



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, July 23, 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 July 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.]

CONSENT AGENDA: ACTION

6. Approval of the minutes for meeting held on July 9, 2026.
7. Approval of the extension of the application expiration for Subdivision Case PP-25-0066 Travisso Phase 5, Sections 7 and 9 Preliminary Plat; on one (1) parcel of land 66.645 acres $\pm$ in size; more particularly described by Travis Central Appraisal District Parcel 844741, generally located northwest of the intersection of FM 1431 and Buck Run, Leander, Travis County, Texas.
8. Approval of the extension of the application expiration for Subdivision Case PICP-25-0193 Gilpin Construction Plan; on two (2) parcels of land 2.296 acres $\pm$ in size; more particularly described by Williamson Central Appraisal District Parcels R682099 and R432899, generally located southeast of the intersection of Lakeline Boulevard and Hero Way, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

9. Conduct a Public Hearing regarding Zoning Case Z-26-0235 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the EMI (PUD) Addition Minor Planned Unit Development with the base zoning of GC-3-A (General Commercial) on one (1) parcel of land 5.35 acres ± in size, more particularly described by Travis Central Appraisal District Parcel 513805; and generally located approximately 800 feet north of the intersection of FM 1431 and Vista Rock Drive, Leander, Travis County, Texas.
 - Discuss and consider action regarding Zoning Case Z-26-0235 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
10. Conduct a Public Hearing regarding Zoning Case Z-25-0197 to amend the current zoning of Interim SFS-2-B (Single-Family Suburban) to GC-3-A (General Commercial) and conduct a Public Hearing regarding Special Use Case Z-26-0239 to consider action on a Special Use Permit to allow for one (1) food truck on one (1) parcel of land 1.67 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031577; and generally located northeast of the intersection of Ronald W. Reagan Boulevard and CR 177, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-25-0197 as described above.
 - Discuss and consider action regarding Zoning Case Z-26-0239 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action

REGULAR AGENDA

11. 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 16th day of July 2026 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Veronica Tovar, Secretary



EXECUTIVE SUMMARY
7/23/2026

AGENDA SUBJECT:

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

BACKGROUND:

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Staff recommends approval of minutes.

PRESENTER:

Attachments:

1. 7-9-2026 P & Z minutes



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, July 9, 2026
Regular Meeting at 6:00 PM



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

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

REGULAR MEETING

1. Call to Order.
Meeting was called to order at 6:00 p.m.
2. Roll Call.
All commissioners were present except Commissioner Tyler Bray and Commissioner Jay Coats.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the July 2, 2026 meeting.
4. Review of meeting protocol.
5. Public comments on items not listed in the agenda.

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

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

No one wished to speak.

CONSENT AGENDA: ACTION

Motion to approve consent agenda items 6-7.

By: Board Member Lantrip
Seconded: Board Member Oliver

Vote: 5 - 0

6. Approval of the minutes for meeting held on June 25, 2026.
7. Approval of the extension of the application expiration for Site Development Case SD-23-0115 Diaz Flex Space; on one (1) parcel of land 0.506 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R036247, commonly known as 908 S West Drive, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

8. 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 6:07 p.m.; Public Hearing closed at 6:15 p.m.; following discussion.

THE FOLLOWING SPOKE IN OPPOSITION OF THE REQUEST:

Mary Monroe, 520 Tula Trail, Leander, Texas 78641

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

SUBMITTED VIA WEBSITE IN OPPOSITION OF THE REQUEST:

Karen Clary, 2308 Lookout Range Dr, Leander, Texas 78641

Wayne Nowell, 1204 Drake Cv, Leander, Texas 78641

Angela Nowell, 1204 Drake Cv, Leander, Texas 78641

Gay Glick, 912 Mallard Lake Trl, Leander, Texas 78641

SUBMITTED VIA WEBSITE IN FAVOR OF THE REQUEST:

Barbara Mann, 701 Falcon Lane, Leander, Texas 78641

May Harris, 1905 Chimney Drive, Leander, Texas 78641

Tyler Harris, 1905 Chimney Drive, Leander, Texas 78641

Rosemarie Paraan, 1905 Chimney Drive, Leander, Texas 78641

Anusha Fonseka, 512 Trail Dust Dr, Cedar Park, Texas 78613

Liberte Dennis, 4517 Trinity Woods St., Leander, Texas 78641

Daylo Glushko, 624 Acuff Ln, Leander, Texas 78641

Makenzie Glushko, 624 Acuff Ln, Leander, Texas 78641

Nilusha Guneratne, 2119 Spring Hollow Path, Leander, Texas 78641

Gurudutt Bookankere, 1716 Bedlington Ln, Leander, Texas 78641

Naushir Maredia, 725 Estuary Drive, Leander, Texas 78641

Natasha Mathew, 1100 Plano Ln. Leander, Texas 78641

Marion Cichella, 600 Caballero Road, Leander, Texas 78641

Mikael Mayer, 600 Caballero Road, Leander, Texas 78641

Mary Monroe, 520 Tula Trl, Leander, Texas 78641

Angela Howell, 1204 Drake Cove, Leander, Texas 78641

Motion to deny Special Use Permit Z-26-0210.

By: Board Member Lantrip

Seconded: Board Member Morales

Vote: 3 - 2 Board Member Oliver, Board Member Lewis

9. Conduct a Public Hearing and consider action regarding Zoning Case Z-26-0214 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Bar W Ranch West Commercial Minor Planned Unit Development (PUD) with the base zoning of GC-3-A (General Commercial) on three (3) parcels of land 29.036 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R491371, R485001, and R451803; and generally located northwest of the intersection of Ronald W. Reagan Boulevard and Kauffman Loop, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-26-0214 as described above.

Public Hearing opened at 6:41 p.m.; Public Hearing closed at 6:41 p.m.

No one wished to speak in favor or against of the request.

Motion to approve Zoning Case Z-26-0214 with the modification of including a size limitation of 8,000 square feet on the vehicle repair uses along Ronald W. Reagan Boulevard and Kauffman Loop.

By: Board Member Oliver

Seconded: Board Member Lantrip

Vote: 5 - 0

REGULAR AGENDA

10. Discuss and consider action regarding Tree Removal Case TRP-25-0046 regarding the removal of 45 Significant Trees and four (4) Heritage Trees associated with the Burleson Phases 1, 5 - 8 Public Improvement Construction Plans Development (PICP-25-0220), generally located to the southeast of the intersection of Journey Parkway and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

Motion to approve Tree Removal Case TRP-25-0046.

By: Board Member Oliver

Seconded: Board Member Lewis

Vote: 5 - 0

11. Discuss and consider action regarding Tree Removal Case TRP-26-0056 regarding the removal of one (1) Heritage Tree associated with the Reagan Ridge (SD-25-0321), generally located southeast of the intersection of Ronald W. Reagan Boulevard and RM 2243, Leander, Williamson County, Texas.

Motion to approve Tree Removal Permit TRP-26-0056.

By: Board Member Lantrip

Seconded: Board Member Oliver

Vote: 5 - 0

12. Adjournment
Meeting adjourned at 7:09 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON

First Name	Last Name	Home Address	My agenda item or case number:	My position	I want to include comments at the meeting:	My written comments
Angela	Nowell	1204 Drake Cove Leander, Texas	Z-26-0210	Against	Yes. Only want my written comments added to the meeting record.	Separate Letter
Liberte	Dennis	4517 Trinity Woods St Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record.	Ashanthi's day care does not intrude on her neighbors. She provides a valuable service to the community. Her student drop/pick up does not impede the flow of neighborhood traffic anymore than Amazon or food delivery. Other council members have even witnessed the lack of impact that her daycare has on the neighborhood. You would never even know it is there. Please raise her limit to 1/ so she can continue to keep her doors open and afford living in her home.
						I strongly support Special Use Case Z-26-0210 for the daycare at 1202 Drake Cove. Ashanthi Perera has demonstrated an unwavering commitment to providing outstanding care and education to children in our community. The quality of education offered through her Montessori program is truly exceptional, and she has earned the trust and respect of countless families over the years. Expanding her ability to serve up to 12 children will help meet an important need for high-quality childcare in Leander. I respectfully urge the Planning & Zoning Commission and City Council to approve this application. Thank you for your consideration.
Danylo	Glushko	624 Acuff Ln Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record.	I fully support Ashanthi Perera and Special Use Case Z-26-0210. My family has seen firsthand the incredible care and education she provides. Her Montessori program is truly exceptional, and she's had such a positive impact on so many children in our community. Her daycare has been operating for years without causing traffic or parking issues in the neighborhood, and she's always been a thoughtful and respectful neighbor. High-quality childcare like this is hard to find, and I hope the Planning & Zoning Commission and City Council will approve her application. Thank you for your consideration.
Makenzie	Glushko	624 Acuff Ln Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record.	
Nilusha	Guneratne	2119 Spring Hollow Path Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record.	I support special case Z-26-0210
						I support Special Use Case Z-26-0210 for the in-home daycare at 1202 Drake Cove. My kid is currently enrolled in Dew Drops Montessori and is doing exceptionally well. We have observed a significant change in our kid ever since she got enrolled in Dew drops. This is not just like any other at home day care. Apart from play, Ms Ashanti trains kids 1:1 on writing, reading, counting and helps teach basic math even before entering kindergarten. This is the best possible start any kid could get. All thanks to Ms Ashanti for her exceptional service and ability to nurture kids in a very positive, disciplined environment where each kid gets individual attention. I would want many other kids in our community to get this kind of attention and support. So I request the city council and planning and zoning committee to provide a special use permit for a great in home day care in our community which is much needed.
Gurudutt	Bookankere	1716 Bedlington Ln Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record.	
						My kid is currently enrolled in Dew Drops Montessori and is doing exceptionally well. We have observed a significant change in our kid ever since she got enrolled in Dew drops. This is not just like any other at home day care. Apart from play, Ms Ashanti trains kids 1:1 on writing, reading, counting and helps teach basic math even before entering kindergarten. This is the best possible start any kid could get. All thanks to Ms Ashanti for her exceptional service and ability to nurture kids in a very positive, disciplined environment where each kid gets individual attention. I would want many other kids in our community to get this kind of attention and support. So I request the city council and planning and zoning committee to provide a special use permit for a great in home day care in our community which is much needed. This at home day care is just like any other home in the community and does not cause disruption to neighbors peace and privacy. There are dedicated pick up and drop off times to make sure there's no traffic in front of the house. Also, there's no noise when parents pick and drop off kids. It is very hard to notice that there's even a day care going on in this place.
Gurudutt	Bookankere	1716 Bedlington Ln Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record.	

					I am writing to express my strong support for Special Use Case Z-26-0210, which would allow Dew Drops Montessori to serve up to 12 children. Dew Drops Montessori, under the leadership of Ms. Ashanthi, has been a pillar of our community, providing exceptional early childhood education and reliable child care to local families. Quality, affordable child care options are in short supply in our growing city, and Ms. Ashanthi has consistently delivered a safe, nurturing, and enriching environment for children. She is a valuable asset to Leander, and this is exactly the kind of small, community-serving business the city should support. I would also like to address the question of neighborhood impact. Drop-off and pick-up times at Dew Drops Montessori are staggered throughout the morning and afternoon, so there is no concentrated surge of traffic. In practice, the activity generated by the school is no greater than â€” and in fact less than â€” the routine delivery services (Amazon, FedEx, UPS, food delivery) that visit every home in the neighborhood daily. The school does not alter the residential character of the area. Approving this Special Use Permit for a modest 12 children strikes the right balance: it supports a trusted local educator, expands much-needed child care capacity for Leander families, and does so with minimal to no impact on the surrounding neighborhood. I respectfully urge the Planning & Zoning Commission and City Council to approve Special Use Case Z-26-0210. Thank you for your time and your service to our community. Respectfully, Naushir Maredia
Naushir	Maredia	725 Estuary Drive Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record.
Natasha	Mathew	1100 Plano Ln Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record. I support Special Use Case Z-26-0210 for the in-home daycare at 1202 Drake Cove. We have been fortunate to send our child to Ashanthi’s daycare. Our child has thrived in all aspects of her development. The individualized attention and care each child receives is amazing. Dew Drops is providing a much needed service to families in this area. I respectfully ask the Planning & Zoning Commission to approve this Special Use Permit.
					Hi, that daycare is a value added to our city, more of this kind would be needed as it is specific and one of the only one we could find close enough, doing montessori on a small scale to provide enough attention to each kid. Miss Ashanti gave us very specific instructions for pickup and drop off, we had 5 min each time to park only on her driveway and we had to get different time slot with the other parents to avoid everyone arriving at the same time. She was very conscious about the neighborhood and to never block the driveway, that was very clear. My daughter has always been very well taken care of and speak highly of her time in that daycare. It was the perfect transition to enter public school because it was like seeing family but she was learning everything needed and developing her autonomy in a clean and safe environment. She arrived in public school already knowing how to read and write with basics of math, more confidence and so much more. This school is shaping lives today and for the future of our city. This daycare is respectful of its surroundings, needed and very precious. Please help our growing city of Leander to keep such a valuable resource.
Marion	Cichella	600 Caballero Road Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record. My daughter is excelling at school, and I believe it can be traced back to how Miss Ashanti taught her. It's not just the individualized teaching of Miss Ashanti, but the environment she created with her home, the garden, the patio with toys, the grass, the yard. It helped my daughter feel special and not part of a factory.
Mikael	Mayer	600 Caballero Rd Leander, Texas	Z-26-0210	For	Because of the organized drop offs, I observed that when I arrived to drop my daughter, there was usually no other car (approx 5 out of 8 times), sometimes one car (approx 2 out of 8) rarely two or more other cars (approx 1 out of 8) Miss Ashanti also told my wife and me to never temporarily park in the street between her house and 1204 Drake Cove.
					I support Special Use Z-26-0210. From the last meeting I know you are looking to establish precedence and want to follow that of surrounding cities. Austin allows licensed home daycares up to 12 along with Liberty Hill. I also found that Georgetown just approved special zoning for 2026-8-SUP for group day care in a residential zoning district. I confirmed this was approved at the June 2nd Planning and Zoning Commission meeting by calling 512-930-3575. Please feel free to follow up to confirm approval. Thank you.
Mary	Monroe	520 Tula Trl Leander, Texas	Z-26-0210	For	Yes. But I only want my written comments added to the meeting record.

To the Mayor, City Council, Planning and Zoning Committee,

Case number Z-26-0210

Zoning, CCRs, and HOA Restrictions

I respectfully request that you deny any variance, Special Use Permit, or other approval that would allow this daycare operation to continue in our residential cul-de-sac.

This request is based on land-use and zoning concerns, not a personal dispute. The property is located in a residential neighborhood subject to CCRs, HOA restrictions, and city zoning requirements that limit uses to those compatible with single-family residential living. The homeowner has long been aware that the neighborhood of CCRs, City regulations, and residential restrictions were in place. Those restrictions have been in place since 2005 and were never removed. The HOA has formally opposed this use, and the neighborhood has consistently maintained that a commercial daycare operation is not appropriate in this setting.

Traffic and Safety Impacts

For more than fifteen years, this use has created traffic congestion, blocked driveways, excessive vehicle activity, and ongoing safety concerns that are incompatible with a residential neighborhood. No homeowner should be forced to contend with repeated driveway blockages, access conflicts, or the constant movement of daycare traffic at their own property. The CCRs, residential zoning restrictions, and HOA opposition all support denying any request that would expand or continue this nonconforming use.

