



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

Pat Bryson Municipal Hall  
201 North Brushy Street - Leander, Texas  
Thursday, May 14, 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 May 7, 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 April 28, 2026.
7. Approval of the extension of the application expiration for Subdivision Case FP-24-0190 The Shoppes at Leander; on four (4) parcels of land 14.793 acres ± in size; more particularly described by Williamson Central Appraisal District Parcels R501146, R579460, R491364, and R511667, generally located northeast of the intersection of N. Bagdad Road and W. San Gabriel Parkway, Leander, Williamson County, Texas.
8. Approval of the extension of the application expiration for Subdivision Case PICIP-24-0139 Leander Business Center Public Waterline Construction Plan; on one (1) parcel of land 10.249 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R031713, commonly known as 80 Mockingbird Hill, Leander, Williamson County, Texas.
9. Approval of the extension of the application expiration for Site Development Case SD-23-0081 TXB Leander; on one (1) parcel of land 16.21 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R620136, commonly known as 8101 RM 2243, Leander, Williamson County, Texas.

10. Approval of the extension of the application expiration for Site Development Case SD-24-0235 The Shoppes at Monarch; on one (1) parcel of land 1.206 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R616289, commonly known as 3260 US 183, Leander, Williamson County, Texas.

<b>PUBLIC HEARING: ACTION</b>
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11. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0195 to amend the Leander Springs PUD (Planned Unit Development) with base zoning districts of MF-2-A (Multi-Family) and GC-3-A (General Commercial) to update the language as it relates to phasing and timing of the development, reduce the total number of apartments, and modify the phasing requirements on two (2) parcels of land approximately 77.90 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R403524 and R051592; and generally located southwest of the intersection of 183A Toll Road and RM 2243, Leander, Williamson County, Texas.
  - Discuss and consider action regarding Zoning Case Z-25-0195 as described above.
  - a. Staff Presentation
  - b. Applicant Presentation
  - c. Open Public Hearing
  - d. Close Public Hearing
  - e. Discussion
  - f. Consider Action
12. Conduct a Public Hearing regarding Zoning Case Z-26-0212 to amend the current zoning of GC-2-C (General Commercial) and SFT-2-B (Single-Family Townhome) to adopt the Life Time Leander Minor PUD (Planned Unit Development) with the base zoning of LC-2-C (Local Commercial) on two (2) parcels of land approximately 14.037 acres ± in size, more particularly described by Williamson Central Appraisal District parcels R031386 and R031387; and located at 11675 Hero Way West, Leander, Williamson County, Texas.
  - Discuss and consider action regarding Zoning Case Z-26-0212 as described above.
  - a. Staff Presentation
  - b. Applicant Presentation
  - c. Open Public Hearing
  - d. Close Public Hearing
  - e. Discussion
  - f. Consider Action
13. Conduct a Public Hearing and consider action regarding Zoning Case Z-26-0220 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Newton Nursery Minor PUD (Planned Unit Development) with the base zoning of LC-2-A (Local Commercial) on one (1) parcel of land approximately 5.018 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R516920; and generally located south of San Gabriel Parkway, approximately 800 feet west of the intersection with CR 270, Leander, Williamson County, Texas.
  - Discuss and consider action regarding Zoning Case Z-26-0220 as described above.
  - a. Staff Presentation
  - b. Applicant Presentation
  - c. Open Public Hearing
  - d. Close Public Hearing

- e. Discussion
- f. Consider Action

<b>REGULAR AGENDA</b>
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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 8th day of May 2026 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



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Veronica Tovar, Secretary



**EXECUTIVE SUMMARY**  
**5/14/2026**

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**AGENDA SUBJECT:**

Approval of the minutes for meeting held on April 28, 2026.

**BACKGROUND:**

**HISTORY/TIMELINE:**

**APPLICANT/AGENT:**

**RECOMMENDATION:**

Staff recommends approval of minutes.

**PRESENTER:**

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**Attachments:**

1. 4-23-2026 P & Z Minutes



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



Pat Bryson Municipal Hall  
201 North Brushy Street - Leander, Texas  
Thursday, April 23, 2026  
Regular Meeting at 6:00 PM

<b>Place 1 – Donnie Mahan, Chair</b>	<b>Place 5 – James Oliver</b>
<b>Place 2 – Joseph Morales</b>	<b>Place 6 – Laura Lantrip, Vice-Chair</b>
<b>Place 3 – Karen Lewis</b>	<b>Place 7 – Tyler Bray</b>
<b>Place 4 – Jay Coats</b>	<b>Staff Liaison – Robin Griffin</b>

**REGULAR MEETING**

1. Call to Order.  
Meeting was called to order at 6:00 p.m.
2. Roll Call.  
All commissioners were present except Commissioner Jay Coats.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the April 16, 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 item 6.

By: Board Member Oliver  
Seconded: Board Member Lantrip

**Vote: 6 - 0**

6. Approval of the minutes for meeting held on April 9, 2026.

**PUBLIC HEARING: ACTION**

7. Conduct a Public Hearing regarding Special Use Case Z-26-0210 to consider action on a Special Use Permit to allow for an in-home day care with up to 12 children on one parcel of land 0.2 acres ± in size,

more particularly described by Williamson Central Appraisal District Parcel R456282; and more commonly known as 1202 Drake Cove, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-26-0210 as described above.

Public Hearing opened at 6:08 p.m.; Public Hearing closed at 6:55 p.m.; following discussion.

THE FOLLOWING SPOKE IN FAVOR OF THE REQUEST:

Jaganath Dhanasekaran, 320 Windward Vw, Leander, Texas 78641  
Michael Dennis, 4517 Trinity Woods St., Leander, Texas 78641  
Carson Horwitt, 2109 Rosin Jaw Walk, Leander, Texas 78641  
Dan Glushko, 624 Acuff Ln, Leander, Texas 78641  
Theresa Miraflor, 644 Silver Creek Dr., Leander, Texas 78641  
Jennifer Jones, 116 Talon Grasp Trail Apt 7102, Leander, Texas 78641  
Gay Glick, 912 Mallard Lake Trl, Leander, Texas 78641  
Naushir Maredia, 725 Eastuary Dr., Leander, Texas 78641  
Marion Cichella, 600 Caballero Rd., Leander, Texas 78641  
Mary Moreno, 520 Tula Trl, Leander, Texas 78641  
Crystal Medina, 429 Alsatian Ln., Leander, Texas 78641  
Chante Dennis, 4517 Trinity Woods, Leander, Texas 78641  
Janice Joubert, 909 Tanglewood Drive, Leander, Texas 78641  
Pappachan Renjith Ambarappilly, 937 Birchbrook Dr., Leander, Texas 78641  
Vanessa Coffman, 1107 Drake Cove, Leander, Texas 78641  
CJ Schmidt, 320 Tula Trl, Leander, Texas 78641

THE FOLLOWING SPOKE IN OPPOSITION OF THE REQUEST:

Travis Griffin, 1201 Canadian Cove, Leander, Texas 78641  
Alan Peterson, 103 Vista Ave., Round Rock, Texas 78664 (represents the HOA)  
Jeff Libersat, 317 Grace Ln, Ste 140, Austin, Texas 78746 (attorney for Magnolia HOA)  
Michael Sullivan, 504 Tula Trl, Leander, Texas 78641  
Wayne Nowell, 1204 Drake Cv, Leander, Texas 78641

SUBMITTED VIA WEBSITE IN FAVOR OF THE REQUEST:

Zaida Perez, 1201 Drake Cove, Leander, Texas 78641  
Naushir Maredia, 725 Estuary Drive, Leander, Texas 78641  
Josh Coffman, 1107 Drake Cove, Leander, Texas 78641

SUBMITTED VIA WEBSITE IN OPPOSITION OF THE REQUEST:

Wayne Nowell, 1204 Drake Cv., Leander, Texas 78641

Motion to not take action on the case until the daycare ordinance is approved which will establish new standards that may impact this site.

By: Board Member Oliver  
Seconded: Board Member Bray

**Vote:** 5 - 1 Board Member Morales

**REGULAR AGENDA**

8. Adjournment  
Meeting adjourned at 7:30 p.m.

APPROVED

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CHAIR

ATTEST:

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STAFF LIAISON



**EXECUTIVE SUMMARY**  
**5/14/2026**

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**AGENDA SUBJECT:**

Approval of the extension of the application expiration for Subdivision Case FP-24-0190 The Shoppes at Leander; on four (4) parcels of land 14.793 acres ± in size; more particularly described by Williamson Central Appraisal District Parcels R501146, R579460, R491364, and R511667, generally located northeast of the intersection of N. Bagdad Road and W. San Gabriel Parkway, Leander, Williamson County, Texas.

**BACKGROUND:**

This request is for an extension of the expiration date of the final plat for The Shoppes at Leander, which is a 14.793 acre commercial subdivision including three (3) commercial lots.

Article II, Section 24 (g) includes the following provisions.

**(g) Application Expiration.**

- (1) The Final Plat application shall expire nine (9) months after the date that all initial staff review comments from all reviewing departments have been issued on the application if the final plat is not approved due to the applicant's failure to cause the application to comply with applicable city regulations.
- (2) The Planning Department may grant one six (6) month extension if the applicant can show substantial progress in obtaining approval of the final plat. Substantial progress shall consist of, at a minimum, a resubmission of the final plat and all relevant materials by the applicant that address all initial staff review comments from all reviewing departments.

The applicant is requesting another six (6) month extension of the application in order to allow the applicant additional time to continue coordinating proposed Capital Improvement Projects.

**HISTORY/TIMELINE:**

10/10/2025 - Final Plat Application Expired  
04/10/2026 - Final Plat Application Staff Extension Expired

**APPLICANT/AGENT:**

Southwest Engineers (Campbell Key) on behalf of Baghdad San Gabriel Developers, LLC. (Kalyan Vijai Lakimsetty).

**RECOMMENDATION:**

The Subdivision Ordinance includes timelines for application approvals. The timeline/history section of this summary above includes the key dates for this request. The final plat application expires nine (9) months after the first review comment letter for the final plat is sent to the applicant.

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

1. Approve the request for extension; or
2. Deny the request for extension.

Staff recommends Option 1 listed above – Approve the requested extension. Staff made this recommendation after evaluating any changes made to the ordinances since the approval of the final plat. Staff does not see that there is any benefit to the City to not approve the extension. Approving this extension would grant an extension to October 10, 2026 and will allow the developer to finalize the plat requirements for approval.

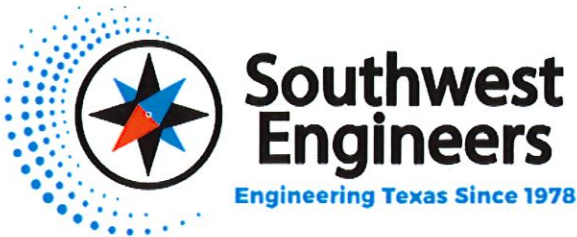
**PRESENTER:**

Karina Castillo, AICP, Planning Manager

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**Attachments:**

1. FP-24-0190 Att 1 The Shoppes at Leander Short Form Plat - Extension Request
2. FP-24-0190 Att 2 The Shoppes at Leander - Location Map



Public Infrastructure  
Land Development  
Land & ROW Acquisition

TBPELS No. F-1909

April 9, 2026

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

RE: Shoppes at Leander (FP-24-0190)  
W San Gabriel Pkwy and N Bagdad Rd  
Leander, TX 78641  
SWE Project #: 1197-001-24  
**Expiration Extension Request Letter**

To whom it may concern,

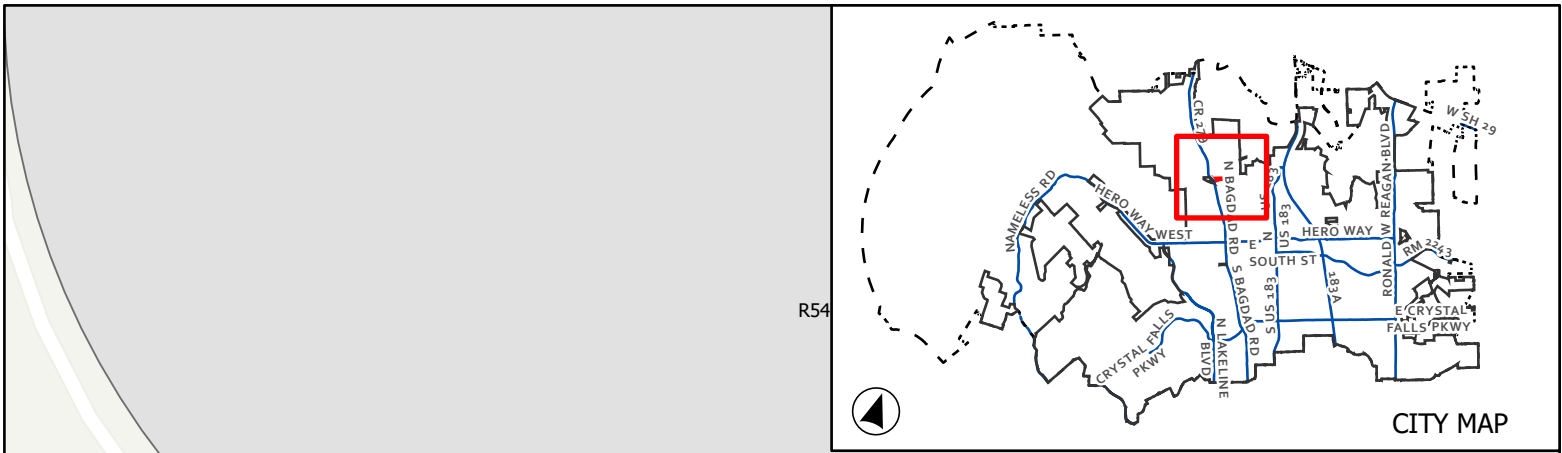
The Shoppes at Leander Short Form Final Plat (FP-24-0190) was submitted on November 18<sup>th</sup>, 2024, and received initial comments from the City of Leander on December 12<sup>th</sup>, 2024. The original expiration date for the project is October 10<sup>th</sup>, 2025, and after receiving extension approval, the new expiration date is April 10<sup>th</sup>, 2026.

This plat submittal is contingent on the City Council approval of the Capital Improvement Plan budget. Due to the delay of this approval, we request a six-month extension on the Shoppes at Leander Short Form Final Plat date to October 10<sup>th</sup>, 2026.

If you have any questions or require additional information, please do not hesitate to contact me at any time at (512) 222-4964.

Respectfully submitted,

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



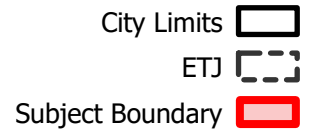
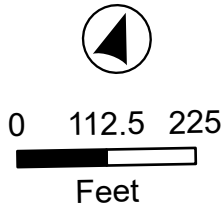
CASE: FP-24-0190

ATTACHMENT 2

THE SHoppes AT LEANDER

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.





**EXECUTIVE SUMMARY**  
**5/14/2026**

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**AGENDA SUBJECT:**

Approval of the extension of the application expiration for Subdivision Case PICP-24-0139 Leander Business Center Public Waterline Construction Plan; on one (1) parcel of land 10.249 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R031713, commonly known as 80 Mockingbird Hill, Leander, Williamson County, Texas.

**BACKGROUND:**

This request is for an extension of the expiration date of the construction plan for Leander Business Center Public Waterline, which includes the extension of the waterline.

Article II, Section 23(g) includes the following provisions.

**(g) Application Expiration.**

- (1) The Construction Plans application shall expire nine months (9) after the date that all initial staff review comments from all reviewing departments have been issued on the application if the construction plans are not approved due to the applicant's failure to cause the application to comply with applicable city regulations.
- (2) The Planning Department may grant one six-month (6) extension if the applicant can show substantial progress in obtaining approval of the construction plans. Substantial progress shall consist of, at a minimum, a resubmission of the construction plans and all relevant materials by the applicant that address all initial staff review comments from all reviewing departments.

The applicant is requesting another six (6) month extension of the application in order to allow the applicant additional time before starting construction.

**HISTORY/TIMELINE:**

05/22/2025 - Construction Plans Application Expired

11/22/2025 - Construction Plans Application Staff Extension Expired

05/22/2026 - Construction Plans Application Commission Extension Expires

**APPLICANT/AGENT:**

Carlson, Brigrance & Doering, Inc. (Geoff Guerrero) on behalf of Leander Flex Interests, LLC. (Nick Greene).

**RECOMMENDATION:**

The Subdivision Ordinance includes timelines for application approvals. The timeline/history section of this summary above includes the key dates for this request. The construction plans application expires nine (9) months after the first review comment letter for the construction plans is sent to the applicant.

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

1. Approve the request for extension; or
2. Deny the request for extension.

Staff recommends Option 1 listed above – Approve the requested extension. Staff made this recommendation after evaluating any changes made to the ordinances since the approval of the construction plans. 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 November 22, 2026, and will allow the developer to finalize the construction plans for approval by the city and schedule a pre-construction meeting.

**PRESENTER:**

Karina Castillo, AICP, Planning Manager

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**Attachments:**

1. PICIP-24-0139 Att 1 Leander Business Center - Extension Request
2. PICIP-24-0139 Att 2 Leander Business Center - Location Map



April 27, 2026

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

**RE: Leander Business Center Public Water Line**  
**CBD Job # 5534 / City of Leander File # PICP-24-0139**

**Request for Extension of PICP Deadline 3**

Dear Mrs. Griffin,

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

Construction plans for this project have been approved, signed and are uploaded to the Leander HubGo file. The remaining item to obtain a permit is to schedule the pre-construction meeting. At this time, our client is not prepared to start construction on this project prior to the upcoming expiration date of May 22, 2026.

The companion applications (Final Plat, SFP-22-0002 and Site Plan, SD-24-0187) have each expired, and our client's intention once market conditions improve is to re-file a new final plat application and a site plan reinstatement application within the next year. This would keep the PICP tied to a new final plat and original site plan, and the work on this project can continue forward.

Thank you for your time and review of this project. Please let me know if you need any additional information in order to process this request.

Respectfully,  
**Carlson, Brigance & Doering, Inc.**

Geoff Guerrero  
Senior Planner





**EXECUTIVE SUMMARY**  
**5/14/2026**

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**AGENDA SUBJECT:**

Approval of the extension of the application expiration for Site Development Case SD-23-0081 TXB Leander; on one (1) parcel of land 16.21 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R620136, commonly known as 8101 RM 2243, Leander, Williamson County, Texas.

**BACKGROUND:**

This request is for an extension of the expiration date of the site development for TXB Leander, which is a 16.21 acre commercial site development including a convenience store with a fuel station and associated improvements.

Article IX, Section 3(b)(3) of the Composite Zoning Ordinance includes the following provisions.

**(b) Expiration of application.**

- (1) Prior to an application being accepted for review and processing, an application shall expire on the forty-fifth (45th) day after the date the application is submitted to the City if:
  - (i) The applicant fails to provide documents or other information necessary to comply with requirements relating to the form and content of the application set forth in this Ordinance;
  - (ii) Within ten (10) business days of the date the application is submitted to the City, the City provides the applicant written notice of the failure that specifies the necessary documents or other information that are missing from the application and the date the application will expire if the documents or other information is not provided; and
  - (iii) The applicant fails to provide the specified documents or other information within the time provided in the notice.
- (2) After an application is accepted for review and processing, the site development permit application shall expire within nine (9) months of the date that all initial staff review comments from all reviewing departments have been issued on the application if a permit has not been issued due to the applicant's failure to cause the proposed application to comply with applicable city regulations. The Planning Department may grant one six (6) month extension if the applicant can show substantial progress in obtaining a permit. Substantial progress shall consist of, at a minimum, a resubmission of the plans and all relevant materials by the applicant that address all initial staff review comments from all reviewing departments.
- (3) If the permit has not been issued after the administrative extension is granted, the Planning & Zoning Commission may consider one (1) additional six (6) month extension if the applicant can show substantial progress towards obtaining a permit.

The applicant is requesting another six-month (6) extension of the application in order to allow the applicant additional time to pay for the TIA fee in lieu.

**HISTORY/TIMELINE:**

12/22/2024 – Site Development Reinstatement Application Filed  
10/16/2025 – Site Development Application Expired  
04/16/2026 – Site Development Application Staff Extension Expired

**APPLICANT/AGENT:**

Cool Breeze Consultants, LLC. (John McIntyre) on behalf of BW Ronald Reagan 2243, LLC. (T. Austin Simmons).

**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 October 16, 2026 and will allow the developer to finalize the site development for approval. This extension request is within the timeframe permitted by the Composite Zoning Ordinance.

**PRESENTER:**

Karina Castillo, AICP, Planning Manager

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**Attachments:**

1. SD-23-0081 Att 1 TXB Leander - Extension Request
2. SD-23-0081 Att 2 TXB Leander - Location Map



April 22, 2026

City of Leander  
201 N. Brushy Street  
Leander, TX 78641

Reference: TXB Leander  
SD-23-0081  
8101 RM 2243  
Leander, TX 78641

To Whom it May Concern:

We received a notice of expiration for the Site Development Application of TXB Leander (SD-23-0081), and the purpose of this letter is to request a six (6) month extension for the application. The reason for this request is due to the process of paying the TIA Fee In Lieu for \$101,750.00. Once that fee is paid, we will resubmit our Site Development Permit Application for final review and approval.

Should you have any questions or need further information regarding this submittal, please do not hesitate to contact us.

Thank you,

A handwritten signature in black ink that reads 'John McIntyre'. The signature is written in a cursive, flowing style.

John McIntyre, P.E.  
Cool Breeze Consultants LLC  
TBPE Firm #F-20465  
1314 Avenue A, Suite A  
Katy, TX 77493  
(979) 255-9326  
[john@coolbreezeconsultants.com](mailto:john@coolbreezeconsultants.com)





**EXECUTIVE SUMMARY**  
**5/14/2026**

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**AGENDA SUBJECT:**

Approval of the extension of the application expiration for Site Development Case SD-24-0235 The Shoppes at Monarch; on one (1) parcel of land 1.206 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R616289, commonly known as 3260 US 183, Leander, Williamson County, Texas.

**BACKGROUND:**

This request is for an extension of the expiration date of the site development for The Shoppes at Monarch, which is a 1.206 acre commercial site development including one retail and restaurant building and the associated improvements.

Article IX, Section 3(b)(3) of the Composite Zoning Ordinance includes the following provisions.

**(b) Expiration of application.**

- (1) Prior to an application being accepted for review and processing, an application shall expire on the forty-fifth (45th) day after the date the application is submitted to the City if:
  - (i) The applicant fails to provide documents or other information necessary to comply with requirements relating to the form and content of the application set forth in this Ordinance;
  - (ii) Within ten (10) business days of the date the application is submitted to the City, the City provides the applicant written notice of the failure that specifies the necessary documents or other information that are missing from the application and the date the application will expire if the documents or other information is not provided; and
  - (iii) The applicant fails to provide the specified documents or other information within the time provided in the notice.
- (2) After an application is accepted for review and processing, the site development permit application shall expire within nine (9) months of the date that all initial staff review comments from all reviewing departments have been issued on the application if a permit has not been issued due to the applicant's failure to cause the proposed application to comply with applicable city regulations. The Planning Department may grant one six (6) month extension if the applicant can show substantial progress in obtaining a permit. Substantial progress shall consist of, at a minimum, a resubmission of the plans and all relevant materials by the applicant that address all initial staff review comments from all reviewing departments.
- (3) If the permit has not been issued after the administrative extension is granted, the Planning & Zoning Commission may consider one (1) additional six (6) month extension if the applicant can show substantial progress towards obtaining a permit.

The applicant is requesting another six-month (6) extension of the application in order to allow the applicant additional time to set up for the pre-construction meeting.

**HISTORY/TIMELINE:**

01/31/2025 – Site Development Application Filed  
10/31/2025 – Site Development Application Expired  
04/30/2026 – Site Development Application Staff Extension Expired

**APPLICANT/AGENT:**

Baxter & Woodman (Michael Bevilacqua) on behalf of Sweetwater Investments, LLC. (Revanth Busireddy).

**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 October 31, 2026 and will allow the developer to finalize the site development for approval. This extension request is within the timeframe permitted by the Composite Zoning Ordinance.

**PRESENTER:**

Karina Castillo, AICP, Planning Manager

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**Attachments:**

1. SD-24-0235 Att 1 The Shoppes at Monarch Extension Request
2. SD-24-0235 Att 2 The Shoppes at Monarch - Location Map

April 24, 2026

City of Leander Permitting Department  
104 Brougham Drive  
Leander, Texas 78646

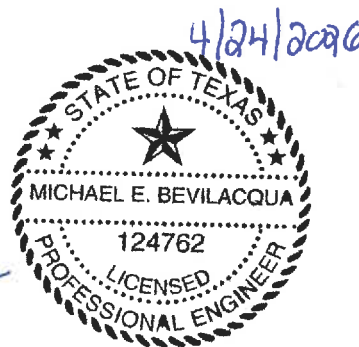
**Re: SD-24-0235 Monarch Lot 4 Site Plan Extension Request**

Dear City of Leander Permitting Department,

We received notice that our Monarch Lot 4 project application is expiring on 4/30/2026. The Owner and Contractor are currently working on installing the erosion and sedimentation controls for the project in order to setup a pre-construction meeting. We are therefore requesting a six-month extension (or other duration deemed acceptable for the City) for the above-mentioned project.

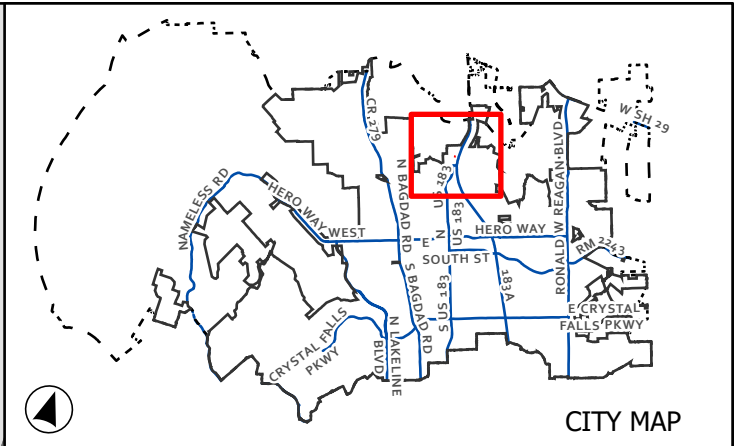
Sincerely,

BAXTER & WOODMAN, INC.  
CONSULTING ENGINEERS



Michael Bevilacqua, P.E.

*Texas Registered Engineering Firm F-21783*



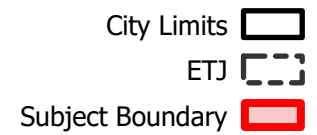
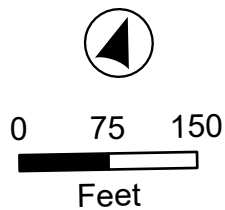
CASE: SD-24-0235

ATTACHMENT 2

THE SHoppes AT MONARCH

Location Map

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**EXECUTIVE SUMMARY**  
**5/14/2026**

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**AGENDA SUBJECT:**

Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0195 to amend the Leander Springs PUD (Planned Unit Development) with base zoning districts of MF-2-A (Multi-Family) and GC-3-A (General Commercial) to update the language as it relates to phasing and timing of the development, reduce the total number of apartments, and modify the phasing requirements on two (2) parcels of land approximately 77.90 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R403524 and R051592; and generally located southwest of the intersection of 183A Toll Road and RM 2243, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0195 as described above.

**BACKGROUND:**

This request is the first step in the zoning process. The applicant has submitted a request to amend the Leander Springs PUD language to reflect changes to the development as it relates to project phasing, the lagoon, hotel and multi-family elements. The proposal does comply with the Comprehensive Plan and is appropriate for properties located in a Multi-Use Corridor identified by the Comprehensive Plan.

The original PUD Zoning request (18-TOD-Z-013) was approved on August 2, 2018. Per the property owner's request, this ordinance expired on November 17, 2018 if the developer did not close on the property prior to the expiration date. Upon expiration, the zoning reverted the CD (Conventional Development) Sector.

A new developer submitted a PUD Zoning request (20-TOD-Z-014) with a similar development and was approved on February 4, 2021. This version of the PUD included a timeline for project completion as part of the phasing plan that was tied to a 380 agreement. The phasing required that a Certificate of Completion was issued for the Crystal Lagoon by December 31, 2023 in order to maintain the entitlements. Since the deadline was not met, additional development permits may not be issued until the PUD is amended. If the PUD is not amended, then the development is limited to: 35,000 square feet of Commercial. Commercial is defined as commercial, office, and retail uses.

**ACTIVE APPLICATIONS**

- PUD, Concept Plan, & Preliminary Plat – Initial project approval. Presented to P&Z Commission 10/22/2020. Postponed by the applicant 11/19/2020. Approved by the City 02/04/2021.
- Minor Site Development – Onsite water well testing by the applicant. Application submitted 03/22/2022. Permit issued 5/18/2022 after three reviews.
- Concept Plan & Preliminary Plat Minor Amendment No. 1 – Applicant hired a new engineer that suggested changes to the street network and proposed to remove detention ponds. Application submitted 06/14/2022. Administratively approved by the City 10/05/2022 after four reviews.
- Traffic Impact Analysis – This analyzes potential traffic increases as a result of development buildout, and phasing, on the property. Application submitted 03/01/2023. Approved on 09/27/2024.

- Minor Amendment to the PUD (administrative) – Includes changes to the street types and on-street parking. Application submitted 06/28/2023. Administratively approved by the City 09/12/2023 after two reviews.
- Concept Plan & Preliminary Plat Minor Amendment No. 2 – Includes street name changes, updates to blocks, changes to the tree plan, removal of a waterline, updates to LUE count, and upsizing of a wastewater line. Application submitted 08/15/2023. Administratively approved on 12/19/2023 after four reviews.

Currently, the zoning is limited to 35,000 square feet of commercial uses. This PUD would allow for the following uses:

- Lagoon – A lagoon may be constructed prior to or concurrently with the construction of the first phase of multi-family. There is no deadline for the completion of the lagoon.
- Multi-Family – This proposal includes 1,200 apartment unit as part of a vertical mixed-use building.
- Building Height – Allows for increased height for hotel and office uses that are internal to the site. The original PUD included a height limit of sixty (60’) feet at the southern and western boundaries.
- Trail System – Adds a connection to the Brushy Creek Trail system.

**GENERAL INFORMATION:**

**Current Zoning:**

Leander Springs PUD (Planned Unit Development) with base zoning districts of MF-2-A (Multi-Family) and GC-3-A (General Commercial).

**Proposed Zoning:**

Leander Springs PUD Amendment #2 (Planned Unit Development) with base zoning districts of MF-2-A (Multi-Family) and GC-3-A (General Commercial).

**Size and Location:**

The property is generally located southwest of the intersection of 183A Toll Road and RM 2243, including approximately 77.90 acres.

**Surrounding Area:**

This property is located at the southwest corner of 183A Toll Rd. and RM 2243. To the west is the Horizon Lake subdivision, and to the south is the Parkside Village multi-family.

**Previous Zoning Cases:**The following zone cases were previously submitted for this property:

- 07-Z-018 requested a zone change from SFR-1-B (Single-Family Rural), SFS-2-B (Single-Family Suburban) and SFU-2-B (Single-Family Urban) to TOD (Transit Oriented Development), CD (Conventional Development) Sector.
- 18-TOD-Z-013 Leander Springs PUD requested a zone change from PUD/TOD (Planned Unit Development/ Transit Oriented Development) to PUD/TOD (Planned Unit Development/Transit Oriented Development) with the following base zoning districts GC-3-A (General Commercial), MF-2-A (Multi-Family) and SFT-2-A (Single-Family Townhouse) and was approved on 08/02/2018.
- 20-TOD-Z-014 requested a zone change from PUD/TOD-CD (Planned Unit Development/Transit Oriented Development-Conventional Development Sector) to Planned Unit Development (PUD) with the base zoning district of GC-3-A (General Commercial) and MF-2-A (Multi-Family) and was approved on 02/04/2021.
- Z-23-0078 requested an amendment to the PUD zoning to include updated street sections and was approved on 09/12/2023.
- Z-24-0114 requested an amendment to the PUD to remove the phasing deadlines and reduce the multi-family units to 1,200. This request was denied by the City Council on August 21, 2025.

**PROPOSED ZONING DISTRICT:**

**USE COMPONENT**

**MF – Multi-Family:**

*Features:* Apartments  
*Intent:* Development of multi-family dwelling structures. Such components are generally intended to serve as a buffer between single-family neighborhoods and more intensive uses such as commercial uses or arterial roadways. Such components are also intended to create more variety in housing opportunities and in the fabric of the community but are intended to be utilized in small areas to avoid large tracts devoted to strictly multi-family residential development. The goal is to avoid more than twenty-five (25) acres of contiguous land having a Multi-Family component. Access should be provided by a collector or higher classification street.

**GC – GENERAL COMMERCIAL:**

*Features:* Any use in LC (Local Commercial) plus bar, nightclub, entertainment venues, hospital, hotel, liquor store, office/warehouse, vehicle and equipment sales, leasing and repair, furniture sales, pet shop, wholesale activities less than 3,500 square feet  
*Intent:* Development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.

**SITE COMPONENT**

**TYPE 2:**

*Features:* Accessory buildings greater of 10% of primary building or 120 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.

**TYPE 3:**

*Features:* Accessory buildings up to 30% of primary building; drive-thru service; limited outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors.

*Intent:*

1. A Type 3 site component is intended to be utilized with LO (Local Office) and LC (Local Commercial) use components where adjacent to less restricted districts to provide for a land use transition.
2. This component is intended to be combined with LO (Local Office), LC (Local Commercial), GC (General Commercial), HC (Heavy Commercial), and HI (Heavy Industrial) components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.
3. Compliance with Type 1 or 2 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. 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.

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

### **COMPREHENSIVE PLAN:**

Applicable Comprehensive Plan goal statements

- Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.
- Prioritize commercial growth through the use of zoning, the Future Land Use Map, and prioritized investments and incentives.
- Pursue signature regional attractions, destinations, and events.

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.

### **NEIGHBORHOOD CENTER**

- The Neighborhood Center future land use category is intended for areas that will be developed mostly as nonresidential uses that are of an appropriate use, scale, and design that is compatible with abutting or adjacent residential uses. Site design should be neighborhood-focused, prioritizing walkability, screening, light shielding, street landscaping, compatible height, etc. Typical uses include personal services, day care centers, small offices, fitness centers, restaurants, and retail plazas. Upper-story residential is recommended to create density to support retail, yet height limited for compatibility and scale. At the intersection of arterials and highways, more substantial retail centers and regional uses are appropriate. These locations may include hotels, vertical mixed-use, grocery stores. Neighborhood Centers are daily activity nodes that see high traffic and turning movements, elevating access as a critical site consideration. Street relationship to the site should be safe, pedestrian-friendly, and supportive of the use type with adequate driveways.

### **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.

The applicant reached out to the property owners by mailing out letters on April 28, 2026 and scheduled two neighborhood meetings for May 7 and May 12 at Lakewood Park. No feedback as been received at the time of

posting. Additional updates will be provided during the meeting. Please see the full report from the applicant attached as Exhibit 8.

**HISTORY/TIMELINE:**

11/16/2017 – Comprehensive Plan Amendment Approved  
08/02/2018 – Zoning Approved  
11/17/2018 – Comprehensive Plan Amendment and Zoning Expired  
02/04/2021 – Zoning Amendment Approved  
03/10/2022 – Concept Plan and Preliminary Plat Approved  
10/05/2022 – Preliminary Plat Minor Revision #1 Approved  
09/12/2023 – Zoning Minor Amendment Approved  
12/12/2023 – Preliminary Plat Minor Revision #2 Comments Cleared Awaiting Applicant Action  
12/31/2023 – Zoning Entitlements Expired  
06/26/2025 – Planning & Zoning Commission, Public Hearing postponed due to notification error  
07/24/2025 – Planning & Zoning Commission Denied  
08/21/2025 – City Council Denied

**APPLICANT/AGENT:**

iLand Development Group (Pete Conklin) on behalf of Stallion Texas Real Estate Fund, LLC., Stallion Texas Real Estate Fund II – REIT, LLC. Austerra Stable Income Fund, LP., and Austerra Stable Growth Fund, LP. (Vincent Balagia)

**RECOMMENDATION:**

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

1. Approve the proposed PUD Amendment;
2. Deny the proposed PUD Amendment; or
3. Approve an alternative request which could include a reduction in density and/or additional higher standards within the PUD document with regards to the design elements to be adopted throughout the site.

If the Commission determines that this development is unique and beneficial to the city, Staff recommends Option 1 listed above.

If the Commission chooses Option 2 listed above – Deny the proposed PUD Amendment, the recommendation will be forwarded to the City Council for action. If the case is denied, the applicant has the option to develop under the current zoning which only allows for 35,000 square feet of commercial or to submit an updated request for review.

**PRESENTER:**

Karina Castillo, AICP, Planning Manager

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**Attachments:**

1. Z-25-0195 Att 1 Letter of Intent - Leander Springs
2. Z-25-0195 Att 2 Current Zoning - Leander Springs
3. Z-25-0195 Att 3 FLU Map - Leander Springs
4. Z-25-0195 Att 4 Public Notification - Leander Springs
5. Z-25-0195 Att 5 Aerial Map - Leander Springs
6. Z-25-0195 Att 6 Utilities Map - Leander Springs

7. Z-25-0195 Att 7 Leander Springs PUD Notes Staff Clean 04.22.2026
8. Z-25-0195 Att 7a Leander Springs PUD Notes Staff Redline 04.22.2026
9. Z-25-0195 Att 8 Neighborhood Outreach - Leander Springs

## Letter of Intent

### Leander Springs Planned Unit Development – Major Amendment No. 2

**Case No. Z-25-0195 Property Address:** 8871 183A Toll Frontage Road, Leander, TX 78641

**Parcel:** R051592 **Applicant:** Ravi Katta, Reit Group Leander Springs Holdings, LLC

**Developer/Owner:** Leander Springs LLC / Stallion Texas Real Estate Fund LLC

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### Summary of the Proposed Development

Leander Springs is an approximately 77.9-acre mixed-use Planned Unit Development (PUD) located within the Transit-Oriented Development (TOD) area of Leander, Texas, situated at the intersection of 183A Toll Road and FM 2243. The property is currently zoned as a PUD with base zoning designations of MF-2-A (Multi-Family) and GC-3-A (General Commercial).

The project is envisioned as a high-quality, destination-oriented mixed-use development designed to serve both Leander residents and the broader region. The development program includes:

- **A signature recreational Lagoon** — a clear-water, man-made recreational lagoon of no less than four (4) acres in size, set within an approximately 13.1-acre site. The Lagoon will feature a boardwalk, adjacent landscaping, and integrated restaurant and retail uses, serving as the centerpiece amenity of the development.
- **Commercial, Retail, Office, and Restaurant Uses** — a minimum of 100,000 square feet of commercial development in Phase 1, scaling up through subsequent phases, with a cumulative target exceeding 400,000 square feet of commercial space across all phases.
- **A Full-Service Hotel** — a minimum five-story, 275-room, nationally branded upscale hotel of approximately 90,000 square feet, with on-site dining, a bar, fitness center, pool, and a minimum of 10,000 square feet of conference and banquet space.
- **Multi-Family Residential** — up to 1,200 multi-family dwelling units, developed in phases and tied to commercial development milestones to ensure the mixed-use character of the project is maintained. All multi-family parking is provided via structured parking.
- **Vertical Mixed-Use Development** — integration of residential and ground-floor commercial uses within the same structures where appropriate.

Development is planned in three phases, with Phase 1 anchored by the Lagoon and initial commercial development, followed by expanded commercial and residential phases in Phases 2 and 3. All phases include public rights-of-way, internal street infrastructure, and utility improvements necessary to serve the property.

The development is consistent with the City of Leander's TOD goals and is intended to create a unique destination that activates the area with year-round uses, generates employment, and supports the city's long-term growth vision.

