



**AGENDA
BOARD OF ADJUSTMENT MEETING
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall, Council Chambers
201 North Brushy Street - Leander, Texas
Wednesday, June 3, 2026
Regular Meeting at 6:00 PM



**Place 1 - Gil Debner
Place 2 - Cynthia Rosenthal
Place 3 - Joel Bakki
Place 4 - Juan Alanis, Jr.**

**Place 5 - Binod Maharjan
Alt. #1 - Tara Yukawa
Staff Liaison - Dara Crabtree**

REGULAR MEETING

1. Open Meeting.
2. Call Roll.

CONSENT AGENDA: ACTION

3. Acceptance of minutes for meeting held on October 11, 2022.

PUBLIC HEARING: ACTION

4. Conduct a Public Hearing regarding Variance Case VA-26-0026 to request a variance to the Composite Zoning Ordinance, Article VI, Sections 6, 15, and 16 to allow for a fence to be placed within the street side setback along Shamrock Drive and remove the requirement for a public sidewalk along Shamrock Drive, approximately 0.2865 acres ± in size, legally described as Lot 1, Block E, County Glen Section 8 Subdivision, more particularly described by Williamson Central Appraisal District Parcel R083627; and more commonly known as 808 Crystal Falls Parkway, Leander, Williamson County, Texas.

- Discuss and consider action regarding Variance Case VA-26-0026 as described above.

REGULAR AGENDA

5. 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 Board of Adjustment of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 27 day of May 2026 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Dara Crabtree, City Secretary, TRMC



EXECUTIVE SUMMARY
6/3/2026

AGENDA SUBJECT:

Acceptance of minutes for meeting held on October 11, 2022.

BACKGROUND:

Acceptance of the minutes for the meeting held on October 11, 2022.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

PRESENTER:

Dara Crabtree, City Secretary

Fiscal Impact

Attachments:

1. BOA Draft Minutes 10.11.2022



**MINUTES
BOARD OF ADJUSTMENT
CITY OF LEANDER, TEXAS**



Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
October 11, 2022

Place 1 – Gil Debner	Place 5 – Vacant
Place 2 – Kate Warrick	Alt. #1 – Binod Maharjan
Place 3 – Monica Roussel-Methena	Alt. #2 - Scott Calame
Place 4 – Raul Camacho, <i>Chair</i>	Alt. #3 - Vacant

1. Opened meeting at 6:18 p.m. and confirm a quorum with all Commissioners present.

CONSENT AGENDA: ACTION

Motion by Commissioner Kate Warrick, Seconded by Commissioner Gil Debner to accept minutes for meeting held on July 27, 2021.

Vote: 4 - 0

2. Acceptance of the minutes for meeting held on July 27, 2021.

PUBLIC HEARING: ACTION

3. Chair Camacho opened a Public Hearing at 6:30 p.m. regarding Board of Adjustment Case 22-VA-005 to request a variance to the Composite Zoning Ordinance, Article IV, Section 5 (e) to allow for the installation of a carport in front of the dwelling on one (1) lot, approximately 0.15 acres ± in size, legally described as Lots 27 and 28, Block G of the Mason Creek North, Section 1 Subdivision, more particularly described by Williamson Central Appraisal District Parcel R080068; and more commonly known as 825 Coyote Lane, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 6:30 p.m.

- Discuss and consider action regarding Board of Adjustment Case 22-VA-005 as described above.

Motion by Commissioner, Alt. #2 Scott Calame, Seconded by Commissioner Kate Warrick to deny Board of Adjustment Case 22-VA-005 to request a variance to the Composite Zoning Ordinance, Article IV, Section 5 (e) to allow for the installation of a carport in front of the dwelling on one (1) lot, approximately 0.15 acres ± in size, legally described as Lots 27 and 28, Block G of the Mason Creek North, Section 1 Subdivision, more particularly described by Williamson Central Appraisal District Parcel R080068; and more commonly known as 825 Coyote Lane, Leander, Williamson County, Texas with staff taking an ordinance amendment to

provide allowances for carports in older neighborhoods to the City Council on October 20, 2022.