Emergency Preparedness

Safety has also been a serious concern. During the 2011 neighborhood evacuation for the Moonglow fire, I personally went to the daycare residence to confirm that the children were being evacuated. The homeowner was unaware of the emergency and had to contact numerous parents to retrieve the children, which raised serious concerns about preparedness and emergency response.

Final Request for Denial

These issues are not new. The city has already heard repeated concerns from residents and has been made aware of the traffic, safety, and compatibility problems this use creates in a residential area.

I have followed the rules and invested everything in this home. Please do the same by protecting our residential neighborhood and denying this request.

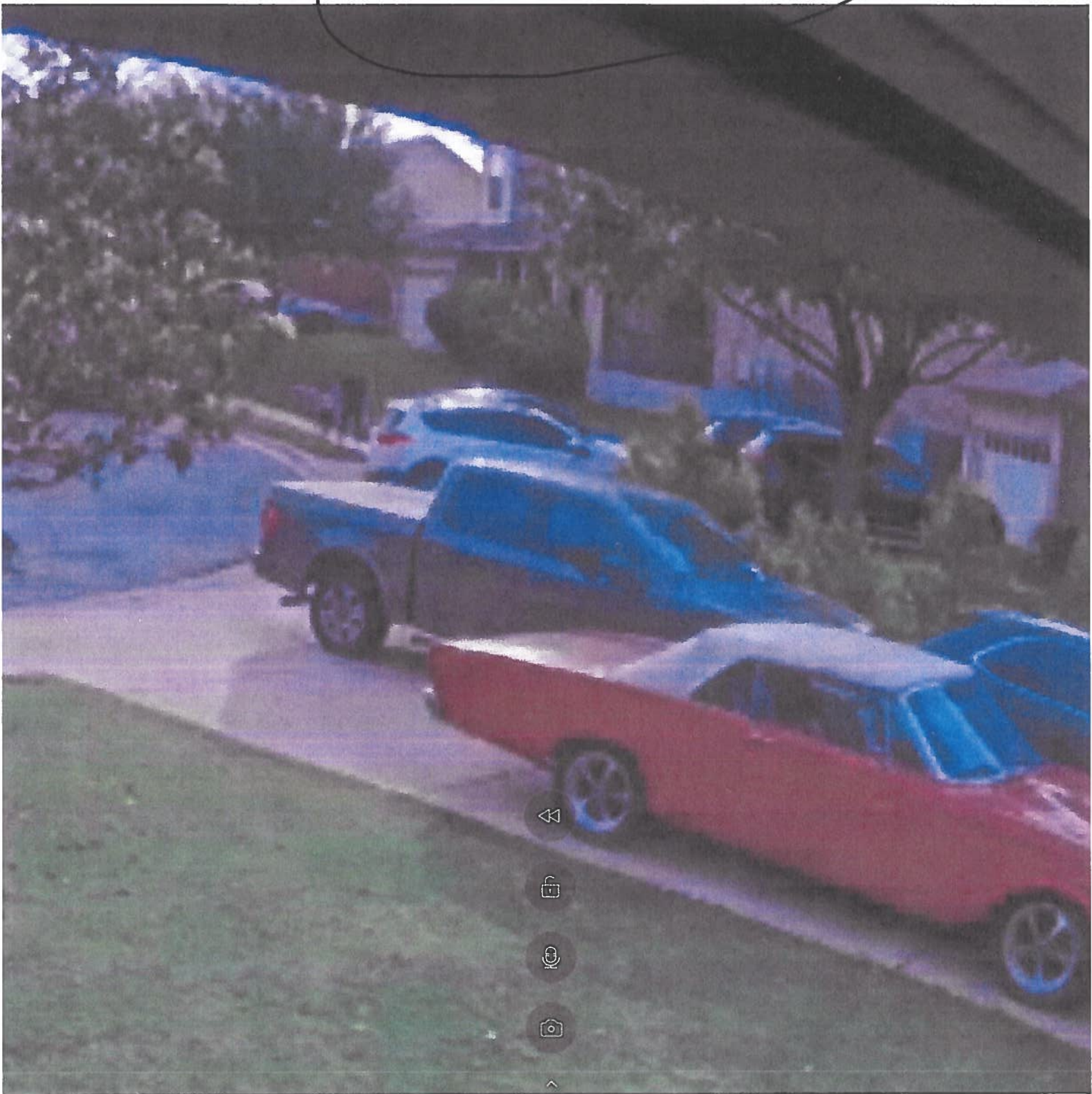
Thank you,

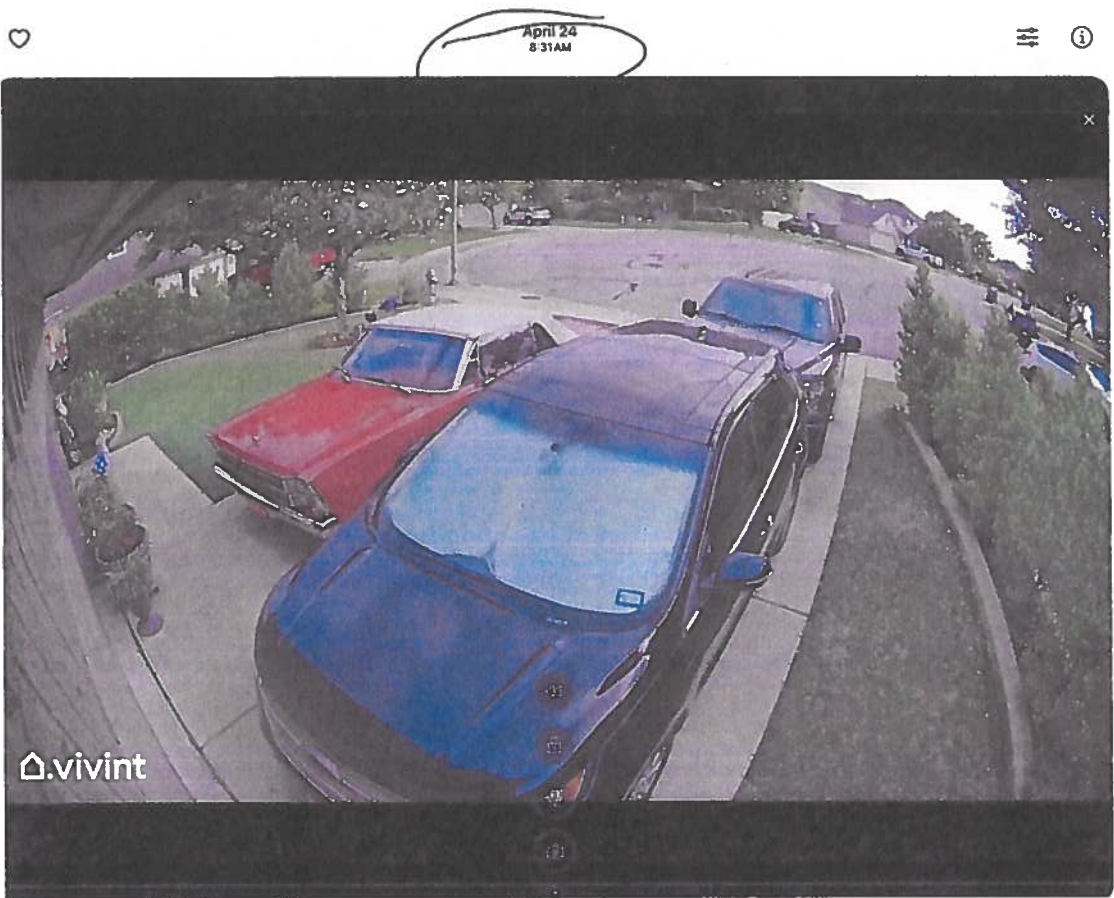
Angela Nowell

1204 Drake Cove, Leander

The only neighbor directly affected by this preschool.

April 24
8:31 AM





April 24
12:48 PM



7

May 14
12:34 PM



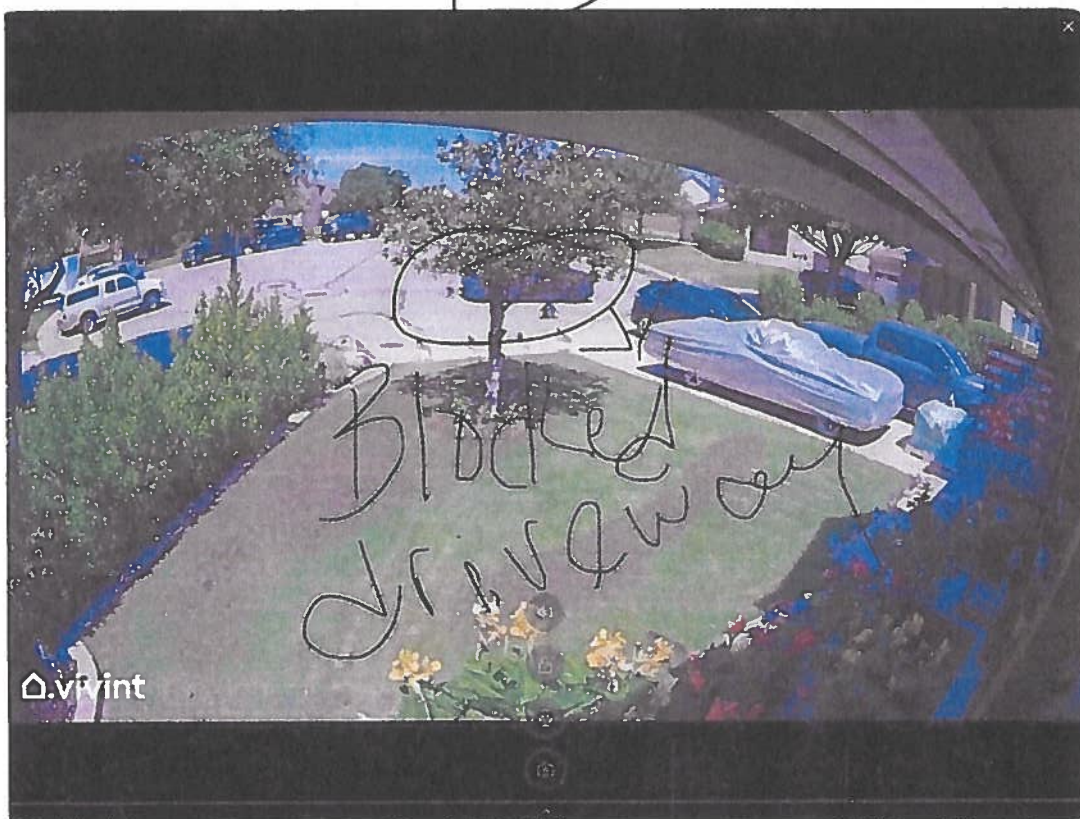
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Full HD