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### **Summary of the Proposed PUD Amendment (Amendment No. 2)**

Leander Springs LLC respectfully submits this application for a Major Amendment to the Leander Springs PUD Ordinance. The proposed Amendment No. 2 builds upon the original PUD and Amendment No. 1, and includes the following changes:

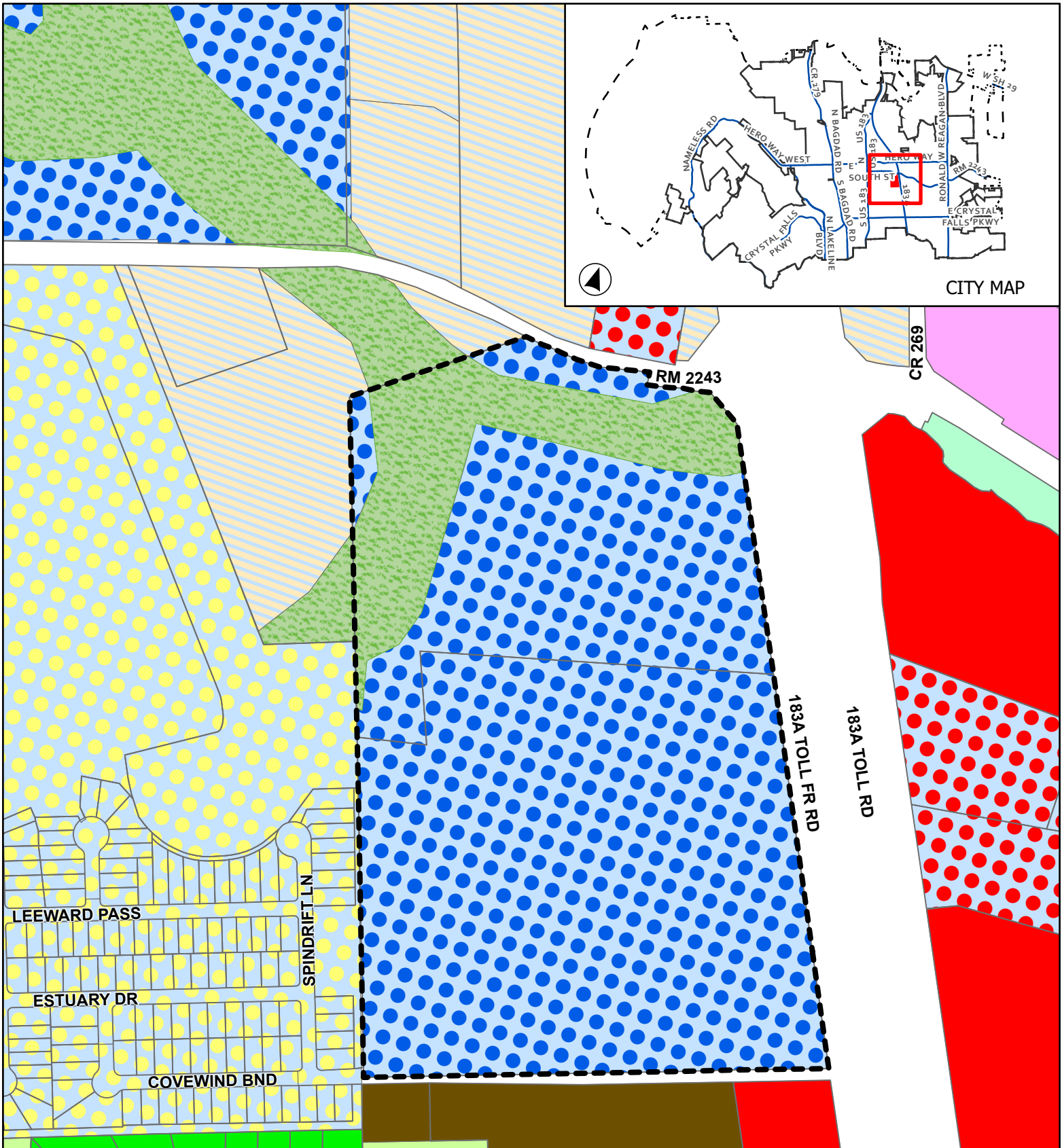
1. **Updated Street Cross-Sections (Exhibit H):** Amendment No. 2 introduces updated street section standards for internal roadways within the PUD, replacing the previously referenced street cross-section exhibits (Exhibits E-1 through E-7). The updated cross-sections reflect refined design standards and are depicted in Exhibit H – Leander Springs PUD Amendment 1 Cross Section Updates.
2. **Revised Development Standards and PUD Notes:** Various updates to the PUD Notes (Exhibit A) are proposed to clarify development standards, phasing requirements, and permitted uses. Detailed redline responses to the City's comments will be provided in Microsoft Word format per staff direction.
3. **Exhibit Revisions:** Exhibits F and G (previously included in the PUD packet) are proposed to be removed, and Exhibit H is proposed as the replacement cross-section reference.
4. **Development Agreement Update:** In conjunction with this amendment, the applicant intends to work with City staff to update the development agreement to reflect current project conditions, including confirmation of masonry standards and updated entity information.
5. **Comprehensive Plan Amendment:** As per the confirmation of Robin, the applicant acknowledges that a Comprehensive Plan Amendment is not required as it supports vertical mixed-use development. It does not support the Multi-Family (MF) use component on the first floor, which is not applicable to this development.

The applicant respectfully requests that the Planning and Zoning Commission and City Council consider this amendment in support of the continued development of Leander Springs as a premier mixed-use destination for the City of Leander.

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*Submitted by:* **Ravi Katta** Reit Group Leander Springs Holdings, LLC. 301 Santaluz Ln, Austin, TX 78732

*On behalf of:* **Leander Springs LLC / Stallion Texas Real Estate Fund LLC**



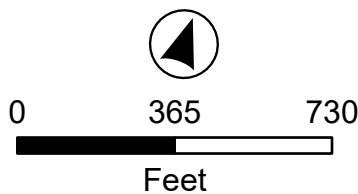
CASE: Z-25-0195

ATTACHMENT 2

**LEANDER SPRINGS  
MAJOR AMENDMENT TO  
AN EXISTING PUD**

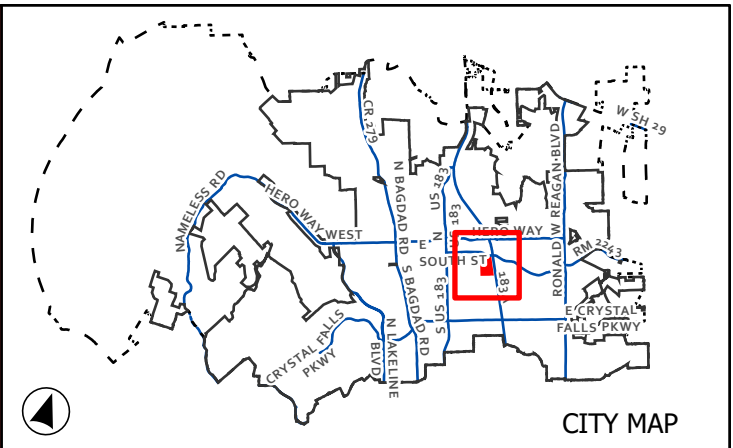
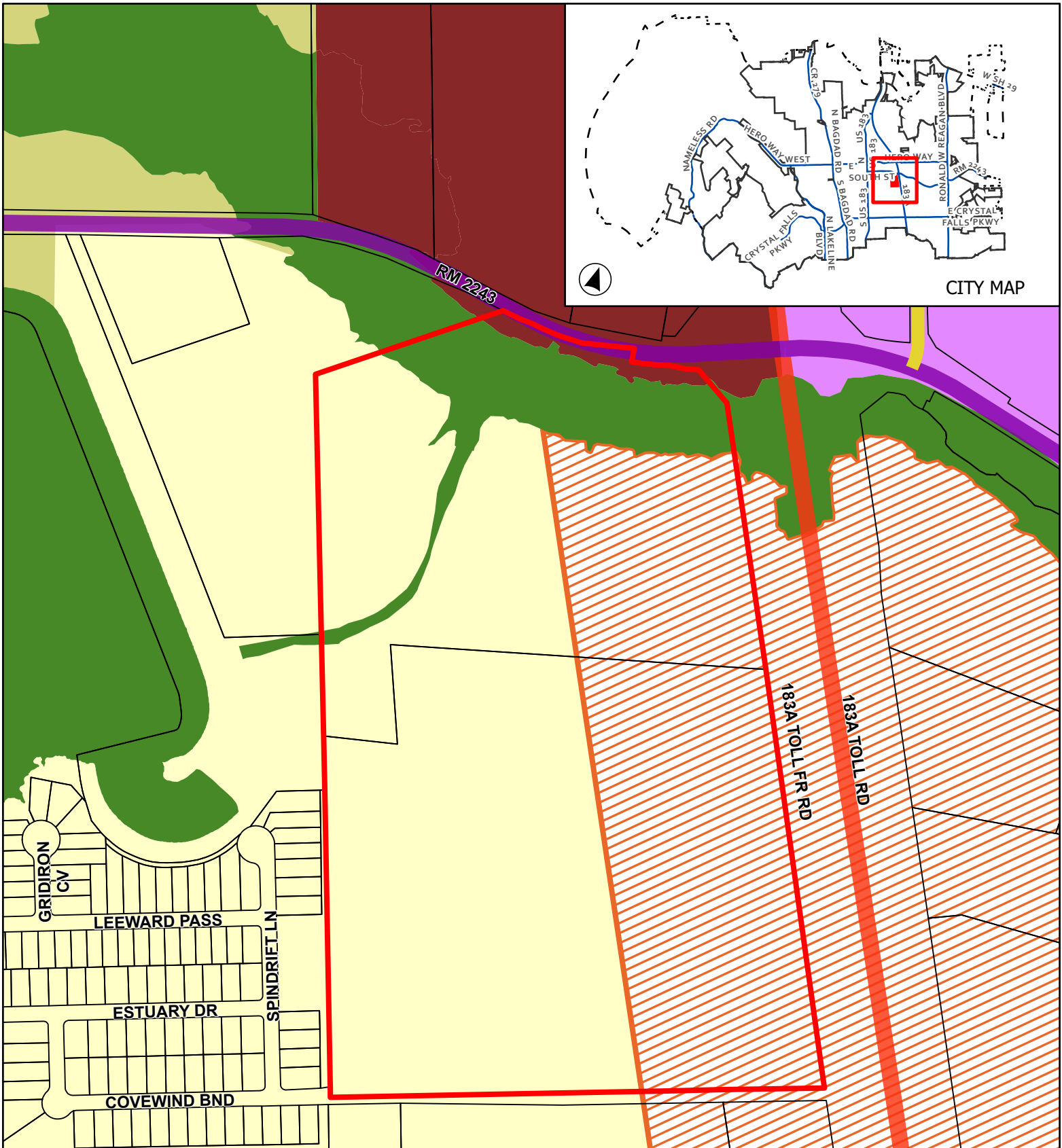
**Current Zoning**

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- City Limits
- ETJ
- Subject Boundary
- Current Zoning**
- SFE - Single-Family Estate
- SFS - Single-Family Suburban
- SFU - Single-Family Urban
- MF - Multi-Family

- GC - General Commercial
- HC - Heavy Commercial
- HI - Heavy Industrial
- PUD - Single-Family
- PUD - Mixed Use
- PUD - General Commercial
- OS - Open Space
- CD - Conventional Sector



CITY MAP

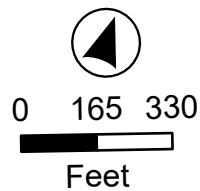
CASE: Z-25-0195

ATTACHMENT 3

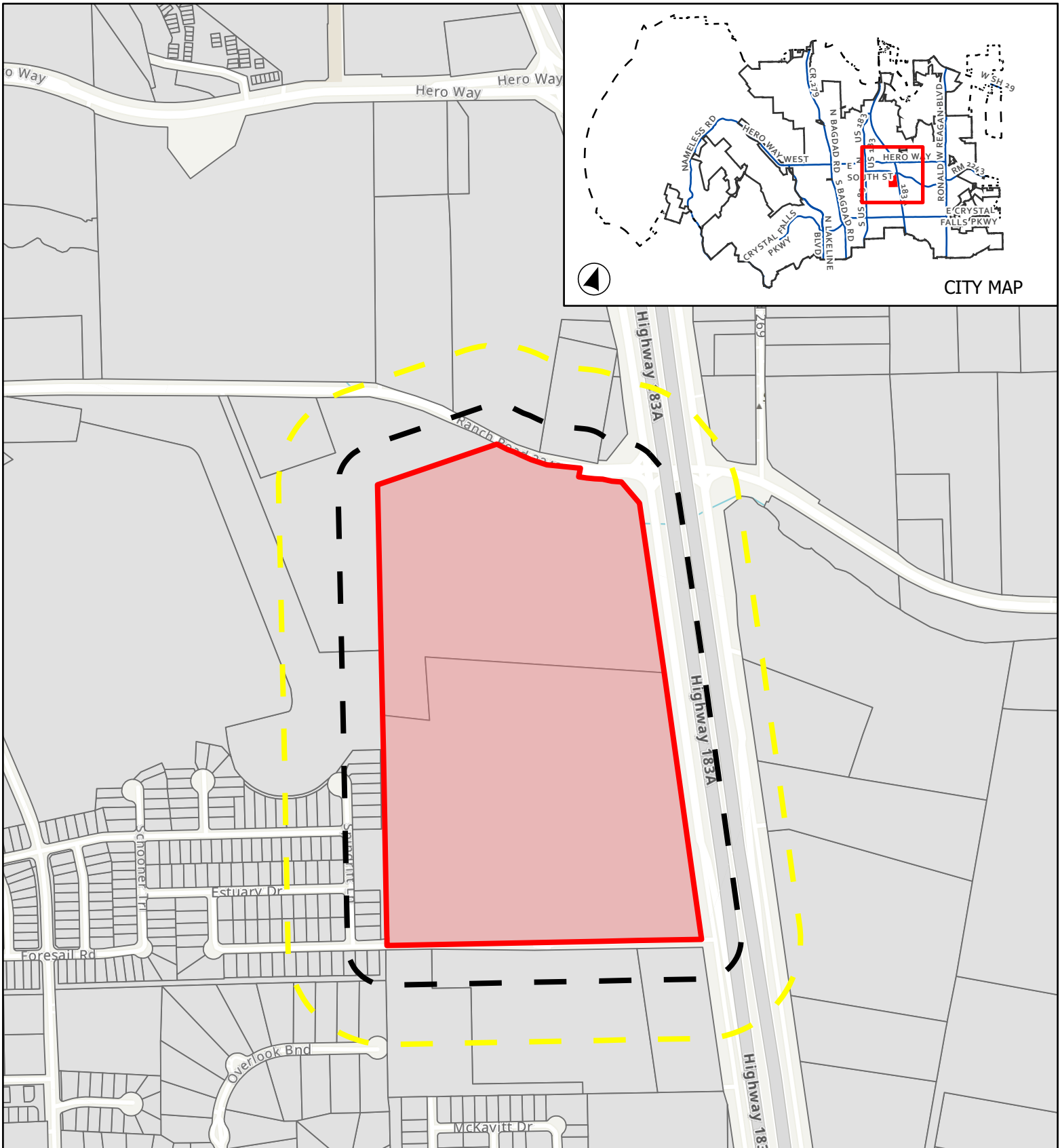
**LEANDER SPRINGS  
MAJOR AMENDMENT  
TO AN EXISTING PUD**

**Future Land Use Map**

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- |  |  |                             |  |
|--|--|-----------------------------|--|
| Neighborhood Residential               |  | ETJ Boundary                |  |
| Multi-Use Corridor - Priority Corridor |  | Leander City Limits         |  |
| Activity Center                        |  | Subject Boundary            |  |
| Employment Center                      |  | Access Controlled, Existing |  |
| Urban Mixed Use                        |  | Arterial 4 Lane, Existing   |  |
| Greenway                               |  | Collector, Existing         |  |



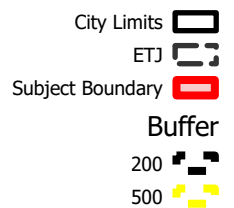
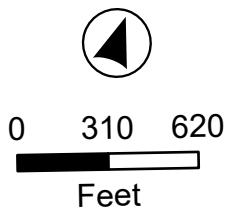
CASE: Z-25-0195

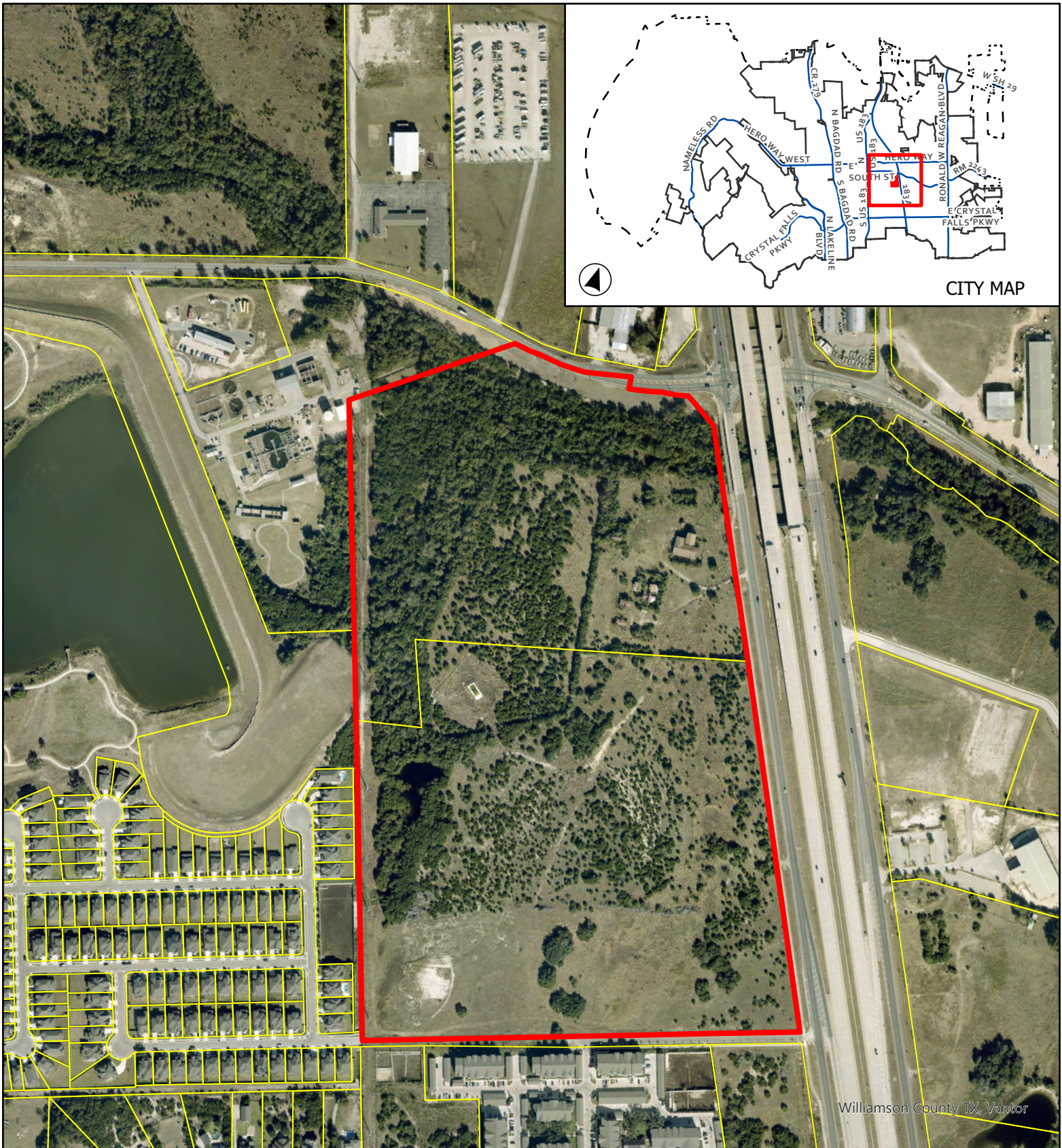
ATTACHMENT 4

LEANDER SPRINGS MAJOR AMENDMENT TO AN EXISTING PUD

### Public Notification

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CASE: Z-25-0195

ATTACHMENT 5

**LEANDER SPRINGS  
MAJOR AMENDMENT  
TO AN EXISTING PUD**

### Aerial Map

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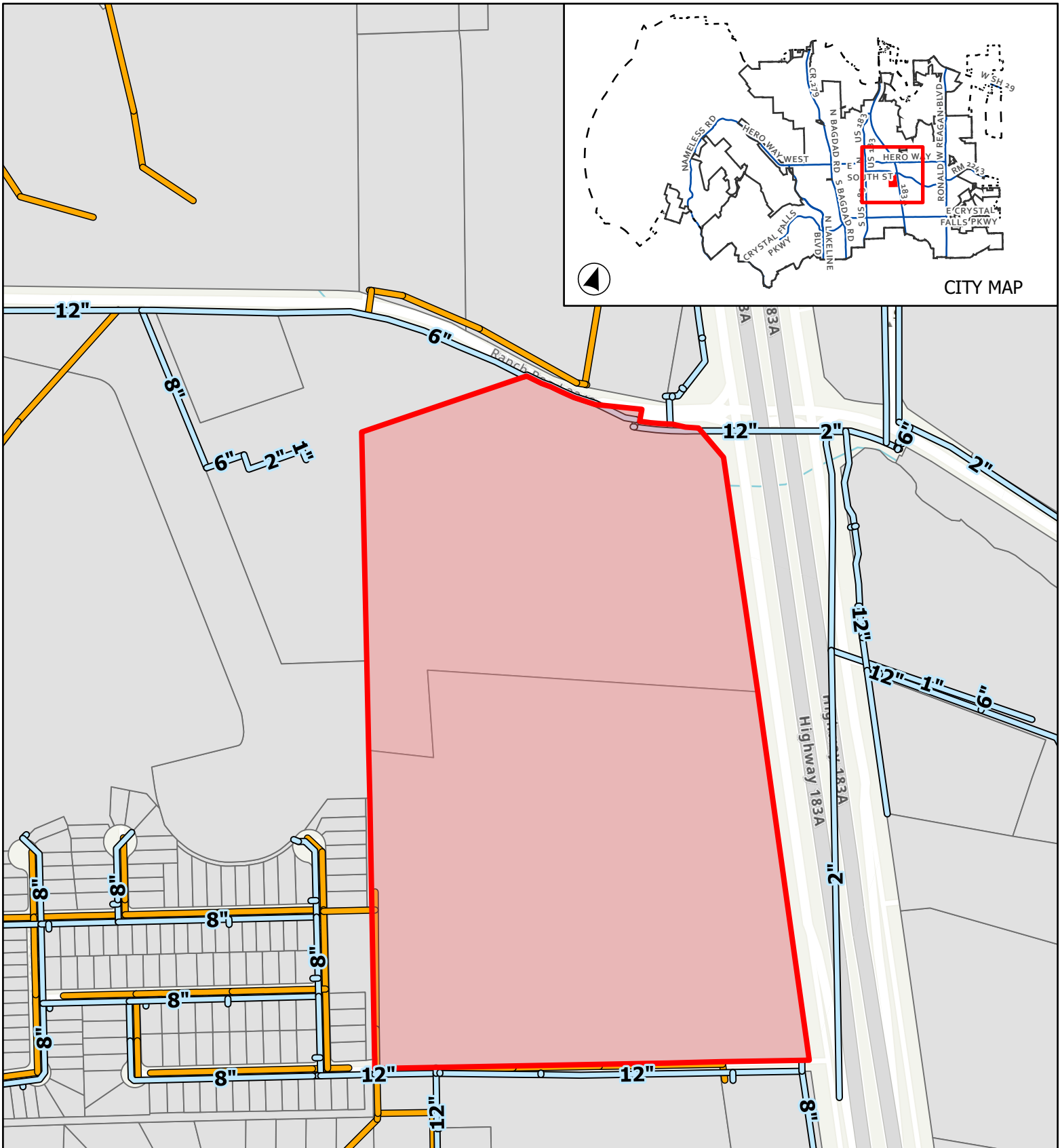


Feet

Leander City Limits

Williamson County Parcels

Subject Boundary



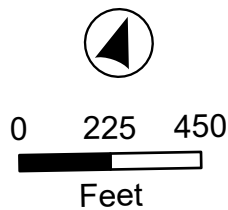
CASE: Z-25-0195

ATTACHMENT 6

**LEANDER SPRINGS MAJOR  
AMENDMENT TO AN EXISTING  
PUD**

### Utilities Map

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

## EXHIBIT A

### Leander Springs Planned Unit Development

#### A. Purpose and Intent

The Leander Springs PUD (the “PUD”) is composed of approximately 77.9 acres, as described in **Exhibit B, Field Notes** attached to this PUD Ordinance (the “**Property**”). The PUD has been designed to create a unique destination for Leander residents, with a unique blend of residential, hotel, office, retail, restaurant, and recreational uses. The contents of this PUD further explain and illustrate the overall function desired for this development. A Conceptual Site Layout & Land Use Plan has been attached to this PUD, **Exhibit C**, to illustrate the design intent for the Property.

#### B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply with the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled **Exhibit A**.
2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Composite Zoning Ordinance as permitted uses in this PUD.

MF-2-A (Multi-Family)  
GC-3-A (General Commercial)

#### C. Conceptual Site Layout & Land Use Plan

1. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, **Exhibit C**, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document.

#### D. Allowable / Prohibited Uses

1. The allowable uses shall include all uses permitted in the base zoning districts with the addition of a Lagoon, except the following prohibited uses:
  - a. Funeral home, including embalming and crematory facilities associated with an onsite funeral home or cemetery
  - b. Manufactured housing sales and accessory building sales
  - c. Office/warehouse including painting, plumbing or similar commercial services
  - d. Outdoor commercial fueling and washing of vehicles
  - e. Transportation related facilities including commercial parking lots, passenger terminals, taxi cab stations and mass transit terminals
  - f. New vehicle and major equipment sales, rental or leasing, repair of new or used vehicles, body shop
  - g. Wholesale activities
2. A “Lagoon” is defined as a man-made recreational water amenity designed and maintained for swimming and non-motorized water activities, that meets the following criteria:

- a. Minimum of four (4) acres in size;
  - b. Built and maintained using patented technology with a minimum amount of additives and energy;
  - c. Located on Tract “G” as identified on **Exhibit C**;
  - d. The Lagoon is considered a non-essential use and will need to comply with water conservation requirements as established by City Ordinances.
  - e. The Lagoon shall be constructed with impervious liners and finishes, utilize NSF/ANSI 50–certified or EPA-approved treatment and recirculation systems, and comply with CDC Artificial Swimming Lagoon guidance and Texas Administrative Code § 265.154 for water quality, safety, and operations.
3. The maximum number of multi-family units shall be limited to 1,200 units .
  4. Multi-family units may only be located in the upper floors of vertical mixed-use buildings and shall include the following:
    - a. Building Types: Vertical mixed-use buildings shall include ninety (90%) percent ground floor of retail, service, or office uses. Residential uses are only permitted on the upper floors. Multi-family amenities such as leasing offices, laundry facilities, and gyms shall not count towards the retail, service, or office requirements.
    - b. Parking: All parking shall be provided using structured parking as part of a Wrapped Building.
    - c. Public Space: Public spaces such as parks and plazas shall be integrated into the project.
      - i. Plazas and open spaces shall create focal points with major circulation routes and pedestrian corridors to establish strong identity and structure for the design.
      - ii. View corridors shall be maintained to provide views of amenities and identifying different spaces in the area.
      - iii. Strong relationships shall be emphasized through the use of open space and framed view corridors.
  5. The construction and operation of outdoor retail and entertainment venues are only permitted in Tract “G” as shown in **Exhibit C**. Such uses shall be prohibited within two hundred feet (200’) of any adjoining residential district.
  6. Mobile Food Establishments and Farmers’ Markets shall be permitted on any Tract within this PUD in compliance with the Composite Zoning Ordinance.

**E. Development Standards**

1. Phasing Requirements – For the purpose of this phasing plan, Commercial Development means commercial, office, and retail uses and structures authorized by this PUD.
  - a. **Phase 1**
    - i. This phase shall include the Lagoon and a minimum of one-hundred thousand (100,000) square feet of Commercial Development.
    - ii. No more than three hundred fifty-two (352) multi-family units may be

- developed as part of this phase.
    - iii. The certificate of occupancy for the multi-family units may not be issued until the certificate of completion is issued for the Lagoon.
  - b. **Phase 2**
    - i. This phase shall include a minimum of one-hundred thousand (100,000) square feet of Commercial Development.
    - ii. No more than an additional three hundred (300) multi-family units may be developed as part of this phase.
    - iii. The certificate of occupancy for the multi-family units may not be issued until the certificate of completion is issued for all of the Commercial Development included in Phase 1.
  - c. **Phase 3**
    - i. This phase shall include a minimum of one-hundred thousand (100,000) square feet of Commercial Development.
    - ii. No more than an additional three hundred (300) multi-family units may be developed as part of this phase.
    - iii. The certificate of occupancy for the multi-family units may not be issued until the certificate of completion is issued for all of the Commercial Development included in Phase 2.
  - d. **Phase 4**
    - i. This phase shall include a minimum of one-hundred thousand (100,000) square feet of Commercial Development.
    - ii. No more than an additional two hundred forty eight (248) multi-family units may be developed as part of this phase.
    - iii. The certificate of occupancy for the multi-family units may not be issued until the certificate of completion is issued for all of the Commercial Development included in Phase 3.
- 2. Under the base zoning GC-3-A, the following modifications shall apply:
  - a. Article V, Section 3, (b)(2)(ii) shall be modified to allow outdoor entertainment venues involving:
    - i. Substantial outdoor facilities, noise generation, water fountains, swimming pools, water slides, splash pads and similar or supporting facilities are permitted as well as minor outdoor facilities such as recreational equipment, ropes courses, zip lines, play fields, and other similar facilities.
    - ii. Such outdoor entertainment venues shall be located exclusively on Tracts “G” and “H” within this PUD.
    - iii. Any events that generate noise including those involving outdoor amplified sound systems shall be installed with the sound directed towards 183A Toll Road and/or FM 2243. All outdoor activities and events shall comply with the Noise Ordinance.
    - iv. No more than twelve (12) outdoor entertainment events with an audience of two thousand (2,000) or more attendees shall be allowed each year. A “Special Event Permit” must be obtained from the City for each of these events.
- 3. Buildings constructed on Tracts “C”, “F” and “I” shall be designed with dual side front

façades with store fronts facing towards the internal street network as well as 183A Toll Road. Doorways shall be provided along the internal street network to provide pedestrian connectivity to the street front.

4. Height

- a. Buildings may take advantage of the height exceptions granted by the Composite Zoning Ordinance.
- b. Building height may not exceed ninety-five feet (95') for hotels constructed within Tracts "B", "D", "E", and "G" as shown on **Exhibit C**.
- c. Building height may not exceed one-hundred twenty feet (120') for offices constructed within Tracts "B", "D", "E", and "G" as shown on **Exhibit C**.
- d. Parking garage heights may be of a height equal to the height of the adjoining building serviced by the subject parking garage.

5. Building setbacks

- a. Building setbacks along all internal development streets shall be a minimum of ten feet (10').
- b. All other buildings shall comply with the setbacks listed in the Composite Zoning Ordinance.

6. Paving Setbacks

- a. A minimum paving setback of fifteen feet (15') shall be established for parking lots constructed along 183A Toll Road.
- b. All other paving shall comply with the Composite Zoning Ordinance.

7. Street Network

- a. All private and public streets shall comply with **Exhibit D Street Exhibit**.
- b. Curb extensions/bulb outs shall be constructed at all intersections in order to create pedestrian scaled roadway crossings and encourage slower vehicular travel speeds.
- c. In locations where blocks exceed four hundred feet (400'), a mid-block pedestrian crossing with curb extensions/bulb outs shall be installed mid-block.
- d. Parallel or head-in, on-street parking spaces may be provided along all internal streets.
- e. Sidewalks at least twelve feet (12') wide shall be adjacent to all building frontages.
- f. Sidewalks at least twelve feet (12') wide shall be provided between the building and the parking lot, with trees in grates or planter boxes every thirty feet (30').

**F. Parkland/Recreation Improvements**

- a. The parkland/recreation elements of this PUD shall be composed of two (2) key program elements. These elements are the Lagoon and a segment of the Brushy Creek Main Branch Trail.
- b. Lagoon
  - i. The Lagoon, at least four (4) acres in size, shall be constructed, installed, and operated on Tract "G" as shown on **Exhibit C**.
  - ii. Although the location, size, and shape of the Lagoon may change, it will include increased recreation improvements to include water sports, public

- access, and associated pedestrian amenities.
  - iii. This Lagoon shall be constructed during the first phase of development.
- c. Brushy Creek Main Branch Trail
- i. Approximately 7.4 acres of parkland shall be dedicated to the City of Leander as public parkland and land dedication of the Brushy Creek Main Branch Trail identified on the Leander Trails Master Plan 2011 provides a critical east-west pedestrian link.
  - ii. Construction of a ten feet (10') wide all weather trail shall be constructed within the corridor as part of Phase 2. The trail corridor and constructed trail shall be dedicated to the City as part of the parkland dedication and improvements. The Mason Creek Trail from Horizon Lake Park will be connected to the Brushy Creek Trail system to the north along FM 2243.

**G. Subdivision Process**

- 1. The Concept Plan and Preliminary Plat may be submitted for concurrent review and approval.

# EXHIBIT B

## Field Notes

EXHIBIT B

77.9044 ACRES  
PUD MIXED USE  
ZONING DESCRIPTION

### DESCRIPTION

TRACT 1: 31.3453 ACRES OR 1,365,403 SQ. FT. OUT OF THE E.D. HARMON SURVEY, ABSTRACT NUMBER 6, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 275.31 ACRE TRACT CONVEYED TO CARL STEVENS AND WIFE, AGNES STEVENS IN DEED DATED APRIL 29, 1959, RECORDED IN VOLUME 430, PAGE 528, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND

TRACT 2: 46.5590 ACRES OR 2,028,114 SQ. FT. OUT OF THE E.D. HARMON SURVEY, ABSTRACT NUMBER 6, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 52.45 ACRE TRACT CONVEYED TO LEANDER DEVELOPERS 4, LTD, RECORDED IN DOCUMENT NO.2005077774, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 5.936 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY, TEXAS, BY DEED RECORDED IN DOCUMENT NO. 2005094695 AND DOCUMENT NO. 2005101487, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

SAID 77.9044 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a ½" iron pin found on the West R.O.W. of Highway 183A at the Southwest corner of said 5.936 acre tract conveyed to Williamson County for R.O.W. being the Southeast corner of the remainder of said 52.45 acre tract also being the Northeast corner of a 29.0385 acre tract conveyed to Leander 30 L.P. and William K. Burba in Doc. No. 2017013760, Official Public Records of Williamson County, Texas and the Northwest corner of 0.9615 acre tract conveyed to Williamson County for R.O.W., being described by deed most recently recorded in said Doc. No. 2017013760, for the Southeast corner of this tract and the **POINT OF BEGINNING**

**THENCE**, S68°59'26"W with the North line of said 29.0385 acre tract, a distance of 1,594.40 feet to a ½" iron pin found being on the East line of a 118.778 acre tract conveyed to James M. Zanzi Trustee of the James M. Zanzi Revocable Trust in Doc. No. 2011001781 Official Public Records of Williamson County, Texas for the Southwest corner of said 52.45 acre tract and this tract.

**THENCE**, N20°40'12"W with the East line of said 118.778 acre tract, a distance of 1,135.88 feet to a ½" iron pin found being the West common corner of said 54.25 acre tract and the remainder of said 275.31 acre tract.

**THENCE**, N20°40'50"W passing the Northeast corner of said 118.778 acre tract, same being the Southeast corner of a tract conveyed to the City of Leander (no deed found) in all a distance of 1,136.69 feet to a fence post found being the Southwest corner of a 3.91 acre tract conveyed to the City of Leander in Vol. 1476, Pg. 825 of the Real Property Records of Williamson County, Texas and the

Southeast corner of the a 6.88 acre tract conveyed to the City of Leander in Vol. 1183, Pg. 883 of the Real Property Records of Williamson County, Texas for the Northwest corner of this tract.

**THENCE**, N50°52'47"E with the Southeast line of said 3.91 acre tract, a distance of 653.43 feet to a ½" iron pin set on the South R.O.W. of F.M. 2243 at the East corner of said 3.91 acre tract

**THENCE**, with the South R.O.W. of F.M. 2243 the following two (2) courses:

- 1) S81°19'01"E, a distance of 14.61 feet to a 1/" iron pin set at a point of curve to the left.
- 2) With said curve to the left, whose elements are R=994.93 feet, L=358.08 feet, whose chord bears N88°39'09"E, 356.15 feet to a ½" iron pin found being the Northern Southwest corner of said 10.974 acre tract conveyed for right of way.

**THENCE**, with the South line of said 10.974 acre tract conveyed for right of way being the South R.O.W. of F.M. 2243 the following three(3) courses:

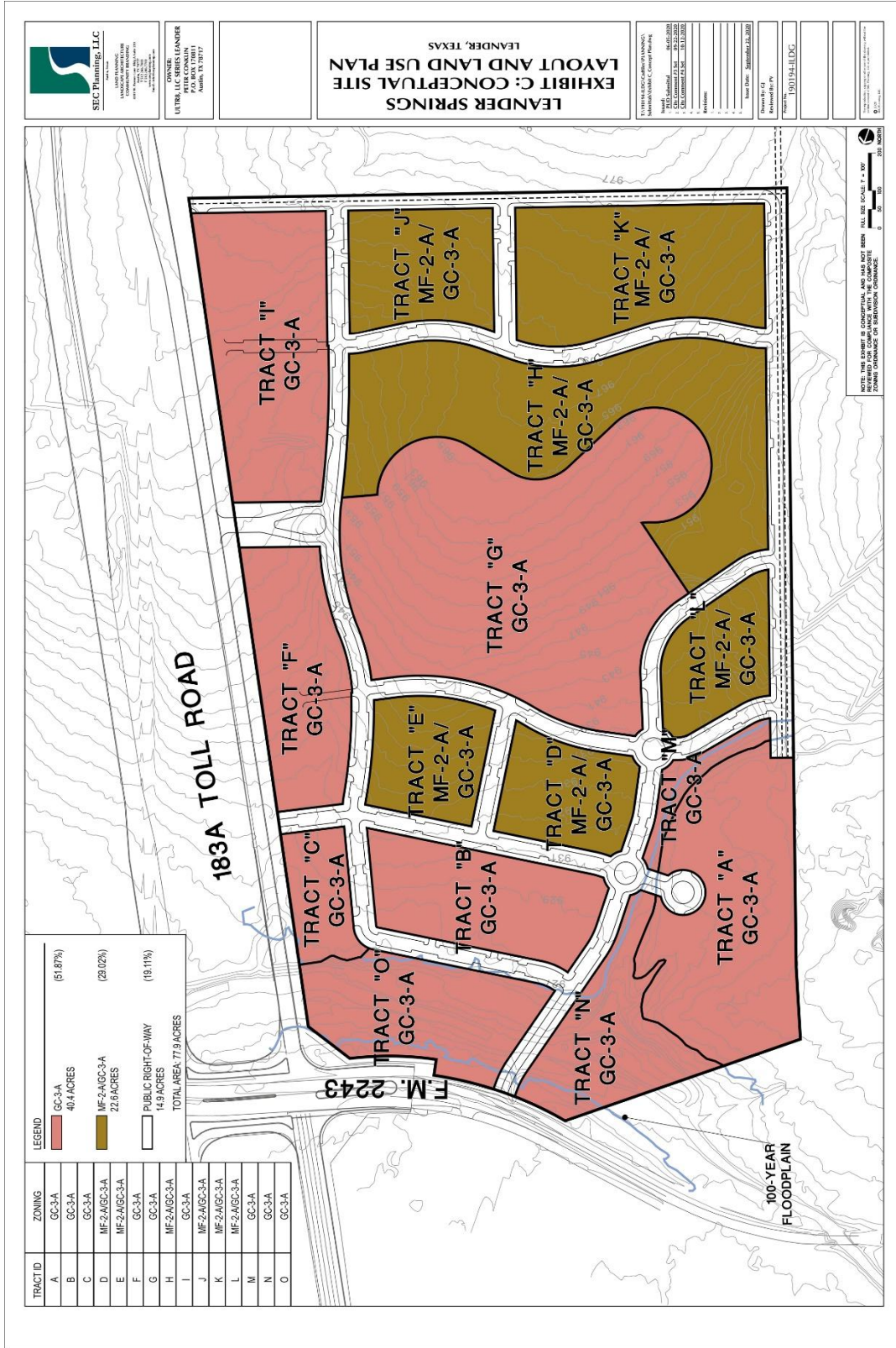
- 1) S11°46'23"E, a distance of 42.51 feet to a ½" iron pinset.
- 2) With a curve to the left, whose elements are R=887.69 feet, L=230.99 feet, whose chord bears N70°43'56"E, 230.34 feet concrete monument found.
- 3) S72°30'10"E, a distance of 139.47 feet to a ½" iron pin set being the intersection of South R.O.W. of F.M. 2243 and the West R.O.W. of Highway 183A for the Northeast corner of this tract.

**THENCE**, S28°13'00"E with the West R.O.W. Highway 183A, a distance of 865.11 feet to a ½" iron pin found being the East common corner of said remainder of 275.31 acre tract and remainder of said 52.45 acre tract

**THENCE**, S28°12'09"E with the West R.O.W. of Highway 183A at 504.9 feet pass a concrete highway monument found in all a distance of 1,365.36 feet to the **POINT OF BEGINNING** and containing 3,393,517 square feet or 77.9044 acres, more or less.