Vote: 3 - 1

NAY: Commissioner Gil Debner

4. Chair Camacho opened a Public Hearing at 7:17 p.m. regarding Board of Adjustment Case 22-VA-007 to request a variance to the Composite Zoning Ordinance, Article VI, Section 6 (a) to allow for the reduction of the setbacks for a building expansion on one (1) lot, approximately 1.8747 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031746; and more commonly known as 604 Crystal Falls Pkwy, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 7:17 p.m.

- Discuss and consider action regarding Board of Adjustment Case 22-VA-007 as described above.

Motion by Commissioner, Alt. #2 Scott Calame, Seconded by Commissioner Kate Warrick to approve Board of Adjustment Case 22-VA-007 to request a variance to the Composite Zoning Ordinance, Article VI, Section 6 (a) to allow for the reduction of the setbacks for a building expansion on one (1) lot, approximately 1.8747 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031746; and more commonly known as 604 Crystal Falls Pkwy, Leander, Williamson County, Texas.

Vote: 4 - 0

5. Adjourned at 7:27 p.m.

APPROVED:

CHAIR

ATTEST:

CITY SECRETARY



EXECUTIVE SUMMARY
6/3/2026

AGENDA SUBJECT:

Conduct a Public Hearing regarding Variance Case VA-26-0026 to request a variance to the Composite Zoning Ordinance, Article VI, Sections 6, 15, and 16 to allow for a fence to be placed within the street side setback along Shamrock Drive and remove the requirement for a public sidewalk along Shamrock Drive, approximately 0.2865 acres ± in size, legally described as Lot 1, Block E, County Glen Section 8 Subdivision, more particularly described by Williamson Central Appraisal District Parcel R083627; and more commonly known as 808 Crystal Falls Parkway, Leander, Williamson County, Texas.

- Discuss and consider action regarding Variance Case VA-26-0026 as described above.

BACKGROUND:

The applicant is requesting a variance from the Composite Zoning Ordinance to allow a fence to be placed within the street side setback along Shamrock Drive and remove the requirement for a public sidewalk along Shamrock Drive. The ordinance provides the Board of Adjustment with the power to evaluate and approve variance requests. During this review, the Board needs to evaluate the findings of fact to determine if the variance may be approved.

Below, please find the variance requests and code references:

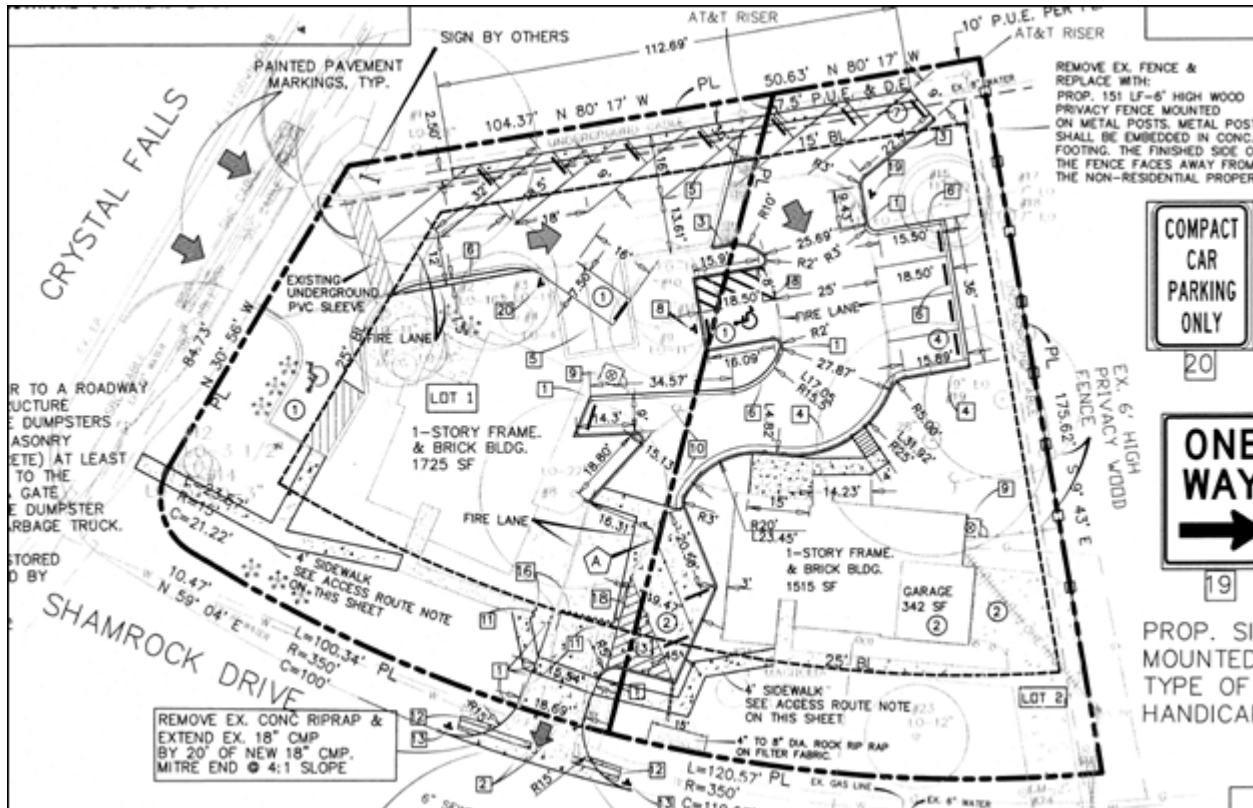
1. Article VI, Sections 15: The applicant wishes to not have a sidewalk along their side of Shamrock Drive for public use. The ordinance requires that a six (6) foot concrete sidewalk be installed on both sides of the roadways for public use and connect to street crossing as well as to buildings within the development.
2. Article VI, Sections 16: The applicant wishes to place a fence that is over three (3) feet in height within the street side setback. The ordinance prohibits fencing within the front of street side setback of all non-residential districts.

This property is located within the County Glen subdivision. This site is subject to the LC-2-A (Local Commercial) setbacks.

Front: 30'
Street Side: 30'
Side: 10'
Rear: 10'

The property was originally constructed as a single-family house and was converted to a business in 2007. In 2012, the business expanded and additional parking was added. As part of that project, the required sidewalk along Shamrock Drive was extended. Shamrock Drive was built with open drainage ditches, which makes installing sidewalks within the right-of-way difficult. Because of this design, the sidewalk was placed on the property within an easement. The adjacent residential property was developed with a similar road design before

the city's incorporation and does not include sidewalks.



The facility is now leased by an Achieving Better Abilities (ABA) behavioral therapy clinic serving children with autism and developmental disabilities. The clinic has installed a black tubular-metal fence around the outdoor play area that extends across the sidewalk to the property line. As a result, access to the sidewalk is blocked. The sidewalk currently ends at the property line but was designed with the expectation that it could be continued through the neighborhood in the future. Extending the sidewalk would require a city-funded project, likely in conjunction with roadway improvements that include curb and gutter. This type of improvement is not currently part of the Capital Improvements Plan (CIP) for the city.

CODE ENFORCEMENT CASE:

A Code Enforcement case was opened in October of 2024 notifying the property owner that the fence was in violation with the Composite Zoning Ordinance. Staff followed up after the initial violation notice to help with the submittal of the variance application with no response from the applicant. The case was filed with the Municipal Court following no updates on the application being submitted. The application was submitted in January of 2026 and processed for review in March. The pre-trial in late February was set back 180 days in order to allow the applicant to proceed with the variance request.

RECOMMENDATION:

Staff recommends approval of the request with the following conditions. Due to the layout of the converted house and the required fencing setbacks, the site has very limited space available for an outdoor play area associated with the use. Additionally, the existing sidewalk is not planned for extension in the near future by the city, as the current roadway design and open drainage system restrict the ability to install a sidewalk within the right-of-way.