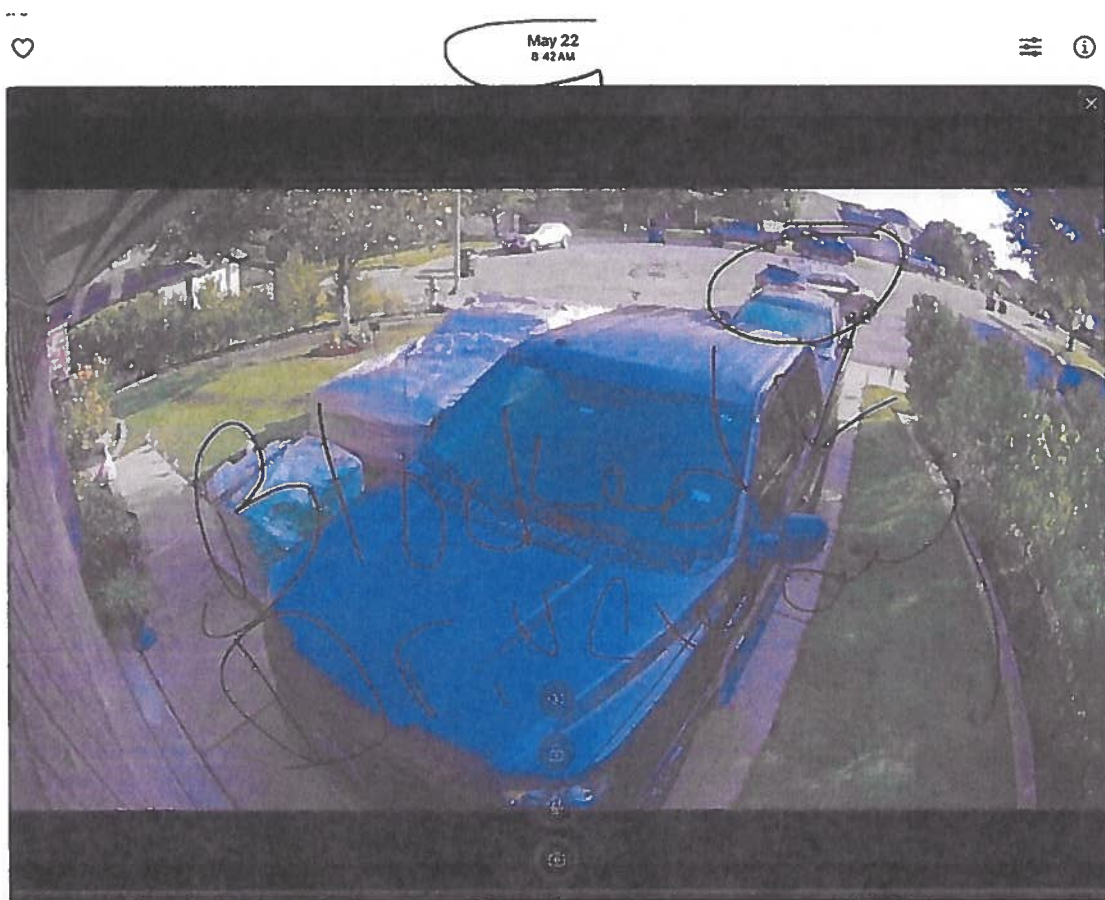
May 19
3:17 PM

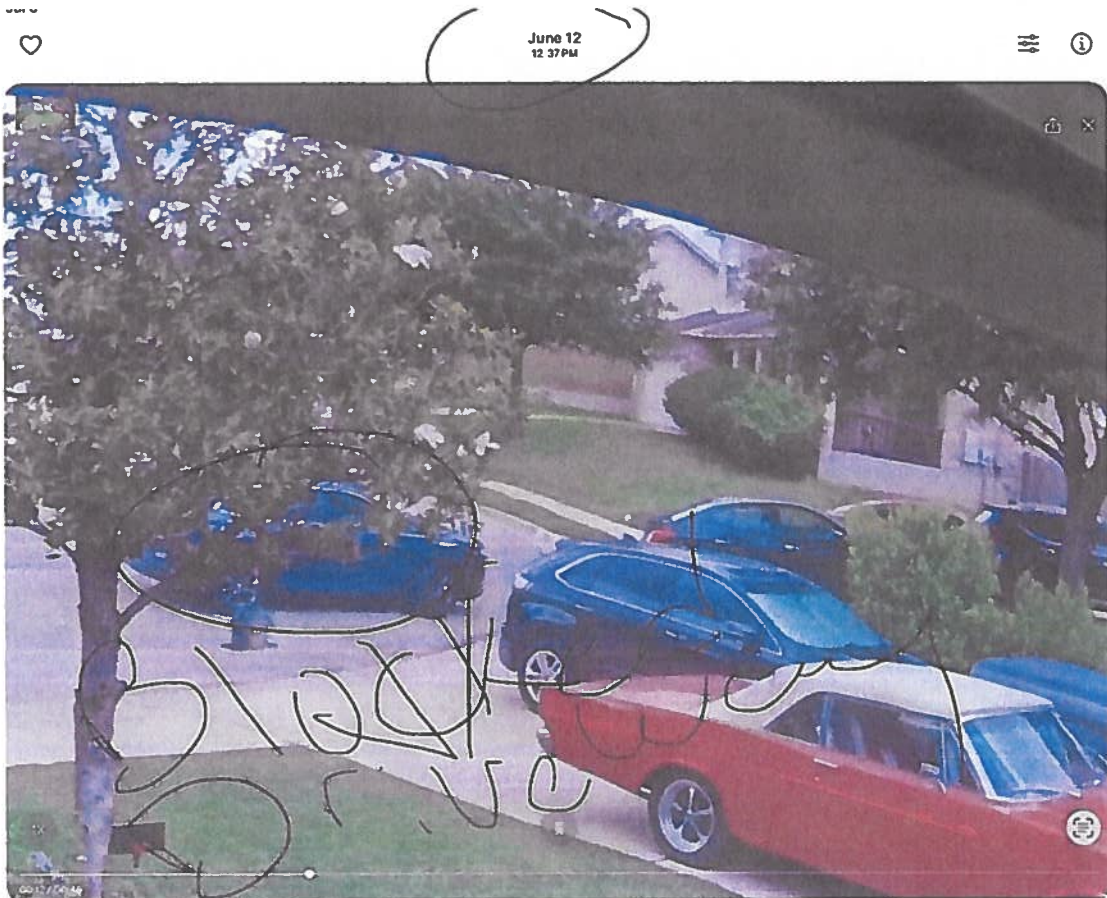


2

May 22
8:38 AM







3
2



PESHON ONLY

First Name	Last Name	Home Address	City	My agenda item or case number:	My position on the above agenda item or case number:	I want to include comments at the meeting:
Karen	Clary	2308 Lookout Range Dr	Leander, TX	Z-26-0210	I am AGAINST this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
Barbara	Mann	701 Falcon Lane	Leander, TX	Z-26-0210	I am FOR this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
May	Harris	1905 Chimney Drive	Leander, TX	Z-26-0210.	I am FOR this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
Tyler	Harris	1905 Chimney Drive	Leander, TX	Z-26-0210	I am FOR this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
Rosemarie	Paraan	1905 Chimney Drive	Leander, TX	Z-26-0210	I am FOR this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
Barbara	Mann	701 Falcon Lane	Leander, TX	Z-26-0210	I am FOR this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
Anusha	Fonseka	512 Trail Dust Dr	Cedar Park, TX	Z-26-0210	I am FOR this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.

speaking

First Name Last Name	Home Address	City	State	My agenda item or case number:	My position on the above agenda item or case number:	I want to include comments at the meeting:
WAYNE NOWELL	1204 Drake Cv.	Leander	TX	Z-26-0210	☒ I am AGAINST this item.	Yes. I will attend in person to speak my comments.



EXECUTIVE SUMMARY
7/23/2026

AGENDA SUBJECT:

Approval of the extension of the application expiration for Subdivision Case PP-25-0066 Travisso Phase 5, Sections 7 and 9 Preliminary Plat; on one (1) parcel of land 66.645 acres ± in size; more particularly described by Travis Central Appraisal District Parcel 844741, generally located northwest of the intersection of FM 1431 and Buck Run, Leander, Travis County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the preliminary plat for Travisso Phase 5, Sections 7 and 9 Preliminary Plat, which is a 66.645 acre residential subdivision including 65 residential lots.

Article II, Section 22 (g) includes the following provisions.

(h) Application Expiration.

- (1) The Preliminary 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 preliminary 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 Preliminary Plat. Substantial progress shall consist of, at a minimum, a resubmission of the Preliminary Plat and all relevant materials by the applicant that address all initial staff review comments from all reviewing departments.
- (3) After expiration of an application, any new Preliminary Plat application will be required to be re-submitted as a new application including re-paying all of the fees associated with this process.

The applicant is requesting another six (6) month extension of the application in order to allow the applicant to continue coordinating with all entities impacted by the improvements at the intersection of FM 1431 and Buck Run.

HISTORY/TIMELINE:

01/11/2026 - Preliminary Plat Application Expired

07/11/2026 - Preliminary Plat Application Staff Extension Expired

APPLICANT/AGENT:

Pape-Dawson Consulting Engineers, LLC. (Aimee Chavez) on behalf of Travisso, Ltd. (Mark Berman).

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 preliminary plat application expires nine (9) months

after the first review comment letter for the preliminary 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 preliminary 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 January 11, 2027 and will allow the developer to finalize the preliminary plat requirements and schedule the plat for review by the Planning & Zoning Commission.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. PP-25-0066 Att 1 Travisso Ph 5 Sec 7 & 9 - Extension Request
2. PP-25-0066 Att 2 Travisso Ph 5 Sec 7 & 9 - Location Map

June 23, 2026

City of Leander
Planning & Zoning Commission
201 North Brushy Street
Leander, Texas 78646-0319

RE: Travisso Phase 5, Sections 7 & 9 (PP-25-0066)
Expiration Extension Request Letter

Dear Planning & Zoning Commission:

The Travisso Phase 5, Sections 7 & 9 Preliminary Plat (PP-25-0066) received initial comments from the City of Leander on April 11, 2025 with an expiration date of January 11, 2026.

An extension was then granted for an additional six months with a new expiration date of July 11, 2026.

Due to a prolonged discussion and coordination with the City of Cedar Park and TxDOT in the planning of future roadway connection locations in the Travisso Phase 5, Sections 7 & 9 Preliminary Plat (PP-25-0066) we request an additional six month extension on the Travisso Phase 5, Sections 7 & 9 Preliminary Plat expiration date to January 11, 2027.

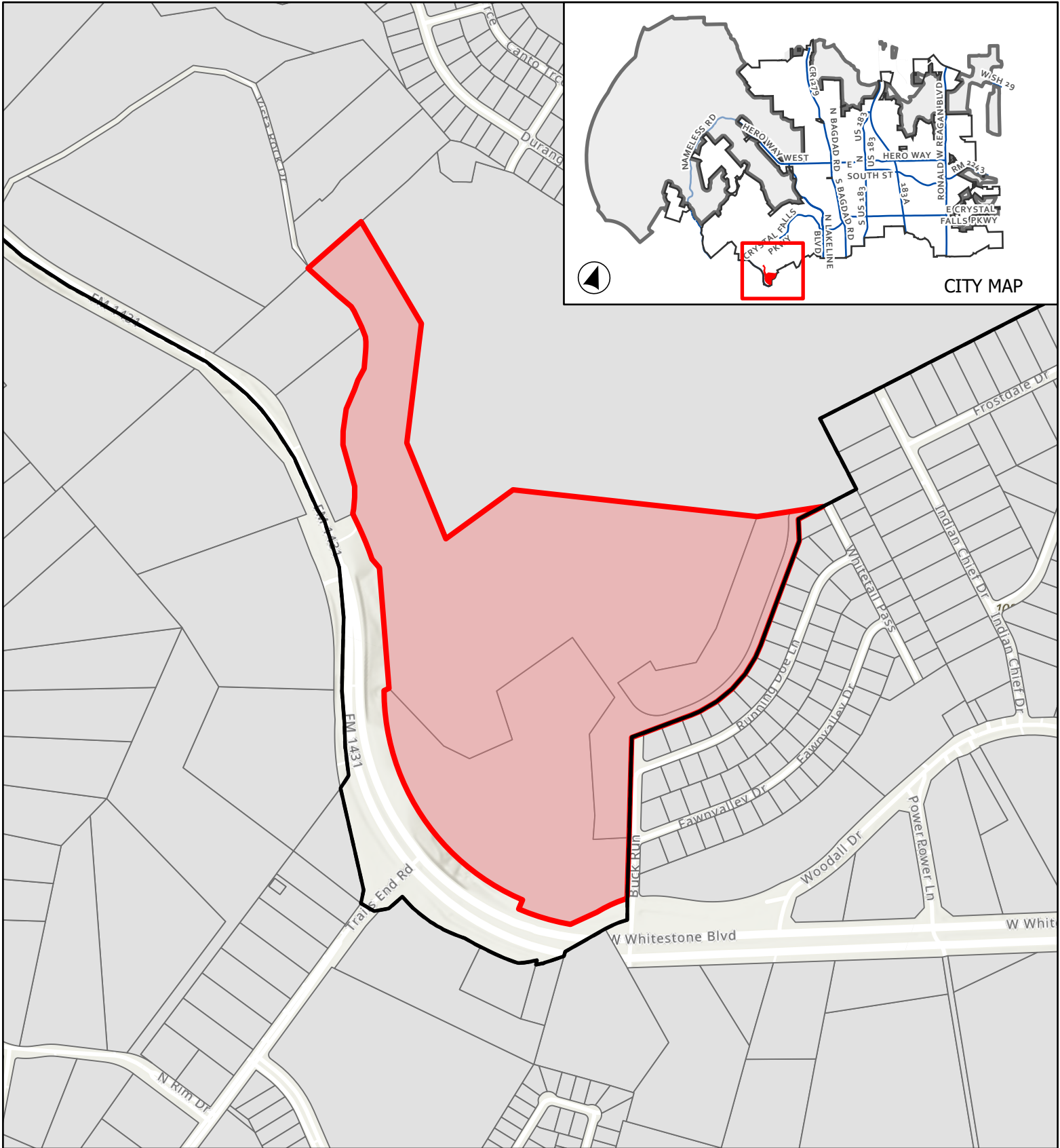
Please let me know if you have any additional questions or comments.

Sincerely,
Pape-Dawson Consulting Engineers, LLC.
Texas Board of Professional Engineers, Firm Registration #470



Aimee Chavez, P.E.
Associate Vice President

H:\Projects\508\92\63\212 Preliminary\Documents\Plan Processing\City\260623 Extension\260623 Travisso Phase 5, Sections 7 & 9 - Extension Request.docx



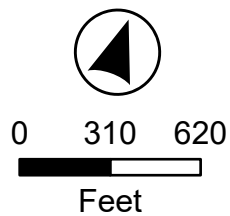
CASE: PP-25-0066

ATTACHMENT 2

TRAVISSO PH 5, SECS 7 & 9

Location Map

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



City Limits 
 ETJ 
 Subject Boundary 



EXECUTIVE SUMMARY
7/23/2026

AGENDA SUBJECT:

Approval of the extension of the application expiration for Subdivision Case PICP-25-0193 Gilpin Construction Plan; on two (2) parcels of land 2.296 acres ± in size; more particularly described by Williamson Central Appraisal District Parcels R682099 and R432899, generally located southeast of the intersection of Lakeline Boulevard and Hero Way, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the construction plan for Gilpin Construction Plan, which is a 2.296 acre commercial subdivision including one (1) commercial lot.

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 to schedule the pre-construction meeting.

HISTORY/TIMELINE:

01/04/2026 - Construction Plans Application Expired

07/04/2026 - Construction Plans Application Staff Extension Expired

APPLICANT/AGENT:

Pohl Jenson (Jennifer Jensen) on behalf of Nancy L. Rosenbusch Gilin and John Gilpin.

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 submittal 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 January 4, 2027, 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

Attachments:

1. PICP-25-0193 Att 1 Gilpin PICP - Extension Request
2. PICP-25-0193 Att 2 Gilpin PICP - Location Map



June 25, 2026

City of Leander Planning Department
PO Box 319
Leander, TX 78641

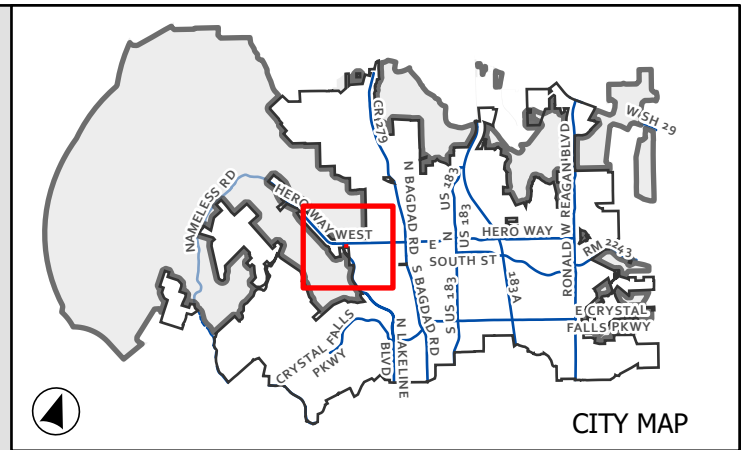
Re: Gilpin PICP-25-0193

This application will expire on July 4, 2026, and we would like to request another 6-month extension. The plans have been approved, and hard copies have been signed.

Thank you,

Honey Crowley
Goode Faith Engineering

R432869



CITY MAP

2243

Ranch Road 2243

R644474

R644473

R644472

R514062

R682099

R432899

R514061

R032165

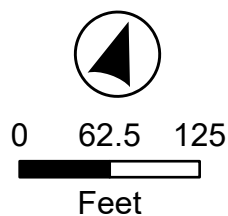
CASE: PICP-25-0193

ATTACHMENT 2

GILPIN CONSTRUCTION PLAN

Location Map

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



City Limits 
ETJ 
Subject Boundary 



EXECUTIVE SUMMARY
7/23/2026

AGENDA SUBJECT:

Conduct a Public Hearing regarding Zoning Case Z-26-0235 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the EMI (PUD) Addition Minor Planned Unit Development with the base zoning of GC-3-A (General Commercial) on one (1) parcel of land 5.35 acres ± in size, more particularly described by Travis Central Appraisal District Parcel 513805; and generally located approximately 800 feet north of the intersection of FM 1431 and Vista Rock Drive, Leander, Travis County, Texas.

- Discuss and consider action regarding Zoning Case Z-26-0235 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 operate a warehouse and operations facility to create a cohesive commercial development with the adjacent Silencer Shop property which is within the existing EMI PUD. The proposal does comply with the Comprehensive Plan and is appropriate for properties located in an Employment Center identified by the Comprehensive Plan.

This request is made for the proposed expansion of the neighboring property operating as Silencer Shop on the south. The proposed Minor PUD includes the same allowable uses as the existing EMI PUD such as contractor and building material storage; manufacture, assembly or processing of materials not classified as hazardous. The Type 3 Site Component will limit any outdoor storage to 20% of the gross floor area of the primary building that houses the business storing such materials. Some prohibited uses for both the EMI PUD and the EMI Addition Minor PUD include animal hospitals, bars and nightclubs, and entertainment venues.

GENERAL INFORMATION:

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

Proposed Zoning: EMI Addition Minor Planned Unit Development (PUD) with the base zoning of GC-3-A (General Commercial)

Size and Location: The property is located 800 feet north of the intersection of FM 1431 and Vista Rock Drive, including approximately 5.35 acres.

Surrounding Area: This property is located west of the existing Silencer Shop. North of this site is the Travisso residential subdivision. There are undeveloped properties to the east and south.