# EXHIBIT C

## Conceptual Site Layout and Land Use Plan



# EXHIBIT D

## ROAD CROSS-SECTION NARRATIVE

This narrative details the proposed changes to the street exhibits for the Leander Springs development and explains how these changes meet and exceed the intentions set forth by the Leander Springs Planned Unit Development (PUD) agreement, **specifically sections F.6 and Exhibits D and E-1 through E-7**. This document will elaborate on the encouragement of slowing traffic speeds, enhanced street parking, and walkability.



# LEANDER SPRINGS



### ROADWAY DESIGN

A main concern for the roadway system is the safety of the drivers and pedestrians traveling along the roads. Some of the roadways originally proposed in the PUD had a narrow 10-foot travel lane. Slightly increasing this width will provide safer roadways, especially since this development will have larger vehicles traveling on the road. Naturally, with wider roads, traffic speeds may increase. To counteract this, the roadways have been designed with more bends to encourage slower speeds. Additionally, some of the roadways needed to be widened in order to meet the fire lane code for aerial access. To meet this fire code, some of the on-street parking had to be removed.



### ON-STREET PARKING

Parking along the internal roads is important for ease of access to retail and other amenities provided within this development. The parallel parking spaces along these roads have been increased to nine feet, from the originally proposed seven feet. The intent is to provide a more comfortable on-street parking experience while keeping larger vehicles, like pick-up trucks and SUVs, in mind. The substandard for street parking in Texas is seven feet, therefore this dense development will benefit from more spacious parallel parking.



### PEDESTRIAN EXPERIENCE

Well-designed streetscapes also play a role in creating more inviting, safe, and enjoyable spaces to explore, while greatly enhancing the walkability and aesthetics of a development. The proposed street sections will align with the PUD's intent and guidelines while incorporating landscape elements, such as trees, plants, and greenery to create a sense of place and improve the overall visual appeal of the different streetscape profiles. Simple changes in landscape and hardscape materials can often serve as a method of indirect traffic slowing and calming, so the design team will strategically implement these practices where opportunities provide or are deemed necessary.

The design vision will improve the pedestrian experience in several ways and will comply with the PUD guidelines. For example, the placement of trees and other vegetation in the landscape buffers (width varies) between the roadway and the sidewalks can provide shade and shelter from natural elements, allowing more protection on hot or rainy days. Landscape features can also help define the edges of the sidewalk, crafting clear pedestrian zones and ultimately reducing the risk of collisions with vehicles. In addition, the use of different types of paving materials and textures will help create a sense of movement, direction, and destinations throughout Leander Springs.

As for aesthetics, the use of plants and other vegetation will add color, texture, and appeal to the streetscape while keeping the materiality and color palette of the Leander Springs development. The design team will incorporate a variety of different landscape elements to transform a functional thoroughfare into a vibrant and welcoming public space for both pedestrians and vehicles.



### TRAIL CONNECTIVITY AND OVERALL DESIGN

Leander Springs is set in a prime location within the Regional Trail network. It has the opportunity to offer a direct connection to and from the proposed Brushy Creek Trail extension and provide a critical east-west pedestrian link within the Regional Trail network. The design team has created a trail experience within Leander Springs that complements the existing and proposed trail network and embraces the vision of the PUD and its guidelines. Internal to the project, the design of the trail expansion focuses on circulation and access to the various retail, commercial, and recreational opportunities while activating the pedestrian edge of the lagoon. Safe crossings where interactions with vehicles occur will be addressed with proper signage, lighting (for nighttime), and traffic-calming measures.

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# Leander Springs PAL - Circulation Hierarchy

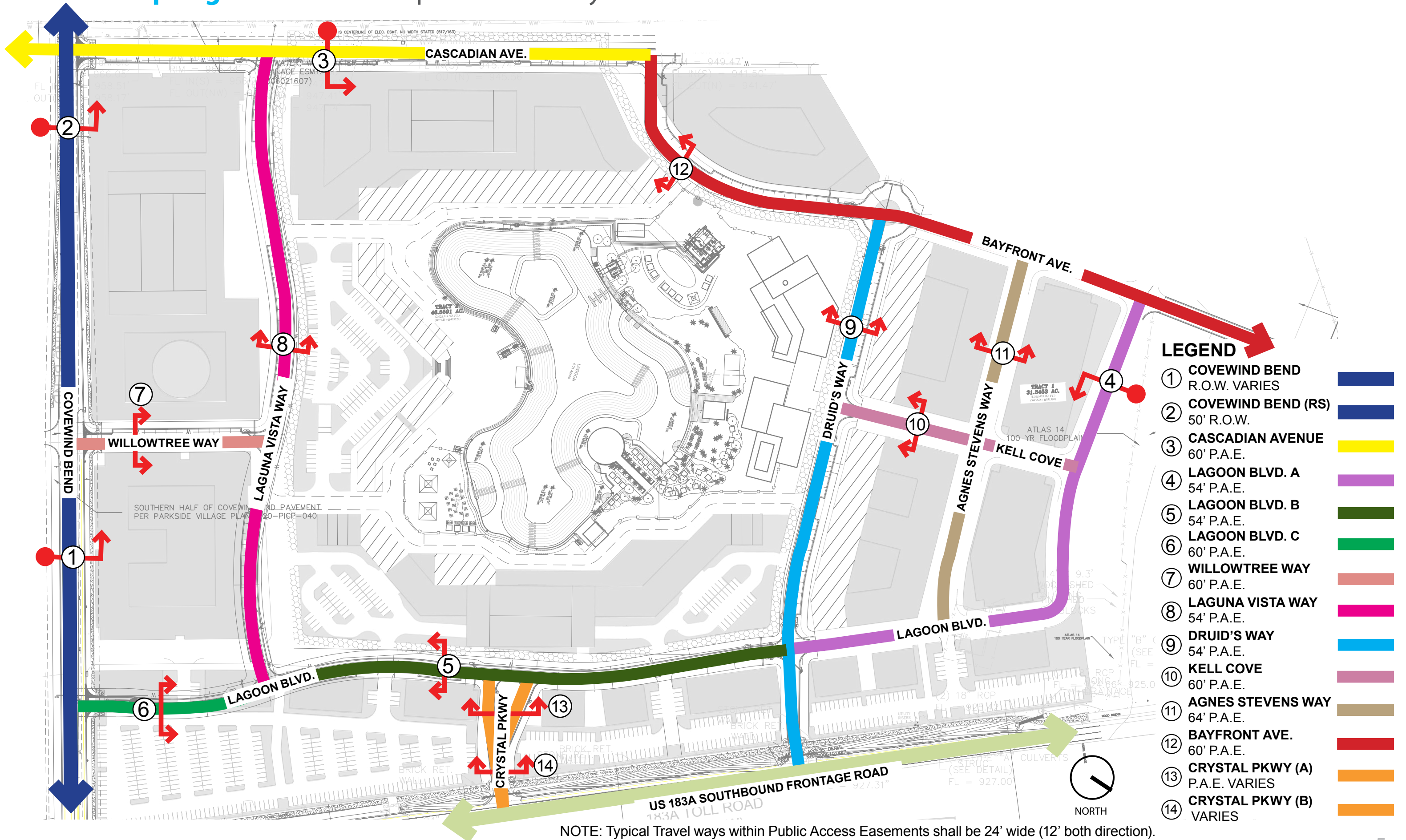


**LEGEND**

- PRIMARY VEHICULAR CIRCULATION
- SECONDARY VEHICULAR CIRCULATION
- TERTIARY VEHICULAR CIRCULATION
- PLANNED BRUSHY CREEK TRAIL (11' LTMP)
- PROPOSED BRUSHY CREEK TRAIL CONNECTION

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.

# Leander Springs PAL - Streetscape Sections Key



NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Covewind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.

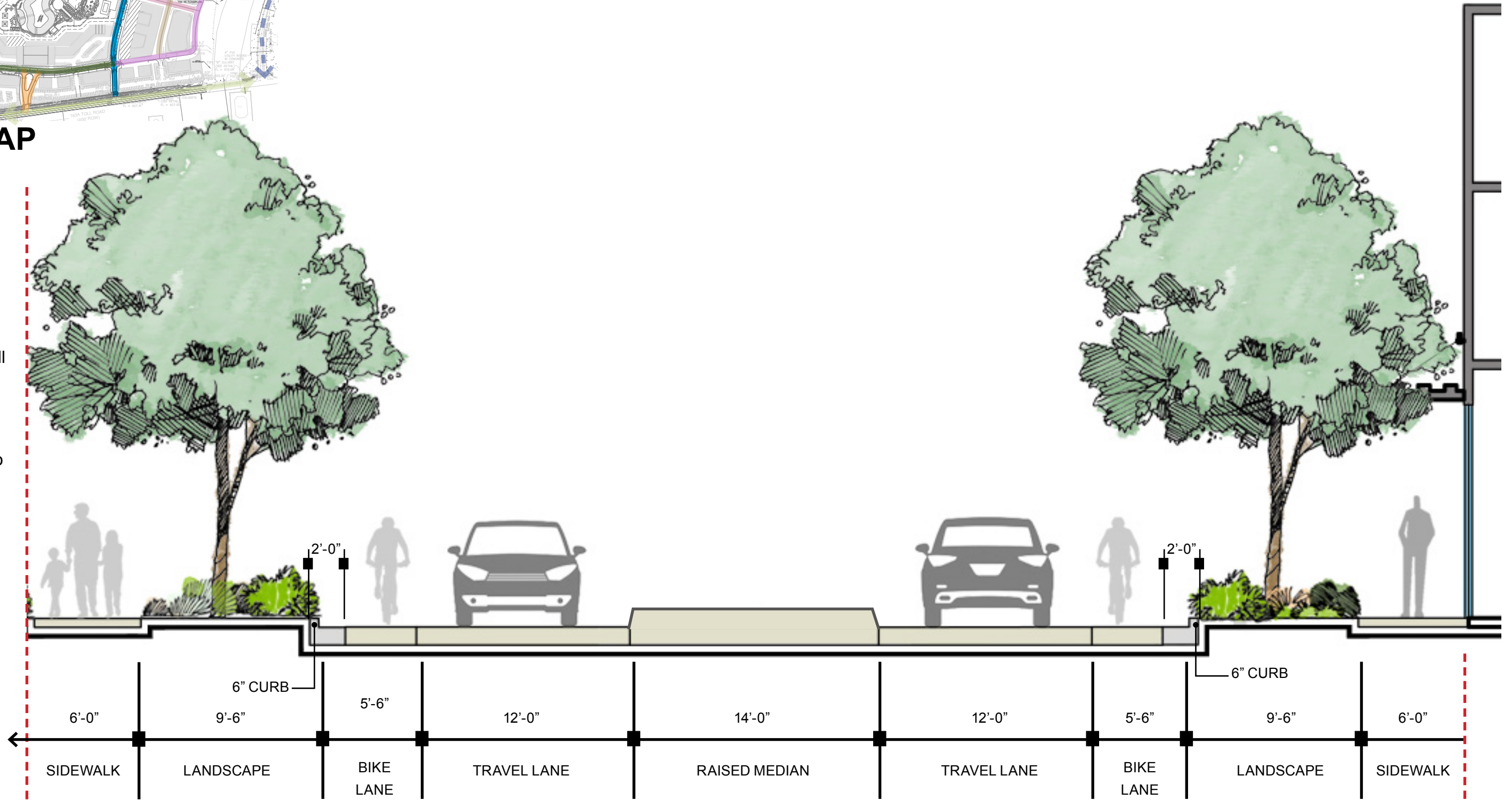
# Leander Springs PAL - ① COVEWIND BEND (Public Street)

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 6



**KEY MAP**

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Covewind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



R.O.W. = VARIES

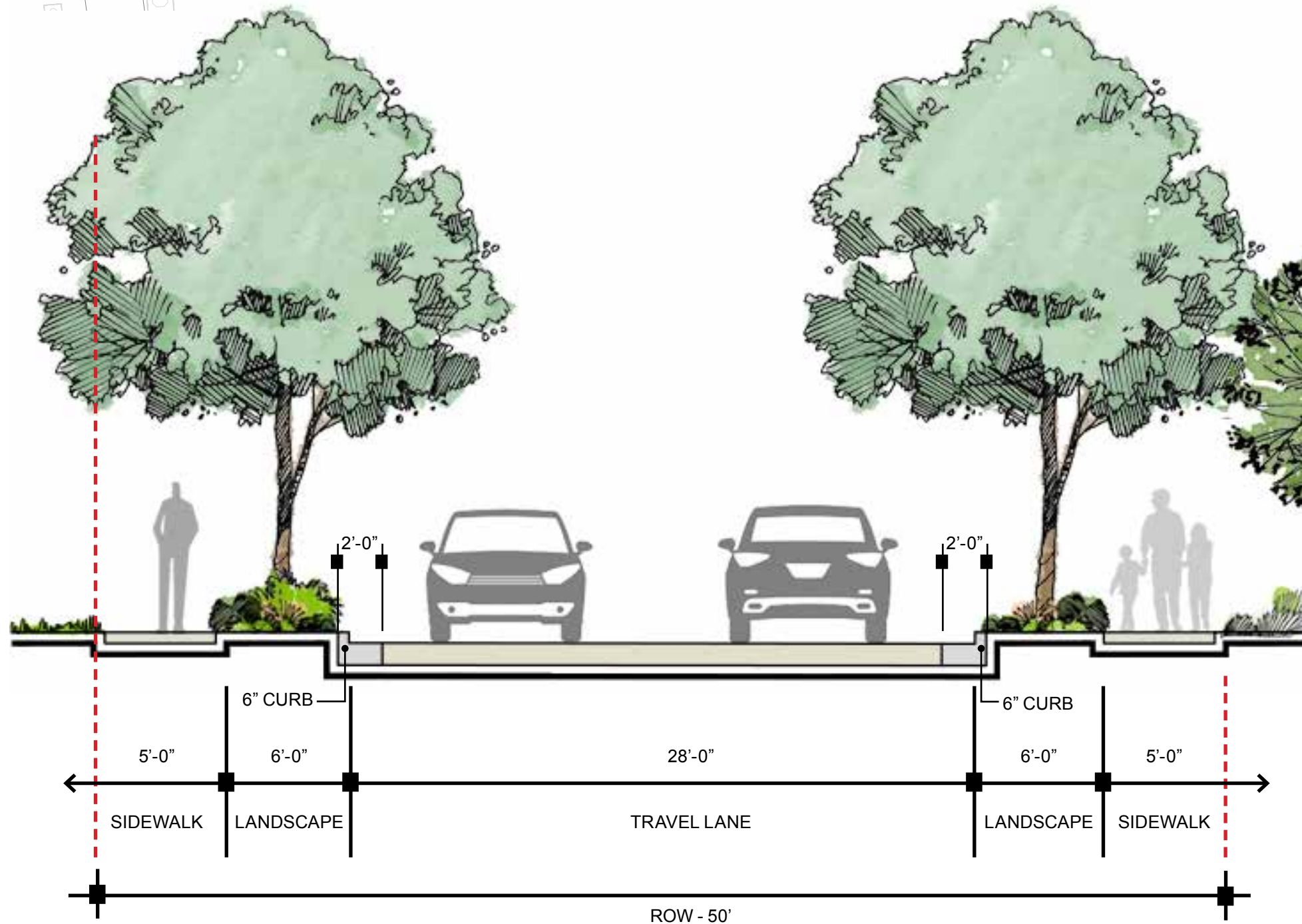
# Leander Springs PAL - ② COVEWIND BEND (Public Street)

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 6



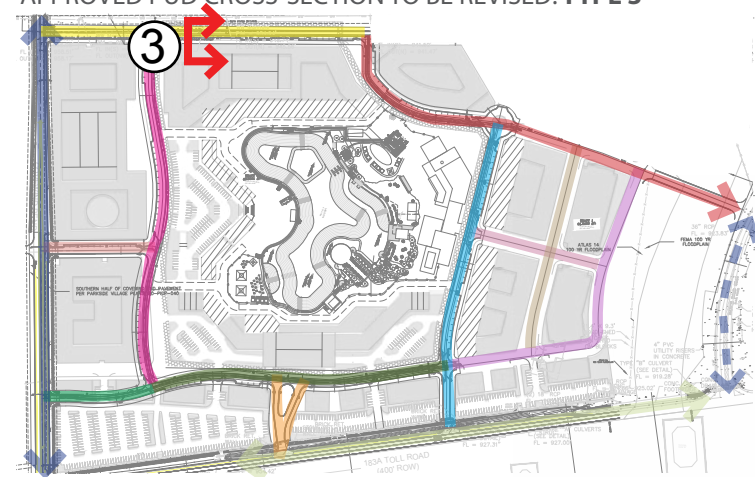
## KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Covewind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



# Leander Springs PAL - ③ CASCADIAN AVE. [60' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 3

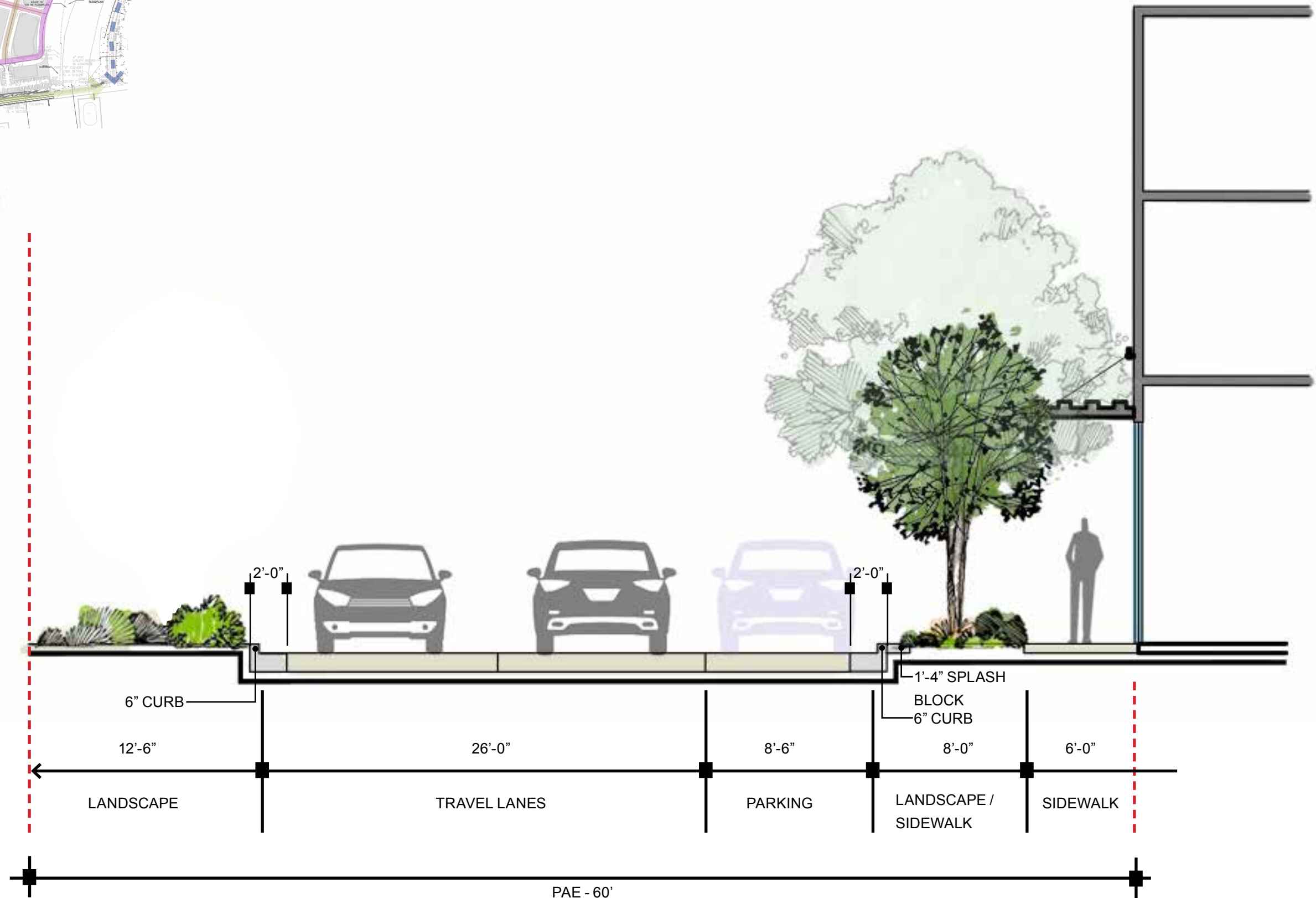


**KEY MAP**

**NOTE:**

1. Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.

2. No Trees shall be placed in the PEC Transmission Easement



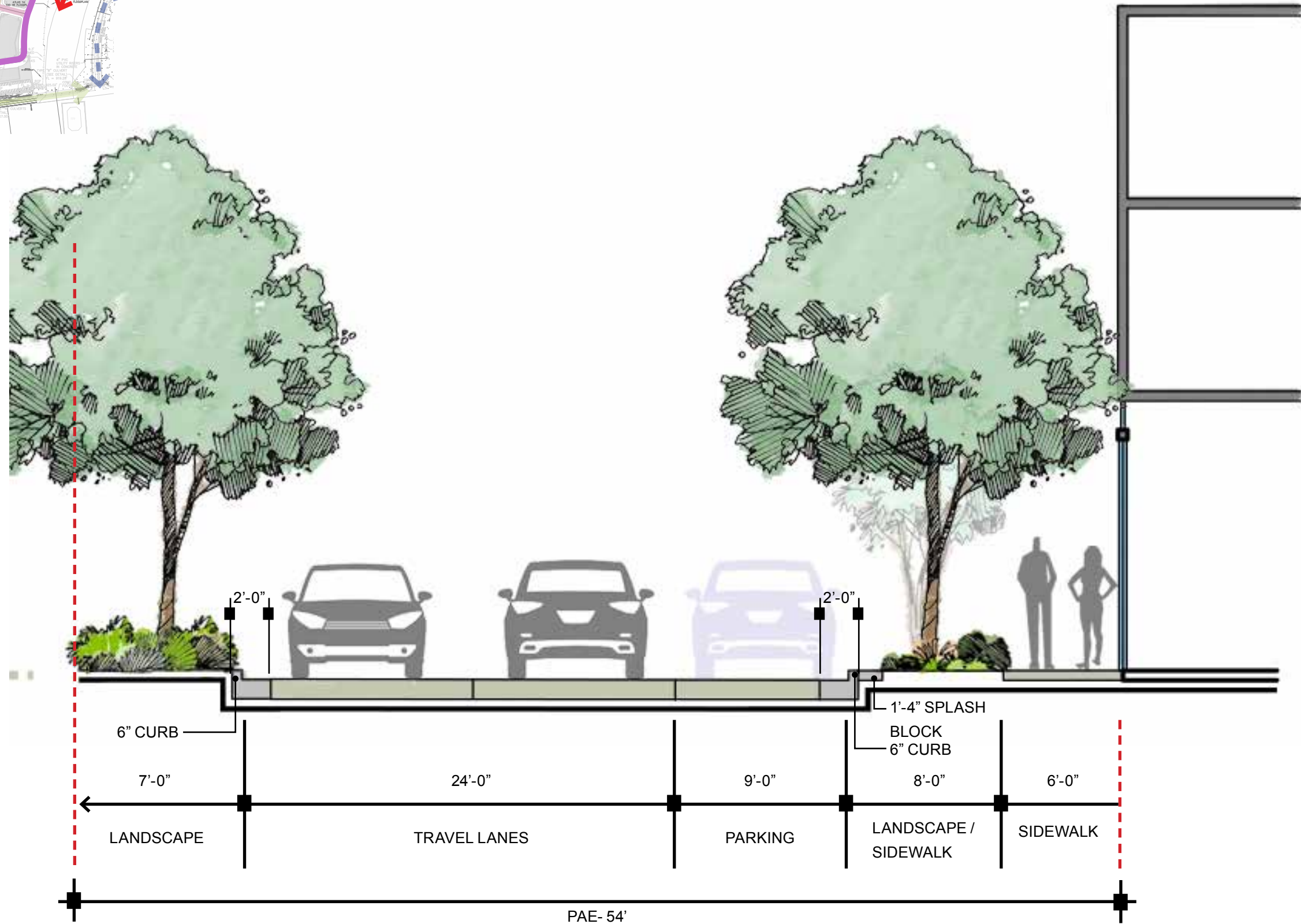
# Leander Springs PAL - ④ LAGOON BLVD. A [54' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2



## KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



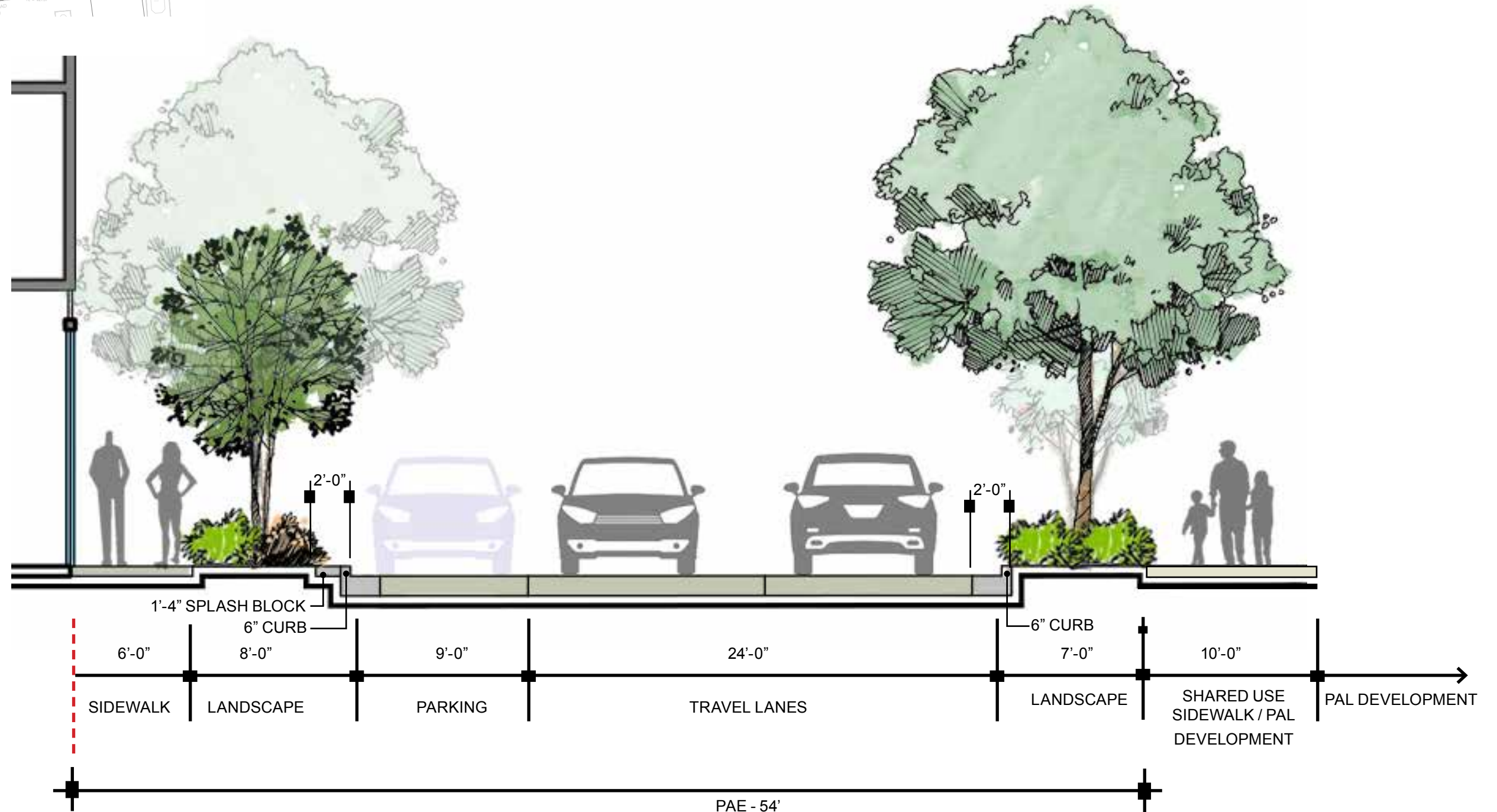
# Leander Springs PAL - ⑤ LAGOON BLVD. [54' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2 & 5



## KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Covewind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



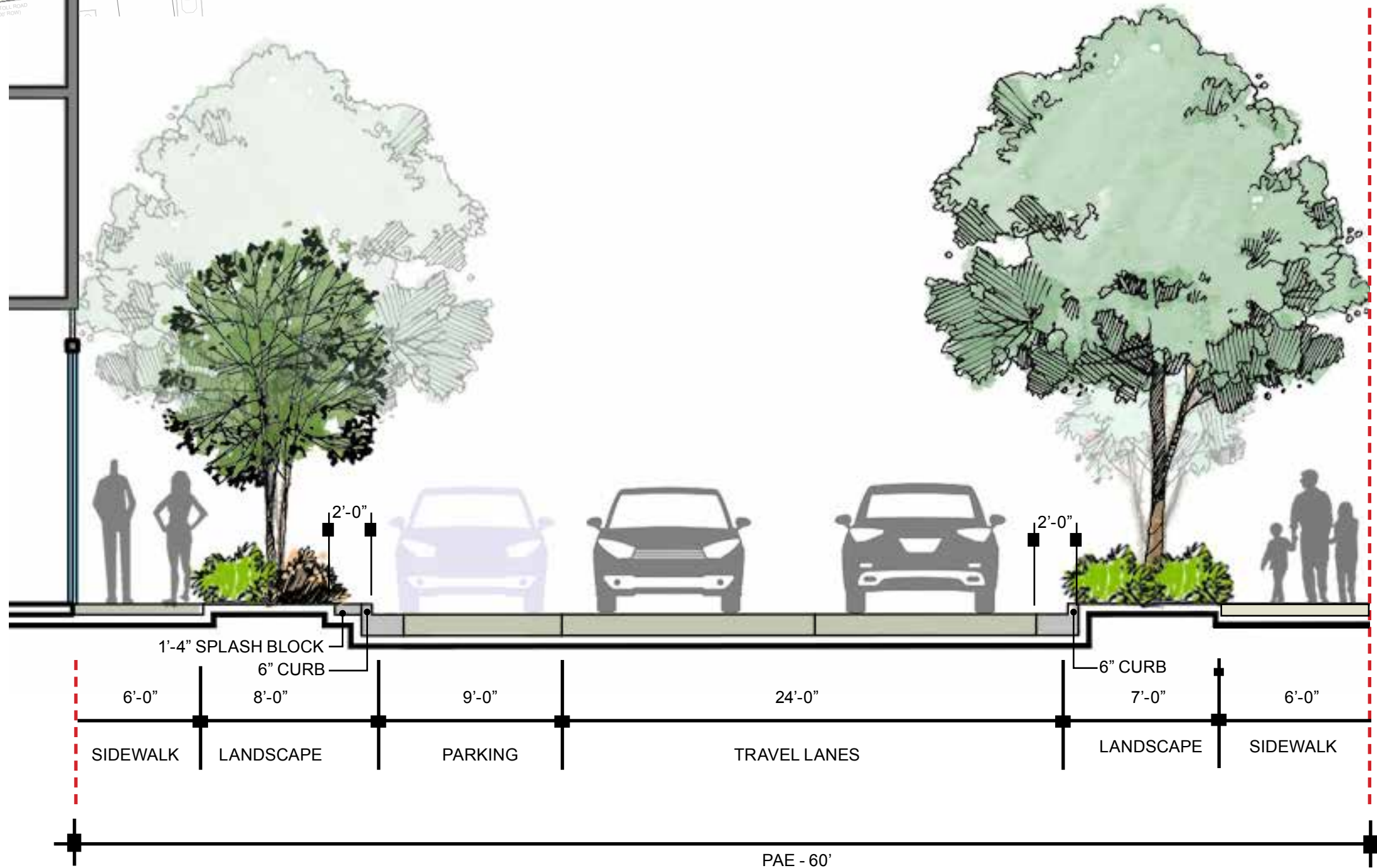
# Leander Springs PAL - ⑥ LAGOON BLVD. C [60' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2



## KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



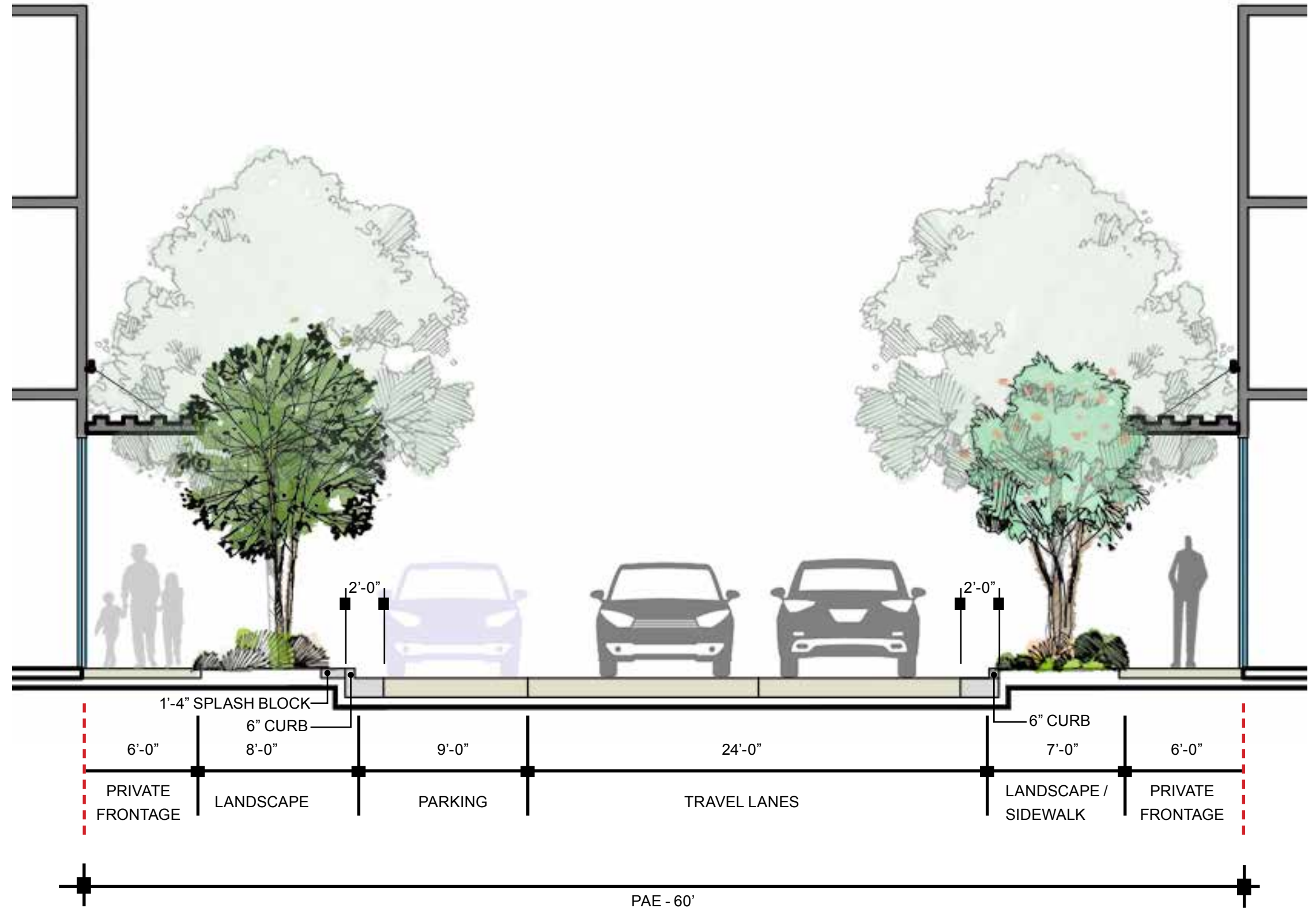
# Leander Springs PAL - ⑦ WILLOWTREE WAY [60' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2



## KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



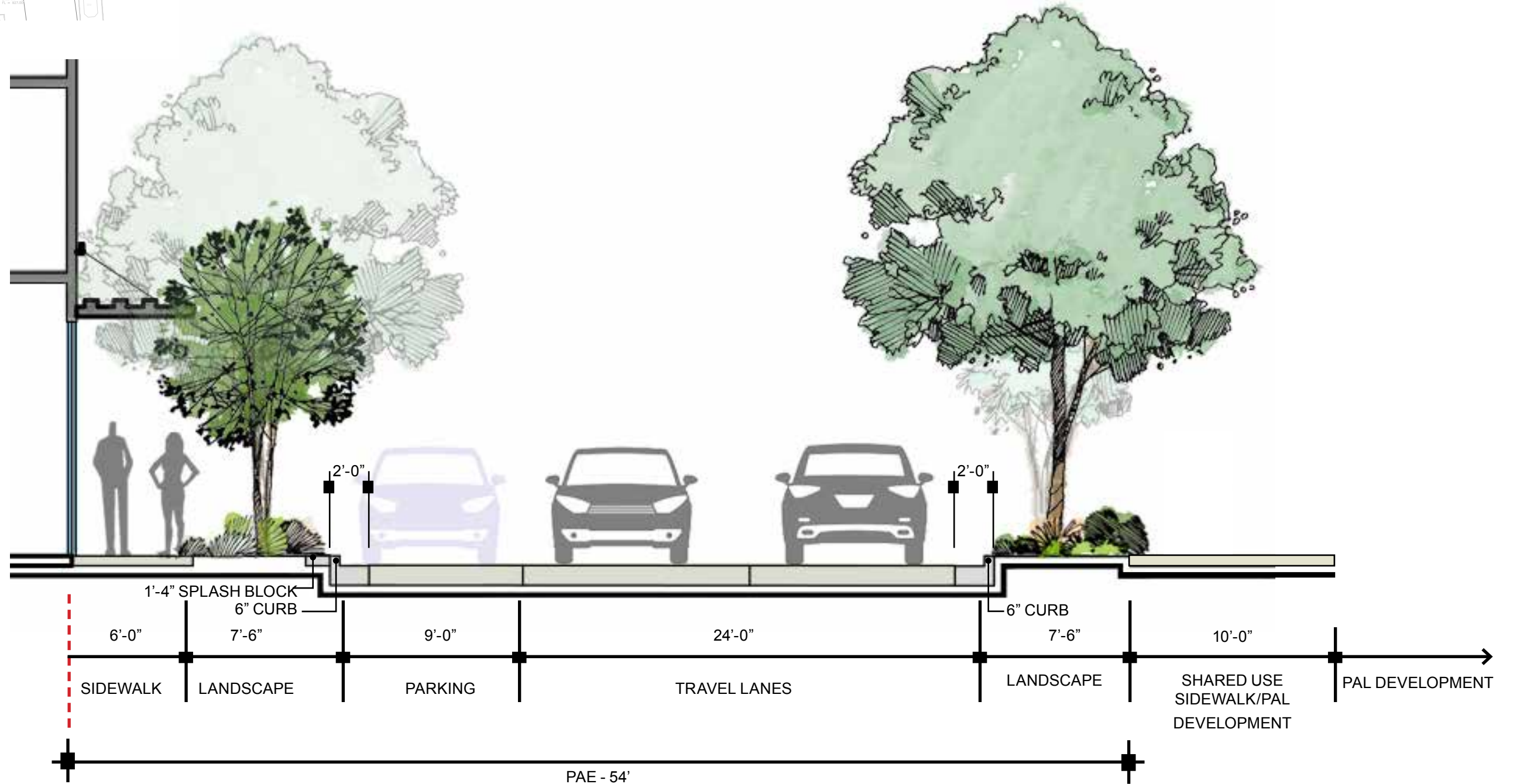
# Leander Springs PAL - ⑧ LAGUNA VISTA WAY [54' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 4



**KEY MAP**

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Covewind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