1. The fencing is limited to six (6') feet in height and must continue to be black tubular-metal view fencing.
2. The sidewalk shall remain in place in the event that sidewalks are extended along Shamrock Drive. If a city project is initiated, then the fence shall be removed.
3. The fencing shall be removed once the ABA clinic ceases operation.

As part of the action, the Zoning Board of Adjustment will need to consider the findings of fact attached as Attachment #5 as part of the determination.

HISTORY/TIMELINE:

APPLICANT/AGENT:

Lauren Tavey on behalf of National Rockplaza, LLC. (Madhu Sudhan Veldanda).

PRESENTER:

Karina Castillo, AICP, Planning Manager

Fiscal Impact

Attachments:

1. VA-26-0026 Att 1 808 Crystal Falls Pkwy - Letter of Intent
2. VA-26-0026 Att 2 808 Crystal Falls Pkwy - Current Zoning Map
3. VA-26-0026 Att 3 808 Crystal Falls Pkwy - Aerial Map
4. VA-26-0026 Att 4 808 Crystal Falls Pkwy - Public Notification Map
5. VA-26-0026 Att 5 808 Crystal Falls Pkwy - Variance Findings of Fact



Achieving Better Abilities

Letter of Intent - 808 Crystal Falls Parkway

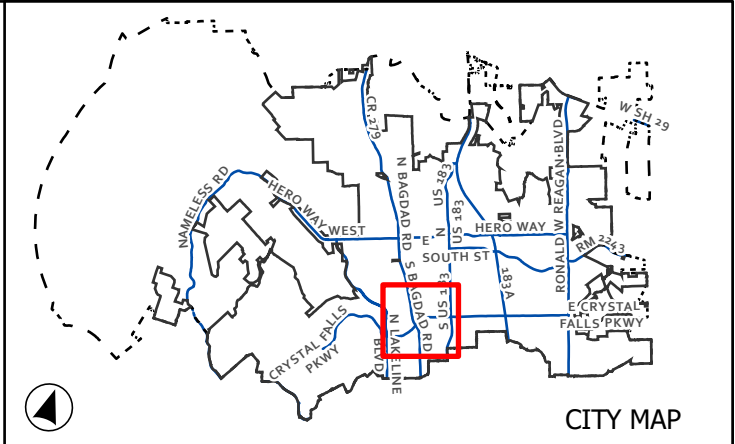
We are submitting this proposal for a variance so that we may keep the fence up at 808 Crystal Falls Parkway Leander, TX 78641. We are asking for a variance of the composite zoning ordinance, article VI, Sections 15 and 16. The sidewalk that goes along the Shamrock Drive side of the house only leads to our driveway and does not go anywhere else. The sidewalks that are on the Crystal Falls side of the house also lead to our driveway, as well as up and down the main street, Crystal Falls, to other local businesses. As such, we would like a variance to either allow us to have our fence cover the sidewalk on the Shamrock Drive side of the house or to remove the sidewalk on the Shamrock Drive side of the house all together. Our fence is a 6-foot-tall black metal fence that has gates crossing the sidewalk with pool locks on them at two different spots on the Shamrock side of the house.

We currently run an ABA (behavior therapy) clinic for kids with autism and developmental disabilities at the building to provide the kids with a more home-like environment that has less medical feel and is more like a classroom. Many of our clients need extensive therapy a week due to the severity of their behaviors and/or skills. While we are not a childcare facility and are not required to have an outdoor play area for our business, we strongly feel that our kids should have the same opportunities as their peers in typical daycare/school settings where they can play outside and enjoy typical outdoor childhood activities. Many of our clients do not have safety awareness or fluent communication skills, making a tall fence for them to play outside in the yard safely a necessity. They would be unable to go outside and play without a fence, which we feel would be detrimental to their growth and therapeutic goals.