PROPOSED ZONING DISTRICT:
USE COMPONENT

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 3:

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

Intent:

(1) A Type 3 site component is intended to be utilized with LO (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 utilized with residential components where accessory dwellings or additional accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.

(3) This component is intended to be combined with LO (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.

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.

(3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.

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

(5) This component may be utilized for any high-profile development, for any property in a prominent location or at an important gateway to the community.

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

- Strategy 1.1: Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.

Applicable Future Land Use categories

- The Employment Center future development category is for primary jobs and business in strategic locations. These areas are intended for regional-serving 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. In a planned environment, upper-story vertical mixed-residential is encouraged along with limited, integrated high-density residential-only buildings. Such scenarios should be tightly regulated to ensure the proper mix.

DESIRED MIX: 80-100% Non-Residential, 0-20% 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 notified the residential owners of the properties within 500 feet via certified mail. No updates were received at the time of the posting of the agenda.

Please see the full report from the applicant attached as Exhibit 9.

HISTORY/TIMELINE:

04/20/2016 - Annexation

APPLICANT/AGENT:

Silencer Shop (David Allen) on behalf of MC Magic, LLC. (Dave Matheny).

RECOMMENDATION:

As part of the evaluation of this request, the City Council has the following options:

1. Approve the proposed Planned Unit Development;
2. Deny the proposed Panned Unit Development; or
3. Approve an alternative request that may include modifications to the allowed or prohibited uses.

Staff recommends Option 1 listed above – approve the proposed Planned Unit Development. Staff made this recommendation based on compatible adjacent land uses.

PRESENTER:

Merrily Van Leuven, Planner

Attachments:

1. Z-26-0235 Att 1 Letter of Intent - EMI PUD Addition
2. Z-26-0235 Att 2 Current Zoning - EMI PUD Addition
3. Z-26-0235 Att 3 Future Land Use Map - EMI PUD Addition
4. Z-26-0235 Att 4 Public Notification - EMI PUD Addition
5. Z-26-0235 Att 5 Proposed Zoning -EMI PUD Addition
6. Z-26-0235 Att 6 Aerial Map - EMI PUD Addition
7. Z-26-0235 Att 7 Utilities Map - EMI PUD Addition
8. Z-26-0235 Att 9 Neighborhood Outreach - EMI PUD Addition

9. Z-26-0235 Att 8 PUD Notes - EMI PUD Addition

MC Magic, LLC

FM 1431, Leander, TX 78641

May 29, 2026

City of Leander

Development Services Department

Leander, TX

RE: Letter of Intent – Rezoning Application | FM 1431, Leander, TX 78641

Dear Members of the Development Services Department,

MC Magic, LLC hereby submits this Letter of Intent in connection with a formal application to rezone the property located at FM 1431, Leander, Texas 78641 (Market Area Code: NW3; Map ID: 050147) from its current classification of Single-Family Residential (SFR-1-B) to General Commercial-Type 3-Type A (GC-3-A). MC Magic, LLC also owns the immediately adjacent parcel, which is already designated Heavy Commercial, making this rezoning a natural and logical extension of existing land use. MC Magic previously rehabilitated the building and landscaping at that adjacent parcel, converting the dilapidated property into a vibrant and clean warehouse/office building. This request reflects our commitment to responsible, cohesive development that is consistent with the evolving character and growth of the City of Leander.

I. Physical Description of the Property

The subject property is a vacant parcel of land containing approximately 5.35 acres, situated along FM 1431 in Leander, Texas 78641. The property is identified by Market Area Code NW3 and Map ID 050147. The site is currently unimproved, with no existing structures, buildings, or permanent improvements located on the tract.

Notably, MC Magic, LLC owns the immediately-adjacent parcel, which currently carries a Heavy Commercial (HC-2-D) zoning designation. The subject property directly abuts this HC-2-D-zoned land, and rezoning the subject parcel to GC-3-A would create a unified, contiguous Commercial tract under common ownership. This continuity of ownership and zoning is a significant factor supporting the appropriateness of the requested reclassification.

FM 1431 is a major arterial roadway serving as a primary commercial and transportation corridor in the northwest Leander area. The property's frontage along this high-traffic corridor makes it well-suited for heavy commercial uses, consistent with the character and intensity of adjacent and nearby development.

II. Nature of the Rezoning Request

MC Magic, LLC respectfully requests that the City of Leander rezone the above-described 5.35-acre parcel from Single-Family Residential (SFR-1-B) to General Commercial-3-A (GC-3-A). The current SFR-1-B designation does not reflect the highest and best use of the property given its location on a major arterial corridor and its direct adjacency to MC Magic, LLC's existing Heavy Commercial -2-D parcel, nor is it compatible with the commercial development patterns observed in the surrounding area.

Upon approval of the rezoning, MC Magic, LLC intends to develop the subject property as a warehouse and operations facility. The proposed structure will be designed with deliberate attention to architectural compatibility, incorporating materials, finishes, and massing that complement and blend with the established look of the surrounding area. It is our intent that the completed facility will be a seamless visual extension of the existing development along the corridor, enhancing rather than disrupting the character of the neighborhood.

The GC-3-A designation is the appropriate classification for this intended warehouse and operations use, and would allow MC Magic, LLC to develop the site in a manner that generates tax revenue for the City and creates local employment opportunities.

III. Consistency with the City's Comprehensive Plan and Goals

MC Magic, LLC believes this rezoning request is consistent with the City of Leander's long-term growth and land use objectives. FM 1431 serves as a key commercial corridor within the City's northwest growth area, and the rezoning of this parcel to General Commercial aligns with the City's goals of attracting commercial investment and concentrating commercial activity along major arterial roadways. Furthermore, the fact that MC Magic, LLC already owns and operates the immediately adjacent HC-2-D designated parcel demonstrates an established, good-faith commitment to commercial development in this location. Rezoning the subject parcel to GC-3-A creates a contiguous, unified commercial tract that reinforces and extends an existing land use pattern already approved by the City. The proposed warehouse and operations facility is a use consistent with the GC-3-A designation and with the operational character of the surrounding corridor.

IV. Commitment to Responsible Development

MC Magic, LLC is committed to working collaboratively with City staff and stakeholders throughout the rezoning and development process. We are prepared to comply with all applicable development standards, site plan requirements, and conditions of approval that may be imposed by the City in connection with this rezoning. We welcome the opportunity to discuss this application further and to address any questions or concerns the Development Services Department may have.

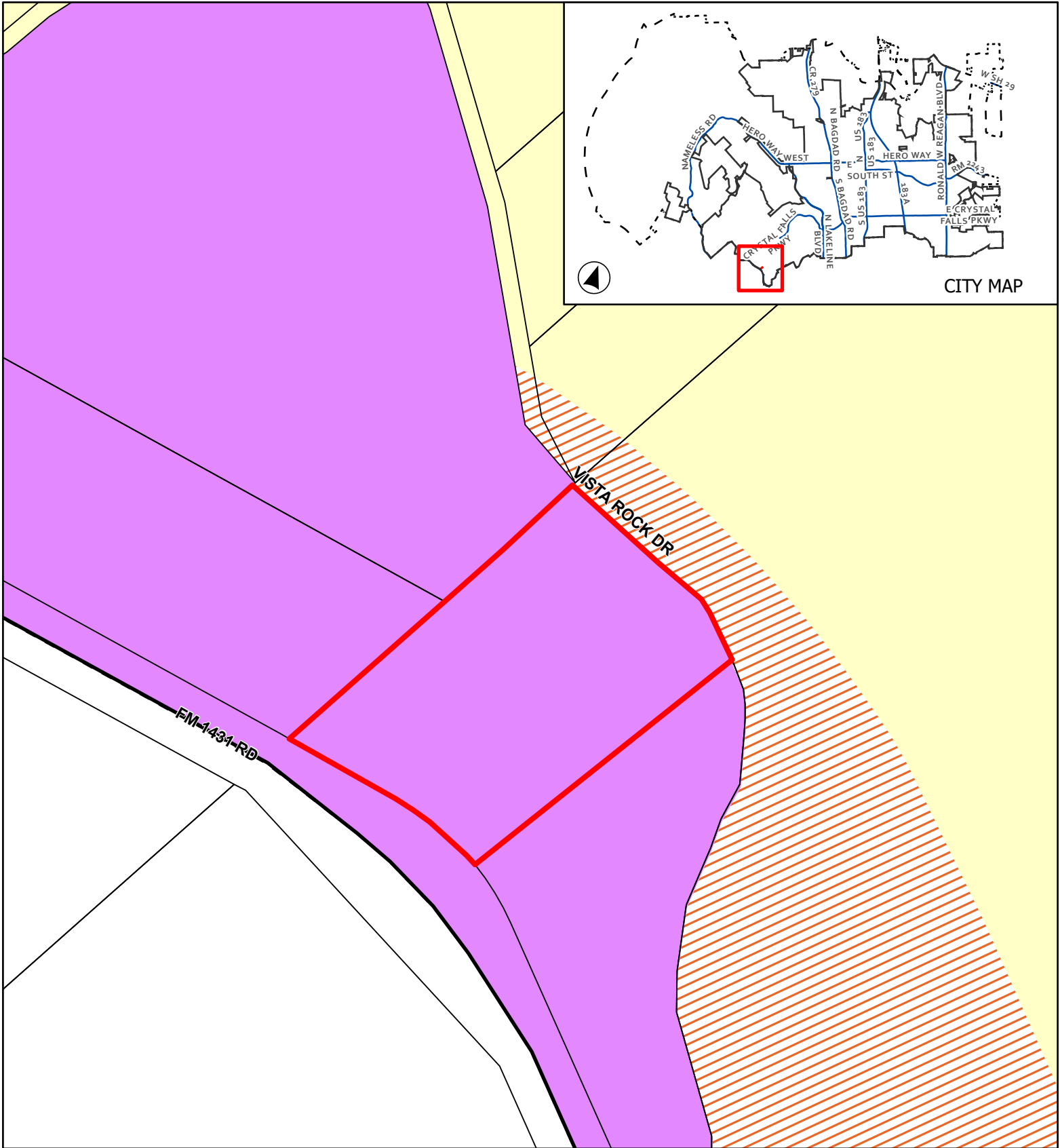
We respectfully request that the City of Leander Development Services Department accept this Letter of Intent and advance our rezoning application for formal review and

consideration. We look forward to a productive partnership with the City as we work to develop this property in a manner that benefits the Leander community.

Thank you for your time and consideration.

Sincerely,

MC Magic, LLC
Dave Matheny
FM 1431, Leander, TX 78641



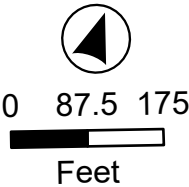
CASE: Z-26-0235

ATTACHMENT 3

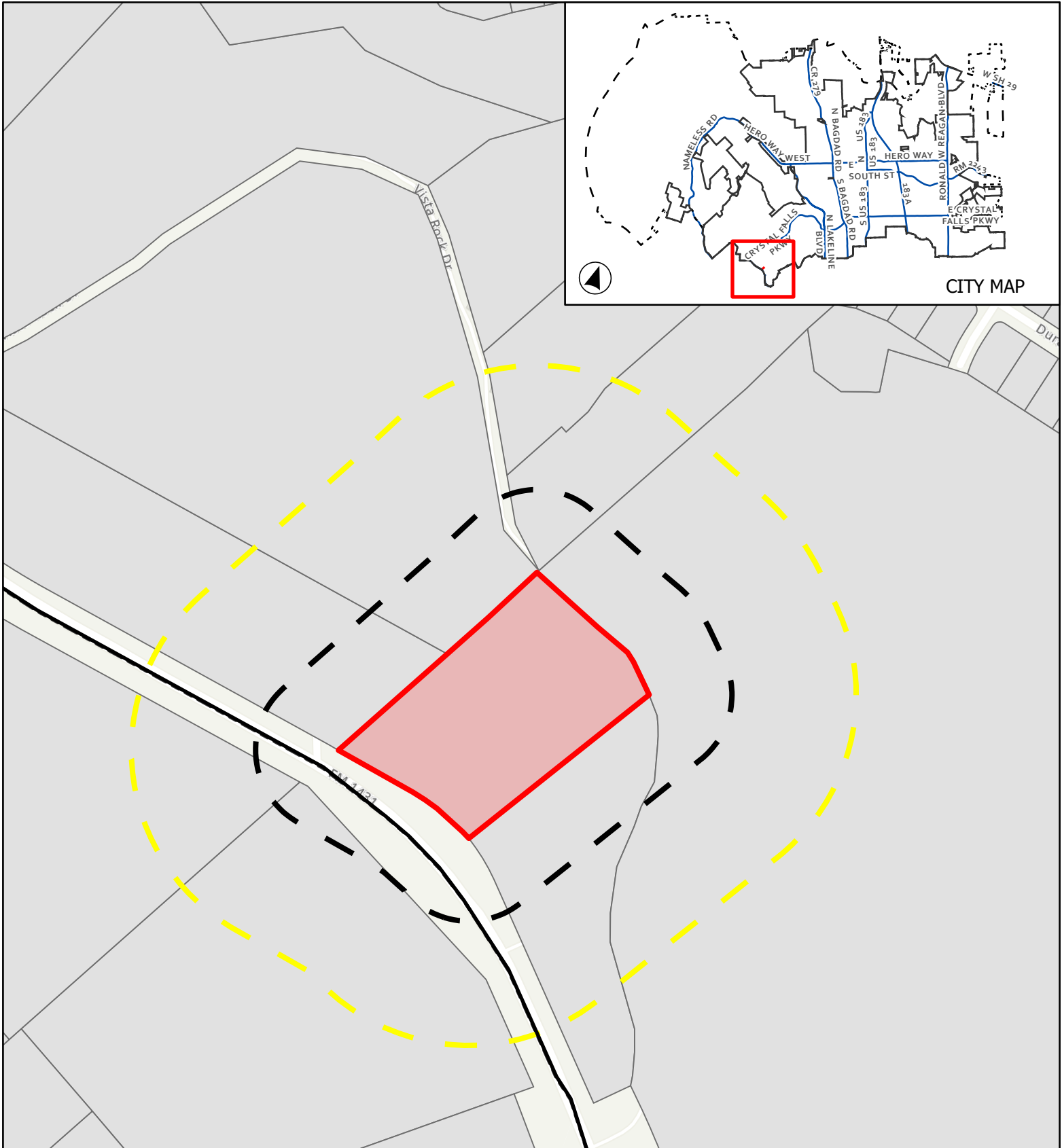
EMI PUD ADDITION

Future Land Use Map

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- ETJ Boundary
- Leander City Limits
- Subject Boundary
- Neighborhood Residential
- Multi-Use Corridor
- Employment Center