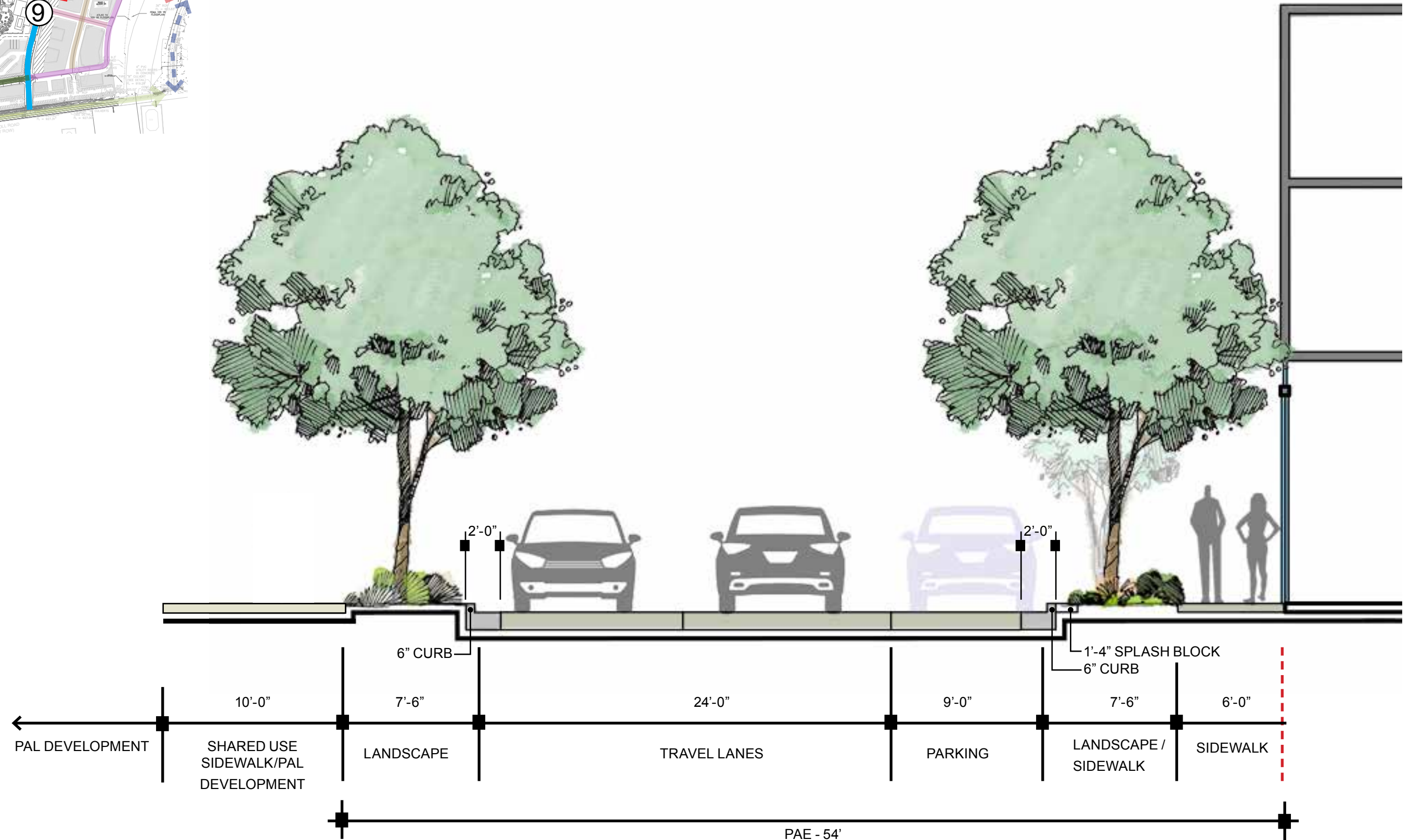
# Leander Springs PAL - ⑨ DRUID'S WAY [54' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 4



## KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



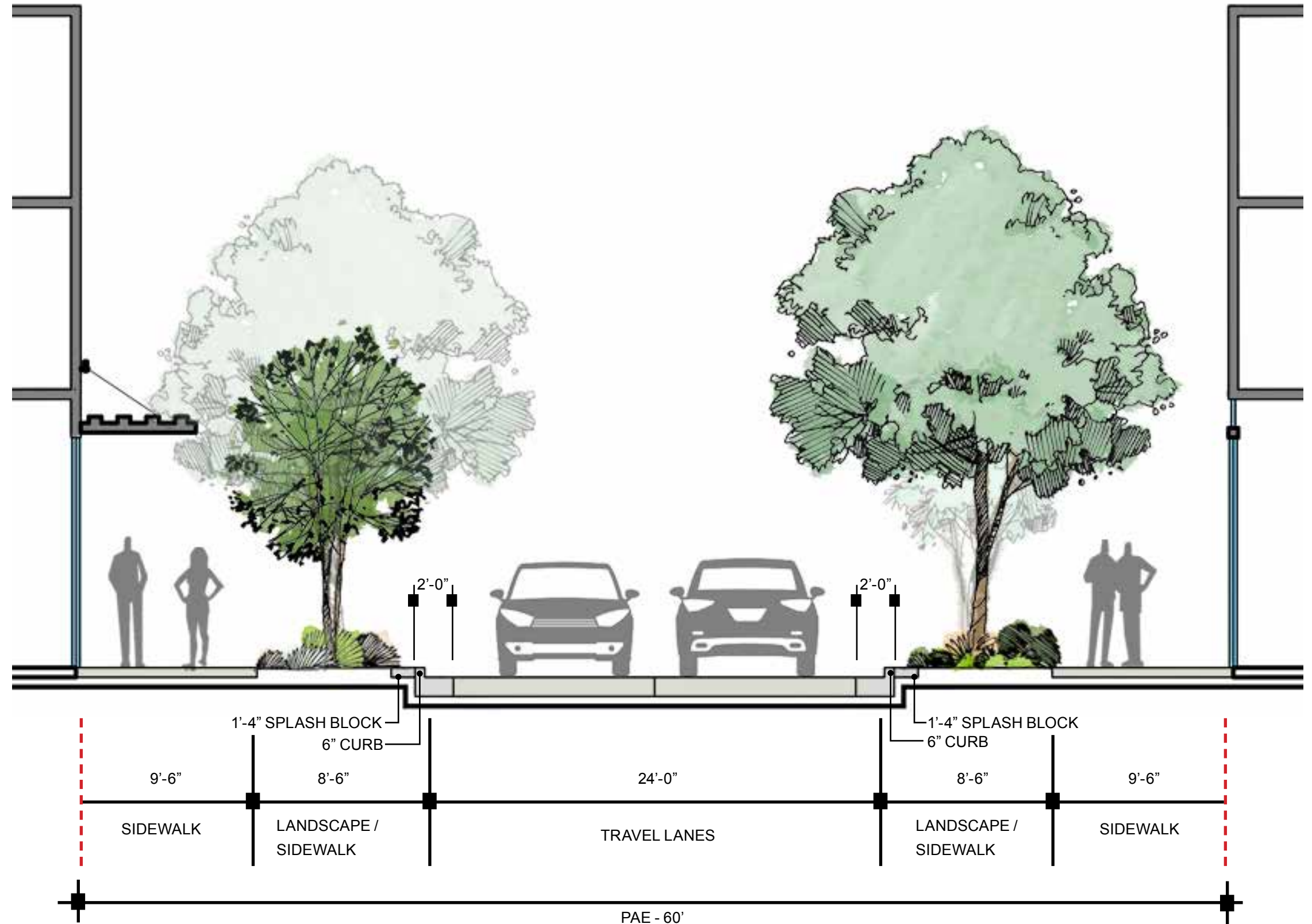
# Leander Springs PAL - ⑩ KELL COVE [60' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2



**KEY MAP**

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



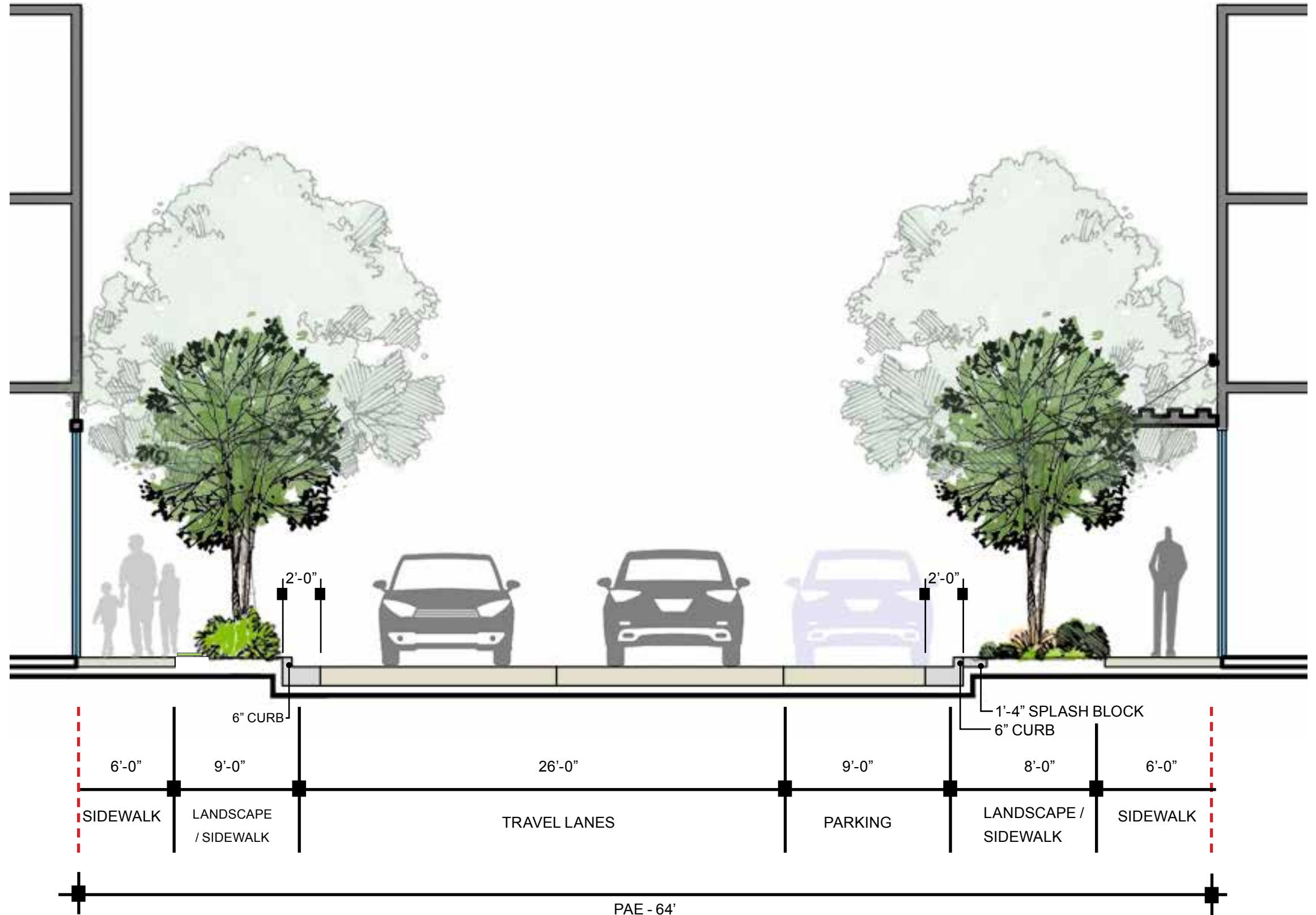
# Leander Springs PAL - 11 AGNES STEVENS WAY [64' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2



## KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



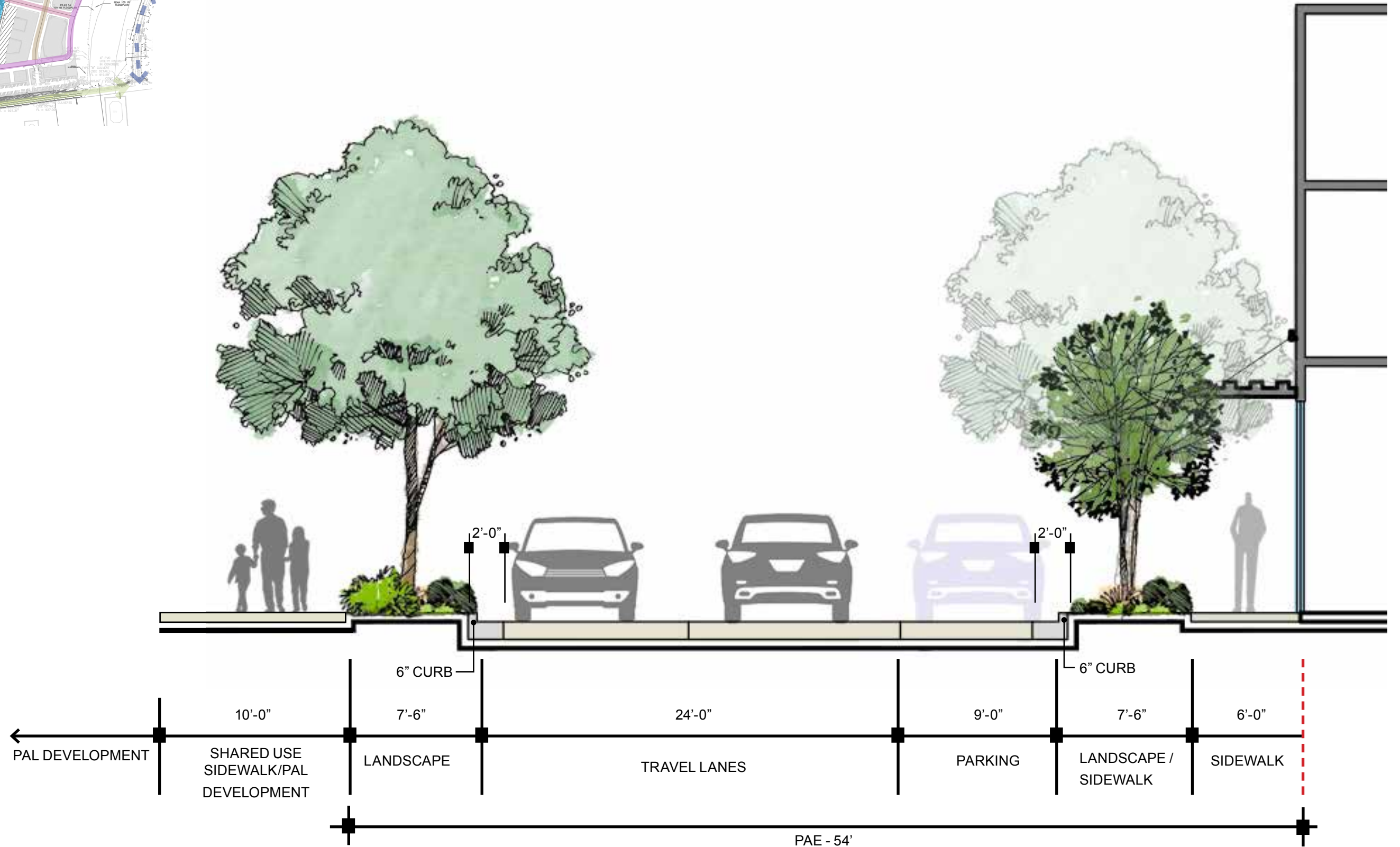
# Leander Springs PAL - ⑫ BAYFRONT AVE. [54' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2 & 4



**KEY MAP**

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Covewind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.

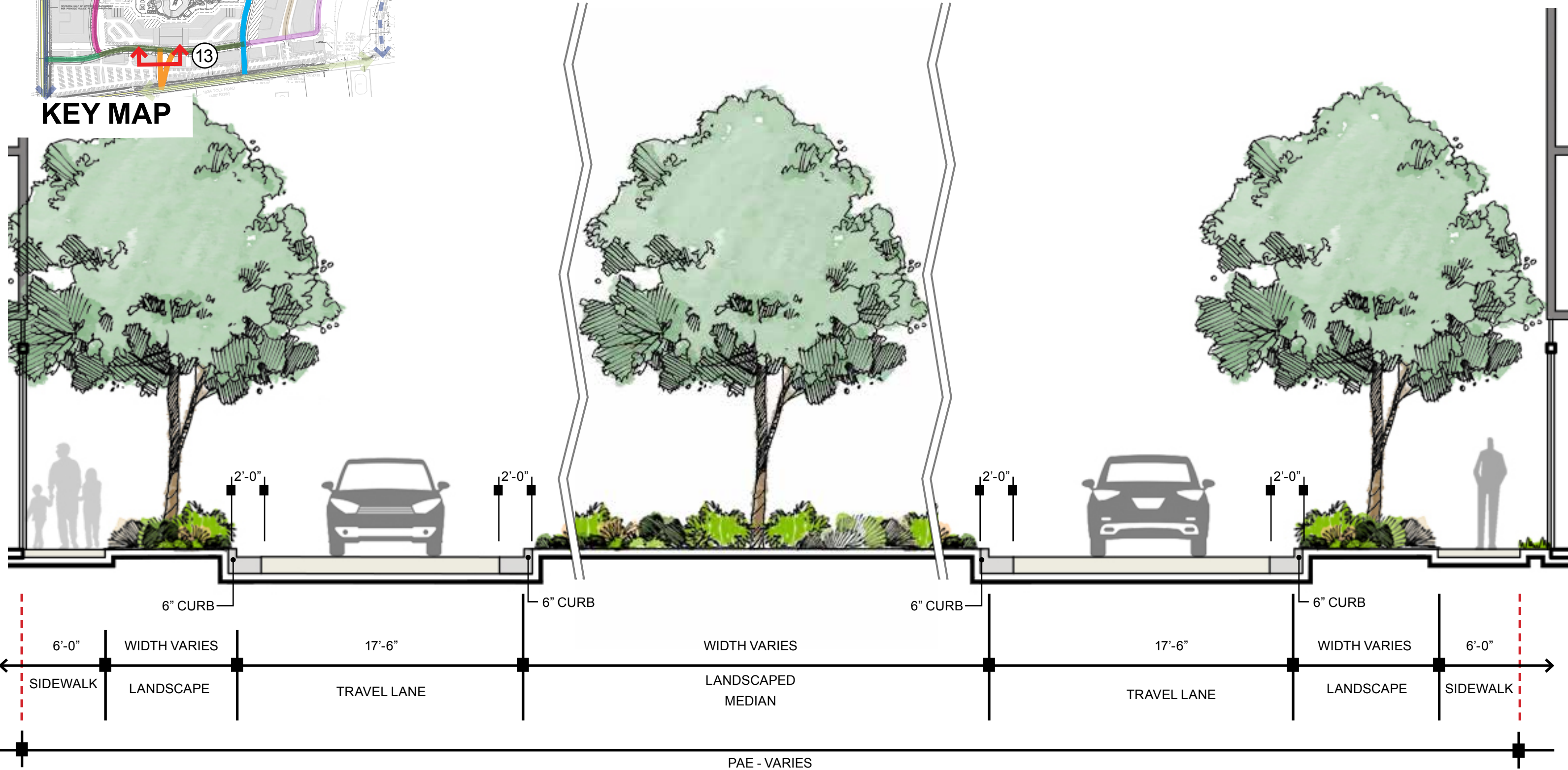


# Leander Springs PAL - 13 CRYSTAL PKWY. (A) [PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 1



KEY MAP

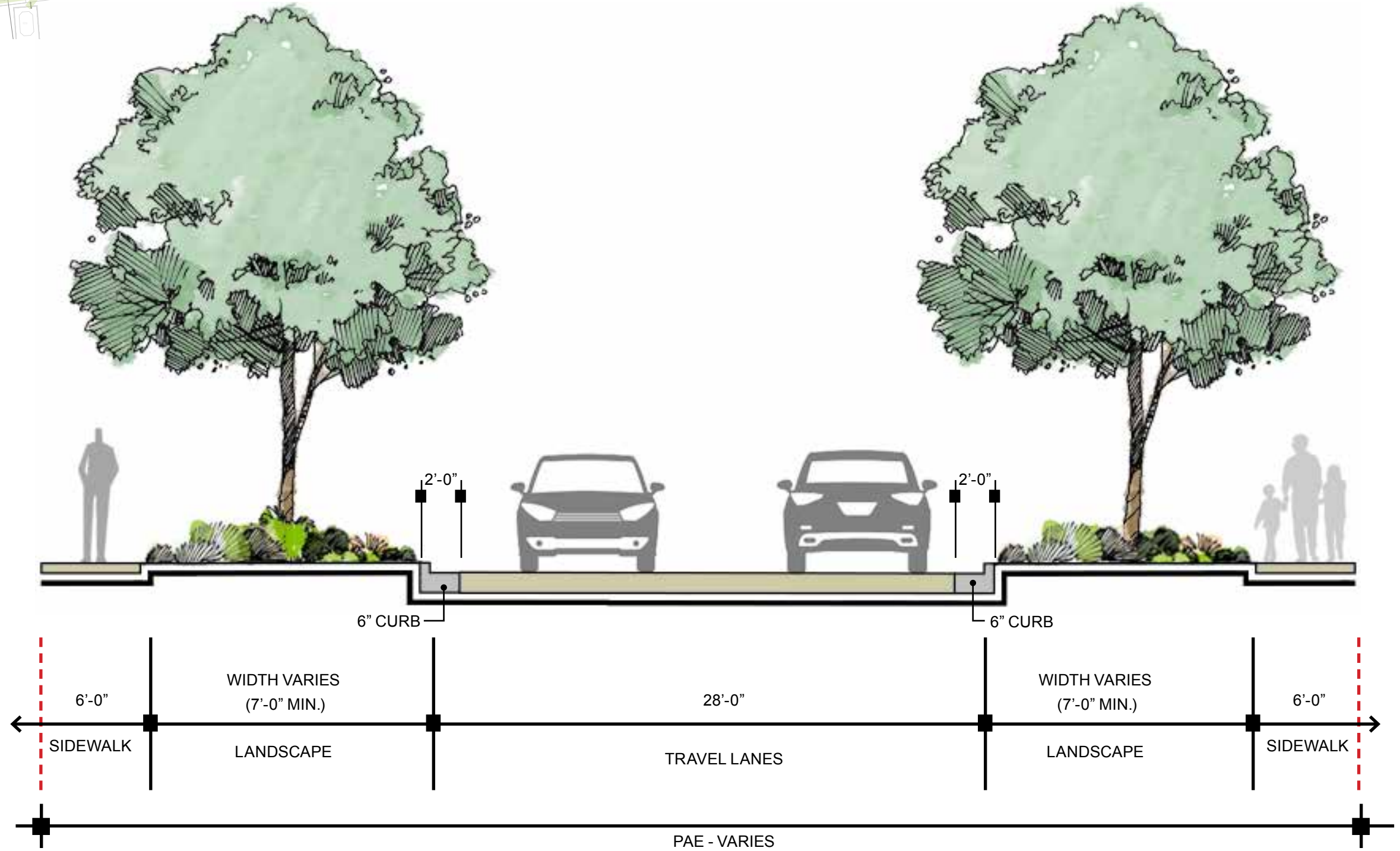


# Leander Springs PAL - ①④ CRYSTAL PKWY. (B) [PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 1



KEY MAP



## EXHIBIT A

### Leander Springs

#### Planned Unit Development

##### A. Purpose and Intent

The Leander Springs PUD (the “PUD”) is composed of approximately 77.9 acres, as described in **Exhibit B, Field Notes** attached to this PUD Ordinance (the “Property”). ~~The development of this Property is planned as a high quality mixed use development, with recreational improvements and a mixture of uses suitable to the TOD area of Leander.~~

The PUD has been designed to create a unique destination for Leander residents, with a unique blend of residential, hotel, office, retail, restaurant, and recreational uses. The contents of this PUD further explain and illustrate the overall function desired for this development. A Conceptual Site Layout & Land Use Plan has been attached to this PUD, **Exhibit C**, to illustrate the design intent for the Property.

##### B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply with the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled **Exhibit A**.

2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Composite Zoning Ordinance as permitted uses in this PUD.

2.

- a. MF-2-A (Multi-Family)
- b. GC-3-A (General Commercial)

~~3. Notwithstanding anything contained herein to the contrary, if a certificate of completion is not issued for the Crystal Lagoon by the deadline set forth in Section I, Development Phasing, then no further development permits may be issued for the Property until the PUD is amended; provided that development approvals for completion of the Phase I Commercial Development may be issued.~~

- ~~a. “Crystal Lagoon” is defined as a crystalline clear water lagoon, no less than four (4) acres in size, that is built and maintained using a patented technology with a minimum amount of additives and energy, located on an approximately 13.1 acre site, including the ancillary and related boardwalk and adjacent landscaping features, restaurants and shops operated with as part of the Crystal Lagoon, as more particularly described in this PUD. The lagoon is considered a non-essential use and will need to comply with water conservation requirements. Lagoon is further defined as a man-made recreational water feature designed and maintained for swimming and non-motorized water activities. It shall be constructed with impervious liners and finishes, utilize NSF/ANSI 50 certified or EPA approved treatment and~~

~~recirculation systems, and comply with CDC Artificial Swimming Lagoon guidance and Texas Administrative Code § 265.154 for water quality, safety, and operations.~~

### **C. Conceptual Site Layout & Land Use Plan**

~~1. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, **Exhibit C**, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document.~~

~~A Conceptual Site Layout & Land Use Plan has been attached to this PUD, **Exhibit C**, to illustrate the design intent for the Property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document.~~

~~1. This PUD zoning document does not constitute plat or site plan approval of the attached plan(s).~~

### **D. Allowable / Prohibited Uses**

~~1. The allowable uses shall include all uses permitted in the base zoning districts with the addition of a Lagoon, except the following mixture of residential and commercial uses consistent with the base zoning districts, except as modified by this document. The following uses shall be prohibited uses:~~

~~— Auto fuel sales and washing~~

~~— Auto repair and maintenance uses~~

~~a. Funeral home, including embalming and crematory facilities associated with an onsite funeral home or cemetery;~~

~~b. Manufactured housing sales and accessory building sales~~

~~c. Office/warehouse including painting, plumbing or similar commercial services~~

~~d. Outdoor commercial fueling and washing of vehicles~~

~~e. Transportation related facilities including commercial parking lots, passenger terminals, taxi cab stations and mass transit terminals excluding facilities such as a Tri-Track station, as defined by the State of Texas Transportation Code.~~

~~f. 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 feet (150') of a residential district unless such repairs are conducted totally within a fully enclosed building)~~

~~g. Wholesale activities with less than 3,500 square feet of gross area of business~~

~~2. A “Lagoon” is defined as a man-made recreational water amenity designed and maintained for swimming and non-motorized water activities, that meets the following criteria:~~

~~a. Minimum of four (4) acres in size;~~

~~b. Built and maintained using patented technology with a minimum amount of additives and energy;~~

~~c. Located on Tract “G” as identified on **Exhibit C**;~~

~~d. The Lagoon is considered a non-essential use and will need to comply with water conservation requirements as established by City Ordinances.~~

~~e. The Lagoon shall be constructed with impervious liners and finishes, utilize NSF/ANSI 50-certified or EPA-approved treatment and recirculation systems, and~~

comply with CDC Artificial Swimming Lagoon guidance and Texas Administrative Code § 265.154 for water quality, safety, and operations.

- ~~1. Timing of development and unit density for MF-2 A Zoning District can be found in Section I in this Exhibit A.~~
- ~~2. A maximum of 1,600 200 multi-family units may be developed within this PUD; provided that the multi-family units are subject to the phasing and residential unit caps set forth in Section I, Development Phasing and may not exceed the residential unit limits set forth for each phase. A multi-family unit is defined as a dwelling unit within a multi-family structure. All density limitations in the Composite Zoning Ordinance shall not apply to the Property and are hereby replaced by the phasing and residential unit caps set forth in this Exhibit A.~~
- ~~3. The maximum number of multi-family units shall be limited to 1,200 units.~~

- ~~4. Multi-family units may only be located in the upper floors of vertical mixed-use buildings and shall include the following:
  - ~~a. Building Types: Vertical mixed-use buildings shall include ninety (90%) percent ground floor of retail, service, or office uses. Residential uses are only permitted on the upper floors. Multi-family amenities such as leasing offices, laundry facilities, and gyms shall not count towards the retail, service, or office requirements.~~
  - ~~b. Parking: All parking shall be provided using structured parking as part of a Wrapped Building.~~
  - ~~c. Public Space: Public spaces such as parks and plazas shall be integrated into the project.
    - ~~i. Plazas and open spaces shall create focal points with major circulation routes and pedestrian corridors to establish strong identity and structure for the design.~~
    - ~~ii. View corridors shall be maintained to provide views of amenities and identifying different spaces in the area.~~
    - ~~iii. Strong relationships shall be emphasized through the use of open space and framed view corridors.~~~~~~

- ~~3. All parking for multi-family shall be provided using structured parking.~~
- ~~4. Hotels may be constructed within this PUD, overlooking the Tract "G" Crystal Lagoon. A minimum of one (1) hotel that meets the requirements of this section shall be constructed by the deadline set forth in Development Phasing, Section I, Phase 2 (the "Hotel"). The Hotel shall have a minimum of five (5) stories, two hundred seventy five (275) rooms, approximately 90,000 square footfeet, and shall be a full-service nationally branded and franchised or managed upscale hotel constructed on the Property in accordance with City-approved plans. To qualify as a full-service, upscale, select service hotel, the Hotel shall include the following amenities: on-site food and beverage service (room service); on-site restaurant; on-site bar; fitness center; pool; and a minimum of 10,000 square feet of~~

~~conference and banquet space. Phase 4 3 of the PUD may not proceed if a certificate of occupancy Occupancy for the Hotel is not issued by the deadlines set forth in Section I. Any additional hotel that is developed as part of this development, shall not be required to include the above amenities.~~

5. The construction and operation of outdoor retail and entertainment venues are only permitted in Tract “G” as shown in Exhibit C. Such uses shall be prohibited within two hundred feet (200’) of any adjoining residential district.

~~6.1. The following uses shall be prohibited:~~

~~a. Auto fuel sales and washing~~

~~b.a. Auto repair and maintenance uses~~

~~e.a. Funeral home, including embalming and crematory facilities associated with an onsite funeral home or cemetery.~~

- ~~d.a. Manufactured housing sales and accessory building sales~~
- ~~e.a. Office/warehouse including painting, plumbing or similar commercial services~~
- ~~f.a. Transportation related facilities including commercial parking lots, passenger terminals, taxi cab stations and mass transit terminals excluding facilities such as a Tri-Track station, as defined by the State of Texas Transportation Code.~~
- ~~g.a. 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 feet (150') of a residential district unless such repairs are conducted totally within a fully enclosed building)~~
- ~~h.a. Wholesale activities with less than 3,500 square feet of gross area of business~~

~~7. Development of this PUD shall be a mixed-use development. Buildings that have first floor retail, office, and/or commercial uses authorized by this PUD with residential uses on the floors above retail shall be referred to herein as Vertical Mixed Use Development. As part of this design approach, some Vertical Mixed Use Development shall have only first floor retail, and some shall have a combination of first floor retail, office, and commercial uses authorized by this PUD. **Exhibit E, Ground Floor Retail** identifies the streets that will have only first floor retail frontage within the Vertical Mixed Use Development. Uses associated with multi-family development such as leasing offices, laundry facilities, fitness facilities, or similar uses may not be located on the ground floor of Vertical Mixed Use Development.~~

~~8. One hundred percent (100%) of the Crystal Lagoon beach front shall be commercial ground floor uses.~~

~~6. Food trucks, mobile food units, mMobile Ffood Eestablishments, temporary retail establishments and Ffarmers' mMarkets (all as defined and regulated by state law) shall be permitted on any Tract within this PUD in compliance with the Composite Zoning Ordinance.~~

9.

~~**F.A. Outdoor Event Standards**~~

~~1. Outdoor entertainment events that generate noise including those involving outdoor amplified sound systems shall be installed with the sound directed towards 183A Toll Road and/or FM 2243.~~

~~2.1. No more than twelve (12) outdoor entertainment events with an audience of 2,000 or more attendees shall be allowed each year. A "Special Event Permit" must be obtained from the City for each of these events.~~

~~**F.E. Development Standards**~~

~~1. Phasing Requirements – For the purpose of this phasing plan, Commercial Development means commercial, office, and retail uses and structures authorized by this PUD.~~

~~**a. Phase 1**~~

~~i. This phase shall include the Lagoon and a minimum of one-hundred thousand~~

(100,000) square feet of Commercial Development.

ii. No more than three hundred fifty-two (352) multi-family units may be developed as part of this phase.

iii. The certificate of occupancy for the multi-family units may not be issued until the certificate of completion is issued for the Lagoon.

**b. Phase 2**

i. This phase shall include a minimum of one-hundred thousand (100,000) square feet of Commercial Development.

ii. No more than an additional three hundred (300) multi-family units may be developed as part of this phase.

iii. The certificate of occupancy for the multi-family units may not be issued until the certificate of completion is issued for all of the Commercial Development included in Phase 1.

**c. Phase 3**

i. This phase shall include a minimum of one-hundred thousand (100,000) square feet of Commercial Development.

ii. No more than an additional three hundred (300) multi-family units may be developed as part of this phase.

iii. The certificate of occupancy for the multi-family units may not be issued until the certificate of completion is issued for all of the Commercial Development included in Phase 2.

**d. Phase 4**

i. This phase shall include a minimum of one-hundred thousand (100,000) square feet of Commercial Development.

ii. No more than an additional two hundred forty eight (248) multi-family units may be developed as part of this phase.

iii. The certificate of occupancy for the multi-family units may not be issued until the certificate of completion is issued for all of the Commercial Development included in Phase 3.

1.2. Under the base zoning GC-3-A, the following modifications shall apply:

a. ~~a.~~ Article V, Section 3, (b)(2)(~~ii~~) shall be modified to ~~allow include~~ allow outdoor entertainment venues involving:

~~—“outdoor entertainment venues involving s~~Substantial outdoor facilities, noise generation, water fountains, swimming pools, water slides, splash pads and similar or supporting facilities are permitted as well as minor outdoor facilities such as recreational equipment, ropes

~~—~~

- ~~i. courses, zip lines, play fields, and other similar facilities<sup>2</sup>.~~
- ~~ii. Such outdoor entertainment venues shall be located exclusively on Tracts “G” and “H” within this PUD.~~
- ~~iii. Any events that generate noise including those involving outdoor amplified sound systems shall be installed with the sound directed towards 183A Toll Road and/or FM 2243. All outdoor activities and events shall comply with the Noise Ordinance.~~
- ~~iv. No more than twelve (12) outdoor entertainment events with an audience of two thousand (2,000) or more attendees shall be allowed each year. A “Special Event Permit” must be obtained from the City for each of these events.~~

~~2. Multi-family that is part of Vertical Mixed Use Development shall be developed on Tracts identified as MF 2-A/GC 3-A on Exhibit C. Street front ground floor shall be developed as described in Section D.8 of this PUD. Article III, Section 19(b) shall be waived to allow horizontal and vertical mixed use as established within this PUD.~~

3. Buildings constructed on Tracts “C”, “F” and “I” shall be designed with dual side front façades with store fronts facing towards the internal street network as well as 183A Toll Road. Doorways shall be provided along the internal street network to provide pedestrian connectivity to the street front.

**Outdoor Event Standards**

~~Outdoor entertainment events that generate noise including those involving outdoor amplified sound systems shall be installed with the sound directed towards 183A Toll Road and/or FM 2243.~~

~~No more than twelve (12) outdoor entertainment events with an audience of 2,000 or more attendees shall be allowed each year. A “Special Event Permit” must be obtained from the City for each of these events.~~

4. Height

~~a. Buildings may take advantage of the height exceptions granted by the Composite Zoning Ordinance. Under the base zoning GC 3-A, the following height modifications shall apply except within twenty five (25’) feet of the PUD’s southern and western border. Buildings within twenty five (25’) feet of the southern and western border shall comply with the thirty five (35’) feet height limit.~~

~~a. Ninety (90’) foot maximum for all uses except those identified in ii. and e. Building height may not exceed ninety-five feet (95’) for hotels constructed within Tracts “B”, “D”, “E”, and “G” as shown on Exhibit C.iii. below;~~

~~b. Building height may not exceed one-hundred twenty feet (120’) for offices constructed within Tracts “B”, “D”, “E”, and “G” as shown on Exhibit C. Ninety-five (95’) foot maximum for hotel use;~~

- ~~c.~~
- ~~i. One hundred twenty (120') feet maximum for office use;~~
- ~~ii. Any office building exceeding ninety-five (95') feet in height shall be located at least fifty (50') feet from the southern and western boundaries of the PUD.~~

~~e. The structures located within the MF-2-A zoned property within fifty feet (50') of the southern and western boundaries of the Property shall be limited to a maximum of five (5) stories or sixty thirty-five feet (60'35') in height.~~

~~f. No structures within the MF-2-A zoned property shall exceed six (6) stories or seventy-two feet (72') in height.~~

g.d. Parking garage heights may be of a height equal to the height of the adjoining building serviced by the subject parking garage.

5. Building setbacks

a. Building setbacks along all internal development streets shall be a minimum of ten feet (10') ~~shall may be zero feet (0')~~.

b. All other buildings shall comply with the setbacks listed in the Composite Zoning Ordinance.

6. Paving Setbacks

a. A minimum paving setback of fifteen feet (15') shall be established for parking lots constructed along 183A Toll Road.

b. All other paving shall comply with the Composite Zoning Ordinance.

~~b.~~

~~e. Structures constructed on Tracts "C", "F" and "I" shall be constructed a maximum of ten10 feet (10') from the internal development street paralleling 183A.~~

## 6.7. Street Network

- ~~a. All private and public streets shall comply with Exhibit D Street Exhibit. This PUD is intended to create a unique destination that is designed to focus buildings and user experience inwards towards a central Crystal Lagoon. As such, the PUD will place and orient many buildings requires that buildings are oriented inward, creating a pedestrian friendly active edge along this lagoon.~~
- ~~a.~~
- ~~b. Due to the walkable, urban setting established with this PUD, roadways depicted on Exhibit D, Street Exhibit and street cross sections are established to encourage slow traffic speeds, street parking and walkability in Exhibits E-1 through E-7, Street Cross Sections.~~
- ~~c. Street Types for all thoroughfares within this PUD are identified on Exhibit E, Street Exhibit.~~
- ~~d.b.~~ Curb extensions/bulb outs shall be constructed at all intersections in order to create pedestrian scaled roadway crossings and encourage slower vehicular travel speeds.
- ~~e.c.~~ In locations where ~~blocks street intersections~~ exceed 400 four hundred feet (400'), a mid-block pedestrian crossing with curb extensions/bulb outs shall be installed mid-block.
- ~~f.d.~~ Parallel or head-in, on-street parking spaces ~~shall~~ may be provided along all internal streets.
- ~~g.c.~~ Sidewalks ~~of~~ at least ~~12 twelve~~ feet (12') wide shall be adjacent to all building frontages ~~only if the building incorporates a commercial use on the ground floor.~~
- ~~f.~~ Sidewalks at least ~~12 twelve~~ feet (12') wide shall be provided between the building ~~facade~~ and the parking lot, with trees in grates or planter boxes every ~~30 thirty~~ feet (30'), ~~only if the building incorporates a commercial use on the ground floor.~~
- ~~h.~~

## ~~7.1. Paving Setbacks~~

- ~~a. A minimum paving setback of fifteen feet (15') shall be established for parking lots constructed along 183A Toll Road.~~
- ~~b. All other paving shall comply with the Composite Zoning Ordinance.~~

## G.F. Parkland/Recreation Improvements

- ~~a. The parkland/recreation elements of this PUD shall be composed of two (2) key program elements. These elements are the Crystal Lagoon and a segment of the Brushy Creek Main Branch Trail. The Crystal Lagoon, at least four (4) acres in size, shall be constructed, installed, and operated on Tract "G" as shown on~~

Exhibit C.

a.

b. Crystal Lagoon

i. The Lagoon, at least four (4) acres in size, shall be constructed, installed, and operated on Tract "G" as shown on Exhibit C.

~~i.—Although the location, size, and shape of the Crystal Lagoon may change, it will include increased recreation improvements to include water sports, public access, and associated pedestrian amenities. The water associated with the Crystal Lagoon shall be managed and treated by a patented~~

~~ii. technology system and be sustainable for recreational uses.~~

~~ii.iii. This Crystal Lagoon shall be constructed during the first phase of development, by the deadlines established in Section I, Development Phasing, Phase 1.~~

~~iii. Public access to the Crystal Lagoon shall be provided. Seventy (70%) percent of the Crystal Lagoon frontage shall be public access. The remaining thirty (30%) may be private access.~~

~~iv. The Crystal Lagoon shall be open for use by the public, provided that the Crystal Lagoon may be closed to the public for special events and/or maintenance for up to fifty (50) days each year and for temporary closures for repair or due to casualty or other force majeure events that will exceed more than 50 days using commercially reasonable and diligent efforts. For purposes of this subsection, “open to the public” means that the use of the Crystal Lagoon shall not be restricted to one or more users; provided, however, the owner or operator of the Crystal Lagoon shall have the right to charge fees to users of the Crystal Lagoon based on rates established by the owner or operator of the Crystal Lagoon in its sole discretion.~~

~~v. Leander residents shall receive a discount on general admission prices of forty percent of the costs available to the general public.~~

c. Brushy Creek Main Branch Trail

~~i. Approximately 7.4 acres of open space parkland shall be dedicated to the City of Leander as public parkland and land dedication of the Brushy Creek Main Branch Trail identified on the Leander Trails Master Plan 2011 provides a critical east-west pedestrian link.~~

~~ii. Construction of a ten feet (10’) wide all weather trail shall be constructed within the corridor as part of Phase 2. The trail corridor and constructed trail shall be dedicated to the City as part of the parkland dedication and improvements. The Mason Creek Trail from Horizon Lake Park will be connected to the enter from the west on either Tracts L, M, or A to the internal sidewalk system and connect to the Brushy Creek Trail system to the north along FM 2243.~~

~~H. Landscape Requirements~~

~~1. In the event a building is sited with a zero (0) foot setback, Article VI Site Standards with in the Composite Zoning Ordinance shall be modified as follows:~~

~~a. Landscape requirements may be planted in the associated right-of-way, street, or easement within landscape planting beds, pedestrian courtyards, greenways or similar type of areas.~~

b. ~~Landscaped areas less than four feet (4') in width may count towards the landscape area requirements so long as the landscape area contributes to landscaping and scale of the associated street.~~

~~2.—Street trees shall be planted along all streets within this PUD to the following standards:~~

- ~~a.—Street trees shall be planted along all streets at a spacing not to exceed forty feet (40') on center not including 183A Toll Road and FM 2243. Street trees with a mature height not less than thirty-five feet (35') shall be planted as part of Phase 1 along the southern border of Tract K within four hundred feet (400') of the southwest corner of the property at a spacing not to exceed twenty five feet (25'). These trees shall be Arizona Cypress, Escarpment Live Oaks, or similar tree species listed in the Leander Preferred Plant List or Austin Grow Green Guide. The spacing may be modified to accommodate the tree species spread according to industry standards.~~
- ~~b.—The species of street trees may be, but are not required to be, consistent on both sides of the street on a block.~~
- ~~c.—The property owners' association shall be responsible for the maintenance of the street trees and sidewalks located along internal streets, not including 183A Toll Road and FM 2243.~~

**I.—Development Phasing**

1.—The Property shall be developed in accordance with the phasing and deadlines set forth in this section. ~~Certificate of occupancy~~ Occupancy means the final certificate ~~Certificate of occupancy~~ Occupancy issued by the City for ~~occupancy or use of a building or structure.~~ Completion means the final certificate of completion issued by the City for completion of site improvements. ~~Commercial Development~~ means commercial, office, and retail uses and structures authorized by this PUD.