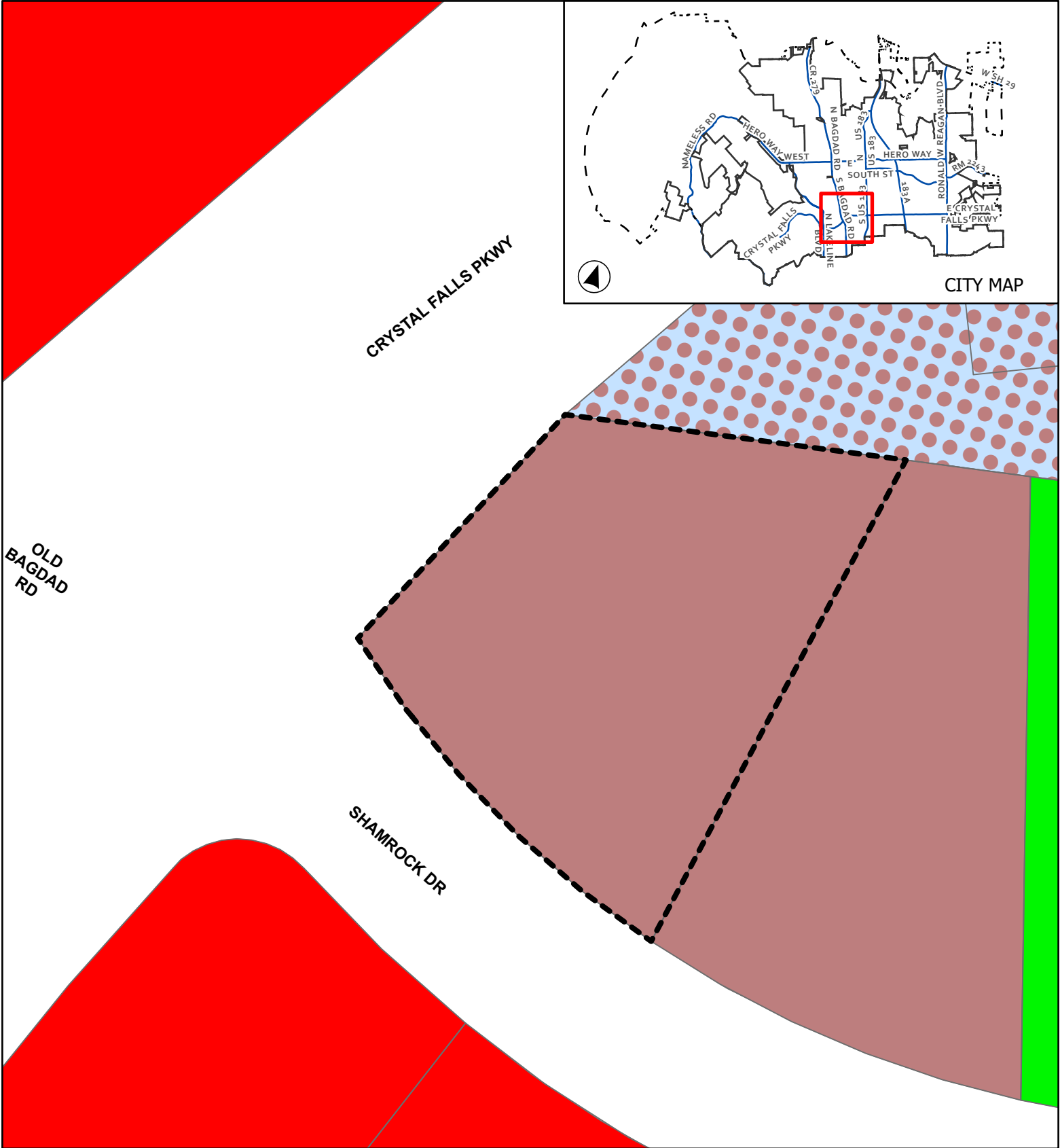
Please allow a variance for the fence and sidewalk so that we can continue to provide quality ABA therapy to the youth of Leander.