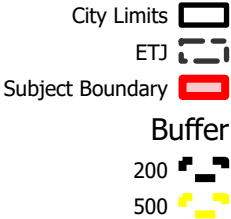
CASE: Z-26-0235

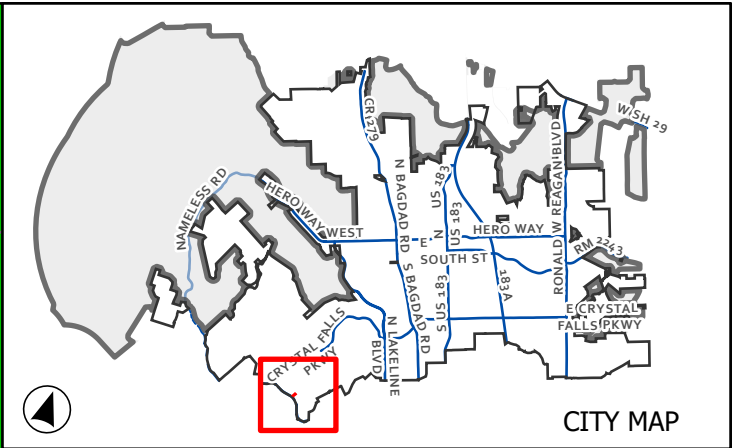
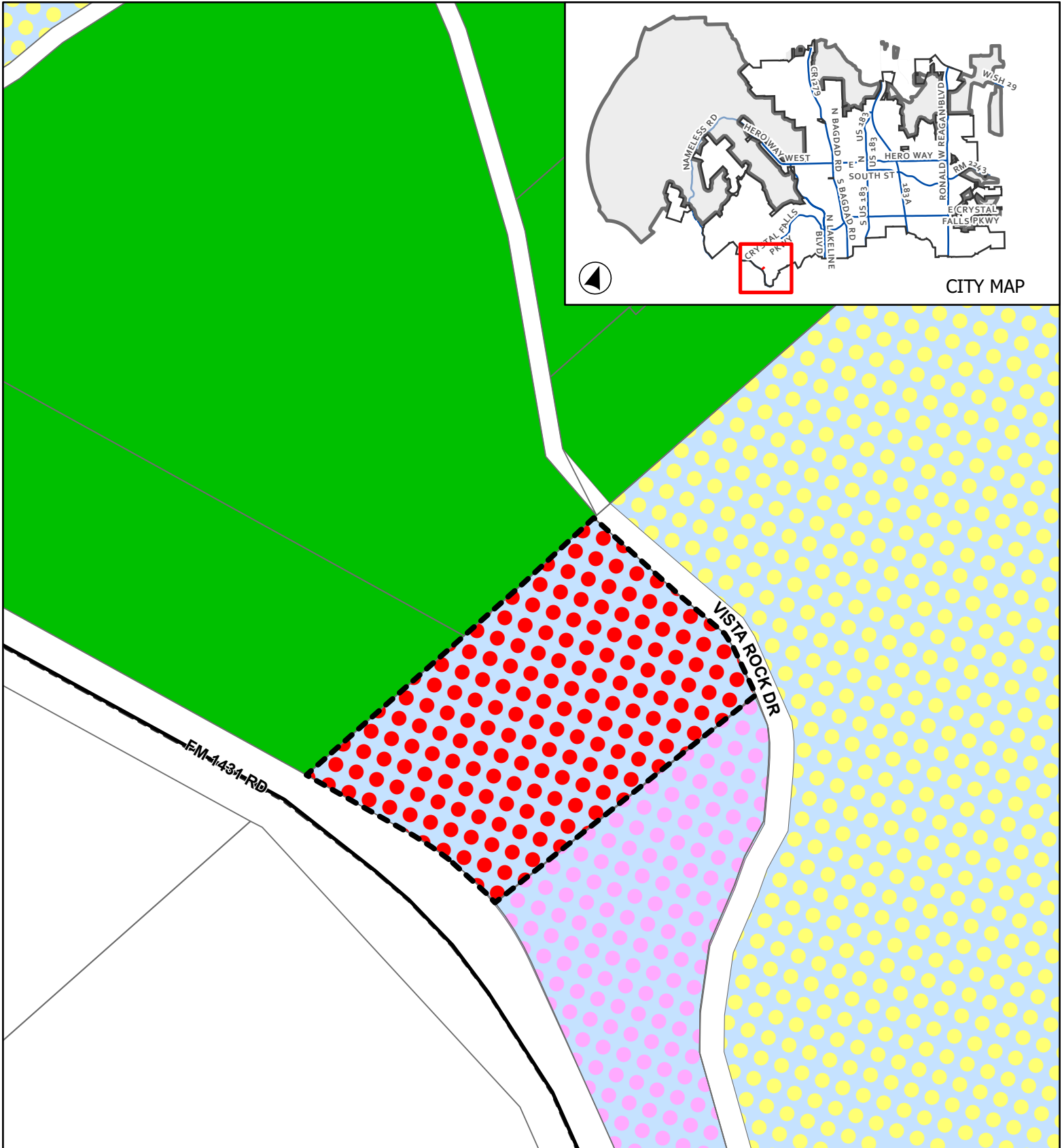
ATTACHMENT 4

EMI PUD ADDITION

Public Notification

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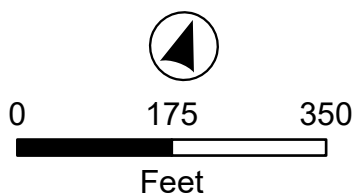
CASE: Z-26-0235

ATTACHMENT 5

EMI PUD ADDITION

Proposed Zoning

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City Limits

ETJ

Subject Boundary

Proposed Zoning

RESIDENTIAL

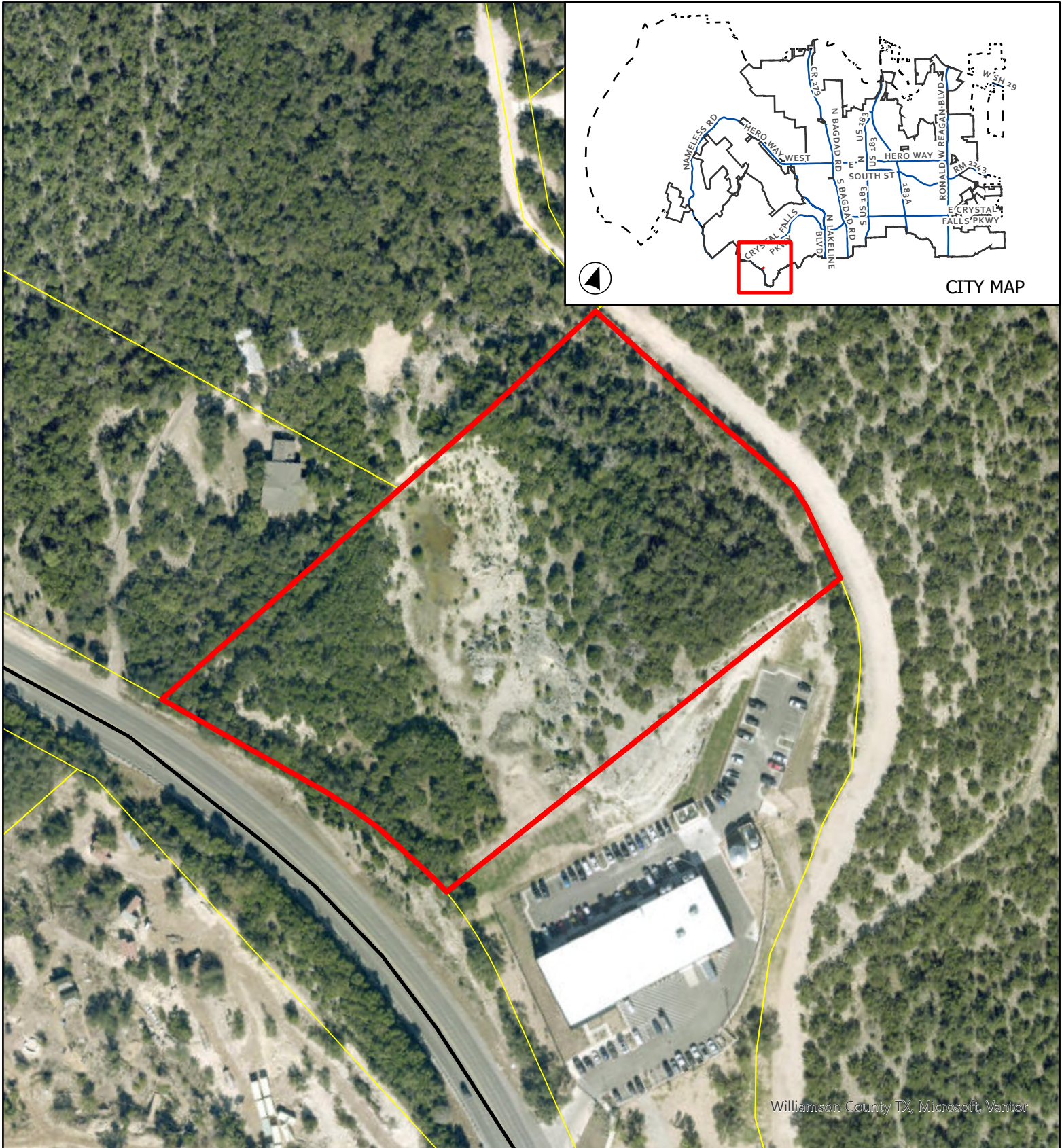
SFR - Single-Family Rural

PUD LAND USE

PUD - Single-Family

PUD - General Commercial

PUD - Heavy Commercial



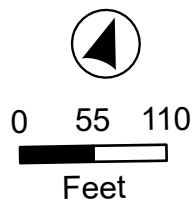
CASE: Z-26-0235

ATTACHMENT 6

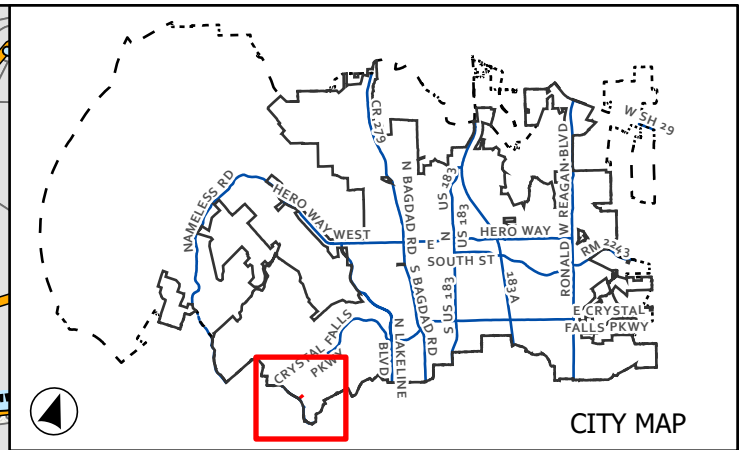
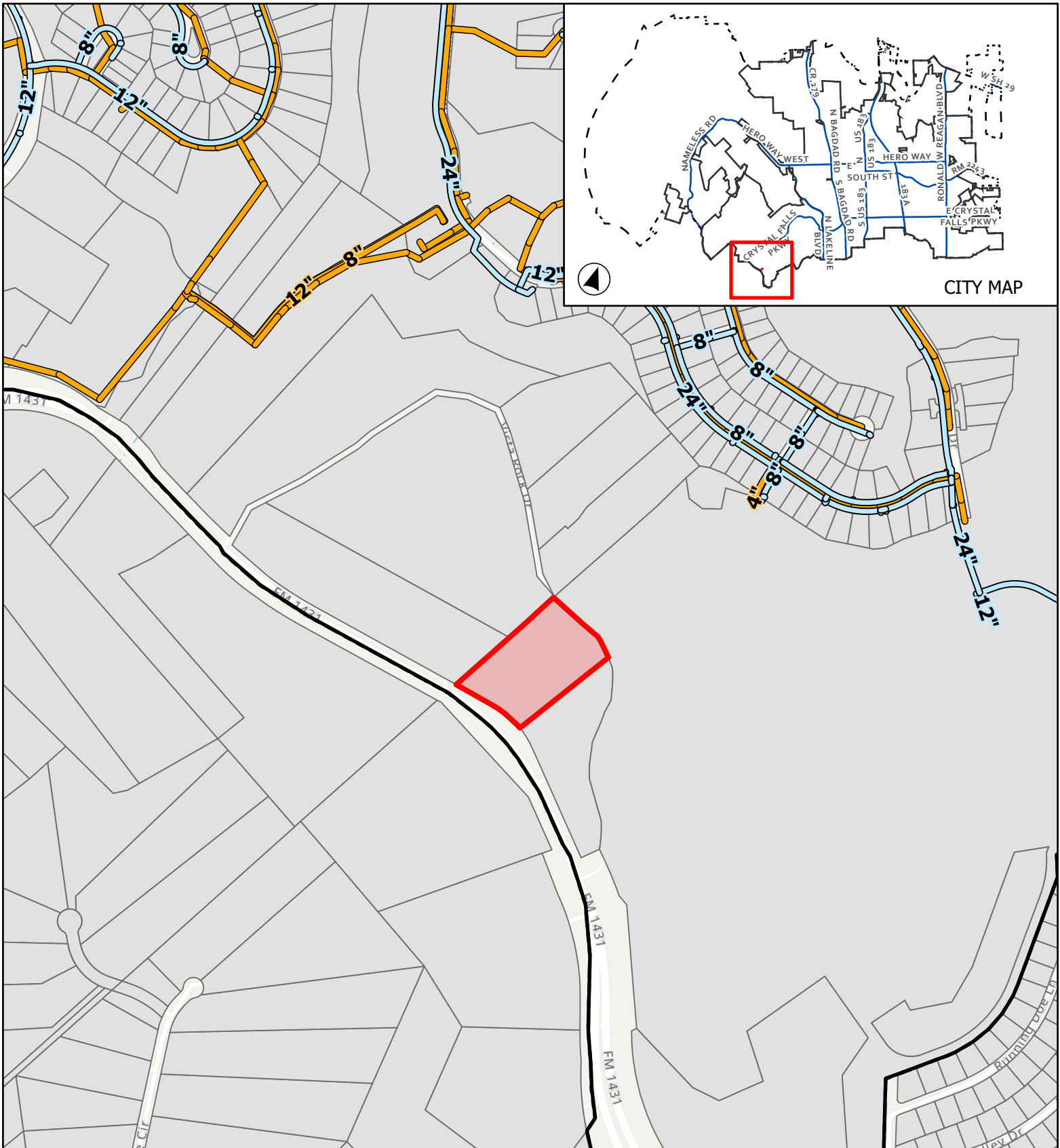
EMI PUD ADDITION

Aerial Map

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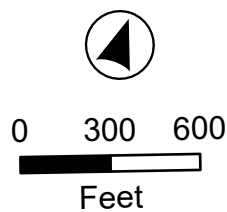
Leander City Limits 
 Williamson County Parcels 
 Subject Boundary 



CASE: Z-26-0235 ATTACHMENT 7 EMI PUD ADDITION

Utilities Map

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Waste Water Line City Limits
Water Main Line ETJ
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.

Certified letters sent on 4/1/26 to 5 of the 7 property owners. One additional certified letter sent on 5/4/26. Phone conversation with Mr. Mark Berman, President of Travisso Ltd. on 4/1/26.

David Allen prepared and sent the letters as well as spoke with Mr. Berman

See attached copy of the letter sent along with a property map.

Also see attached list of owners and comments of communications.

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.

6 of 6 property owners were notified with the exception of property 44715 as the information

provided on Travis Central Appraisal District website provided an undeliverable address per the United Post Office.

I also googled the company name, and address as well as searched Zillo, and Realtor.com and the address provided was not valid.

In addition to the certified mail, a phone call was placed to Mr. Mark Berman, President of Travisso LTD. on 4/1/26

This call was conducted since Travisso Ltd. currently owns the property and has not beed deeded into the HOA yet.

3. What concerns were raised during these communications?

Mr. Berman only wanted to know the placement of the building. No concerns were raised.