<b>DEADLINE</b>	<b>PHASE 1</b> <b>Phase 1 consists of the following uses and structures which are subject to the phasing requirements described below:</b> <b>A. The Crystal Lagoon</b> <b>B. A minimum of thirty-five thousand (35100,000) square of Commercial Development that is not part of Vertical Mixed Use Development (the “Phase 1 Commercial Development”)</b> <b>C. A maximum of four<u>three</u> hundred <u>fifty two</u> (352400) multi-family units that are part of Vertical Mixed Use Development</b>
	<del>The site development permit application for the Crystal Lagoon, Phase 1 Commercial Development, and first four <u>three</u> hundred <u>fifty two</u> (352400) units of multi-family may be submitted for concurrent review. If they are not submitted for concurrent review, then they shall be submitted in the following order, and construction of the Crystal Lagoon shall commence concurrently with or before the construction of the Multi-Family units:</del> <ol style="list-style-type: none"> <li><del>a. Crystal Lagoon</del></li> <li><del>b. Commercial Development</del></li> <li><del>c. Multi-family</del></li> </ol>
<u>No deadline:</u>	<del>A certificate of completion for the Crystal Lagoon must be obtained by December 31, 2023.</del>
12/31/2023 (Crystal Lagoon only)	<del>Certificates of occupancy may not be issued for any multi-family units until after the certificate of completion is issued for the Lagoon. No more than four <u>three</u> hundred <u>fifty two</u> (352400) multi-family units may be permitted during Phase 1, and only if they are part of a Vertical Mixed Use Development. Phase 1 must be complete and have certificates of occupancy or certificates of completion, as appropriate, issued before more than four <u>three</u> hundred <u>fifty two</u> (400352) multi-family units will be permitted. The first floor retail portion of the Vertical Mixed Use Development shall obtain a certificate <del>Certificate of o</del><u>Occupancy</u> for up to at least fifty percent (50%) of the Phase 1 Commercial Development prior to permits being issued for Phase 2.</del>
	<del>Development of Tracts "G" and "H" shall be constructed as identified on Exhibit G, Phasing Plan including the construction of the utility infrastructure and streets located within the public rights-of-ways necessary to service Phase 1 of the Property.</del>

~~Temporary all-weather surface parking comprised of concrete, asphalt, or similar material approved by the Planning Director and City Engineer may be constructed on Tracts "E", "D", "J", "K", and "L" for the exclusive use of the users of Phase 1. The surface parking shall be removed when Tracts "E", "D", "J", "K", and "L" develop for their designated uses.~~

<p><b>DEADLINE</b></p>	<p style="text-align: center;"><b>PHASE 2</b></p> <p><del>Phase 2 consists of the following uses and structures which are subject to the phasing requirements described below:</del></p> <p style="margin-left: 40px;"><del>a. A minimum of one hundred <u>fifty thousand</u> (10150,000) square feet of Commercial Development (the “Phase 2 Commercial Development”)</del></p> <p style="margin-left: 40px;"><del>b. A maximum of <u>three hundred fifty</u> (30250) multi-family units</del></p>
<p>Within 5 years of the first Certificate of Occupancy issued for Phase 1 (Phase 2 Commercial Development only)</p>	<p><del>One or more certificates <u>Certificates of occupancy</u> <u>Occupancy</u> for a minimum of one hundred <u>fifty thousand</u> (10150,000) square feet of Commercial Development shall be obtained. No more than two <u>three hundred fifty</u> (25300) multi-family units may be approved for Phase 2. Building permits for multi-family <u>structures</u> may not be issued until fifty percent (50%) of the <u>Phase 2 Commercial Development</u> (excluding Hotels and the Crystal Lagoon) is occupied. <u>Occupancy</u> means that the space in the Commercial Development is leased or owned by an occupant using the space for its intended use consistent with the PUD, or actively preparing the space for such use. <u>has been issued a Certificate of Occupancy.</u></del></p> <p style="text-align: center;"><b>HOTEL</b></p> <p><del>Hotel development can begin at any time and is subject to the phasing deadlines set forth below.</del></p> <p><del>Hotel construction shall commence <u>no later than</u> upon the earlier to occur of five years after the issuance of the first certificates of occupancy or no later than 12/31/2028.</del></p>
<p><b>DEADLINE</b></p>	<p style="text-align: center;"><b>PHASE 3</b></p> <p><del>Phase 3 consists of the following uses and structures, which are subject to the phasing requirements described below:</del></p> <p style="margin-left: 40px;"><del>A. Two hundred <u>fifty</u> (250) units of multi-family units for each one hundred <u>fifty thousand</u> (10150,000) square feet of Commercial Development up to a maximum of one thousand two hundred (1200) multi-family units, subject to the limits and phasing requirements below.</del></p> <p style="margin-left: 40px;"><del>B. Minimum square footage of Commercial Development as defined here (the (“Phase 3 Commercial <u>Development</u>”))</del></p>
<p><u>No deadline</u> <u>After Phase 2</u> <u>Within 10 years of the Certificate of Occupancy issued for Phase 1 (Phase 3 Commercial Development only)</u></p>	<p><del>Certificates of occupancy for additional multi-family units in excess of the six hundred fifty (650) units allowed in Phases 1 and 2 may be approved as long as <u>For each additional two hundred fifty (250) units of multi-family for which a certificate <u>Certificate of occupancy</u> <u>Occupancy</u> has been requested after Phase 2,</u> certificates of occupancy have been issued for the Phase 2 Commercial Development and certificates of occupancy <u>must be issued for an additional one hundred <u>fifty thousand</u> (10150,000) square feet of Phase 3 Commercial Development has been issued</u> <u>after the Phase 2 Commercial Development.</u></del></p> <p><del>A maximum of one thousand two hundred (1200) multi-family units may receive building permits during the first (ten) 10 years (including all Phases) of the PUD approval.</del></p>

<p>After 10 years of the Certificate of Occupancy issued for Phase 1 from the approval date of the PUD</p>	<p><b>PHASE 4</b></p> <p><del>Phase 4 consists of the following uses and structures and are subject to the phasing requirements described below:</del></p> <p><del>A. Up to four hundred (400) multi-family units</del></p>
	<p><del>Up to four hundred (400) additional multi-family units may be approved for a total of one thousand six hundred (1600) multi-family units within the development, provided that thirty-five percent (35%) of the Commercial Development (excluding the Hotel and the Crystal Lagoon) must be occupied, a certificate of occupancy has been issued for the Hotel, and certificates of occupancy have been issued for the Phase 3 Commercial Development.</del></p> <p><del>Traacts "J" and "K" shall be the last traacts developed for multi-family uses.</del></p>

**J.G. Subdivision Process**

1. The Concept Plan and Preliminary Plat may be submitted for concurrent review and approval.
2. ~~The Hotel, the Commercial Development, and the Crystal Lagoon must each be located on tax parcels that do not include multi-family development, and for which zoning does not allow multi-family development or two-family development, as shown in Exhibit C, unless the Commercial Development is part of Vertical Mixed Use Development. Commercial Development, the Hotel, and the Crystal Lagoon must be located on separate tax parcels from Multi-Family Development or two-family development (except for Multi-family Development that is part of Vertical Mixed Use) prior to the issuance of a building permit, and the separate tax parcel must be created before the issuance of a building permit for the Commercial Development, the Hotel, or the Crystal Lagoon, respectively.~~

**LIST OF EXHIBITS**

**Exhibit A—Planned Unit  
Development (PUD) document**

**Exhibit B—Field Notes**

**Exhibit C—Conceptual Site  
Layout and Land Use Plan**

**Exhibit D—Street Exhibit**

**Exhibit E 1 through E 7—Street  
Cross Sections**

**Exhibit F—Ground Floor Retail**

**Exhibit G—Phasing Plan**

**Exhibit H—Leander Spring  
PUD Amendment 1 Cross-  
Section Updates**

# EXHIBIT B

## Field Notes

EXHIBIT B

77.9044 ACRES  
PUD MIXED USE  
ZONING DESCRIPTION

## DESCRIPTION

TRACT 1: 31.3453 ACRES OR 1,365,403 SQ. FT. OUT OF THE E.D. HARMON SURVEY, ABSTRACT NUMBER 6, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 275.31 ACRE TRACT CONVEYED TO CARL STEVENS AND WIFE, AGNES STEVENS IN DEED DATED APRIL 29, 1959, RECORDED IN VOLUME 430, PAGE 528, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND

TRACT 2: 46.5590 ACRES OR 2,028,114 SQ. FT. OUT OF THE E.D. HARMON SURVEY, ABSTRACT NUMBER 6, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 52.45 ACRE TRACT CONVEYED TO LEANDER DEVELOPERS 4, LTD, RECORDED IN DOCUMENT NO.2005077774, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 5.936 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY, TEXAS, BY DEED RECORDED IN DOCUMENT NO. 2005094695 AND DOCUMENT NO. 2005101487, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

SAID 77.9044 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a ½" iron pin found on the West R.O.W. of Highway 183A at the Southwest corner of said 5.936 acre tract conveyed to Williamson County for R.O.W. being the Southeast corner of the remainder of said 52.45 acre tract also being the Northeast corner of a 29.0385 acre tract conveyed to Leander 30 L.P. and William K. Burba in Doc. No. 2017013760, Official Public Records of Williamson County, Texas and the Northwest corner of 0.9615 acre tract conveyed to Williamson County for R.O.W., being described by deed most recently recorded in said Doc. No. 2017013760, for the Southeast corner of this tract and the **POINT OF BEGINNING**

**THENCE**, S68°59'26"W with the North line of said 29.0385 acre tract, a distance of 1,594.40 feet to a ½" iron pin found being on the East line of a 118.778 acre tract conveyed to James M. Zanzi Trustee of the James M. Zanzi Revocable Trust in Doc. No. 2011001781 Official Public Records of Williamson County, Texas for the Southwest corner of said 52.45 acre tract and this tract.

**THENCE**, N20°40'12"W with the East line of said 118.778 acre tract, a distance of 1,135.88 feet to a ½" iron pin found being the West common corner of said 54.25 acre tract and the remainder of said 275.31 acre tract.

**THENCE**, N20°40'50"W passing the Northeast corner of said 118.778 acre tract, same being the Southeast corner of a tract conveyed to the City of Leander (no deed found) in all a distance of 1,136.69 feet to a fence post found being the Southwest corner of a 3.91 acre tract conveyed to the City of Leander in Vol. 1476, Pg. 825 of the Real Property Records of Williamson County, Texas and the

Southeast corner of the a 6.88 acre tract conveyed to the City of Leander in Vol. 1183, Pg. 883 of the Real Property Records of Williamson County, Texas for the Northwest corner of this tract.

**THENCE**, N50°52'47"E with the Southeast line of said 3.91 acre tract, a distance of 653.43 feet to a ½" iron pin set on the South R.O.W. of F.M. 2243 at the East corner of said 3.91 acre tract

**THENCE**, with the South R.O.W. of F.M. 2243 the following two (2) courses:

- 1) S81°19'01"E, a distance of 14.61 feet to a 1/" iron pin set at a point of curve to the left.
- 2) With said curve to the left, whose elements are R=994.93 feet, L=358.08 feet, whose chord bears N88°39'09"E, 356.15 feet to a ½" iron pin found being the Northern Southwest corner of said 10.974 acre tract conveyed for right of way.

**THENCE**, with the South line of said 10.974 acre tract conveyed for right of way being the South R.O.W. of F.M. 2243 the following three(3) courses:

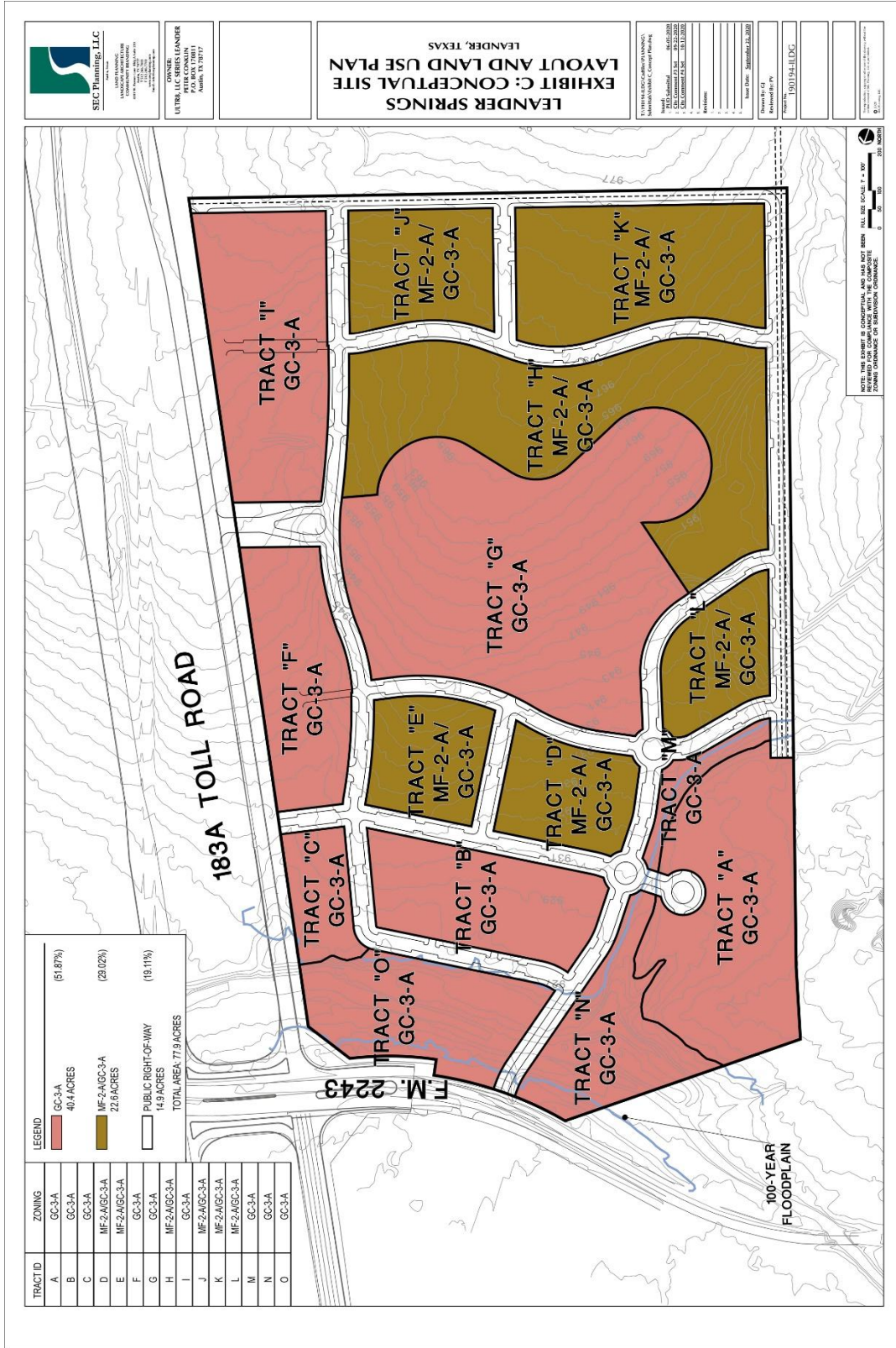
- 1) S11°46'23"E, a distance of 42.51 feet to a ½" iron pinset.
- 2) With a curve to the left, whose elements are R=887.69 feet, L=230.99 feet, whose chord bears N70°43'56"E, 230.34 feet concrete monument found.
- 3) S72°30'10"E, a distance of 139.47 feet to a ½" iron pin set being the intersection of South R.O.W. of F.M. 2243 and the West R.O.W. of Highway 183A for the Northeast corner of this tract.

**THENCE**, S28°13'00"E with the West R.O.W. Highway 183A, a distance of 865.11 feet to a ½" iron pin found being the East common corner of said remainder of 275.31 acre tract and remainder of said 52.45 acre tract

**THENCE**, S28°12'09"E with the West R.O.W. of Highway 183A at 504.9 feet pass a concrete highway monument found in all a distance of 1,365.36 feet to the **POINT OF BEGINNING** and containing 3,393,517 square feet or 77.9044 acres, more or less.

# EXHIBIT C

## Conceptual Site Layout and Land Use Plan



# EXHIBIT D

## ROAD CROSS-SECTION NARRATIVE

This narrative details the proposed changes to the street exhibits for the Leander Springs development and explains how these changes meet and exceed the intentions set forth by the Leander Springs Planned Unit Development (PUD) agreement, **specifically sections F.6 and Exhibits D and E-1 through E-7**. This document will elaborate on the encouragement of slowing traffic speeds, enhanced street parking, and walkability.



### ROADWAY DESIGN

A main concern for the roadway system is the safety of the drivers and pedestrians traveling along the roads. Some of the roadways originally proposed in the PUD had a narrow 10-foot travel lane. Slightly increasing this width will provide safer roadways, especially since this development will have larger vehicles traveling on the road. Naturally, with wider roads, traffic speeds may increase. To counteract this, the roadways have been designed with more bends to encourage slower speeds. Additionally, some of the roadways needed to be widened in order to meet the fire lane code for aerial access. To meet this fire code, some of the on-street parking had to be removed.



### ON-STREET PARKING

Parking along the internal roads is important for ease of access to retail and other amenities provided within this development. The parallel parking spaces along these roads have been increased to nine feet, from the originally proposed seven feet. The intent is to provide a more comfortable on-street parking experience while keeping larger vehicles, like pick-up trucks and SUVs, in mind. The substandard for street parking in Texas is seven feet, therefore this dense development will benefit from more spacious parallel parking.



### PEDESTRIAN EXPERIENCE

Well-designed streetscapes also play a role in creating more inviting, safe, and enjoyable spaces to explore, while greatly enhancing the walkability and aesthetics of a development. The proposed street sections will align with the PUD's intent and guidelines while incorporating landscape elements, such as trees, plants, and greenery to create a sense of place and improve the overall visual appeal of the different streetscape profiles. Simple changes in landscape and hardscape materials can often serve as a method of indirect traffic slowing and calming, so the design team will strategically implement these practices where opportunities provide or are deemed necessary.

The design vision will improve the pedestrian experience in several ways and will comply with the PUD guidelines. For example, the placement of trees and other vegetation in the landscape buffers (width varies) between the roadway and the sidewalks can provide shade and shelter from natural elements, allowing more protection on hot or rainy days. Landscape features can also help define the edges of the sidewalk, crafting clear pedestrian zones and ultimately reducing the risk of collisions with vehicles. In addition, the use of different types of paving materials and textures will help create a sense of movement, direction, and destinations throughout Leander Springs.

As for aesthetics, the use of plants and other vegetation will add color, texture, and appeal to the streetscape while keeping the materiality and color palette of the Leander Springs development. The design team will incorporate a variety of different landscape elements to transform a functional thoroughfare into a vibrant and welcoming public space for both pedestrians and vehicles.



### TRAIL CONNECTIVITY AND OVERALL DESIGN

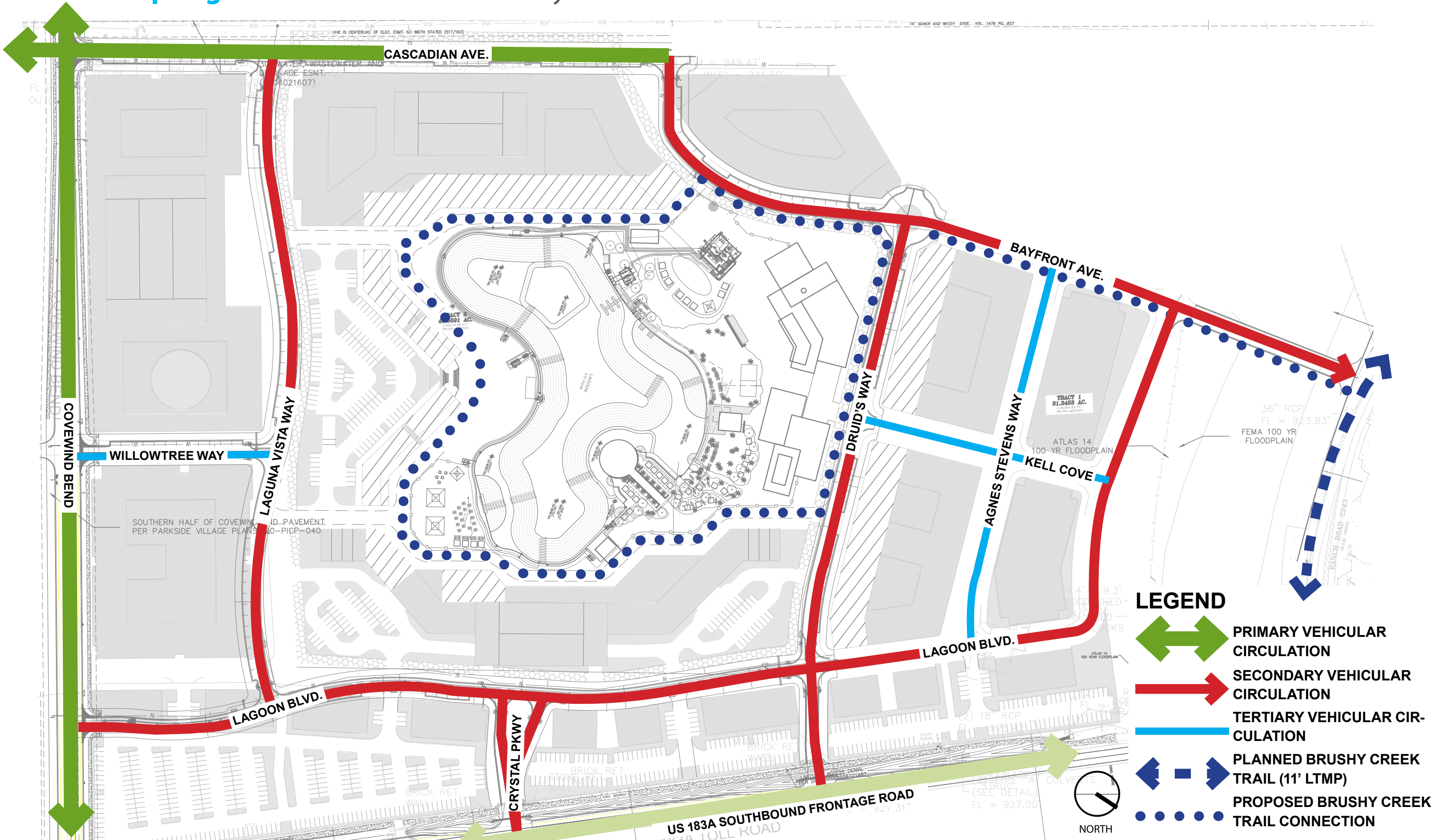
Leander Springs is set in a prime location within the Regional Trail network. It has the opportunity to offer a direct connection to and from the proposed Brushy Creek Trail extension and provide a critical east-west pedestrian link within the Regional Trail network. The design team has created a trail experience within Leander Springs that complements the existing and proposed trail network and embraces the vision of the PUD and its guidelines. Internal to the project, the design of the trail expansion focuses on circulation and access to the various retail, commercial, and recreational opportunities while activating the pedestrian edge of the lagoon. Safe crossings where interactions with vehicles occur will be addressed with proper signage, lighting (for nighttime), and traffic-calming measures.

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# Leander Springs PAL - Circulation Hierarchy

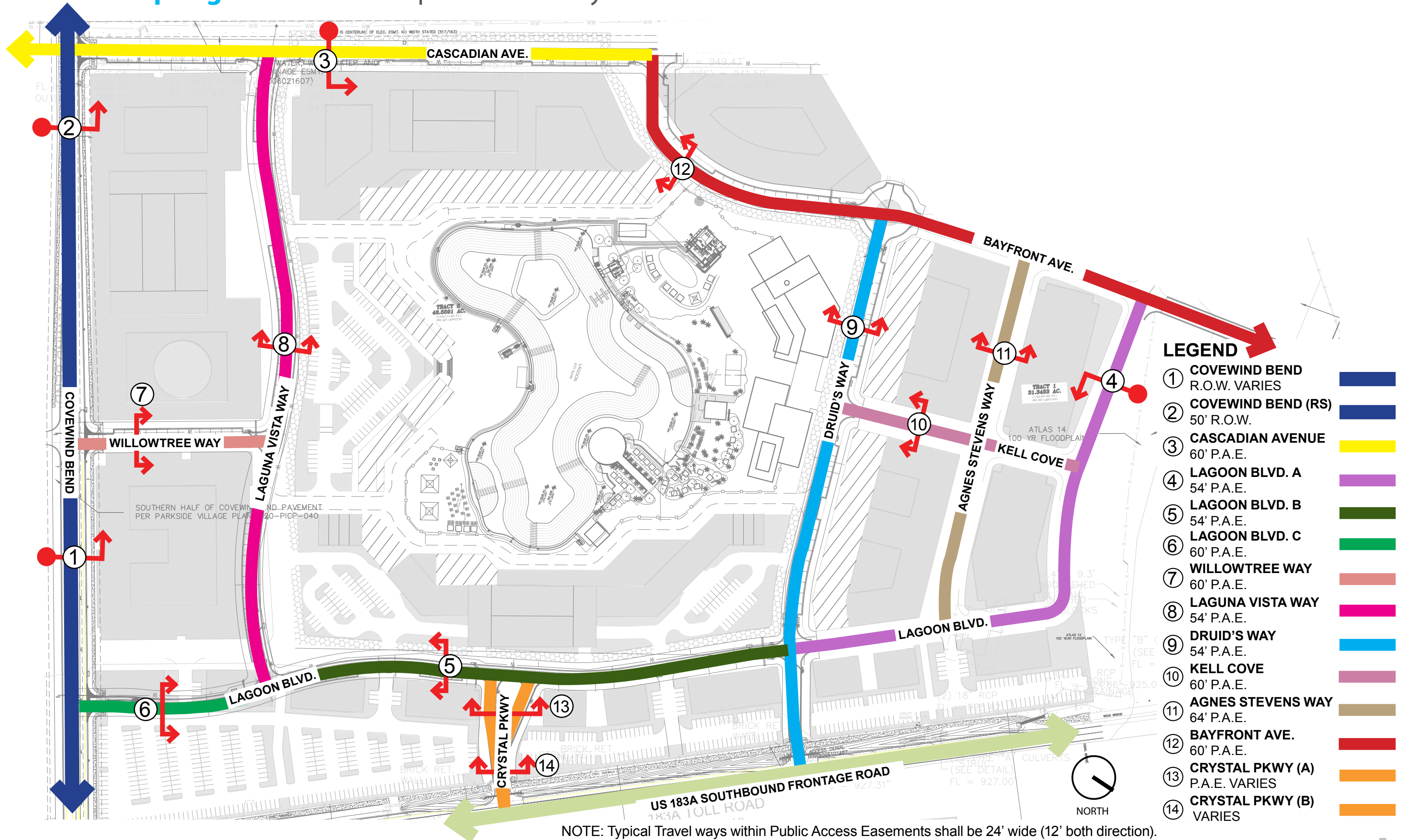


**LEGEND**

- PRIMARY VEHICULAR CIRCULATION
- SECONDARY VEHICULAR CIRCULATION
- TERTIARY VEHICULAR CIRCULATION
- PLANNED BRUSHY CREEK TRAIL (11' LTMP)
- PROPOSED BRUSHY CREEK TRAIL CONNECTION

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.

# Leander Springs PAL - Streetscape Sections Key



LEGEND	
①	COVEWIND BEND R.O.W. VARIES
②	COVEWIND BEND (RS) 50' R.O.W.
③	CASCADIAN AVENUE 60' P.A.E.
④	LAGOON BLVD. A 54' P.A.E.
⑤	LAGOON BLVD. B 54' P.A.E.
⑥	LAGOON BLVD. C 60' P.A.E.
⑦	WILLOWTREE WAY 60' P.A.E.
⑧	LAGUNA VISTA WAY 54' P.A.E.
⑨	DRUID'S WAY 54' P.A.E.
⑩	KELL COVE 60' P.A.E.
⑪	AGNES STEVENS WAY 64' P.A.E.
⑫	BAYFRONT AVE. 60' P.A.E.
⑬	CRYSTAL PKWY (A) P.A.E. VARIES
⑭	CRYSTAL PKWY (B) VARIES

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Covewind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.

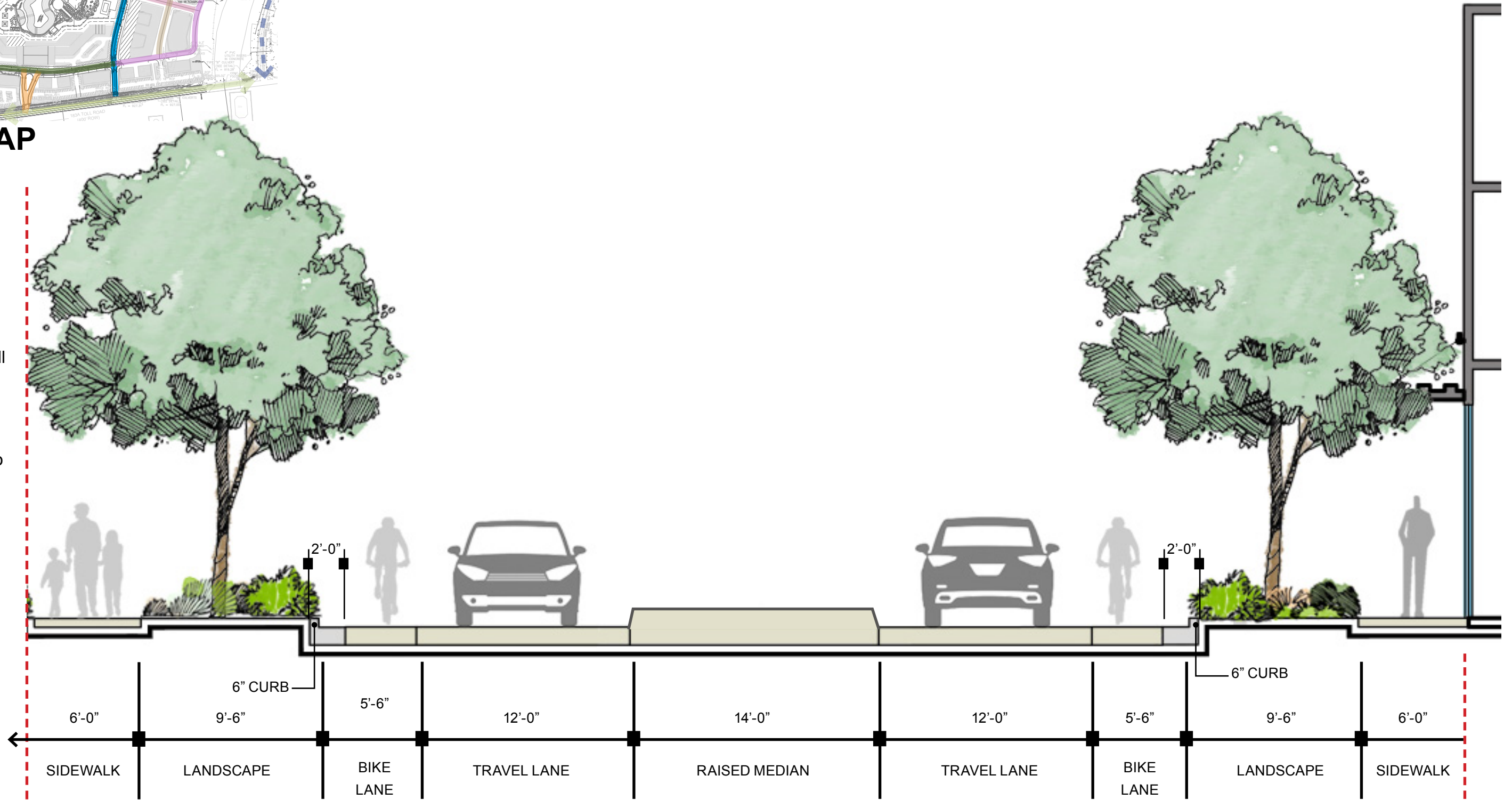
# Leander Springs PAL - ① COVEWIND BEND (Public Street)

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 6



**KEY MAP**

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Covewind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



R.O.W. = VARIES

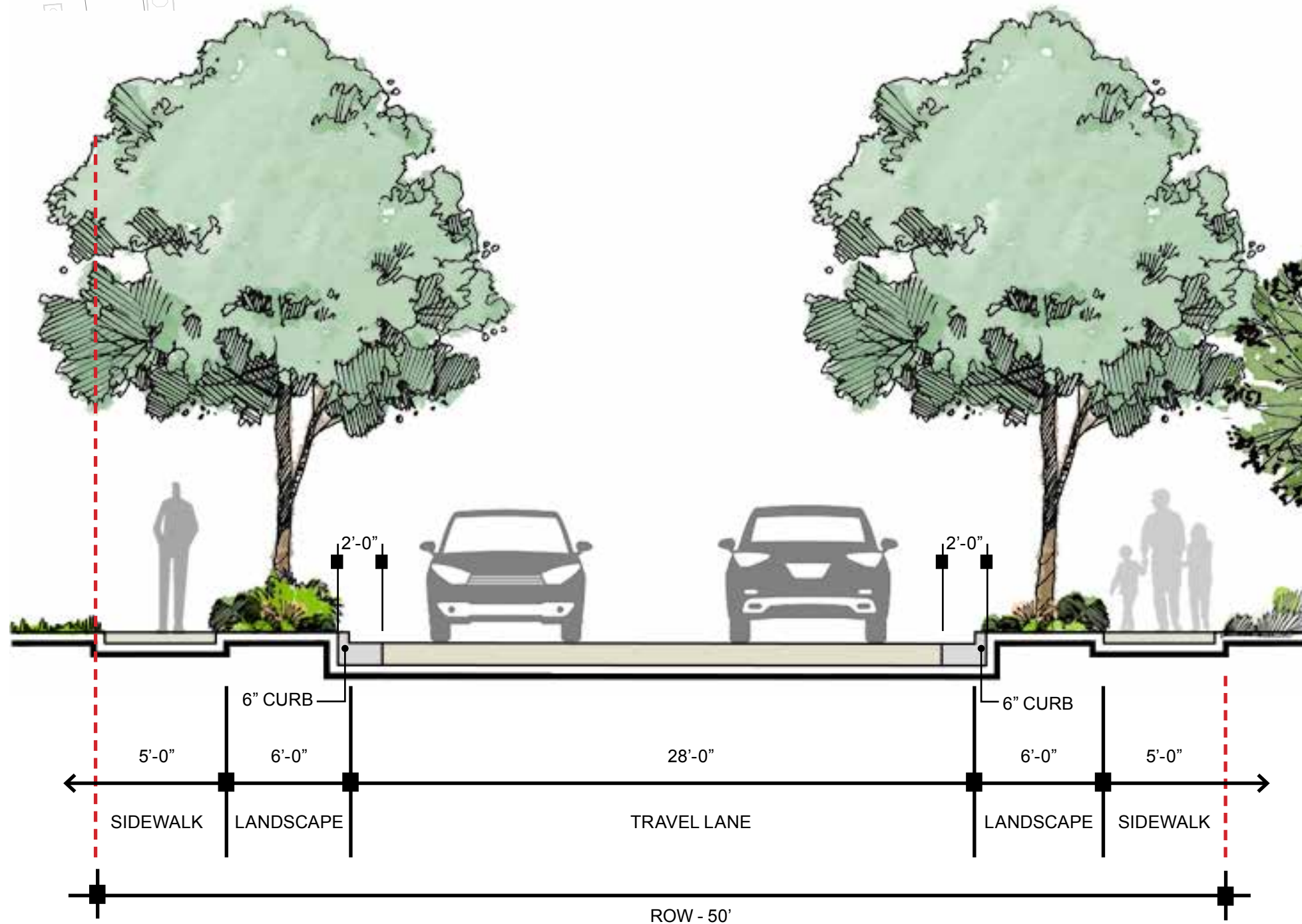
# Leander Springs PAL - ② COVEWIND BEND (Public Street)

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 6



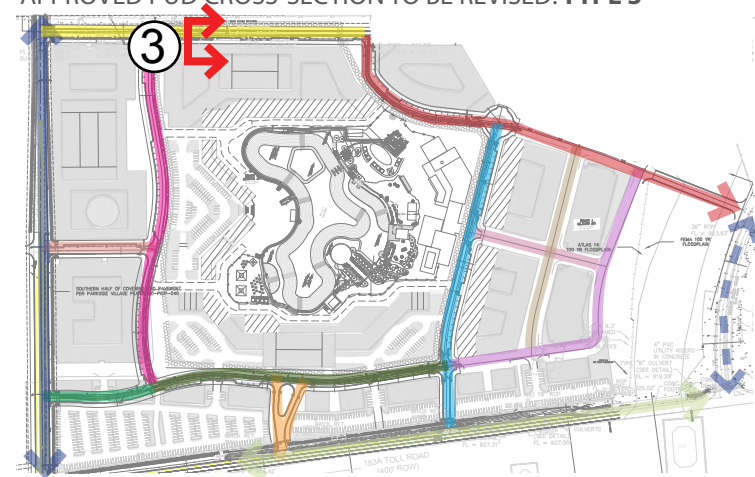
## KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Covewind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



# Leander Springs PAL - ③ CASCADIAN AVE. [60' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 3

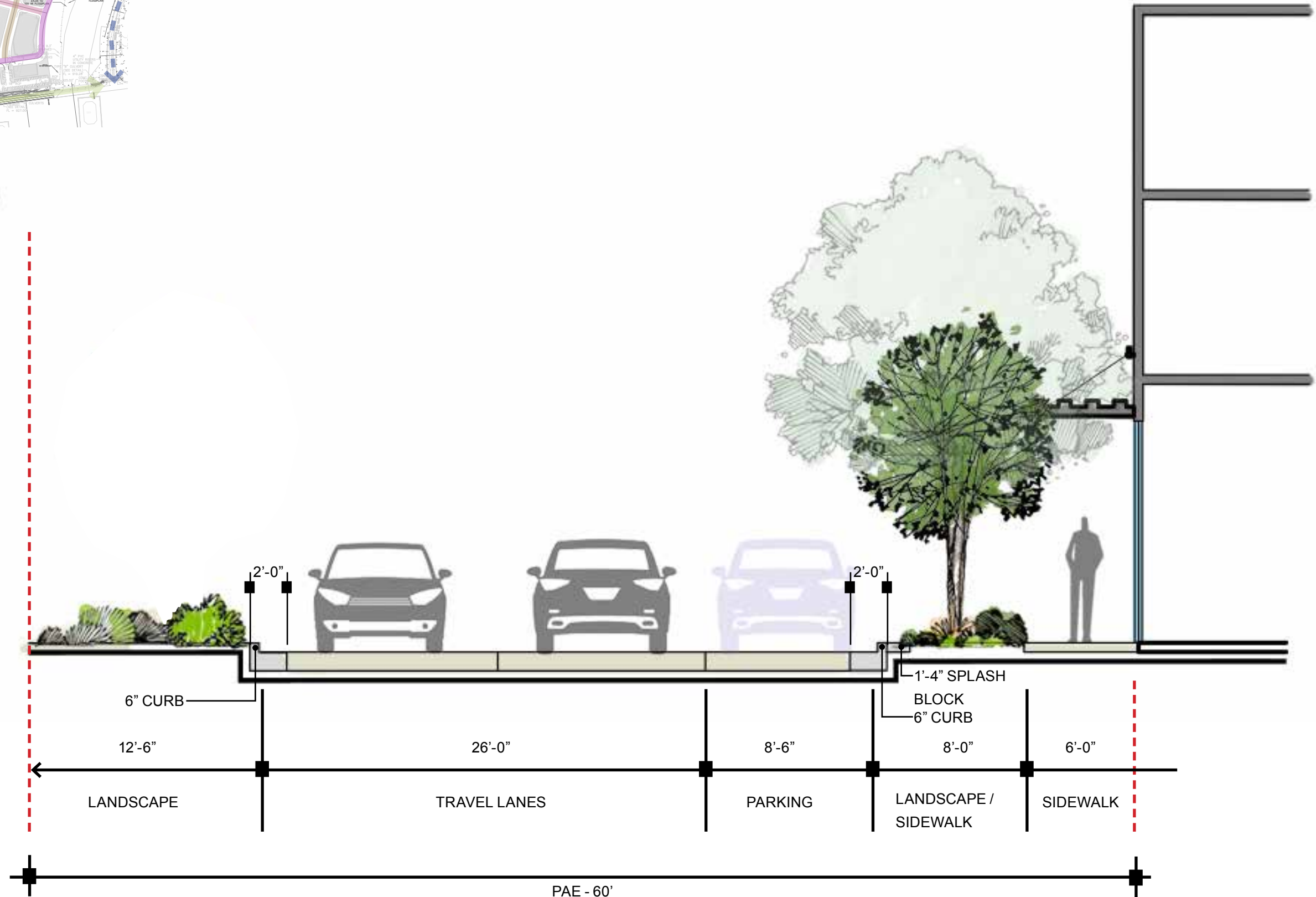


**KEY MAP**

**NOTE:**

1. Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.

