide a careful transition between commercial and residential areas, minimizing negative impacts on nearby homes. It places limits on building size, prohibits certain outdoor activities, and requires more compatibility with residential neighborhoods. By contrast, Type 3 zoning allows larger accessory buildings, outdoor storage and fueling, vehicle washing, and removes enclosed parking requirements. These changes would bring higher-intensity commercial uses directly adjacent to residential areas, increasing noise, traffic, and visual impacts. This is not consistent with protecting the character, safety, and livability of nearby homes. For these reasons, I urge you to keep the zoning as Type 2 to preserve the intended buffer and compatibility with surrounding homes.