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

N/A

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

Signature: _____

Date: _____

5/29/26



SILENCER OWNERSHIP SIMPLIFIED

April 30, 2026

Dear Neighbor,

We hope this message finds you well. We are writing to inform you that we have submitted a request to the local planning authorities seeking approval to rezone our property located adjacent to and west of our warehouse location at 17414 FM 1431 Leander, TX 78613. (property number 513805 as shown on the Travis Central Appraisal District website) Map attached.

The purpose of this rezoning request is to prepare the lot for a second warehouse. Currently it is zoned as SFR-1-B (Single Family Residential) and we are requesting it be rezoned to match our current location next door at 17414 FM 1431 which is zoned as HC (Heavy Commercial). We believe this change will align nicely with our current location and provide us the opportunity to expand our manicured landscaping into the location and along 1431 and provide a cohesive look. We plan to construct an additional warehouse like the one we currently have.

As part of the review process, nearby property owners may have the opportunity to provide input or ask questions. We want to be transparent and open with our neighbors and welcome any feedback you may have. If you would like more information about the proposal or wish to discuss it with us, please feel free to reach out.

You may also receive formal notification from the city regarding public hearings or meetings where this request will be considered.

Thank you for your time and consideration.

Sincerely,

David Allen

Facilities Manager, Silencer Shop

512-994-5556 or dallen@silencershop.com

EXHIBIT A

EMI Addition Minor Planned Unit Development

A. Purpose and Intent

1. The EMI Addition Minor PUD is comprised of approximately 5.35 acres, as shown in **Exhibit B.** The development of this property includes a warehouse and operations facility.

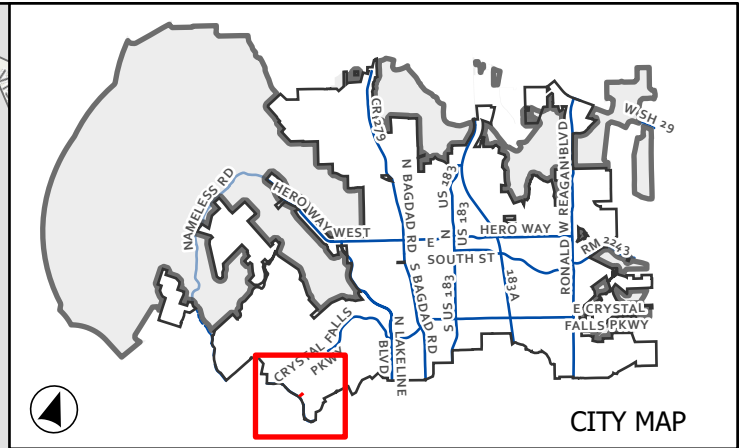
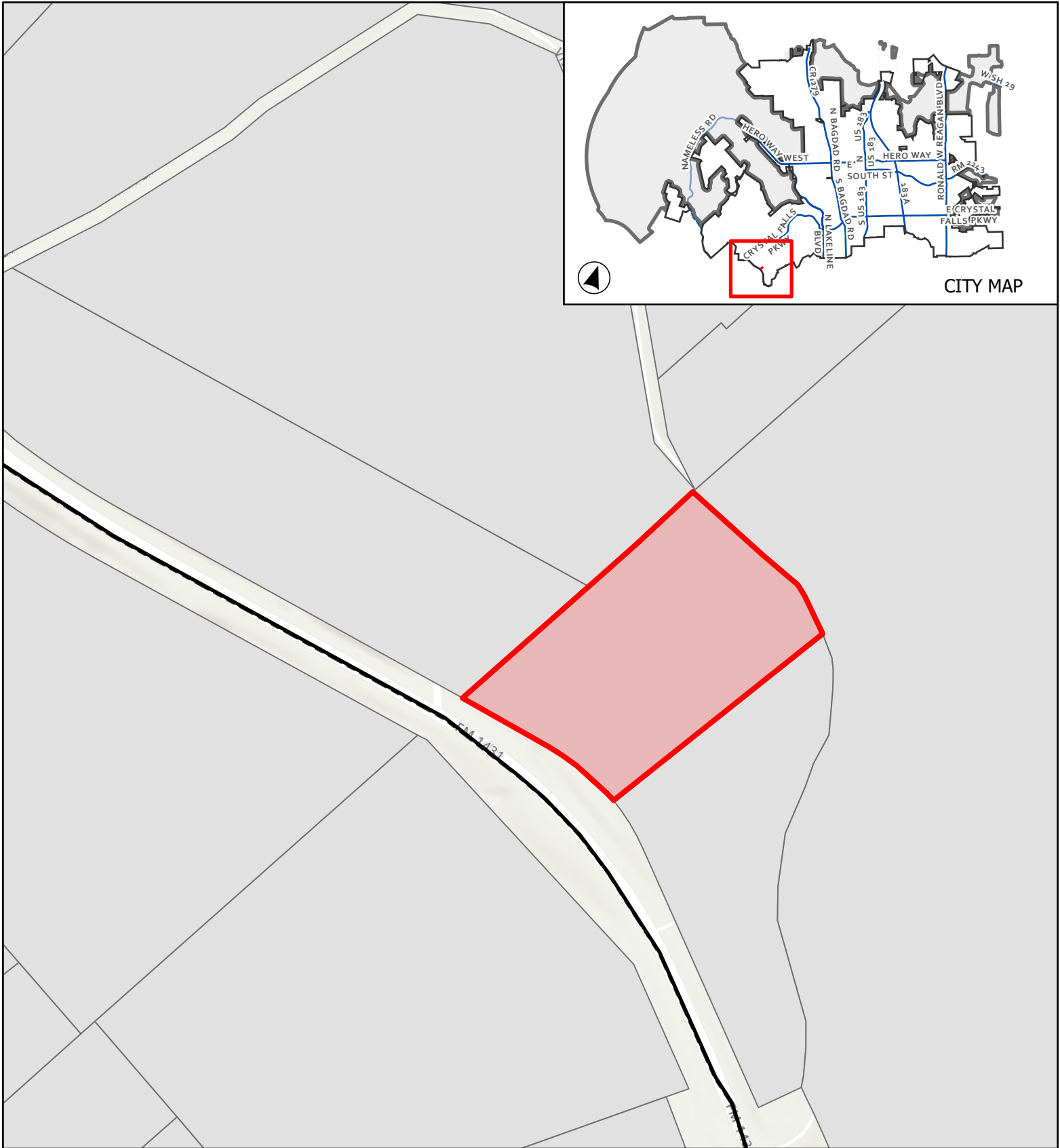
B. Applicability and Base Zoning

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.

GC-3-A (General Commercial)

C. Allowable / Prohibited Uses

1. The allowable uses shall include all uses permitted in the GC (General Commercial) use component in addition to the following uses:
 - a. Contractor and building material storage
 - b. Manufacture, assembly or processing of materials not classified as hazardous by the Fire Chief
 - c. Retail sales, second hand resale, and services
 - d. Vehicle and major equipment sales, rental or leasing, repair, body shop
 - e. Warehouse and distribution
2. The prohibited uses shall include the following:
 - a. Animal hospital, veterinarian, animal boarding including a crematory associated with such use on site, or a crematory associated with a cemetery
 - b. Bar, nightclub or private club
 - c. Entertainment venues including bowling alleys, golf practice ranges, miniature golf establishments, theaters, amusement parks, arcades, arenas, stadiums, gymnasiums, skating rinks, commercial sports venues, indoor shooting range, etc
 - d. Farms or truck gardens
 - e. Manufactured housing sales and accessory building sales
 - f. Transportation related facilities including commercial parking lots, passenger terminals, taxi cab stations and mass transit terminals



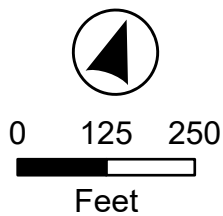
CASE: Z-26-0235

EXHIBIT B

SILENCER SHOP SECOND
BUILDING

Location Map

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City Limits 
ETJ 
Subject Boundary 



EXECUTIVE SUMMARY
7/23/2026

AGENDA SUBJECT:

Conduct a Public Hearing regarding Zoning Case Z-25-0197 to amend the current zoning of Interim SFS-2-B (Single-Family Suburban) to GC-3-A (General Commercial) and conduct a Public Hearing regarding Special Use Case Z-26-0239 to consider action on a Special Use Permit to allow for one (1) food truck on one (1) parcel of land 1.67 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031577; and generally located northeast of the intersection of Ronald W. Reagan Boulevard and CR 177, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0197 as described above.
- Discuss and consider action regarding Zoning Case Z-26-0239 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 a Mobile Food Establishment (MFE). The proposal does comply with the Comprehensive Plan and is appropriate for properties located in a Neighborhood Center as identified by the Comprehensive Plan.

The Composite Zoning Ordinance allows for an MFE as a temporary use under the Local Office use component. While a MFE Park is also allowed in this district, the MFE Park does require a Special Use Permit. Additional requirements for MFE Parks include having an open space area of 200 square feet per MFE and two (2) parking spaces per MFE plus two (2) parking spaces per 200 square feet of open space. This proposed SUP would allow the permanent MFE on site for up to five (5) years.

As a part of this request, the applicant is requesting to allow the use as a temporary use and not improve the site at this time. The site was previously used as a residential home with a septic system that is regulated by Williamson County. The applicant is requesting to delay the extension of the wastewater services until there is a permanent use when it is developed in the future. In addition, the applicant is proposing to use crushed granite for the required parking and driveway improvements. The sidewalk that is required along the perimeter of the property is requested to be installed at a later time when the site is redeveloped.

GENERAL INFORMATION:

Current Zoning: Interim SFS-2-B (Single-Family Suburban)

Proposed Zoning: GC-3-A (General Commercial)

Size and Location: The property is located at the northeast of the intersection of Ronald W. Reagan Boulevard and CR 177, including approximately 1.67 acres.

Surrounding Area: This property is located east of the ReFuel, Absolute Machine & Tooling, and Prime Office Warehouse development. RockPointe Church is located to the east of the site along with the Lone Star Landing

subdivision which is under construction.

PROPOSED ZONING DISTRICT:

USE COMPONENT

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 3:

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

Intent:

- (1) A Type 3 site component is intended to be utilized with LO (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

- Strategy 1.1: Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.

Applicable Future Land Use categories

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.

Desired Mix: 70-100% Non-Residential, 0-30% 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 completed the outreach to those within 500' via certified mail. No responses were received as of the time of the agenda posting.

Please see the full report from the applicant attached as Exhibits 9 and 10.

HISTORY/TIMELINE:

03/23/2005 - Annexation

APPLICANT/AGENT:

ANT Savings Corp. (Abhiram Garapati).

RECOMMENDATION:

As part of the evaluation of the request for Zoning Case Z-25-0197, the Commission has the following options:

1. Approve the proposed zoning change;
2. Deny the proposed zoning change; or
3. Approve an alternative request that may include modifications to the Site Component such as Type 1 or 2 or a higher Architectural Component such as Type A or B.

Staff recommends Option 3 listed above – approve an alternative request that would include a Type 2 Site Component and Type A Architectural Component. Staff made this recommendation based on the location being an intersection on an arterial roadway, surrounding land uses, and the Future Land Use designation of Neighborhood Center.

As part of the evaluation of the request for Zoning Case Z-26-0239, the Commission has the following options:

1. Approve the proposed Special Use Permit;
2. Deny the proposed Special Use Permit; or
3. Approve an alternative request that may include modifications to the Special Use Permit such as a shorter time limit or additional improvements.

Staff recommends Option 1 listed above – approve the Special Use Permit. Staff made this recommendation based on the use being an interim use for up to five (5) years. Once the site is redeveloped, it must be improvements to the standards in place at that time.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. Z-25-0197 & Z-26-0239 Att 1 Letter of Intent - 15950 Ronald Reagan SUP
2. Z-25-0197 & Z-26-0239 Att 2 Current Zoning - 15950 Ronald Reagan SUP
3. Z-25-0197 & Z-26-0239 Att 3 FLU Map - 15950 Ronald Reagan SUP
4. Z-25-0197 & Z-26-0239 Att 4 Public Notification - 15950 Ronald Reagan SUP
5. Z-25-0197 & Z-26-0239 Att 5 Proposed Zoning - 15950 Ronald W Reagan Blvd
6. Z-25-0197 & Z-26-0239 Att 6 Aerial Map - 15950 Ronald Reagan SUP
7. Z-25-0197 & Z-26-0239 Att 7 Utilities Map - 15950 Ronald Reagan SUP
8. Z-26-0239 Att 8 Exhibit B Conceptual Site Plan - 15950 Ronald Reagan SUP
9. Z-25-0197 Att 9 Neighborhood Outreach - 15950 Ronald Reagan
10. Z-26-0239 Att 10 Neighborhood Outreach - 15950 Ronald Reagan

June 2, 2026

To,
The city of Leander

This letter is to request the zoning
change from SFS to GC-3A

for my property located at
15950 Ronald Reagan Blvd, Leander.

Your approval of this request is
greatly appreciated.