2. No Trees shall be placed in the PEC Transmission Easement



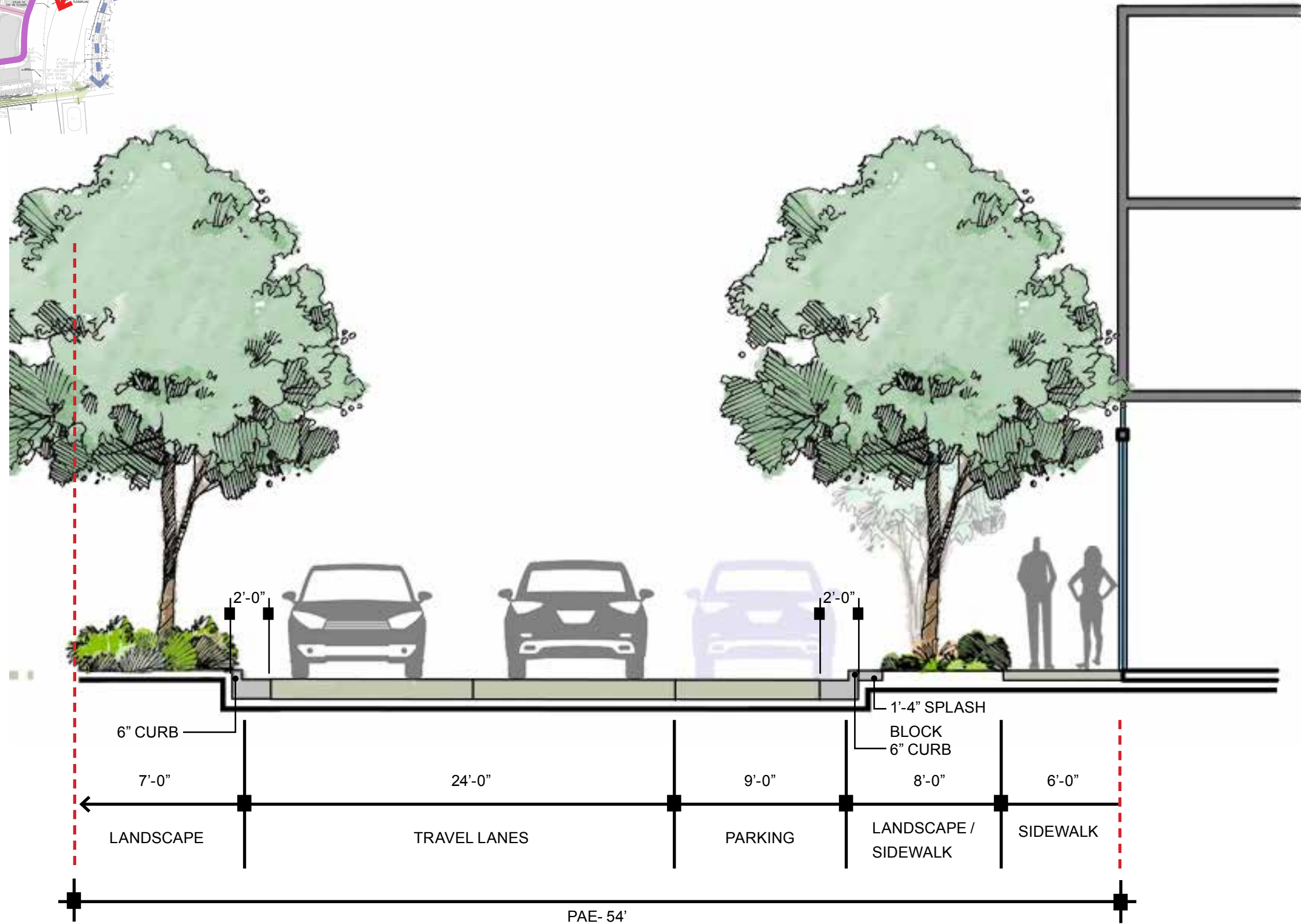
# Leander Springs PAL - ④ LAGOON BLVD. A [54' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2



## KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



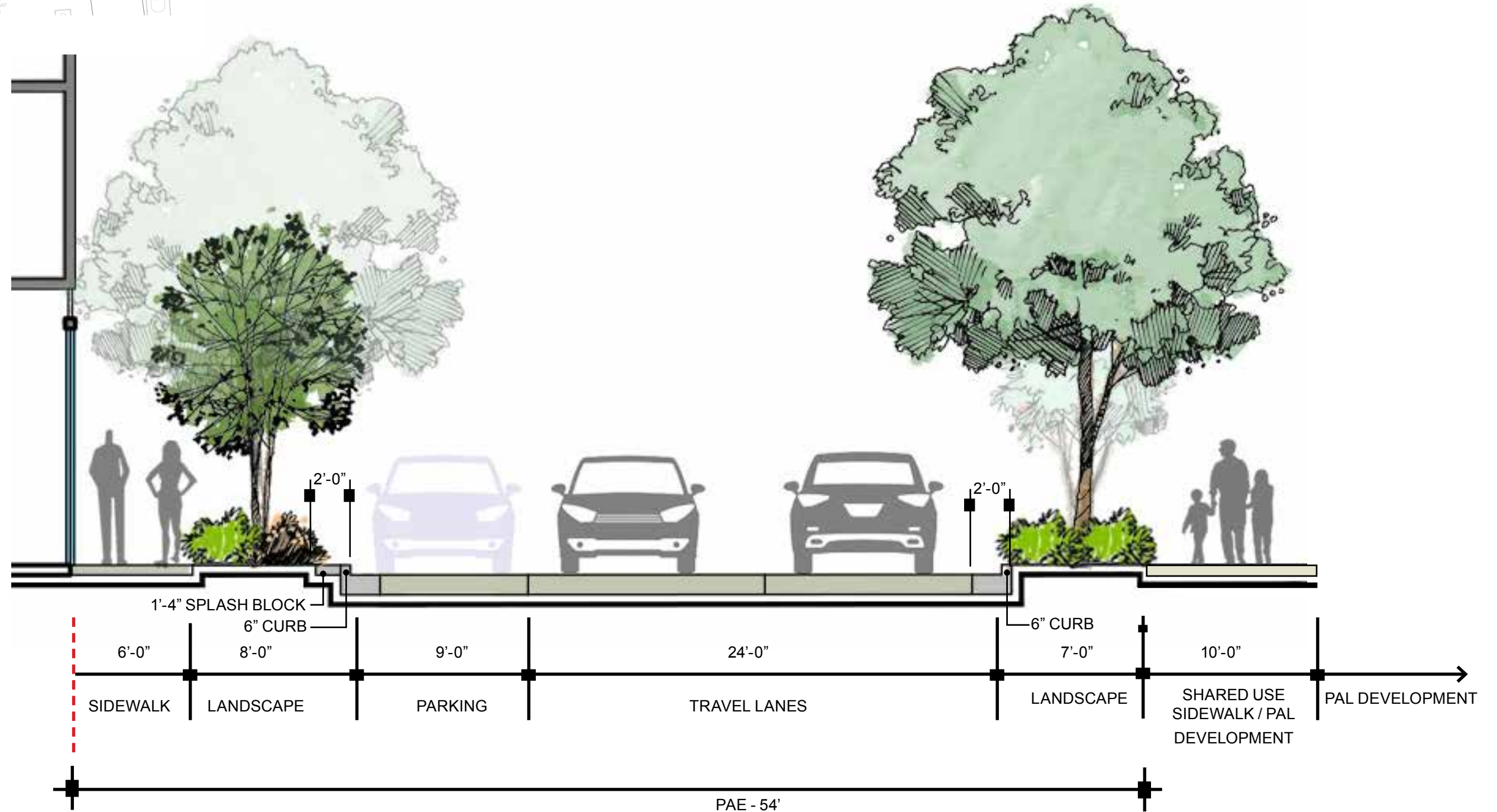
# Leander Springs PAL - ⑤ LAGOON BLVD. [54' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2 & 5



**KEY MAP**

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Covewind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



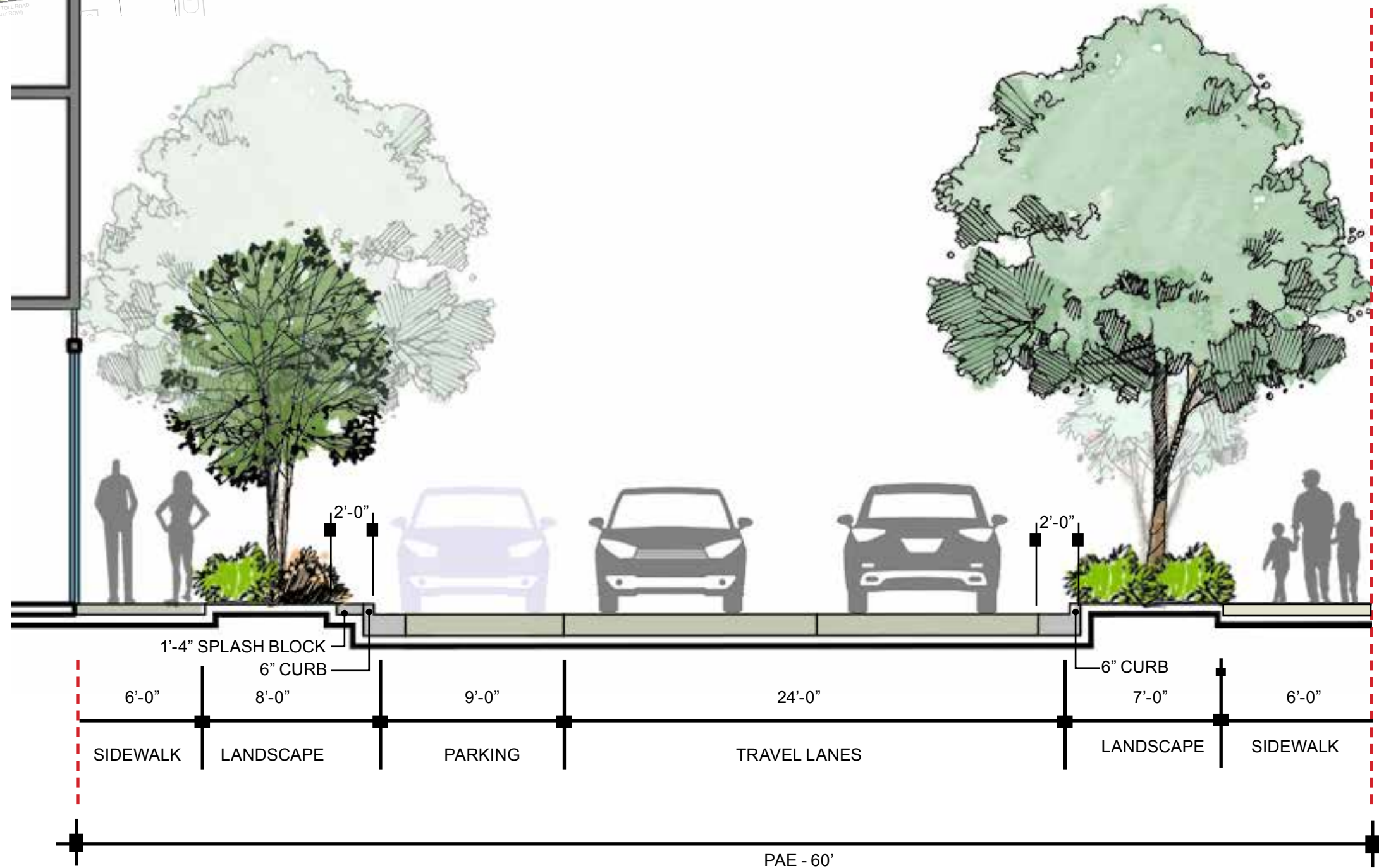
# Leander Springs PAL - ⑥ LAGOON BLVD. C [60' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2



## KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



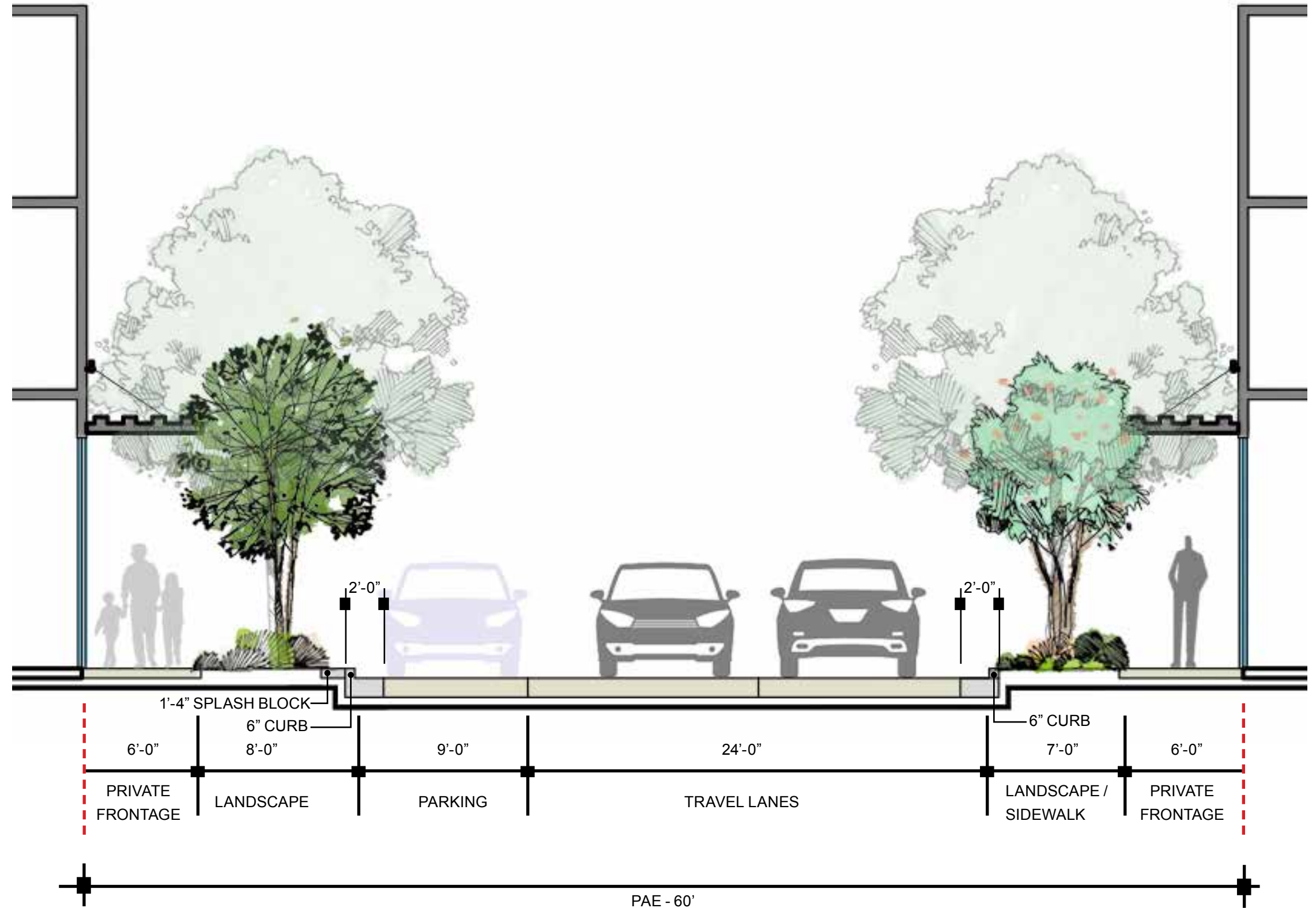
# Leander Springs PAL - ⑦ WILLOWTREE WAY [60' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2



## KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



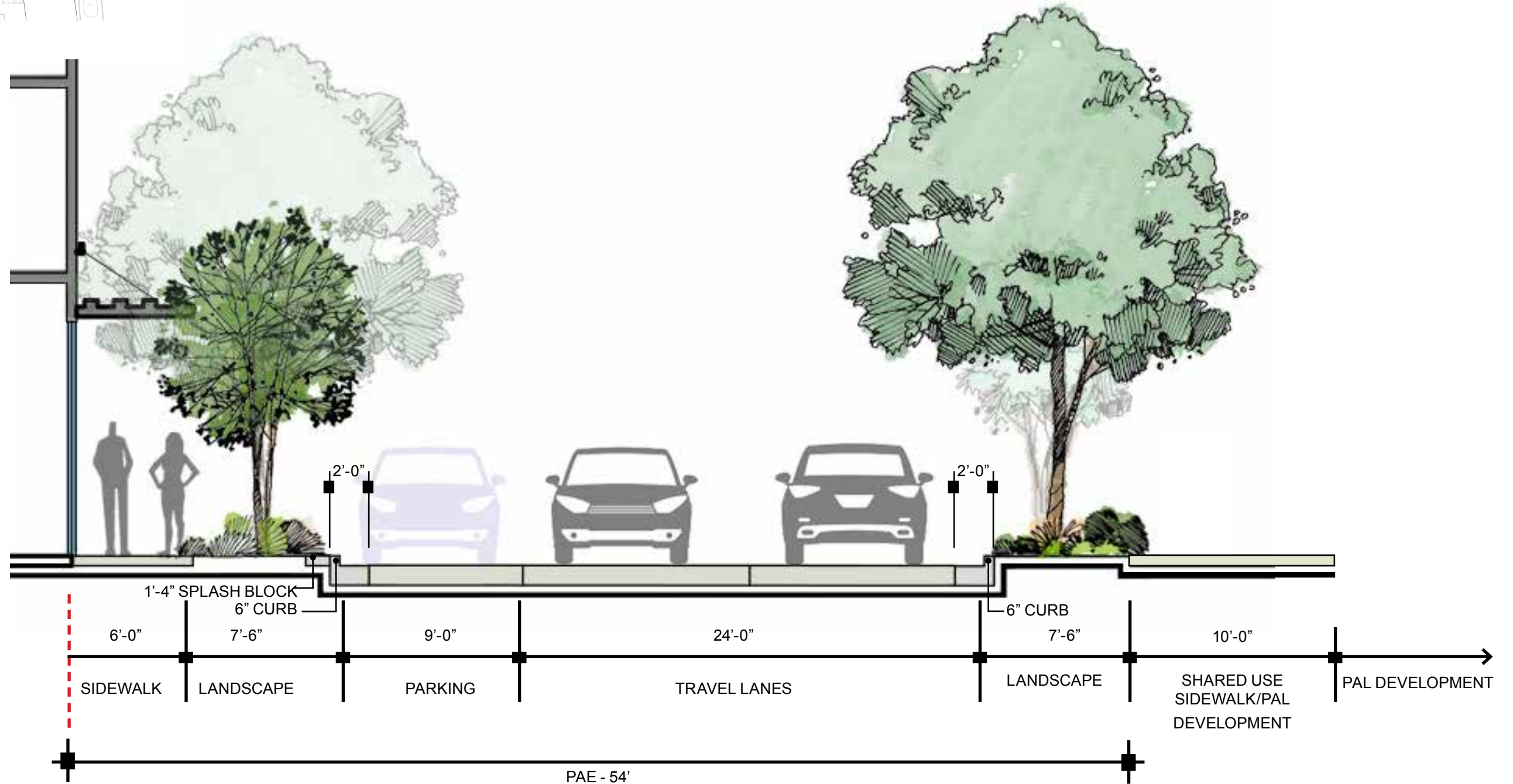
# Leander Springs PAL - ⑧ LAGUNA VISTA WAY [54' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 4



**KEY MAP**

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Covewind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



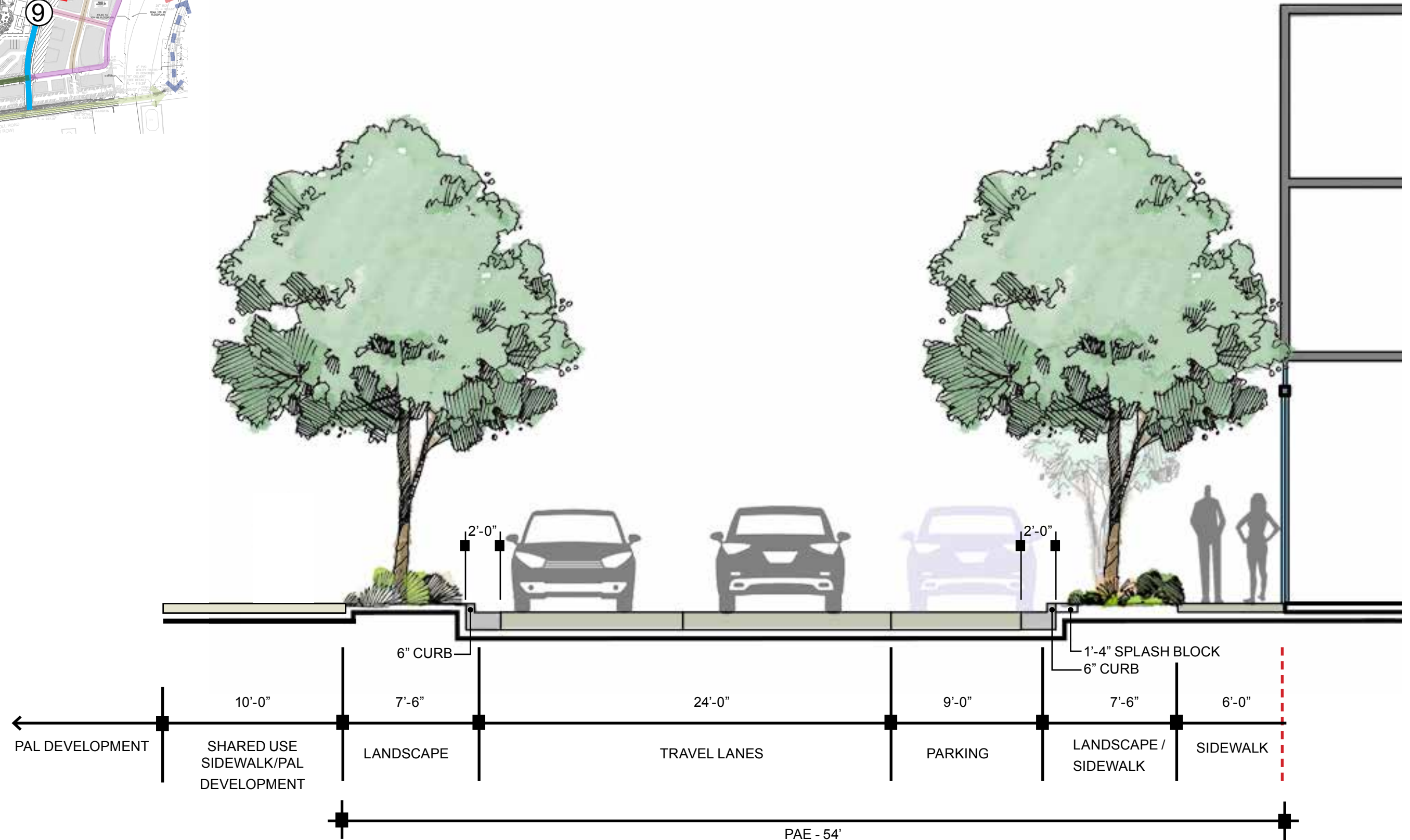
# Leander Springs PAL - ⑨ DRUID'S WAY [54' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 4



## KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



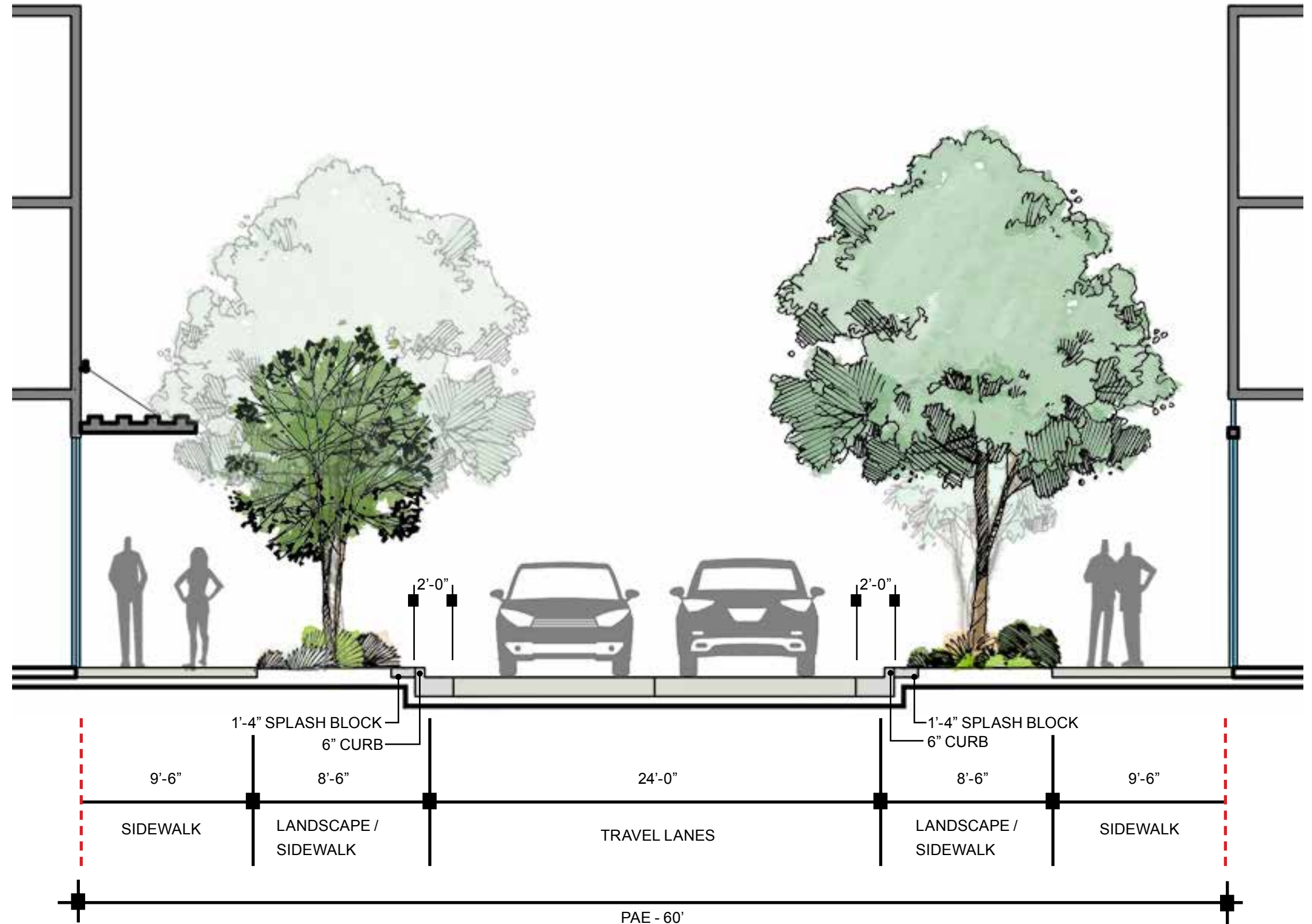
# Leander Springs PAL - ⑩ KELL COVE [60' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2



**KEY MAP**

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



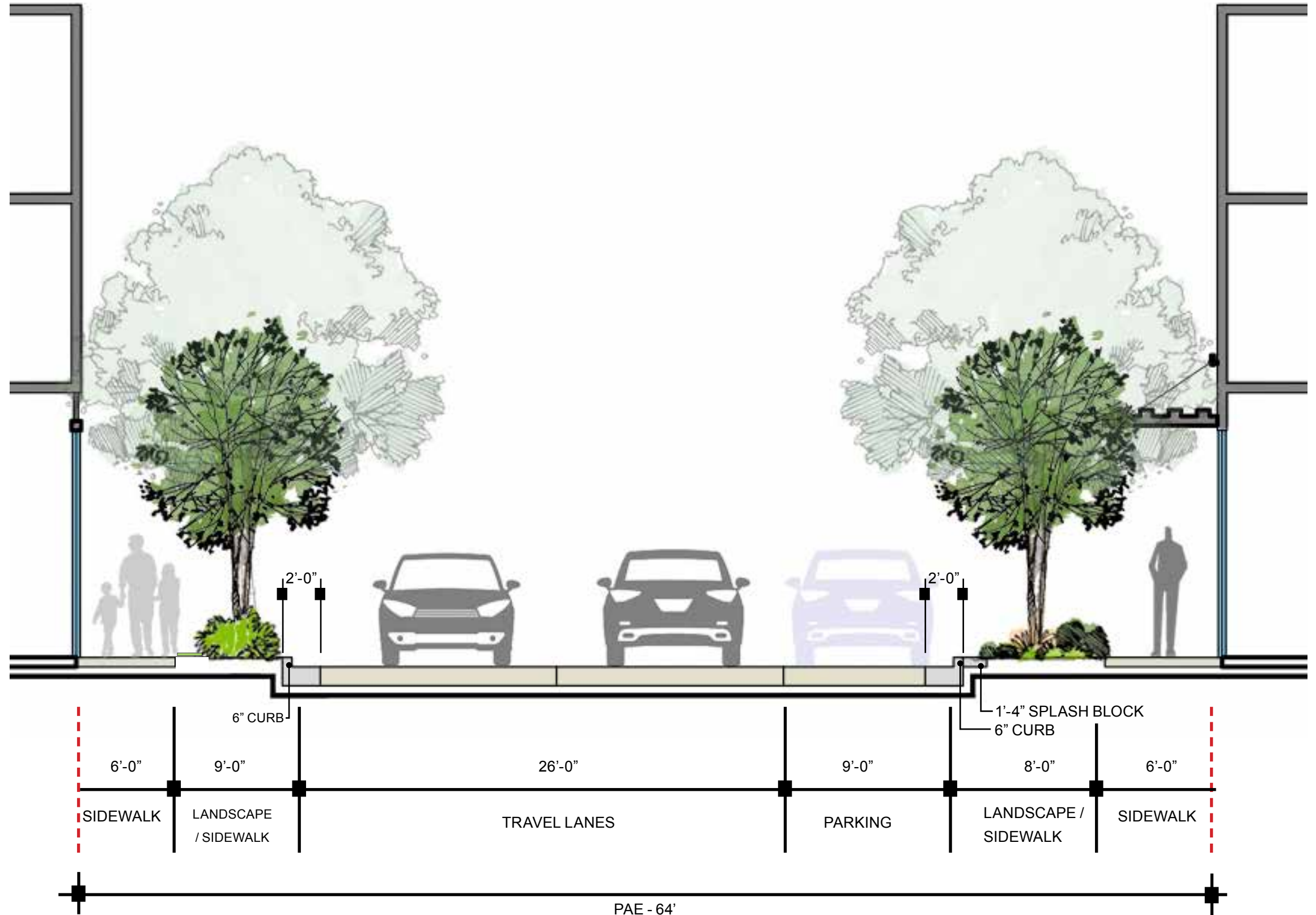
# Leander Springs PAL - 11 AGNES STEVENS WAY [64' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2



## KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



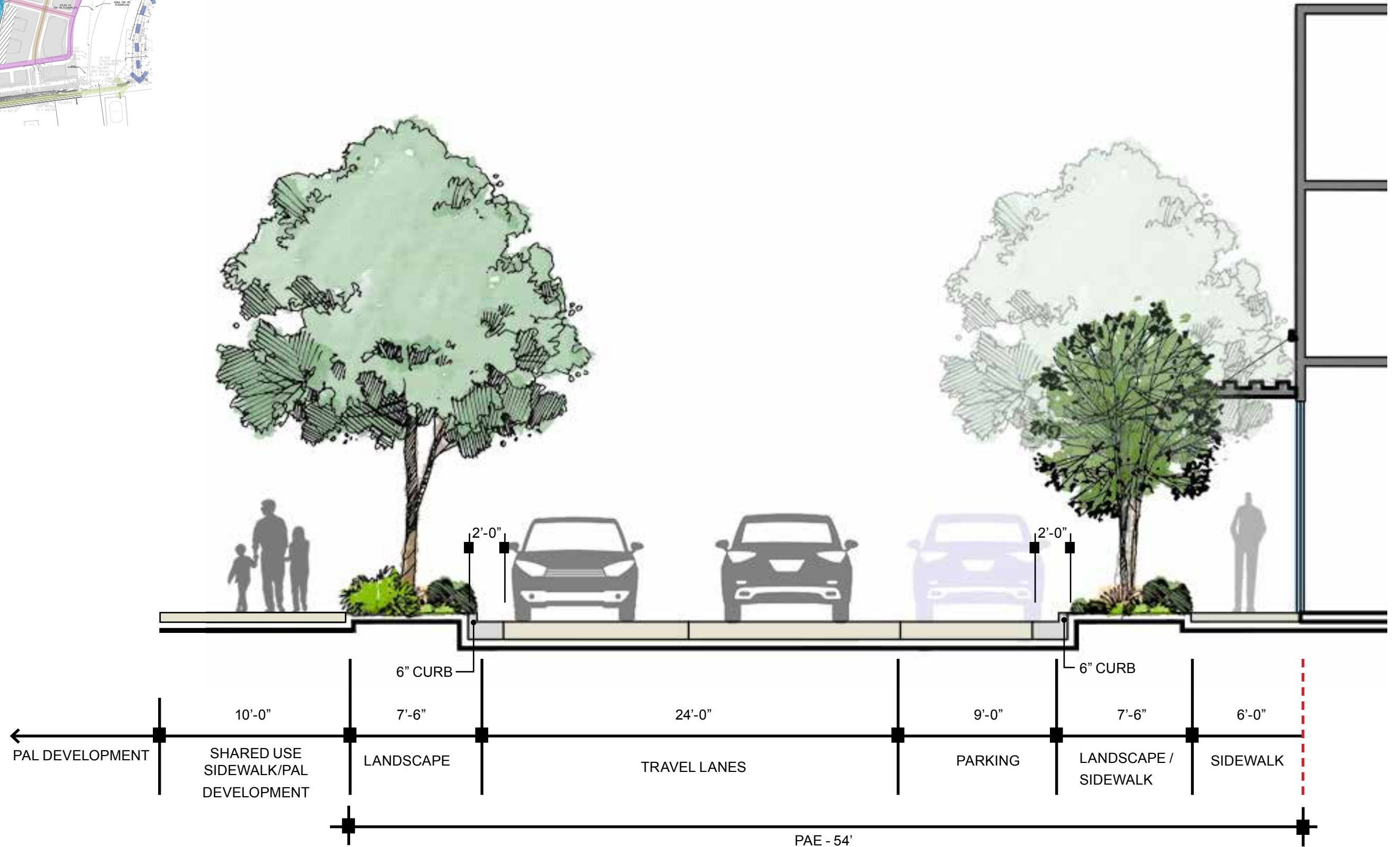
# Leander Springs PAL - ⑫ BAYFRONT AVE. [54' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2 & 4



**KEY MAP**

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Covewind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.

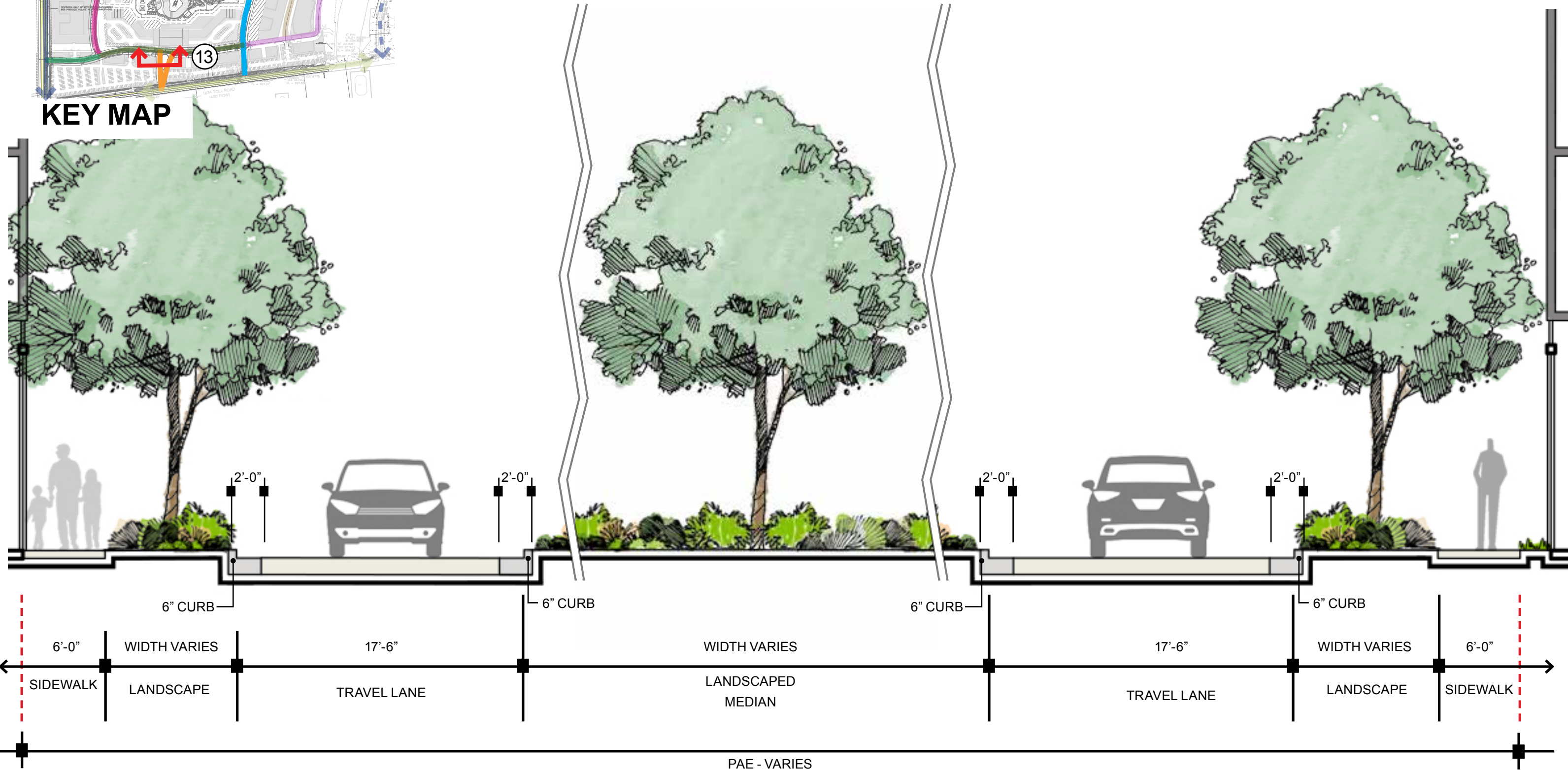


# Leander Springs PAL - ⑬ CRYSTAL PKWY. (A) [PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 1



KEY MAP

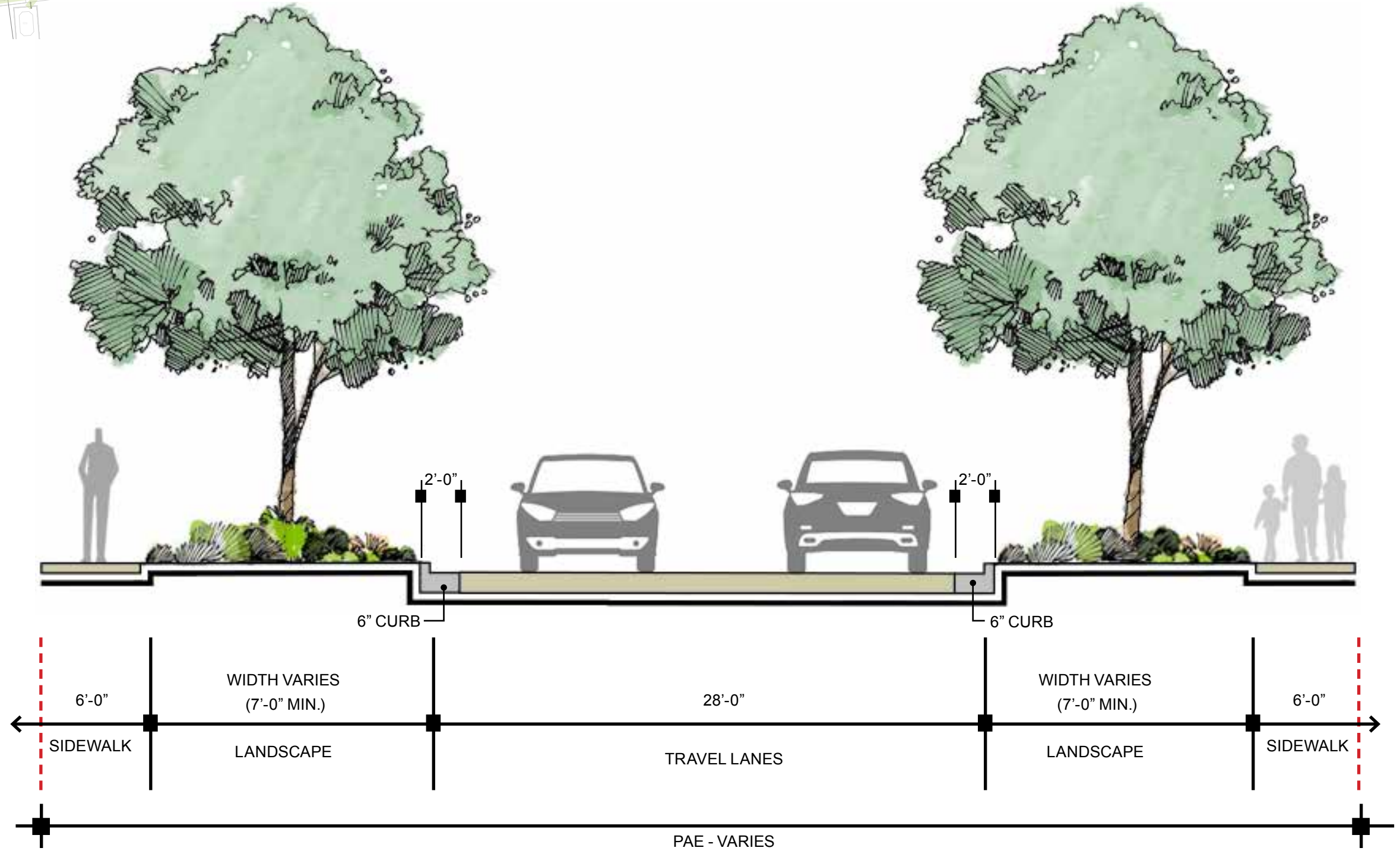


# Leander Springs PAL - ①④ CRYSTAL PKWY. (B) [PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 1



KEY MAP



**APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS**

**\*This summary is only required for a PUD or a Minor PUD\***

- 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.