Lauren Tavey 3/1/2026

Claudia Zamora 2/1/2026



CITY MAP



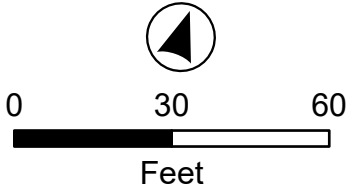
CASE: VA-26-0026

ATTACHMENT 2

808 CRYSTAL FALLS PKWY
ZONING VARIANCE

Current Zoning

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



- City Limits
- ETJ
- Subject Boundary
- Current Zoning**
- SFE - Single-Family Estate
- LC - Local Commercial
- GC - General Commercial
- PUD - Local Commercial



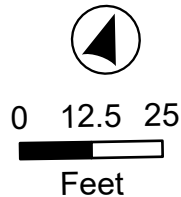
CASE: VA-26-0026

ATTACHMENT 3

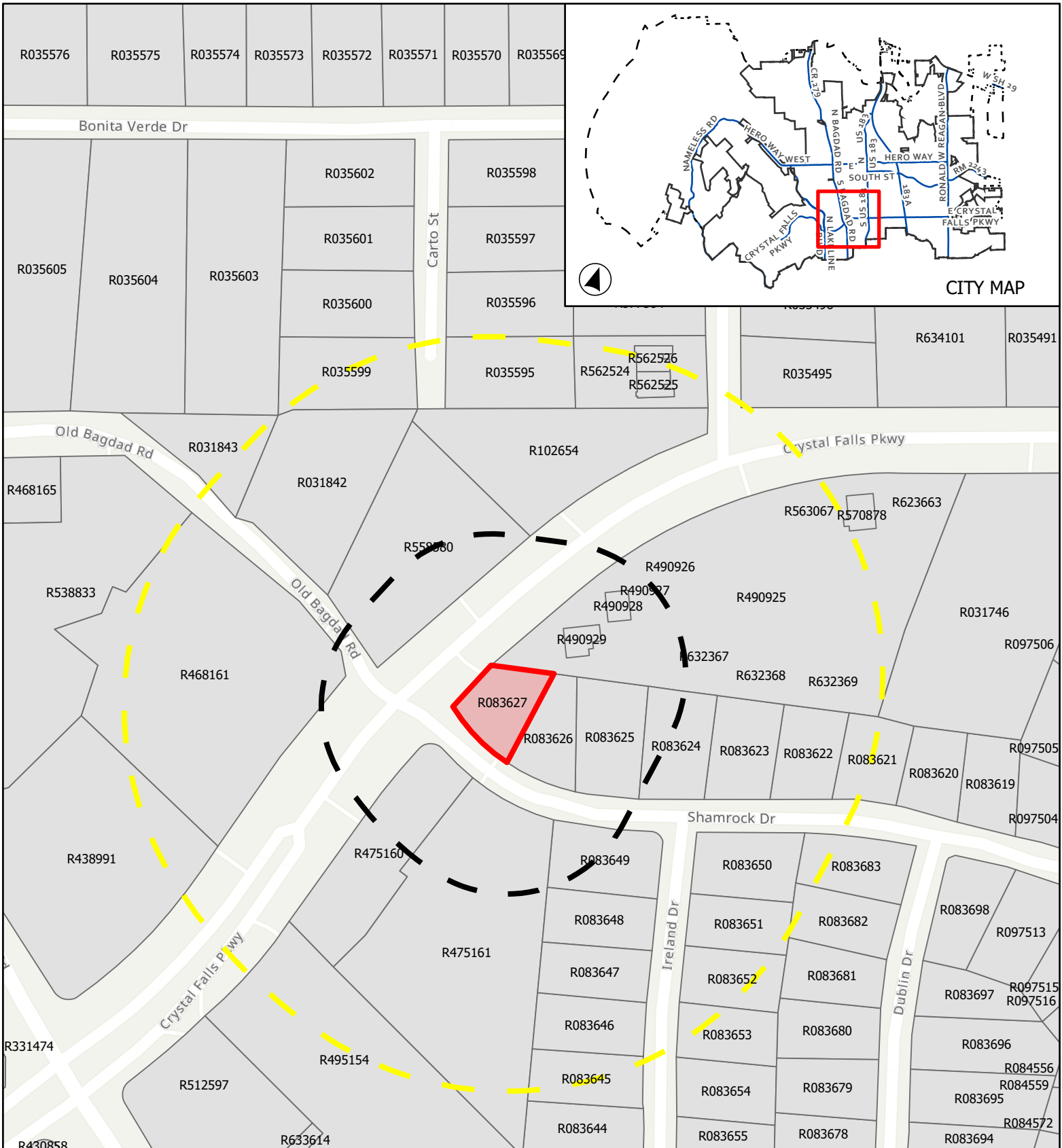
**808 CRYSTAL FALLS
PKWY ZONING
VARIANCE**