Thanks,

ABHIRAM GARAPATI

ANT SAVING CORP

512-912-6129

ant.savings@gmail.com

June 5, 2026

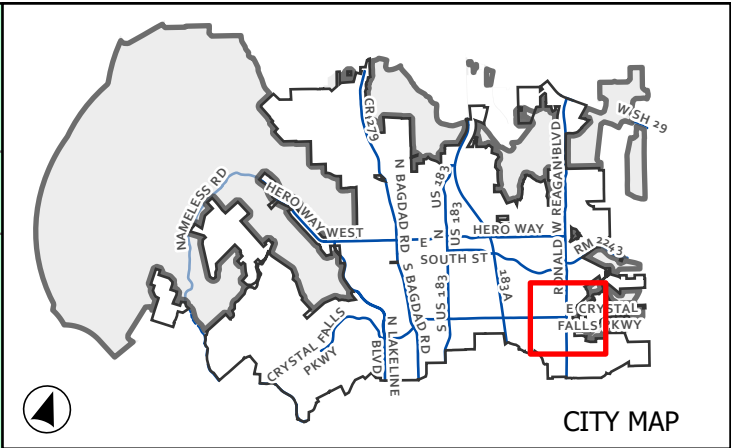
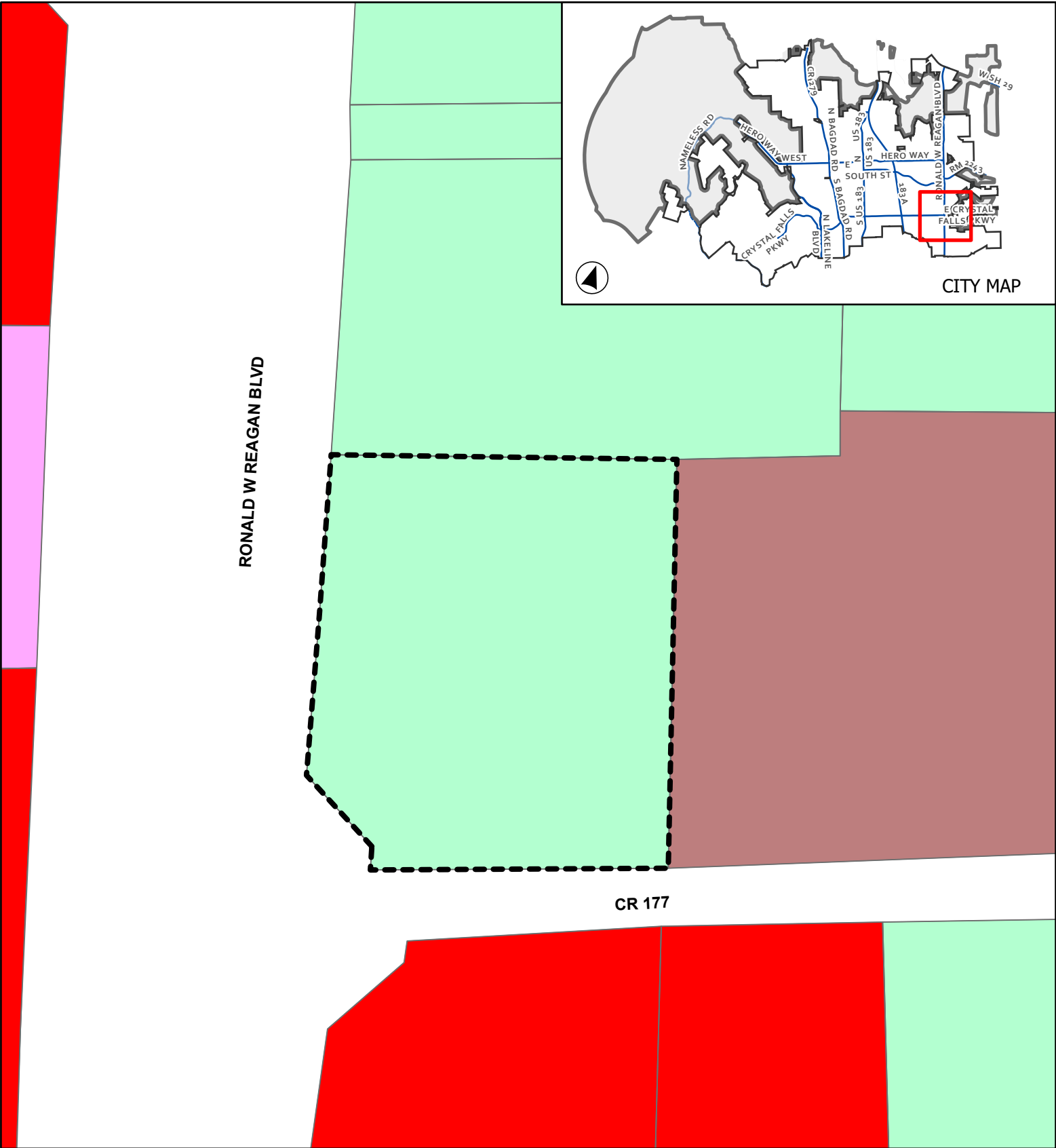
To,
City of Leander.

Please grant us a SUP (special use permit) to Run a Food Truck business on our 1.6 acre Property located at 15950 Ronald Reagan Blvd. This will allow us to place a permanent Food Truck on the site. We would run this business till 2AM and request granting us these hours of operation. We also request waivers such as allowing gravel parking and delaying certain improvements such as sidewalks and utility extensions. Thanking the city for granting us this approval.

Thanking you,

Abhinav Garapati

512-912-6129



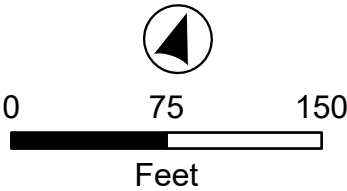
CASE: Z-25-0197
& Z-26-0239

ATTACHMENT 2

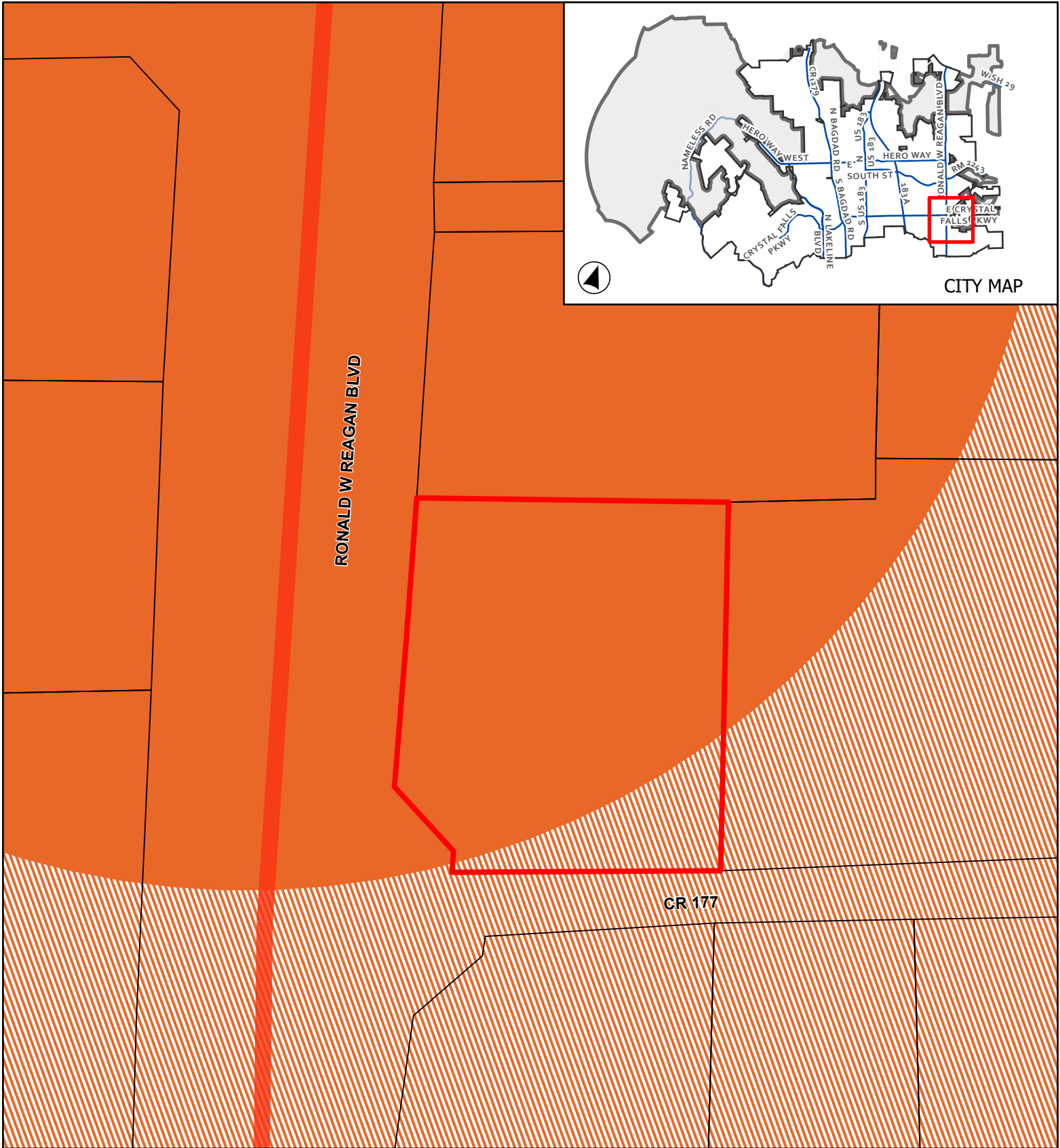
15950 RONALD REAGAN
SPECIAL USE PERMIT

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
- SFS - Single-Family Suburban
- LC - Local Commercial
- GC - General Commercial
- HC - Heavy Commercial



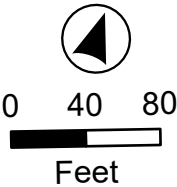
CASE: Z-25-0197
& Z-26-0239

ATTACHMENT 3

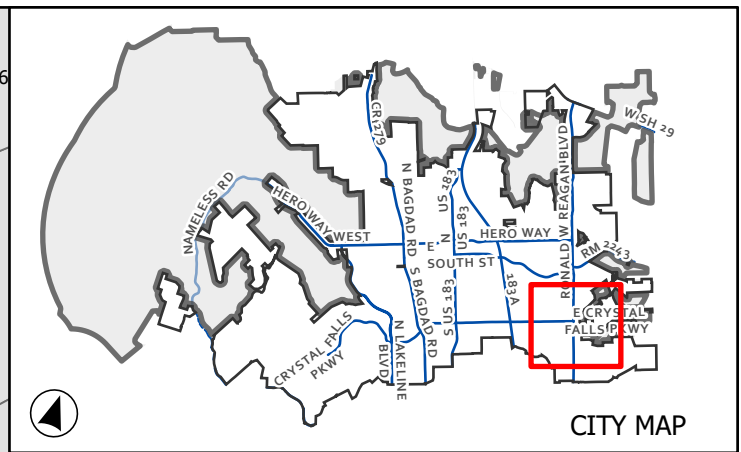
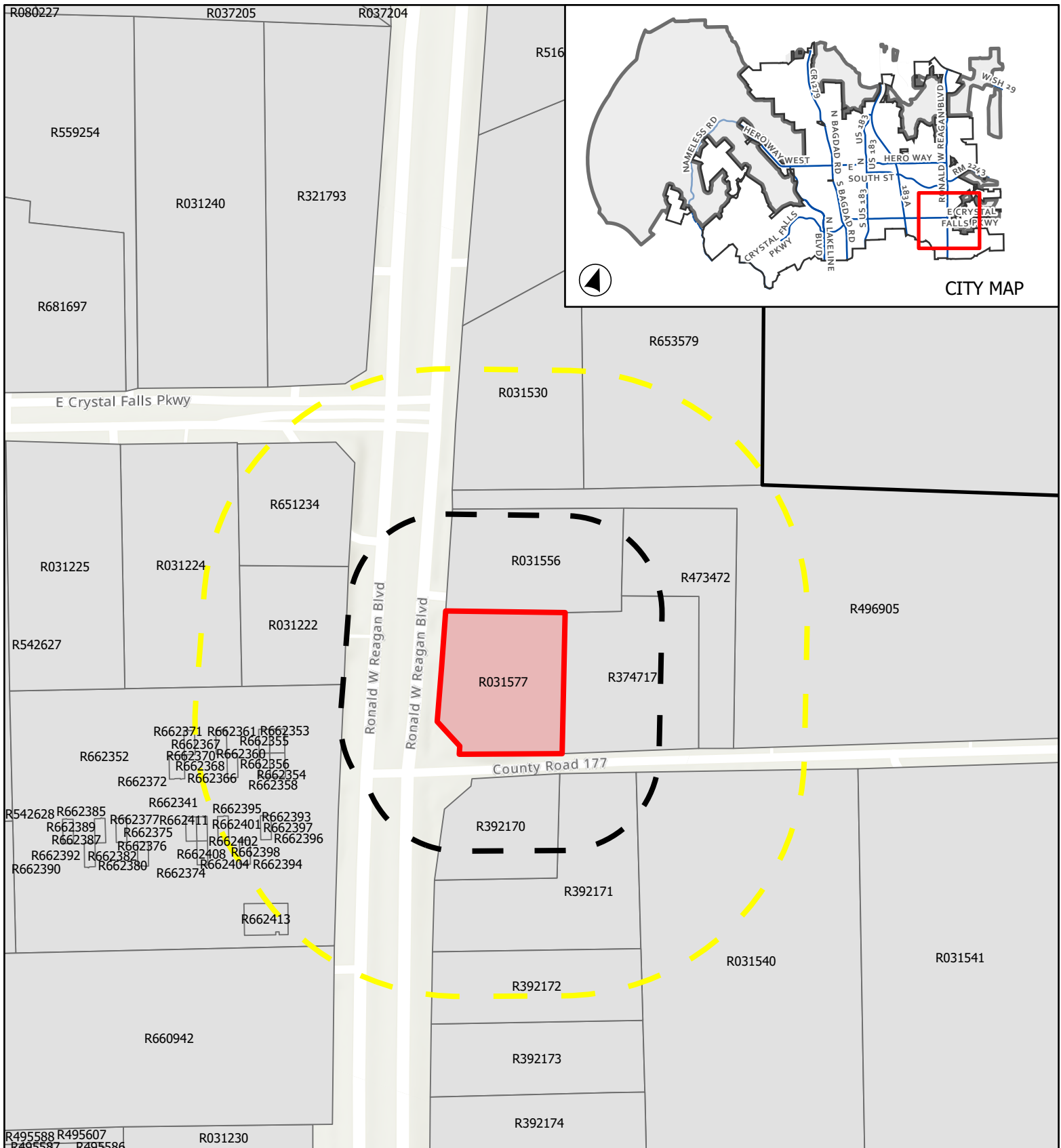
15950 RONALD REAGAN
SPECIAL USE PERMIT

Future Land Use Map

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- ETJ Boundary
- Leander City Limits
- Subject Boundary
- Access Controlled, Existing
- Arterial 4 Lane, Existing
- Neighborhood Center - Solid
- Neighborhood Center - Priority Corridor



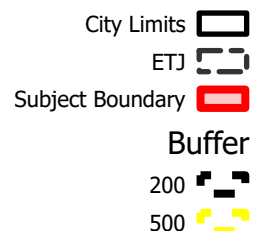
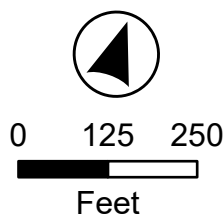
CASE: Z-25-0197
& Z-26-0239