**When:** Property owners were notified via a physical mailing sent on **April 28, 2026** and also scheduled two neighborhood open house meetings scheduled for 7<sup>th</sup> and 12<sup>th</sup> at *Lakewood Park*.

**How:** Information was shared through a comprehensive "**Leander Springs Project - Community Update**" newsletter and - Intend to address any questions and concerns neighbors might have.

**Information Shared:** The mailing detailed the PUD amendment refinements, including density reduction, the "Lagoon-first" commitment, water sustainability through a dedicated well, and enhanced regional trail connectivity.

**Communication Process:** Physical mails were sent and having two open house meetings to address any questions/concerns.

**Attachments:** A copy of the newsletter dated April 28, 2026, is attached to this submittal.

- 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.

**Notified Parties:** All homeowners of record within a **500' radius** of the project site at 8871 183A Toll Rd. Frontage.

**HOA Engagement:** The mailing list included 60 residents of the adjacent residential neighborhood with in **500' radius** and - efforts are ongoing including inviting them for neighborhood open house meeting.

- 3. What concerns were raised during these communications?

**Status:** Direct feedback is currently being gathered as we enter the open-house phase of our outreach.

**Preemptive Engagement:** The outreach was designed to address primary concerns historically associated with the project, - including **scale (density), environmental sustainability, and long-term community impacts**.

**Upcoming Meetings:** Specific concerns will be further documented and addressed during our two scheduled private - neighborhood open houses on **May 7th** and **May 12th** at the Live Oak Pavilion - *Lakewood Park*.

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

In anticipation of neighborhood feedback and based on preliminary staff discussions, the following specific modifications have - been incorporated into the PUD amendment:

**Density Reduction:** Reduced the maximum multi-family unit count from **1,600 down to 1,200 units**.

**Gated Phasing:** Added a development standard requiring the **Lagoon to be fully completed** before any residential certificates of occupancy are issued.

**Water Resource Protection:** Modified the plan to utilize a **dedicated well from the Lower Trinity Aquifer**, ensuring zero - reliance on the City of Leander's water system.

**Community Connectivity:** Added the **Mason Creek Trail** link to connect Horizon Lake Park with the Brushy Creek Trail - system to improve public regional trail access.

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

Signature:  Ravi Katta Date 05 / 06 / 2026

# Dear Neighbors,

As the developers of **Leander Springs**, we understand this project will shape not just a site plan, but the character and livability of nearby neighborhoods for generations.

Our proposed PUD amendment is about being better neighbors—reducing density, improving compatibility with surrounding homes, and protecting the quality of life residents value today.

Based on feedback from neighbors and City staff, we've refined the plan to address concerns about scale, sustainability, and long-term impacts. The updates are designed to safeguard nearby property values, respect existing neighborhoods, and create a destination the community can be proud of—while responsibly contributing millions in revenue to support essential City services such as public safety, infrastructure, and parks.

The following updates reflect our commitment to balancing growth with responsibility and progress with respect for our neighbors:

**Substantial Density Reduction:** We are proposing a reduction in the maximum number of multi-family residential units from 1,600 down to 1,200 units, to be built over a 10+ year period. Also adding 100,000 sq ft of commercial space around the lagoon for restaurants and other lagoon amenities. This lowering of overall density ensures the project better aligns with adjacent neighborhoods.

**Hard Commitment to Amenities:** We are firm in our commitment that Leander Springs will build the Lagoon first. Per our updated development standards, no certificates of occupancy for multi-family units will be issued until the Lagoon is fully completed.

**Environmental Responsibility:** The Lagoon is designated as a "non-essential use," meaning it must strictly comply with all City of Leander water conservation requirements. It will feature advanced treatment and recirculation systems and will be supplied by a dedicated well from the Lower Trinity Aquifer, with no reliance on the City's water system and no expected adverse impact on surrounding wells.

**Regional Trail Connectivity:** We are proposing a critical east-west pedestrian link through the heart of the project. The Mason Creek Trail from Horizon Lake Park will connect to our internal sidewalk system, providing a continuous link to the Brushy Creek Trail system to the north.

## Join Us for a Conversation

We want to ensure you have a clear understanding of these improvements. We invite you to join us for private neighborhood meetings on May 7th and 12th to learn the specifics & ask questions.

### Neighborhood Open House Meetings:

**Meeting 1:** May 7th | 7:00 PM | Live Oak Pavilion - Lakewood Park

**Meeting 2:** May 12th | 7:00 PM | Live Oak Pavilion - Lakewood Park

Overall, these changes are designed to provide a more walkable, less dense, and more compatible project that respects the character of our surrounding neighborhoods while delivering the retail and recreational amenities Leander deserves.

We look forward to seeing you soon.

## Sincerely,

**Ravi Katta | Leander Springs Project Lead | 408.644.7111 (m)**



**REIT Group**

**Leander Springs Holdings**

8871 183A Toll Rd. Frontage | Leander, TX 78641

April 28, 2026

RE: Community Update Regarding the

**Leander Springs Project**



**EXECUTIVE SUMMARY**  
**5/14/2026**

---

**AGENDA SUBJECT:**

Conduct a Public Hearing regarding Zoning Case Z-26-0212 to amend the current zoning of GC-2-C (General Commercial) and SFT-2-B (Single-Family Townhome) to adopt the Life Time Leander Minor PUD (Planned Unit Development) with the base zoning of LC-2-C (Local Commercial) on two (2) parcels of land approximately 14.037 acres ± in size, more particularly described by Williamson Central Appraisal District parcels R031386 and R031387; and located at 11675 Hero Way West, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-26-0212 as described above.

**BACKGROUND:**

This request is the first step in the zoning process. The applicant has submitted a request to change the designated zoning district of their property in order to allow for fitness center with unlimited hours of operation and outdoor entertainment uses. The proposal does comply with the Comprehensive Plan and is appropriate for properties located in a Multi-Use Corridor – Priority Corridor identified by the Comprehensive Plan.

Ordinance 21-052-00 was approved to rezone two (2) parcels of land from SFU-2-B (Single-Family Urban) to GC-2-C (General Commercial) and SFT-2-B (Single-Family Townhome) as part of the Greenlight Village development. The associated preliminary plat was approved May 9, 2024 and the previous developer has chosen not to pursue this project.

The LC (Local Commercial) use component currently includes reduced hours of operation, and the applicant is requesting to remove this limitation. Under the existing LC use component, hours of operation open to the general public are 5:00 a.m. to 10:00 p.m. Sunday through Thursday, and 5:00 a.m. to 11:00 p.m. on Friday and Saturday.

Additionally, the Type 2 Site Component does not permit outdoor uses or amplified sound. The applicant is requesting relief from this requirement to allow an outdoor pool deck with amplified sound, as well as a playground. As part of the proposal, all amplified sound would be oriented away from nearby residential properties.

**GENERAL INFORMATION:**

- Current Zoning: GC-2-C (General Commercial), SFT-2-B (Single-Family Townhome)
- Proposed Zoning: Life Time Leander Minor PUD (Planned Unit Development) with a base zoning district of LC-2-C (Local Commercial)

- **Size and Location:** The property is located at 11675 Hero Way West, including approximately 14.037 acres.
- **Surrounding Area:** This property is located north of the Masonwood South Street Villas Subdivision and east of Massey Services, Inc, Cappelliera’s Barber Salon and Leander Veterinary Clinic. The property is located west of Freehill Hero Way.

**Previous Zoning Cases:**

The following zone cases were previously submitted for this property:

- 21-Z-010 requested a zone change from SFU-2-B to GC-2-C and SFT-2-B and was approved on June 17, 2021.

**PROPOSED ZONING DISTRICT:**

**USE COMPONENT**

**LC – Local Commercial:**

*Features:* Any use in LO (Local Office) plus retail sales and services, restaurants, banks, nursery or greenhouse, grocery sales, pharmacies, fitness centers, dance and music academies, artist studio, colleges and universities, bed and breakfast.

*Intent:* Development of small scale, limited impact commercial, retail, personal services and office uses located in close proximity to their primary customers, which cater to the everyday needs of the nearby residents, and which may be located near residential neighborhoods. Access should be provided by a collector or higher classification street.

**SITE COMPONENT**

**TYPE 2:**

*Features:* drive-thru service lanes; uses not to exceed 40,000 square feet.

*Intent:*

1. The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.
2. This component is intended to be utilized with the majority of LO (Local Office) and LC (Local Commercial) use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.
3. This component is intended to be utilized with LO (Local Office), LC (Local Commercial), GC (General Commercial), HC (Heavy Commercial), and HI (Heavy Industrial) use components when adjacent to residential districts and additional compatibility standards are warranted.
4. This component is generally not intended to be utilized with HC (Heavy Commercial), and HI (Heavy Industrial) use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the land owner.
5. Compliance with Type 1 standards shall also be deemed as compliance with this component.

**ARCHITECTURAL COMPONENT**

**TYPE C (non-residential only):**

*Features:* Three (3) or more architectural features.

*Intent:*

1. The Type C architectural component is intended to be utilized only in the LO (Local Office), LC (Local Commercial), GC (General Commercial), HC (Heavy Commercial), and HI (Heavy Industrial) use components for intermediate quality development.
2. Combined with appropriate use and site components, this component can help to provide for harmonious land use transitions from districts that are less restricted to districts that are more restricted.
3. This component is not intended for the majority of the LO (Local Office) and LC (Local Commercial) use components except those that may be adjacent to less restricted districts.

**COMPREHENSIVE PLAN:**

**Applicable Comprehensive Plan goal statements**

- Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.  
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 buffer yards 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’, 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.

The applicant sent letters to all residents within the five hundred (500’) foot boundary. No responses have been received. Please see the full report from the applicant attached as Exhibit #8.

**HISTORY/TIMELINE:**

- 07/29/1999 – Annexation
- 02/17/2022 – Concept Plan Approval
- 05/04/2023 – Zoning Approval
- 05/09/2024 – Preliminary Plat Approval

**APPLICANT/AGENT:**

Life Time (Natalie Nye) on behalf of Leander Hero Holdings (Muralidhar Bandlapalli).

**RECOMMENDATION:**

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

1. Approve the proposed zoning case;
2. Deny the proposed zoning case; or
3. Approve an alternative request that may include modifications to the development standards in regards to the hours, amplified sound, or allowed/prohibited uses.

Staff recommends Option 1 listed above – Approve the proposed zoning case. Staff made this recommendation based on the position of the outdoor pool deck; Brushy Creek serves as a buffer between the proposed use and the residential properties to the south. Please reference Exhibit 10.

**PRESENTER:**

Sydney Hansen, Assistant Planner

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**Attachments:**

1. Z-26-0212 Att 1 Letter of Intent - Lifetime Leander
2. Z-26-0212 Att 2 Current Zoning - Lifetime Leander
3. Z-26-0212 Att 3 FLU Map - Lifetime Leander
4. Z-26-0212 Att 4 Public Notification - Lifetime Leander
5. Z-26-0212 Att 5 Proposed Zoning - Lifetime Leander
6. Z-26-0212 Att 6 Aerial Map - Lifetime Leander
7. Z-26-0212 Att 7 Utilities Map - Lifetime Leander
8. Z-26-0212 Att 8 PUD Notes - Lifetime Leander
9. Z-26-0212 Att 9 Neighborhood Outreach- Lifetime Leander
10. Z-26-0212 Att 10 Distance Exhibit - Lifetime Leander



March 24, 2026

RE: Life Time – Rezoning Letter of Intent

Members of the Leander Planning and Zoning Commission and City Council,

Life Time is submitting a Minor PUD rezoning application for an approximately 14-acre parcel on Hero Way. The property is currently split zoned with General Commercial along the street frontage and Single-Family Townhomes in the rear. Life Time is requesting that the property be rezoned to one zoning district – Local Commercial (LC-3-C) with the intent to construct and operate a fitness center known as Life Time.

Life Time is proposing to construct an approximately 100,000 square foot health and fitness center with an outdoor pool and amenity deck. Beyond fitness studios and a fitness floor, Life Time will operate a café, spa, salon, and childcare services on the premises. Hours of operation for the proposed use are 4am to 12am. Additional information on the programming and hours of the outdoor amenities below:

Life Time – Outdoor Amenities

Pool deck – approximately 45,000 square feet

- 1 combined lap and leisure pool (lap swimming section and leisure/zero depth entry area)
- Outdoor bistro food service and seating
- Pool deck lounge chairs and cabanas
- Hours: 6am-10pm
  - o Lap swimming
  - o Family swim hours are more limited (typically 10am-6pm)

Kid’s Academy – approximately 3,000 square feet

- Outdoor shaded turf area serving the Kid’s Academy (childcare)
- Hours: 8am-8pm

Thank you for your consideration. Please contact me at [nnye@lt.life](mailto:nnye@lt.life) should you have any questions.

Sincerely,

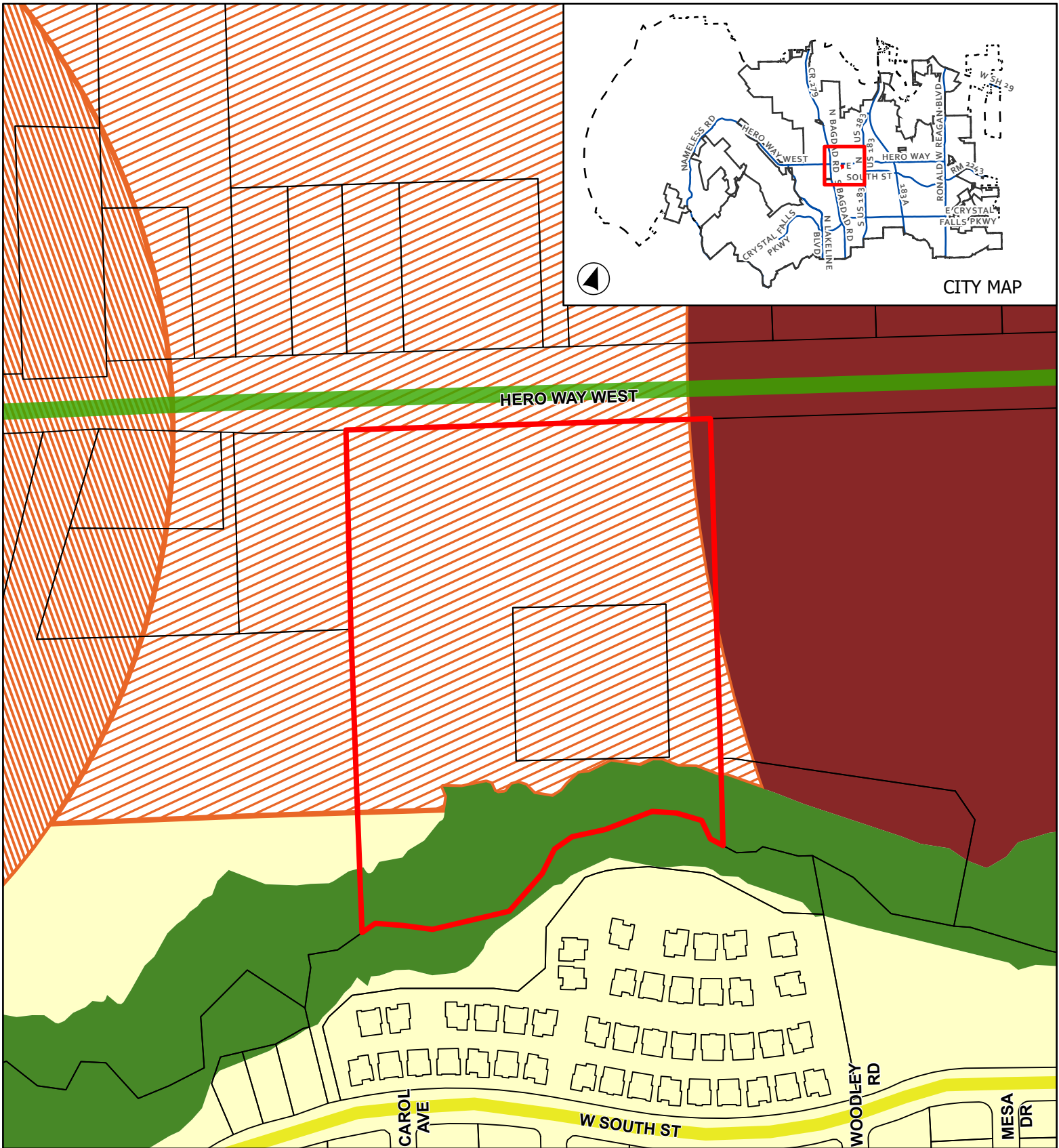
*Natalie Nye*

Natalie Nye



Senior Associate Development Manager  
Life Time Property Development





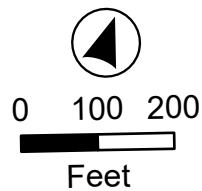
CASE: Z-26-0212

ATTACHMENT 3

LIFE TIME LEADER  
MINOR PUD

### Future Land Use Map

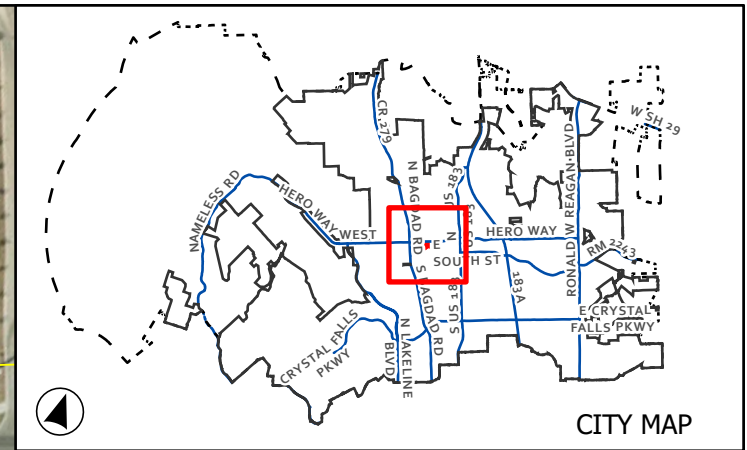
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the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



- |   |  |                           |  |
|---|--|---------------------------|--|
| Neighborhood Residential                |  | ETJ Boundary              |  |
| Multi-Use Corridor - Priority Corridor  |  | Leander City Limits       |  |
| Neighborhood Center - Priority Corridor |  | Subject Boundary          |  |
| Activity Center                         |  | Arterial 6 Lane, Existing |  |
| Greenway                                |  | Collector, Existing       |  |







HERO WAY WEST



Williamson County TX, Microsoft, Vantor

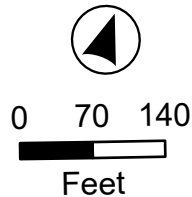
CASE: Z-26-0212

ATTACHMENT 6

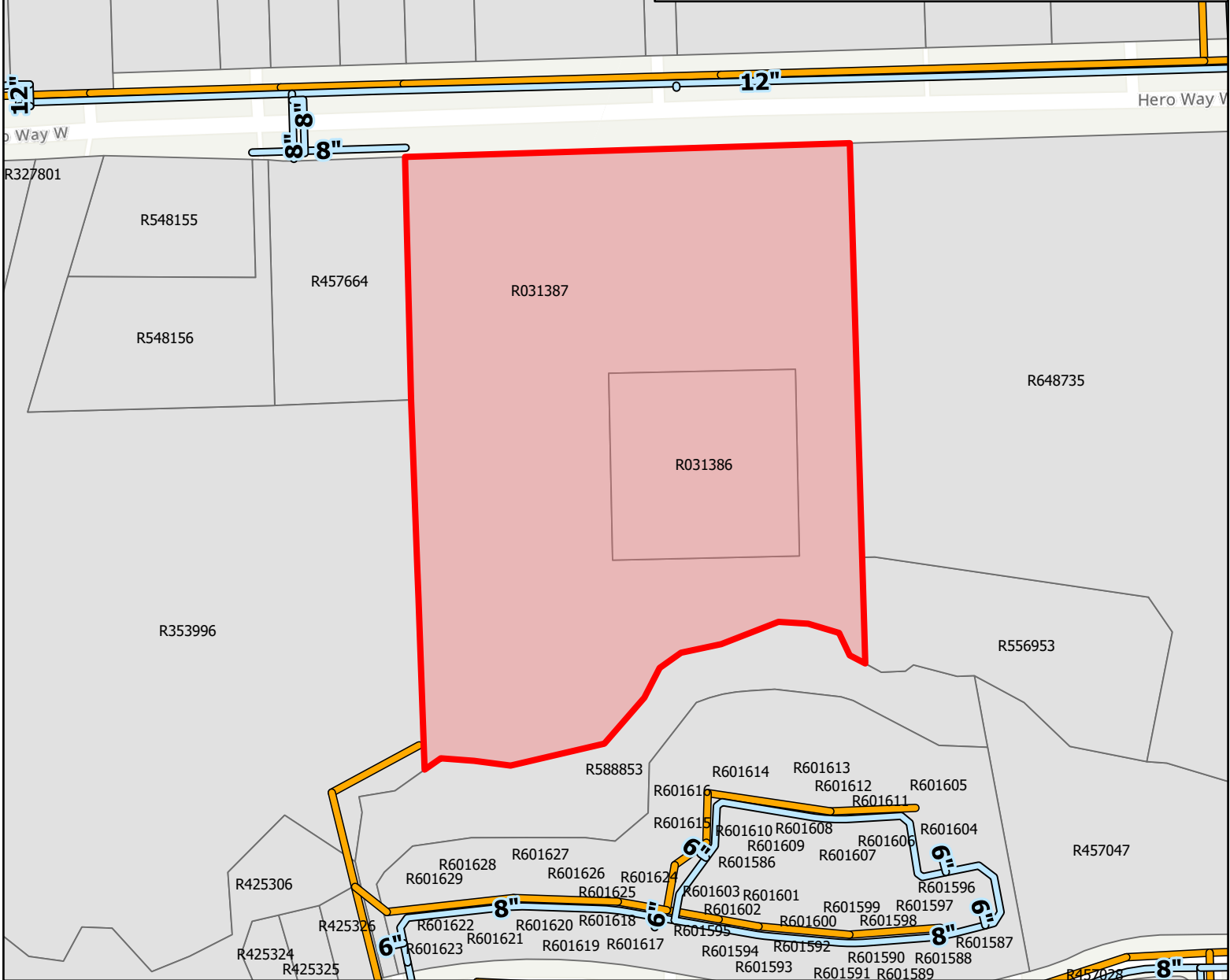
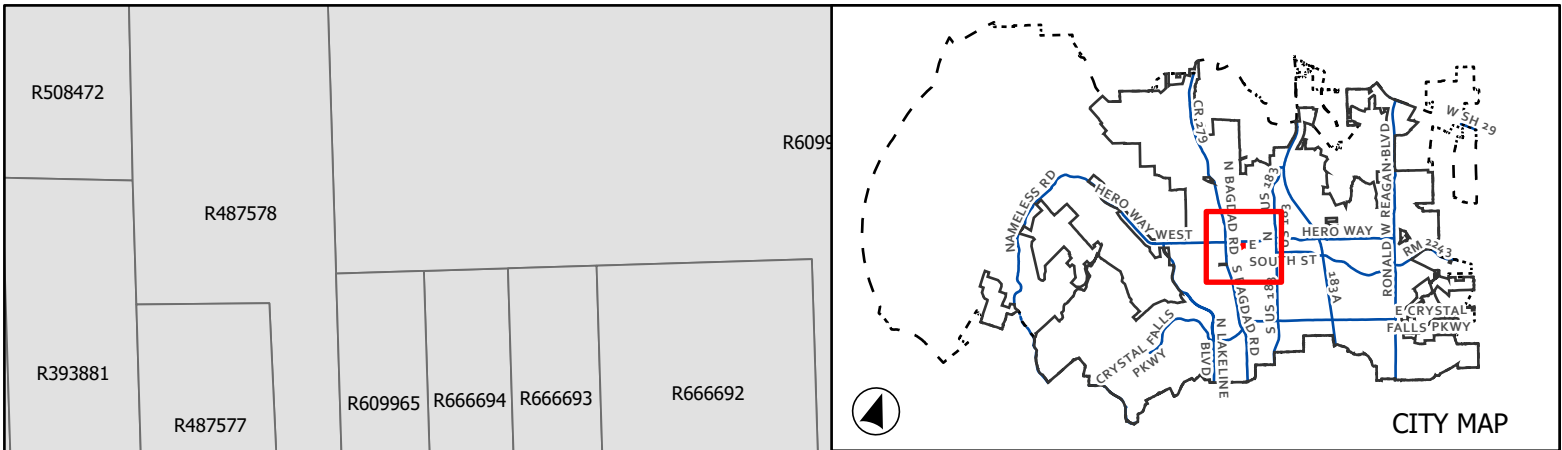
**LIFE TIME LEADER  
MINOR PUD**

### Aerial 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.



- Leander City Limits
- Williamson County Parcels
- Subject Boundary



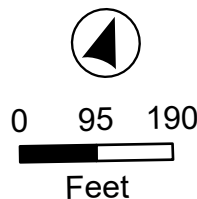
CASE: Z-26-0212

ATTACHMENT 7

LIFE TIME LEANDER MINOR PUD

### Utilities 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.



Waste Water Line Subject Boundary   
 Water Main Line

## EXHIBIT A

### Life Time Leander Minor Planned Unit Development

#### A. Purpose and Intent

1. The Life Time Leander Minor PUD is comprised of approximately 14 acres, as shown in Exhibit B. The development of this property includes a Fitness Center as well as local commercial uses.

#### B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply with the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled Exhibit A.
2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Composite Zoning Ordinance.

LC-2-C (Local Commercial)

#### C. Allowable / Prohibited Uses

1. The allowable uses shall include all uses permitted in the LC (Local Commercial) use component as well as the additional uses listed below:
  - a. Outdoor uses such as an outdoor pool deck with amplified sound systems and a playground area shall be allowed. The outdoor amplified sound systems shall be installed with the sound directed towards Hero Way West.
2. The hours of operation for this site shall be unlimited.

# EXHIBIT B

**FIELDNOTES**, for a 14.037 acre tract situated in the Elijah D. Harmon Survey, Abstract No. 6 in the City of Leander, Williamson County, Texas, and being the same tract described in a Special Warranty Deed to Leander Hero Holdings, LLC, as recorded under Instrument Number 2019118853, of the Official Public Records of Williamson County, Texas, (hereinafter referred to as the Leander Hero Tract); the subject tract is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, Central Zone):

**BEGINNING** at a 1/2-inch iron rod stamped "JPH Land Surveying" found in the south right-of-way line of Hero Way (also known as FM 2243, a variable width right-of-way, a portion of which being described under Instrument Numbers 2015040648, 2015076730, and 2015074303, of the Official Public Records of Williamson County, Texas), the northwest corner of Lot 1, Block A, Freehill Addition, a subdivision recorded under Instrument Number 2023028398 of said Official Public Records, the northeast corner of said Leander Hero Tract and this tract, for the **POINT OF BEGINNING**;

**THENCE** SOUTH 21° 41' 36" EAST, with the west line Lot 1, a distance of 656.02 feet to a 1/2-inch iron rod stamped "CBD SETSTONE" found at a common corner of said Lot 1 and the northwest corner of a called 2.223 acre tract conveyed to the City of Leander, as recorded under Instrument Number 2015040649, of said Official Public Records (hereinafter referred to as 2.233 acre tract);

**THENCE** SOUTH 21° 36' 22" EAST, with the west line of said 2.233 acre tract, at a distance of 161.67 feet, pass a 1-inch iron rod, and continuing a total distance of 168.21 feet to a calculated point in the north line of Lot 2A, Block A, W. South Townhomes Subdivision, a subdivision recorded under Instrument Number 2019099058, of said Official Public Records;

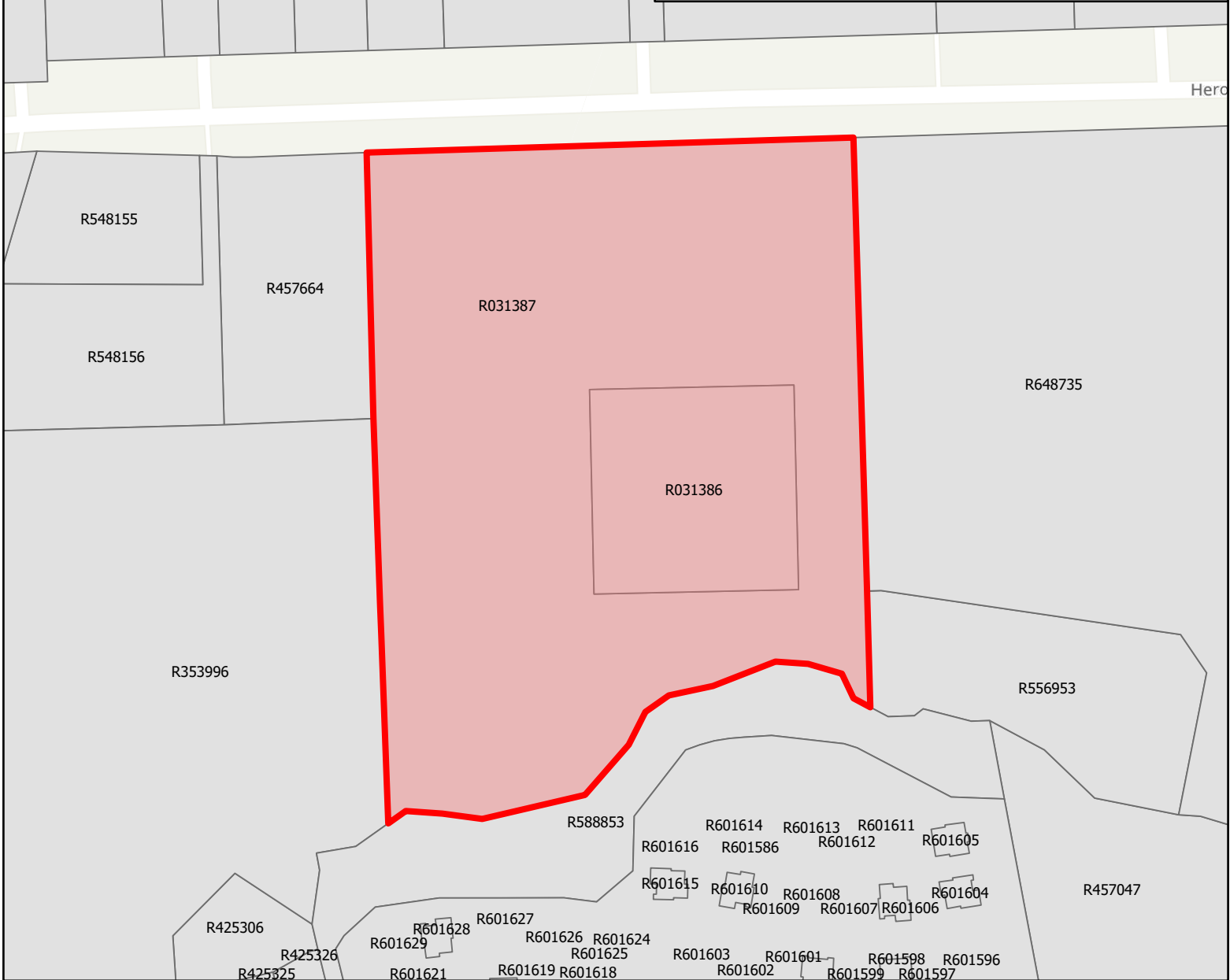
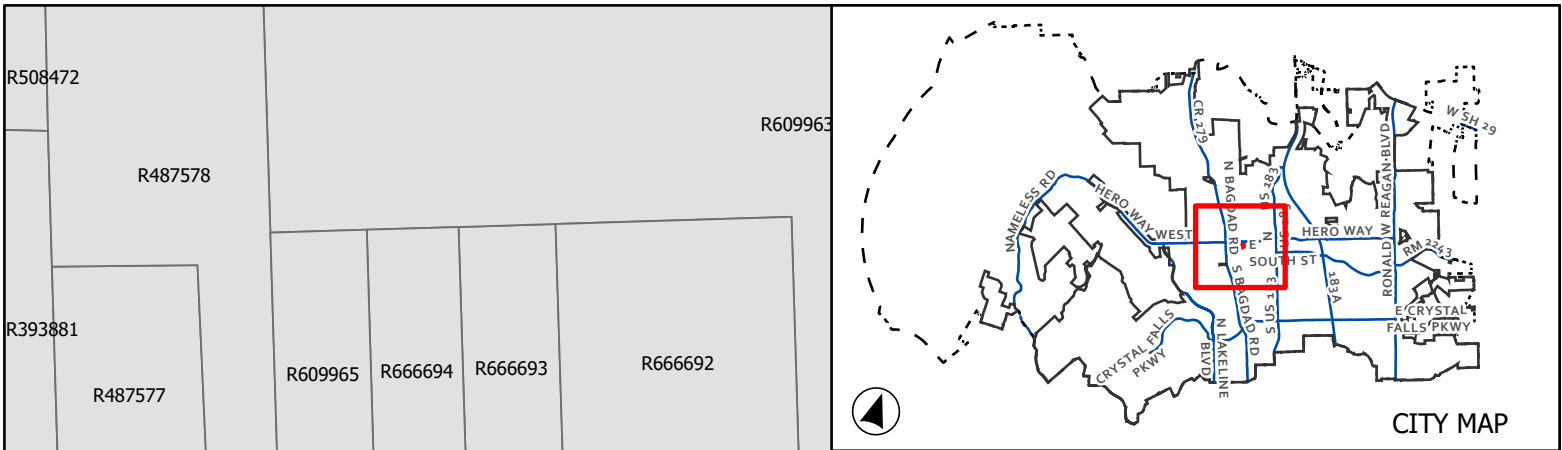
**THENCE** along the north line of said Lot 2A, the following bearings and distances:

1. NORTH 82° 09' 30" WEST, a distance of 29.82 feet to a calculated point;
2. NORTH 45° 40' 46" WEST, a distance of 39.11 feet to a calculated point;
3. SOUTH 86° 08' 22" WEST, a distance of 50.88 feet to a calculated point;
4. SOUTH 73° 24' 56" WEST, a distance of 47.06 feet to a calculated point;
5. SOUTH 48° 31' 44" WEST, a distance of 96.95 feet to a calculated point;
6. SOUTH 57° 32' 55" WEST, a distance of 65.10 feet to a calculated point;
7. SOUTH 34° 28' 52" WEST, a distance of 41.33 feet to a calculated point;

8. SOUTH 06° 44' 53" WEST, a distance of 53.12 feet to a calculated point;
9. SOUTH 20° 49' 11" WEST, a distance of 96.22 feet to a calculated point;
10. SOUTH 56° 31' 51" WEST, a distance of 152.17 feet to a calculated point;
11. SOUTH 77° 17' 40" WEST, a distance of 58.10 feet to a calculated point;
12. SOUTH 73° 57' 44" WEST, a distance of 52.86 feet to a calculated point;
13. SOUTH 34° 27' 19" WEST, a distance of 34.03 feet to a calculated point at the southwest corner of this tract;

**THENCE** NORTH 21° 38' 59" WEST, along the east line of a tract conveyed to Bagdad Cemetery Association, a Texas Corporation, recorded under Instrument Number 1996004154, of said Official Public Records, at a distance of 40.80 feet, pass a 1/2-inch iron rod found, and continuing a total distance of 975.82 feet to a mag nail found in the south right-of-way line of said Hero Way, at the northeast corner of the remainder of Lot 2, Block A, Integrated Metal Products, a subdivision recorded under Cabinet Z, Slide 144, of Plat Records of Williamson County, Texas;

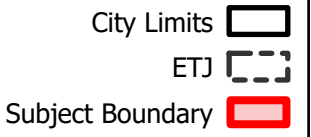
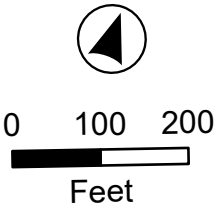
**THENCE** NORTH 68° 20' 42" EAST, along the south right of way line of said Hero Way, a distance of 703.73 feet to the **POINT OF BEGINNING**, enclosing 14.02 acres (±610,795 square feet) of land.



**CASE: Z-26-0212** **EXHIBIT B** **LIFE TIME LEADER MINOR PUD**

### 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.



**APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS**

**\*This summary is only required for a PUD or a Minor PUD\***

- 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.

Neighbors within 500' were sent a letter on April 14, 2026 notifying them of the proposed rezoning.

The informational letter and list of addresses is attached.

- 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 and HOA's within 500' were notified.

- 3. What concerns were raised during these communications?

No issues or concerns have been raised up until this point.

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

No modifications were made to the application as no neighbor concerns were raised.

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

Signature: Natalie Nye

Date 5-6-26



**April 14, 2026**

**Notice of Rezoning Application**  
**Property Address: 11675 Hero Way West**

Dear Neighbor,

This letter is being provided to notify surrounding property owners of a rezoning application submitted by Life Time for the property located at **11675 Hero Way West**.

Life Time is requesting approval of a **Minor Planned Unit Development (PUD) rezoning** for an approximately 14-acre parcel on Hero Way. The property is currently split zoned, between General Commercial and Single-Family Townhome zoning. Life Time is requesting that the property be rezoned to a single zoning district — **Local Commercial (LC-3-C)** with the intent to construct and operate a Life Time health and fitness center.

Life Time is proposing to construct an approximately 100,000-square-foot health and fitness center with an outdoor pool and amenity deck. In addition to fitness studios and a fitness floor, the facility is expected to include a café, spa, salon, and childcare services for members.

**Planning and Zoning Commission Hearing Information**

**Date:** May 14, 2026

**Time:** 6 p.m.

**Location:** 201 N. Brushy Street Leander, TX 78641

The Planning and Zoning Commission will review the rezoning request at the meeting listed above. A site development plan application will follow as the project advances through the review process.

If you have questions regarding the proposed project, please feel free to contact us.