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



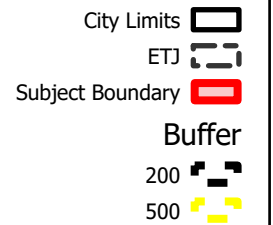
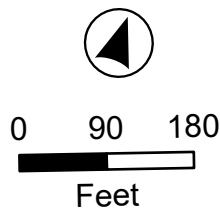
CASE: VA-26-0026

ATTACHMENT 4

808 CRYSTAL FALLS PKWY
ZONING VARIANCE

Public Notification

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



CITY OF LEANDER
BOARD OF ADJUSTMENT MEETING
April 7, 2008

Agenda Item Number: 4

Property: Achieving Better Abilities Behavioral Therapy

Request: Variance

Address: 808 Crystal Falls Pkwy

Description of Variance Request: A variance to the Composite Zoning Ordinance, Article VI, Sections 15 and 16 to allow for a fence to be placed within the street side setback along Shamrock Drive and remove the requirement for a public sidewalk along Shamrock Drive

NOW COMES the Board of Adjustment for the City of Leander, having heard the request of Lauren Tavey on behalf of National Rockplaza, LLC. (Madhu Sudhan Veldanda) to be granted a variance from Composite Zoning Ordinance, Article VI, Sections 15 and 16 of the City concerning the property described above. The application for a variance dated March 11, 2026 was presented to the Board on June 3, 2026. The Board having given the applicant, interested parties and the City representatives an opportunity to present arguments and evidence at a public hearing makes the following findings:

1. The request is consistent with the general purpose and spirit of the ordinance and the variance furthers substantial justice. [Yes] / [No]
2. This case was heard by at least 75% of the members of the Board of Adjustment. [Yes] / [No]
3. The request for a setback variance meets the following conditions:
 - a. There are unusual and practical difficulties or unnecessary hardship in the carrying out of the usual setback provisions of the ordinance due to an irregular shape of the lot, topography or other conditions. [Yes] / [No]
 - b. The variance will not significantly affect any adjoining property or the general welfare. [Yes] / [No]
 - c. The variance will not be contrary to the public interest. [Yes] / [No]

- d. The request for a variance is owing to a special condition inherent in the property itself, which is not self-imposed or self-created. [Yes] / [No]
- e. Literal enforcement of the provisions of the applicable Ordinance will result in unnecessary hardship. [Yes] / [No]

The specific facts that the Board finds to support the findings are:

Motion: _____ By: _____

Second By: _____

	In Favor	Opposed
Vote: <u>Gil Debner, Place 1</u>	_____	_____
<u>Cynthia Rosenthal, Place 2</u>	_____	_____
<u>Joel Bakki, Place 3</u>	_____	_____
<u>Juan Alanis, Jr., Place 4</u>	_____	_____
<u>Binod Maharjan, Place 5</u>	_____	_____

Based on the foregoing facts and findings, the Board has determined that the variance requested by applicant should be [Denied], or should be [Granted] / with the conditions stated below.

Conditions of variance to alleviate potential negative effects:

Signed this 3rd day of June, 2026.

Board of Adjustment, Chair

Name: _____