ATTACHMENT 4

15950 RONALD REAGAN SPECIAL
USE PERMIT

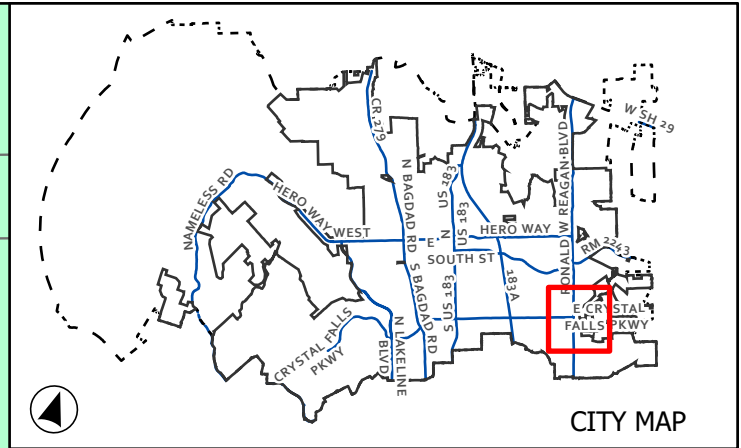
Public Notification

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RONALD W REAGAN BLVD

CR 177



CITY MAP

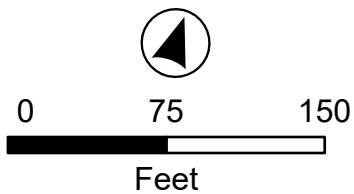
CASE: Z-25-0197
& Z-26-0239

ATTACHMENT 5

15950 RONALD W REAGAN BLVD
SPECIAL USE PERMIT

Proposed Zoning

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

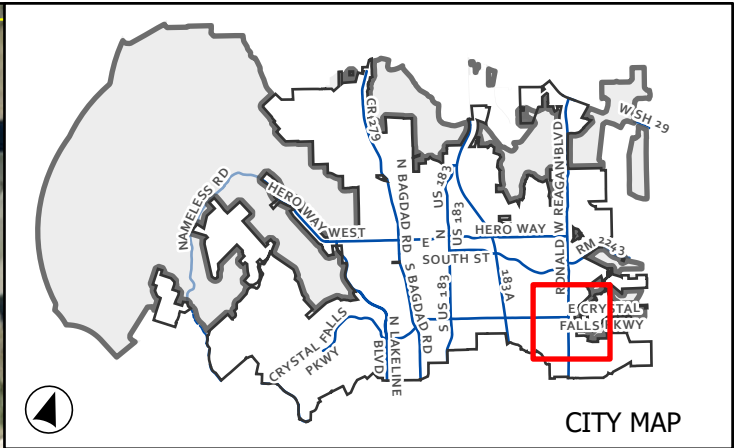
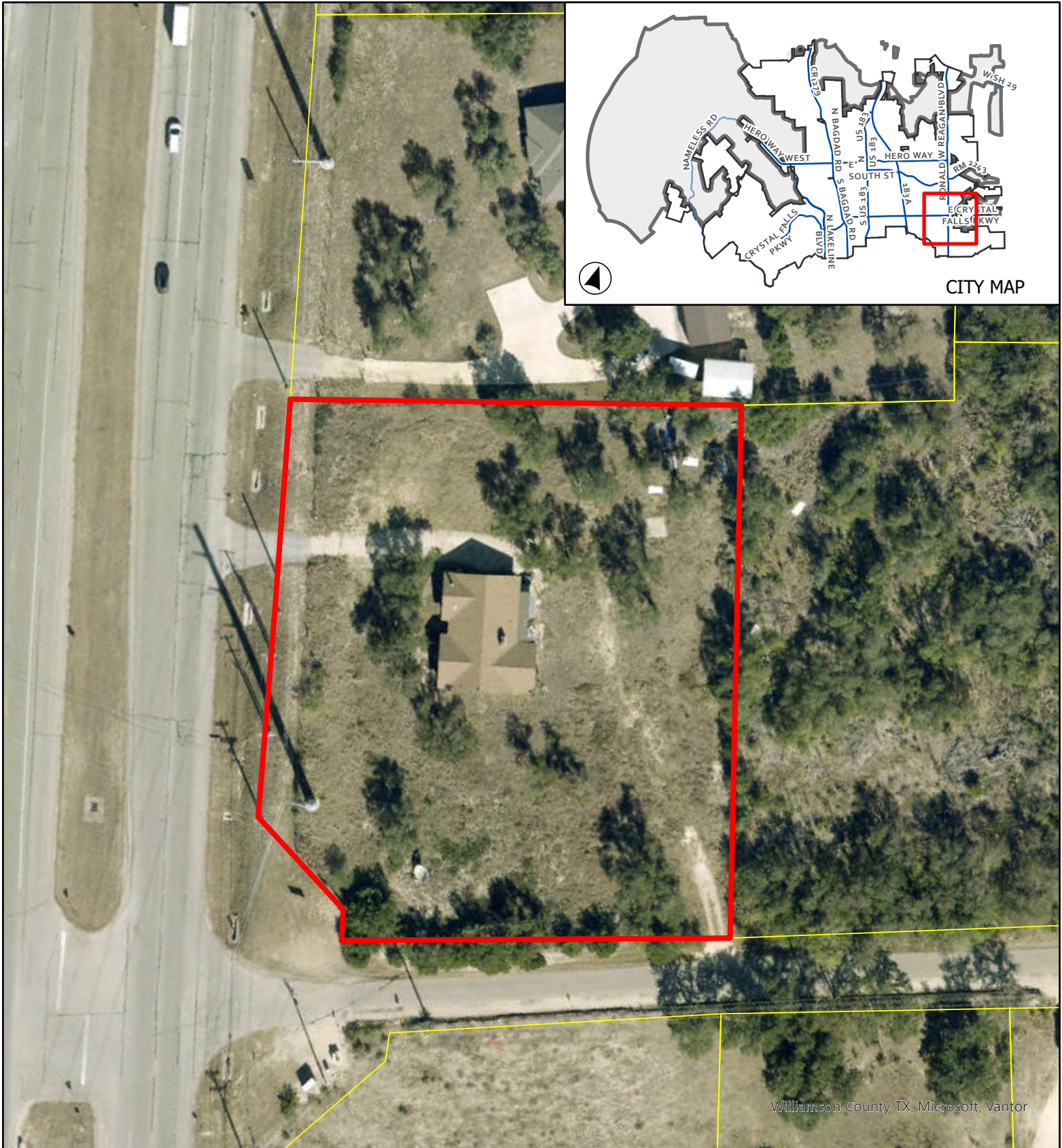


- City Limits
- ETJ
- Subject Boundary

Proposed Zoning

- SFS - Single-Family Suburban

- LC - Local Commercial
- GC - General Commercial
- HC - Heavy Commercial



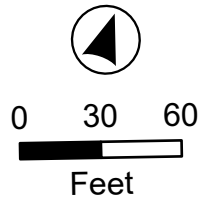
CASE: Z-25-0197
& Z-26-0239

ATTACHMENT 6

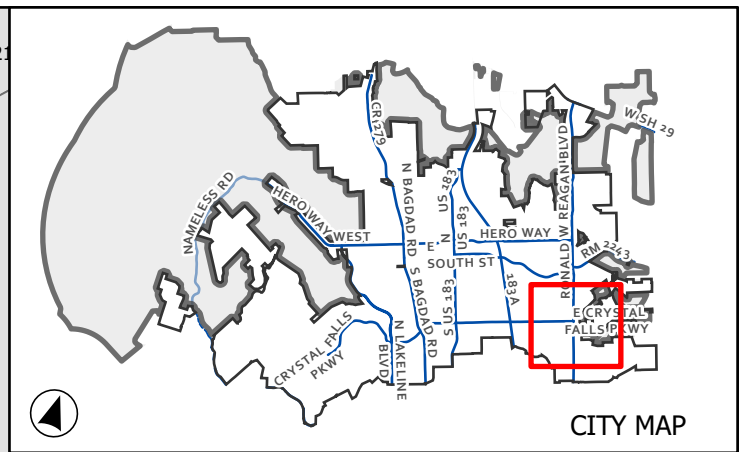
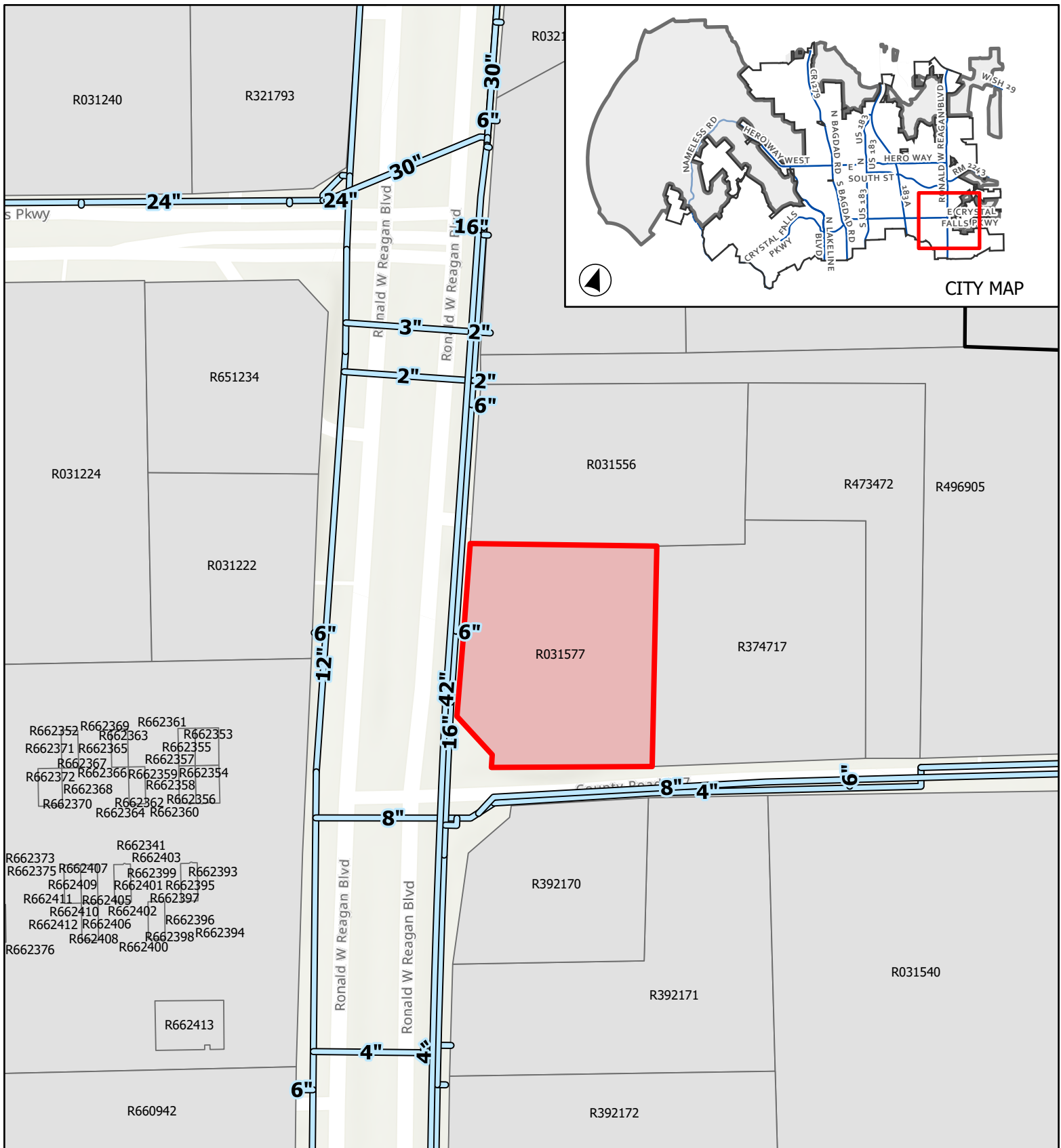
15950 RONALD REAGAN SPECIAL
USE PERMIT

Aerial Map

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Leander City Limits 
Williamson County Parcels 
Subject Boundary 



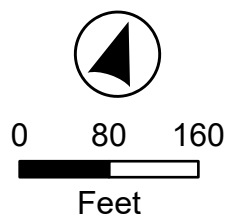
CASE: Z-25-0197
& Z-26-0239

ATTACHMENT 7

15950 RONALD REAGAN SPECIAL
USE PERMIT

Utilities Map

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

NOTE: This plan is conceptual and has not been reviewed for compliance with the Subdivision Ordinance, Composite Zoning Ordinance, or TOD Ordinance Requirements.

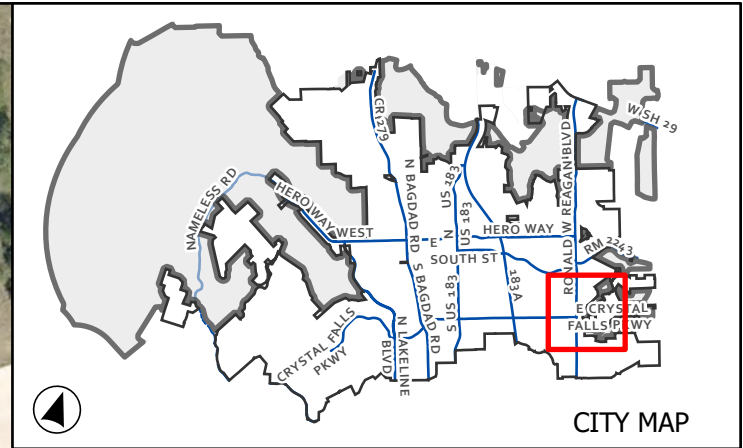
Permitted uses:

1. One (1) Mobile Food Establishment (MFE).

Waivers requested:

1. The MFE use will remain on a septic system which shall be permitted by Williamson County.
2. Crushed granite may be used for the driveway and parking area to be improved.
3. Sidewalks along Ronald W. Reagan Blvd. and CR 177 are not required with this use.

Time limit for this Special Use Permit shall be five (5) years.



CASE: Z-26-0239

EXHIBIT B

15950 RONALD REAGAN SPECIAL
USE PERMIT

Conceptual Site Plan

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Leander City Limits
Williamson County Parcels
Subject Boundary

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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

Sent a letter about zoning change to the neighbors
R394717 ① Silicon Hills Holdings LLC & Bhavanarayana Naidu 15805 Belgard Dr, Austin
R473472 ② UPPUKURI Chandra Sekhara 800 CR 177, Leander, TX 78641
R031556 ③ 7309 Cerro LLC 4500 Williams Dr, 212-174, Georgetown, TX 78633
R392170 ④ Joseph Land & Cattle 2904 Richard Ln, Austin, TX 78703

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.

R651234 ⑤ Getty Leasing INC 292 Madison Ave, FL9, NY, NY 10017
R031222 ⑥ TCM AMT Leander LLC 107 Technology Blvd, 705, Peachtree Corners, GA 30092
R662341 ⑦ PRIME office warehouses Leander 3220 Prentiss Ln, Leander, TX 78641

3. What concerns were raised during these communications?

None

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

None

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

Signature:



Date

Oct 17, 2025

September 18, 2025
15950 Ronald Reagan Blvd,
Leander, Texas 78641

To our property neighbors,

Notice of application for change of zoning.

This letter is to inform you that we are in the process of applying for changing our property zoning from SFS to General Business. Please let me know if you have any questions or concerns and we can answer any questions that you might have. Our property address is 15950 Ronald Reagan Blvd, Leander, Texas 78641 and we have a 1.67 acre of land.

Thanks for your cooperation,



Abhiram Garapati
Ant Savings Corp
512-912-6129
Email: antsavings@gmail.com

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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

R 374717 ① Silicon Hills Holdings LLC & Bhavanarayana Naidu 15805 Bellindr, Austin
R 473472 ② Uppuluri chandra rechar 800 CR 177, Leander, TX 78641
R 031556 ③ 7309 Carro LLC 4500 Williams dr, 212-174, Georgetown, TX 78633
R 392170 ④ Joseph Land & Cattle 2904 Richard Lane, Austin, TX 78703
R 651234 ⑤ Kelly Leasing INC 292 Madison Ave, FL 9, NY, NY 10017
R 031224 ⑥ TCM AMT Leander LLC 107 technology PKWY, 705 Peachtree Corners, GA 70092

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.

R 662341 ⑦ Prime office warehouses Leander 3220 Prentiss Lane, Leander, TX 78641
R 031530 ⑧ City of Leander - P.O. Box 319, Leander, TX 78646
R 653579 ⑨ City of Leander - P.O. Box 319, Leander, TX 78646
R 031540 ⑩ Crystal Park LLC - 2913 Zoysia dr, Leander, TX 78641
R 496905 ⑪ Rockpointe church - 1070 CR 177, Leander, TX 78641

3. What concerns were raised during these communications?

None

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

None

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

Signature: Ablun

Date: June 5, 2026

Jun 5, 2026
Leander, TX

To,

Rockpointe church
1070 CR177, Leander, TX 78641

A special use permit for operating a food truck has been applied to the city of Leander for the property located at 15950 Ronald Reagan Blvd, Leander, TX 78641 which is 1.67 acres and is within 500 feet of your property. Please contact me asap if you have any questions or concerns on this special use permit application.

Thanks,

Abhinav Narapati

Ph: 512-912-6129

email: ant.savings@gmail.com