Sincerely,

*Natalie Nye*

Natalie Nye

nnye@lt.life

Sr. Associate Development Manager  
Life Time Property Development





**EXECUTIVE SUMMARY**  
**5/14/2026**

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**AGENDA SUBJECT:**

Conduct a Public Hearing and consider action regarding Zoning Case Z-26-0220 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Newton Nursery Minor PUD (Planned Unit Development) with the base zoning of LC-2-A (Local Commercial) on one (1) parcel of land approximately 5.018 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R516920; and generally located south of San Gabriel Parkway, approximately 800 feet west of the intersection with CR 270, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-26-0220 as described above.

**BACKGROUND:**

This request is the first step in the zoning process. The applicant has submitted a request to change the designated zoning district of their property in order to bring the site into compliance with the pre-existing and current landscape nursery use.

In 2016, this site was annexed into the city and assigned an interim zoning designation of SFR-1-B (Single-Family Rural). Prior to this annexation and zoning assignment, the site existed as the Circle D landscape nursery. In 2025, the property was sold and became Newton Nursery. In October of 2025, a Code Enforcement case (CE-25-03923) was filed for the site due to an expansion of the business office without permitting. During the enforcement inspection, it was additionally noted that the new owner had not filed for a Certificate of Occupancy.

The Minor PUD request would allow the property owner to remediate the Code Enforcement case and bring the existing use and expansion into compliance. The developer will additionally provide screening to all areas abutting adjacent properties and rights-of-way per the Composite Zoning Ordinance, Article VI, Section 1(d). Additionally, any existing storage or future proposed storage would not be allowed within the required LC-2-A setbacks.

**GENERAL INFORMATION:**

- Current Zoning: Interim SFR-1-B (Single-Family Rural)
- Proposed Zoning: Minor Planned Unit Development with base zoning of LC-2-A (Local Commercial)
- Size and Location: The property is located at 1310 San Gabriel Parkway, including approximately 5.018 acres.
- Surrounding Area: To the north of this property and across San Gabriel is Bryson Phase 14 subdivision and to the east is a large residential lot. To the south is a non-residential use (Believers Church) and the west is undeveloped but within the San Gabriel Industrial Minor PUD and will be developed in the future under General Commercial uses.

## **PROPOSED ZONING DISTRICT:**

### **USE COMPONENT**

#### **LC – Local Commercial:**

*Features:* Any use in LO (Local Office) plus retail sales and services, restaurants, banks, nursery or greenhouse, grocery sales, pharmacies, fitness centers, dance and music academies, artist studio, colleges and universities, bed and breakfast. Hours of operation: 5:00 a.m. to 10:00 p.m. Sun.-Thurs., 5:00 a.m. to 11:00 p.m. Fri. and Sat.

*Intent:* Development of small scale, limited impact commercial, retail, personal services and office uses located in close proximity to their primary customers, which cater to the everyday needs of the nearby residents, and which may be located near residential neighborhoods. Access should be provided by a collector or higher classification street.

### **SITE COMPONENT**

#### **TYPE 2:**

*Features:* Accessory buildings greater of 20% of primary building or 120 square feet; drive-thru service lanes; uses not to exceed 40,000 square feet.

*Intent:*

1. The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.
2. This component is intended to be utilized with the majority of LO (Local Office) and LC (Local Commercial) use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.
3. This component is intended to be utilized with LO (Local Office), LC (Local Commercial), GC (General Commercial), HC (Heavy Commercial), and HI (Heavy Industrial) use components when adjacent to residential districts and additional compatibility standards are warranted.
4. This component is generally not intended to be utilized with HC (Heavy Commercial), and HI (Heavy Industrial) use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the landowner.

### **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. 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.
3. This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
4. 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.

### **COMPREHENSIVE PLAN:**

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

- Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.

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

#### **EMPLOYMENT CENTER**

The Employment Center future land use category is for primary jobs and business in strategic locations. These areas are intended for regional-serving Appropriate Land Use Types Use Agricultural employment in planned campus-like environments for office, research, medical, manufacturing, light industrial, warehouse, and heavy commercial uses. To remain competitive in today's corporate marketplace, contemporary workforce-supporting elements such as amenities, retail and high-density residential are also encouraged in an integrated development pattern.

The Employment Center area is focused on meeting the plan goals of an attractive, high-quality business environment for investors to bring to Leander and grow/ diversify the tax base. It complements other nearby regional mixed-use areas, but provides opportunities for larger-footprint, single-tenant buildings that can accommodate numerous employees. These areas may be developed with an auto-oriented, traditional character, or in a mixed-use urban design. The future land use map includes five Employment Centers - Heritage Grove, Hero Way North, Hero Way South, Hero Way East, and FM 1431 Employment Centers. Horizontal mixed use is only supported in the Hero Way South Employment Center.

Desired Mix: 100% Non-residential uses.

#### **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.

Neighborhood outreach was conducted via letters on January 20<sup>th</sup>, 2026; additionally, Newton Nurseries set up a website and contact number for additional communication opportunities. To date, no comments or concerns have been raised regarding the zoning request.

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

#### **HISTORY/TIMELINE:**

04/21/2016 – Annexation

#### **APPLICANT/AGENT:**

Westwood (Hollis Scheffler) on behalf of Newton Nurseries Leander Operating, LLC (Megan Tervo).

#### **RECOMMENDATION:**

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

1. Approve the proposed zoning case;
2. Deny the proposed zoning case; or
3. Approve an alternative request that may include modifications to the development standards and/or the addition of allowable or prohibited uses.

Staff recommends Option #1 listed above – approval of the proposed zoning case. Staff made this recommendation based on the surrounding land uses and required screening. Additionally, the zoning request is

compatible with the Future Land Use map designation and would bring the existing use into compliance while remediating the Code Enforcement violation.

**PRESENTER:**

Cory Dale, Senior Planner

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**Attachments:**

1. Z-26-0220 Att 1 Letter of Intent - Newton Nursery Minor PUD
2. Z-26-0220 Att 2 Current Zoning - Newton Nursery Minor PUD
3. Z-26-0220 Att 3 FLU Map - Newton Nursery Minor PUD
4. Z-26-0220 Att 4 Public Notification - Newton Nursery Minor PUD
5. Z-26-0220 Att 5 Proposed Zoning - Newton Nursery Minor PUD
6. Z-26-0220 Att 6 Aerial Map - Newton Nursery Minor PUD
7. Z-26-0220 Att 7 Utility Map - Newton Nursery Minor PUD
8. Z-26-0220 Att 8 Neighborhood Outreach - Newton Nursery Minor PUD
9. Z-26-0220 Att 9 Minor PUD Notes - Newton Nursery Minor PUD

March 26, 2026  
WW No.: 0076719.00

**Development Services**  
**City of Leander**  
P.O. Box 319  
Leander, Texas 78646

Re: **Newton Nursery**  
**PUD Zoning Change Application Letter of Intent**  
*Leander, Williamson County, Texas*

To Whom It May Concern:

On behalf of the owner, Westwood Professional Services is submitting this application as intent to request a Minor PUD zoning change for the following properties, R516920, AW0125 AW0125 - Chambers, T. Sur., ACRES 5.018. The intent of the Minor PUD zoning change is to change the zoning of the property from Single Family Rural (SFR-1-B) to Local Commercial (LC-2-A) to allow for the desired use of a nursery. A nursery is not permitted within the current zoning, SFR-1-B. A nursery would be a conforming use under LC.

The property in question is located at 1360 San Gabriel Pkwy, Leander, TX 78641. The property is south of San Gabriel Parkway across from the intersection of San Gabriel and Firebush Road. The existing property was previously developed as a nursery. It is currently zoned for SFR-1-B. The properties to the south and west are undeveloped and zoned as PUD General Commercial. One residential home is located east and is zoned as SFR. Lastly, a small portion of a neighborhood development is located to the north and is zoned for PUD Mixed Use.

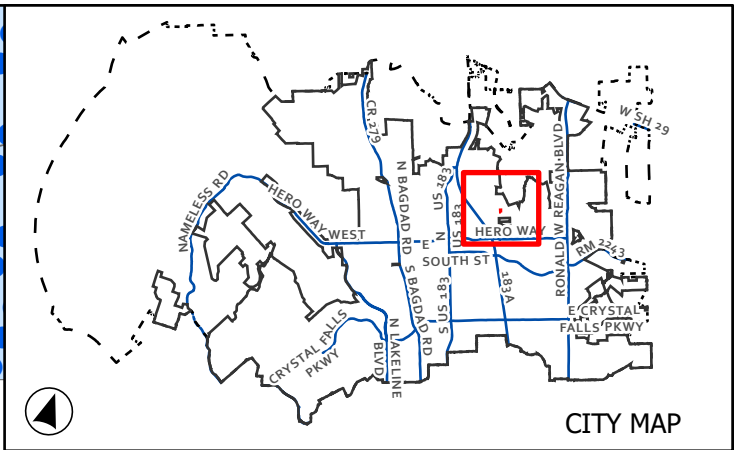
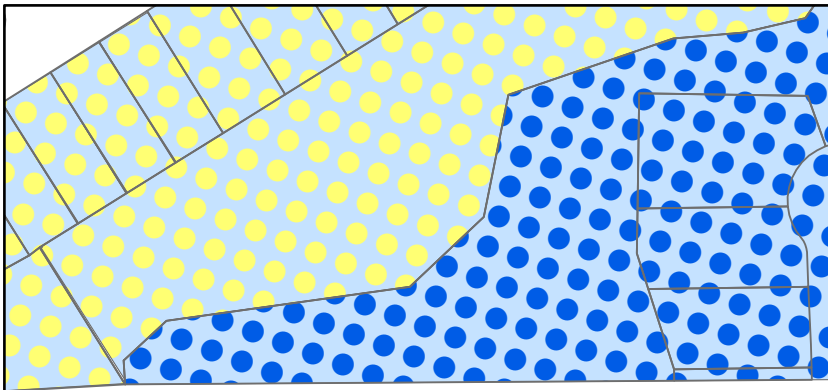
If you have any questions or require additional information, please reach out at your convenience.

Sincerely,

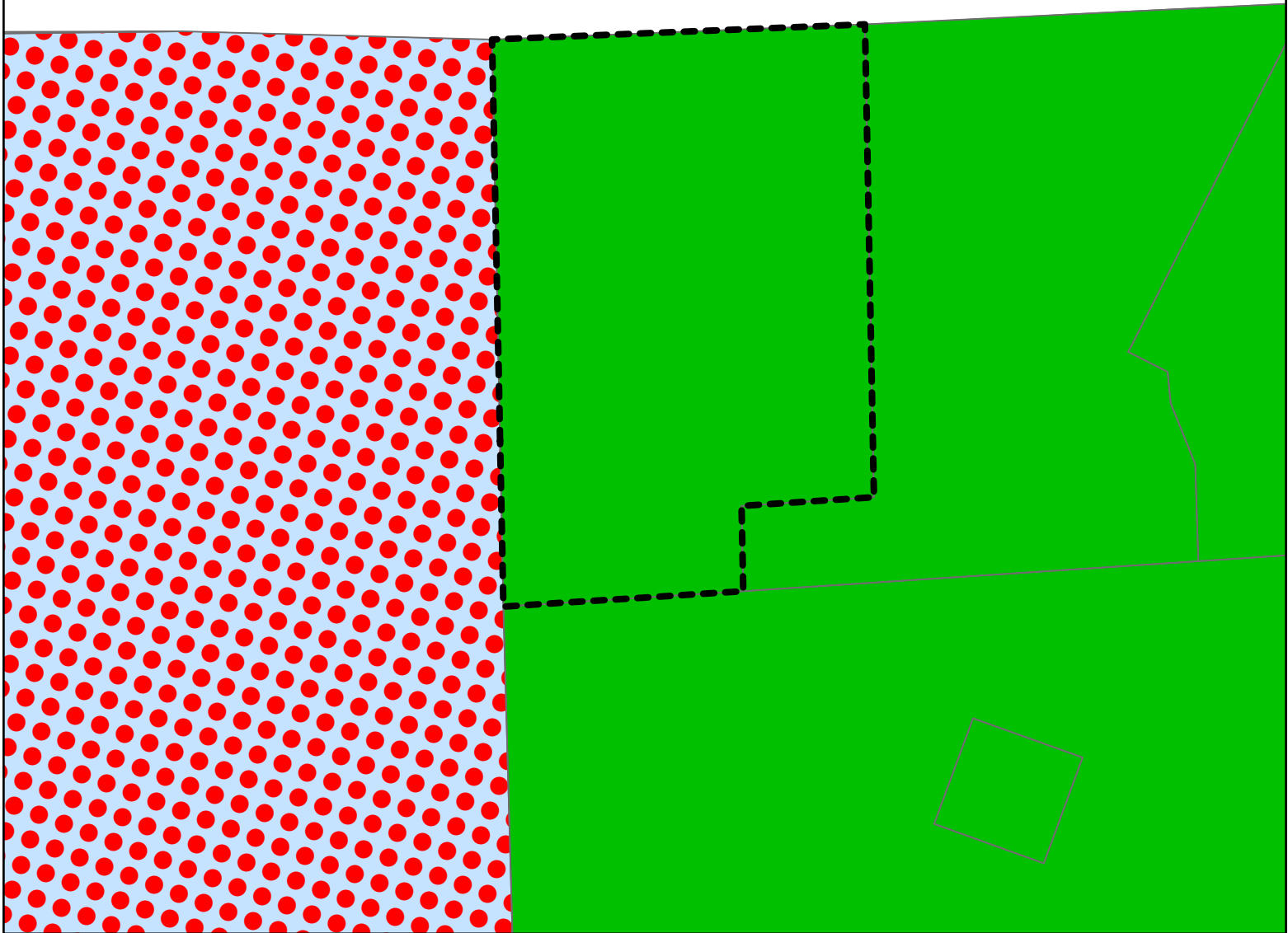


Hollis A. Scheffler, P.E.

R0076719.00\_Letter of Intent



E SAN GABRIEL PKWY



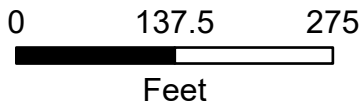
CASE: Z-26-0220

ATTACHMENT 2

NEWTON NURSERY MINOR PUD

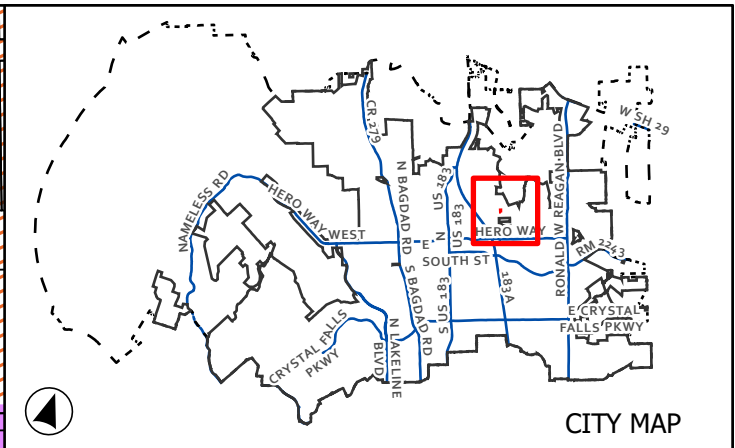
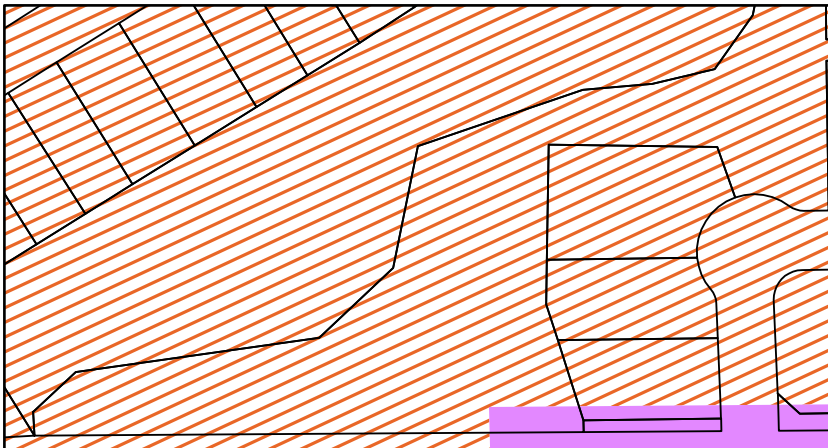
### Current Zoning

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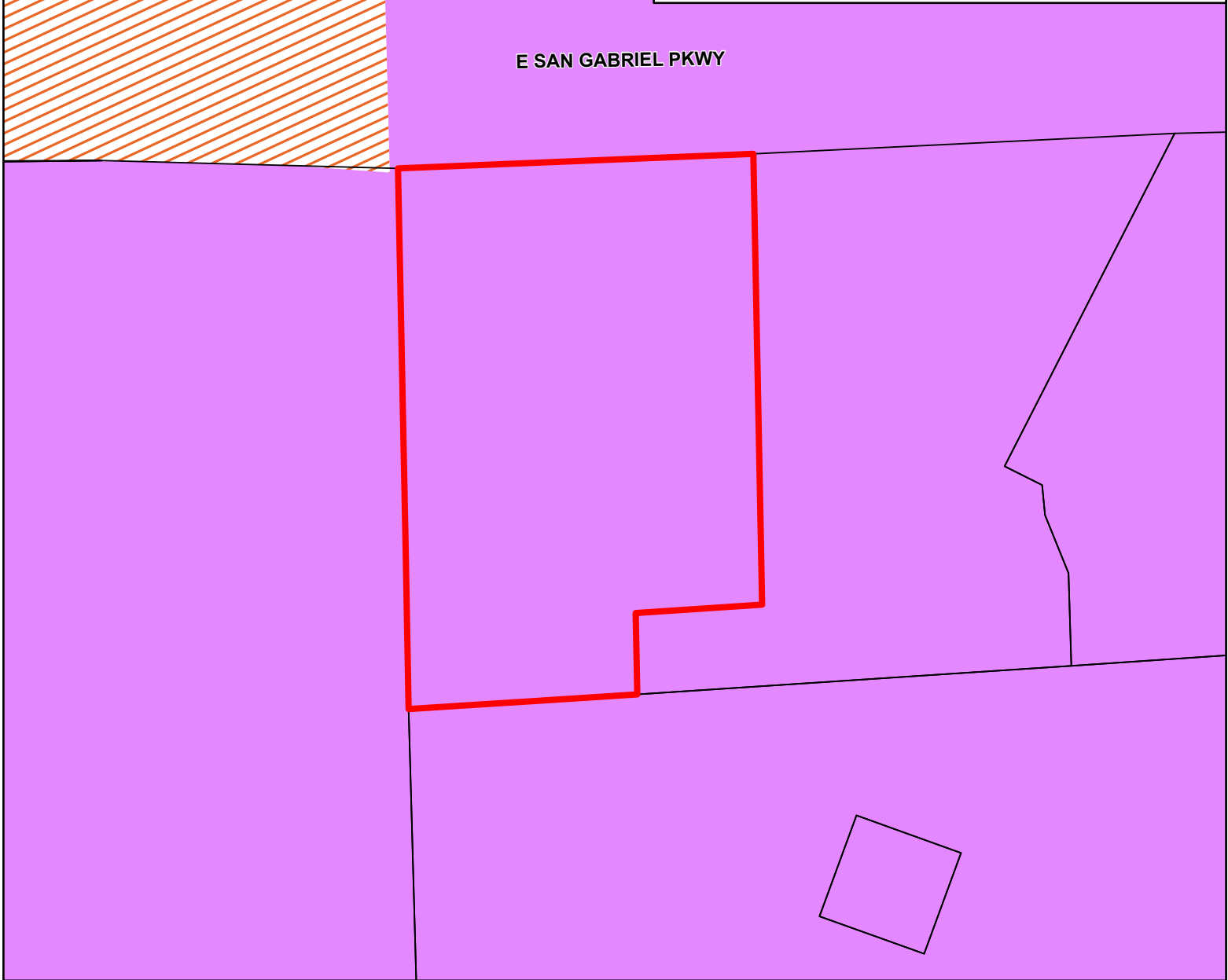
- City Limits
- ETJ
- Subject Boundary
- PUD - Single-Family
- PUD - Mixed Use
- PUD - General Commercial
- SFR - Single-Family Rural

### Current Zoning



CITY MAP

E SAN GABRIEL PKWY



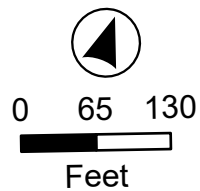
CASE: Z-26-0220

ATTACHMENT 3

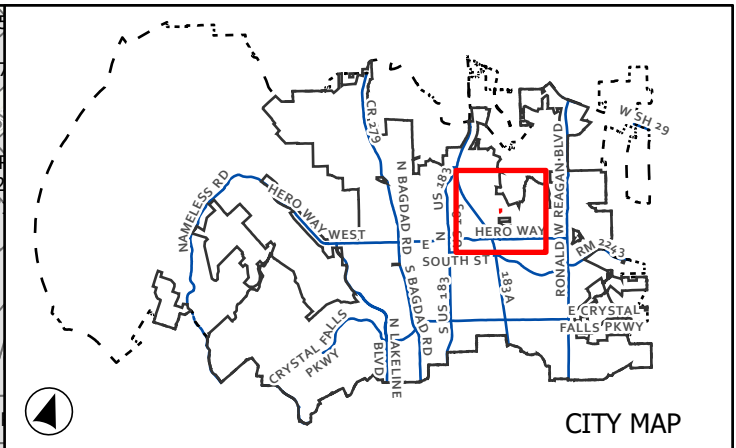
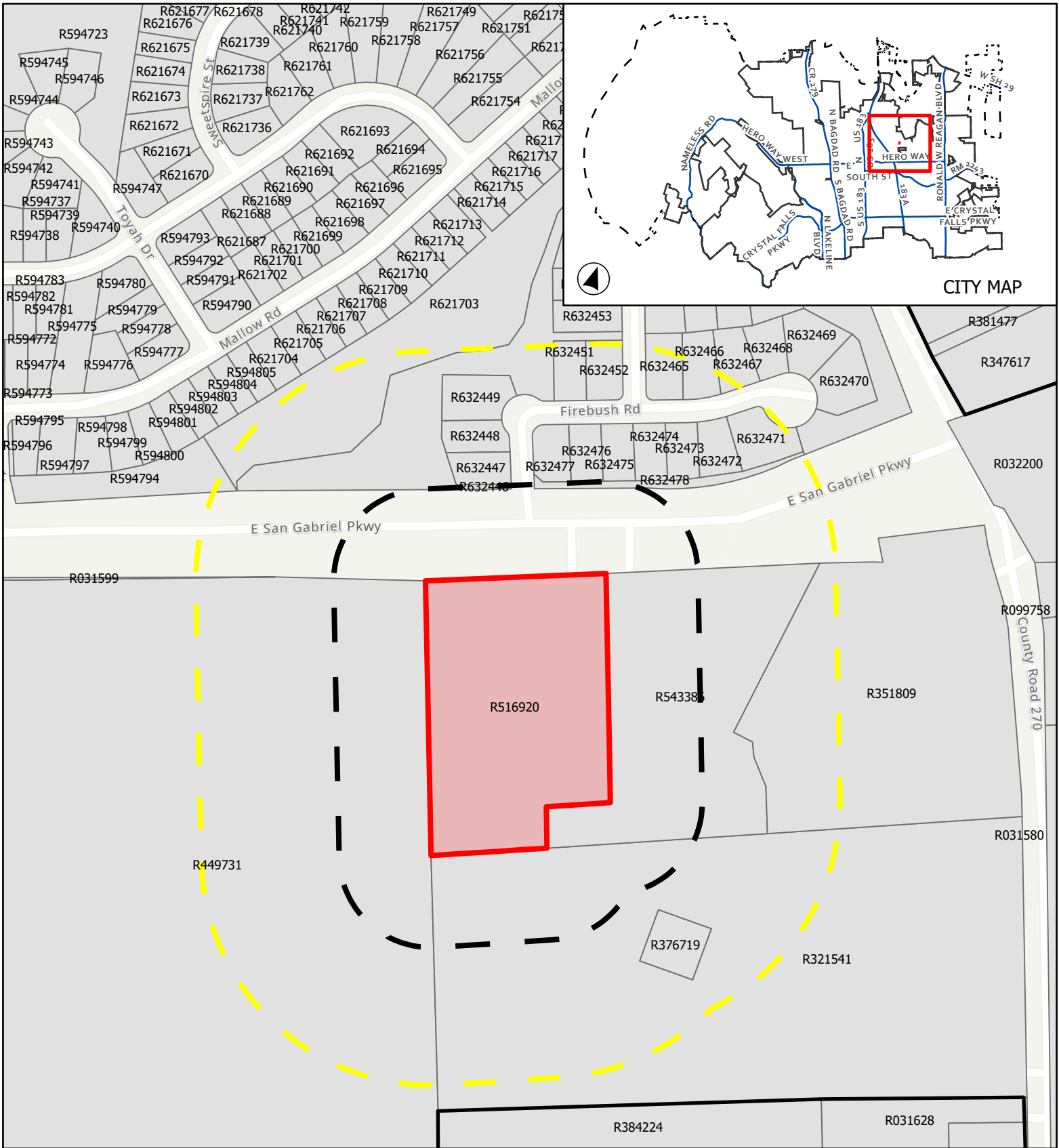
NEWTON NURSERY  
MINOR PUD

Future Land Use Map

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- ETJ Boundary [ - - - ]
- Leander City Limits [ ]
- Subject Boundary [ ]
- Multi-Use Corridor [ // // // ]
- Employment Center [ ]



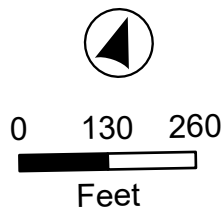
CASE: Z-26-0220

ATTACHMENT 4

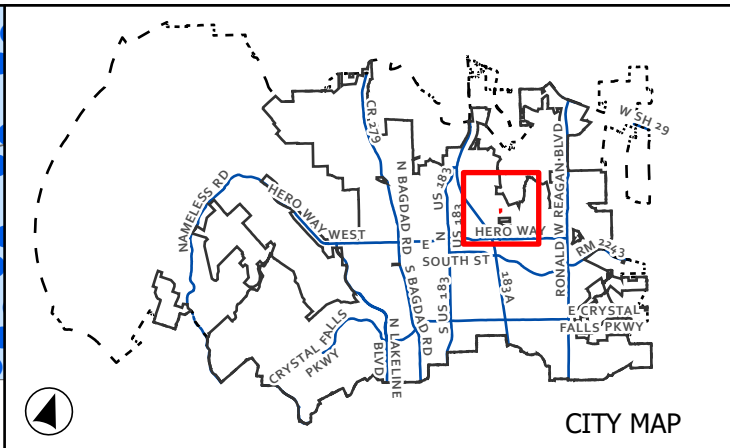
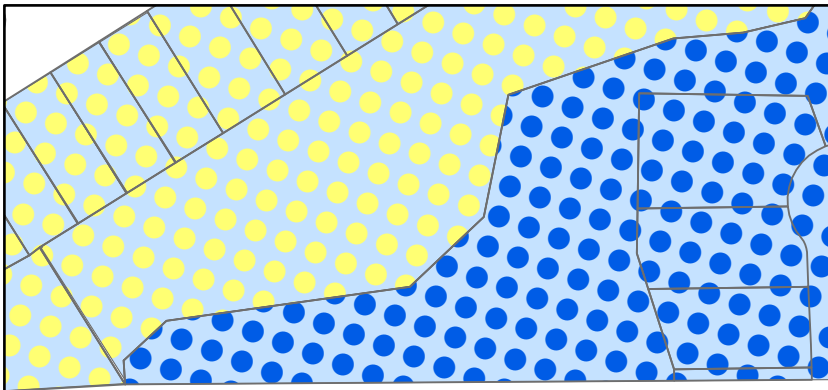
NEWTON NURSERY MINOR PUD

# Public Notification

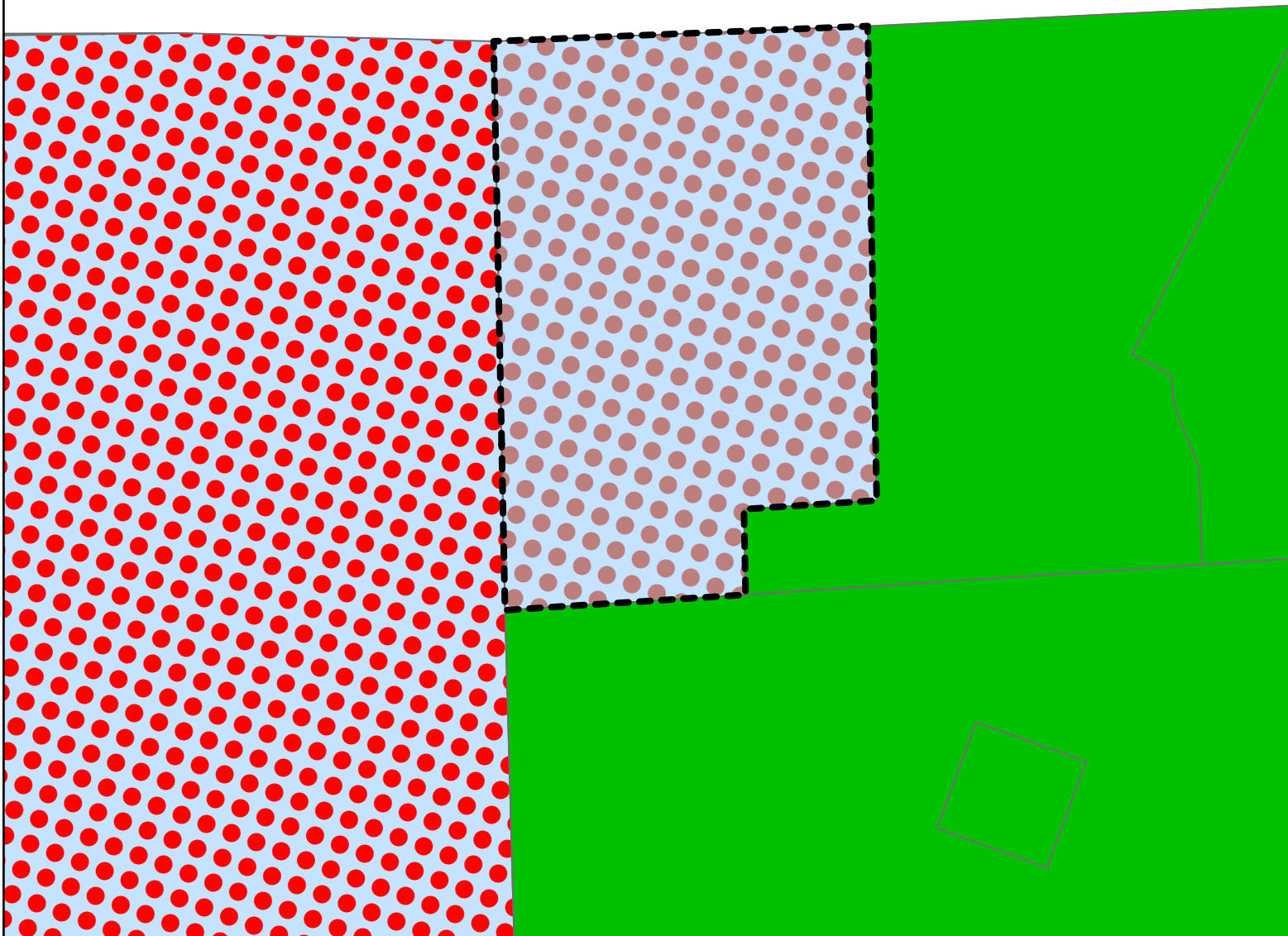
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- City Limits
- ETJ
- Subject Boundary
- Buffer
  - 200
  - 500



E SAN GABRIEL PKWY



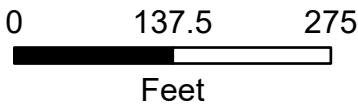
CASE: Z-26-0220

ATTACHMENT 5

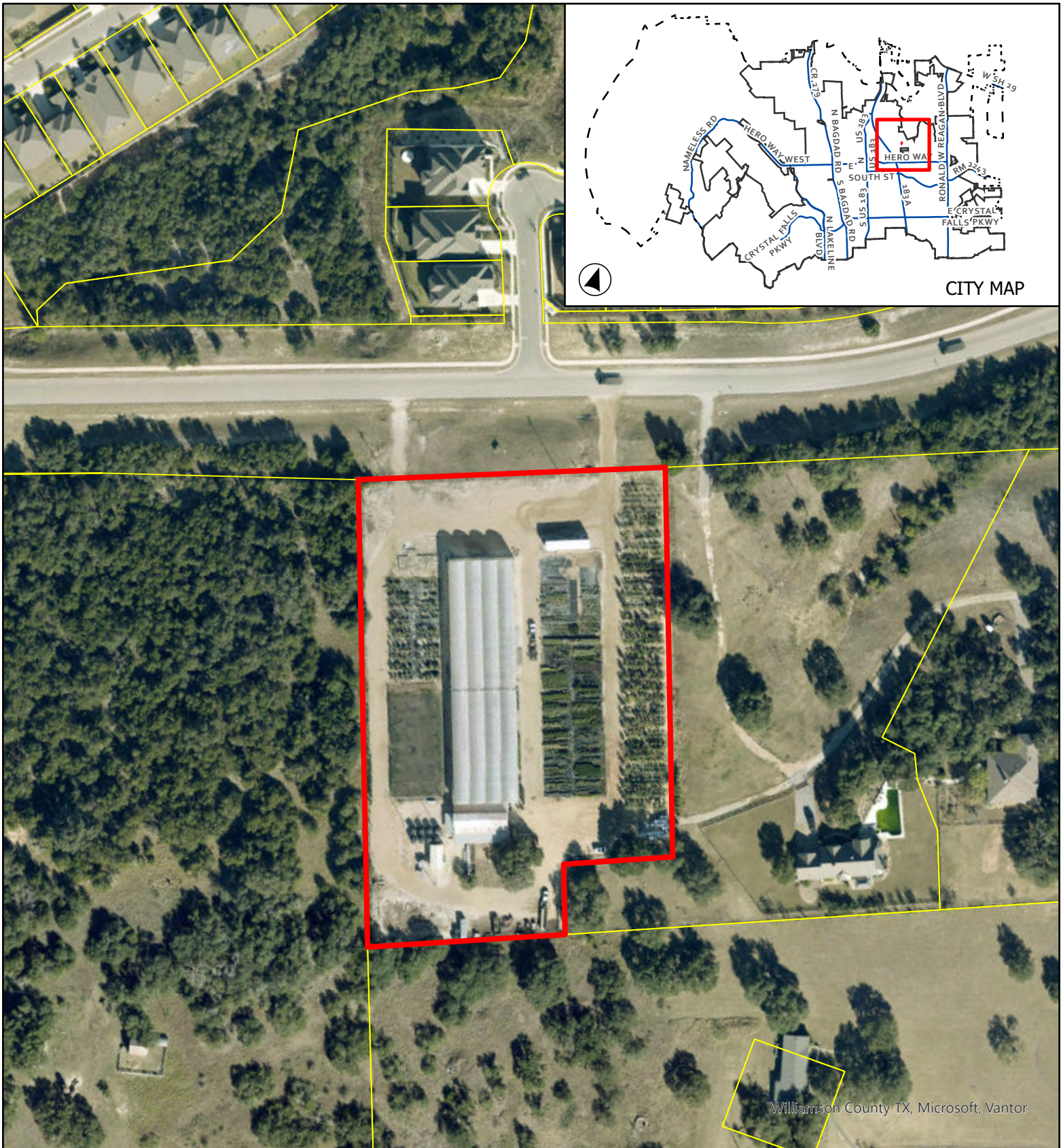
NEWTON NURSERY MINOR PUD

### Proposed Zoning

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- City Limits
- ETJ
- Subject Boundary
- Proposed Zoning
- SFR - Single-Family Rural
- PUD - Single-Family
- PUD - Mixed Use
- PUD - Local Commercial
- PUD - General Commercial



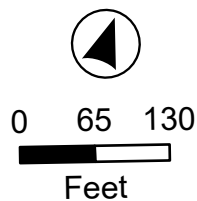
CASE: Z-26-0220

ATTACHMENT 6

NEWTON NURSERY MINOR PUD

### Aerial Map

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- Leander City Limits
- Williamson County Parcels
- Subject Boundary



**APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS**

\*This summary is only required for a PUD or a Minor PUD\*

- 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.

Newton Nursery has sent out letters via mail to notify neighbors about upcoming changes January 20th, 2026.

See uploaded attachments for list of property owners within 500 feet of the property, letter sent to neighboring properties, and certified mail receipts for the letters sent. No concerns have been raised.

- 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.

Neighboring property owners have been notified of the upcoming changes. Please see attachment for list of names and addresses notified.

- 3. What concerns were raised during these communications?

No concerns were raised during communications with neighboring properties.

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

No conditions were added or modified following communications with neighboring properties.

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

Signature:  Date: 4/08/2026



Dear neighbor,

We hope this letter finds you well! We are writing to inform you about a proposed zoning change that may affect your neighborhood.

**Proposed Zoning Change Details:**

- **Current Zoning Classification:** Single Family Rural, SFR-1-B
- **Proposed Zoning Classification:** Local Commercial, LC-3-B
- **Location:** 1310 E San Gabriel Parkway, Leander, TX 78641
- **Reason for Change:** Meet zoning regulations for the existing Nursery.

For more information, please visit our website at <https://newtonnurseries.com/wholesale-nursery-austin/> or contact us at **512-528-8001**.

We appreciate your attention to this important matter and look forward to your participation.

Sincerely,

Newton Nurseries Holdings, LLC  
1360 E. San Gabriel Pkwy  
Leander, TX. 78641  
[lcoello@newnurseries.com](mailto:lcoello@newnurseries.com)  
[newtonnurseries.com](http://newtonnurseries.com)

## EXHIBIT A

### Newton Nursery Minor Planned Unit Development

#### A. Purpose and Intent

1. The Newton Nursery Minor PUD is comprised of approximately 5.018 acres, as shown in Exhibit B. The development of this property includes a nursery.

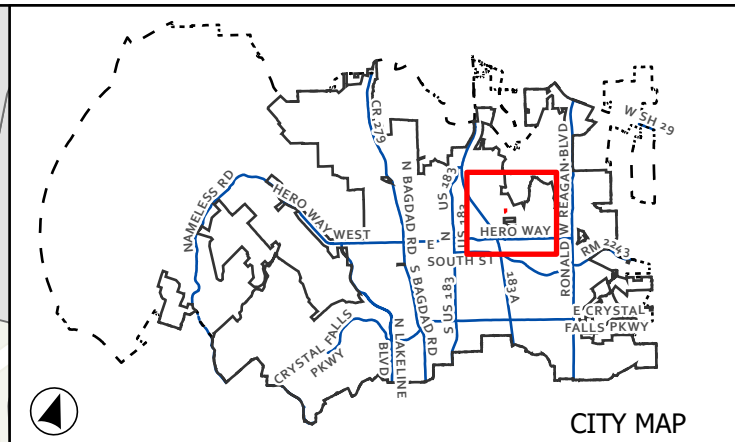
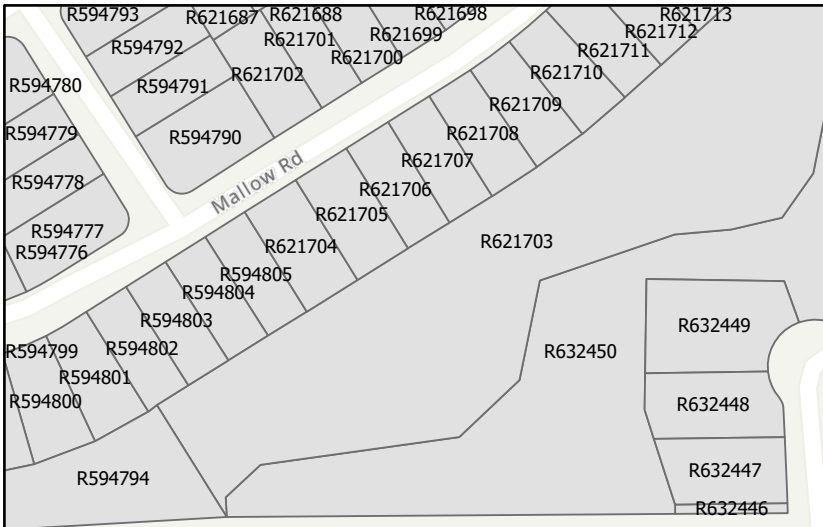
#### B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply with the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled Exhibit A.
2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Composite Zoning Ordinance.

LC-2-A (Local Commercial)

#### C. Allowable / Prohibited Uses

1. The allowable uses shall include all uses permitted in the LC (Local Commercial) use component.
2. Outdoor storage of plants and landscaping materials associated with a nursery are permitted with the condition that such storage is screened from view from adjacent properties and any street in accordance with the Screening Requirements of Art. VI, Sec. 1. Such storage is not permitted within required setbacks.



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EXHIBIT B

NEWTON NURSERY MINOR PUD

Location Map

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