



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

Pat Bryson Municipal Hall  
201 North Brushy Street - Leander, Texas  
Thursday, January 9, 2025  
Regular Meeting at 6:00 PM



**Place 1 – Donnie Mahan  
Place 2 – Joseph Morales  
Place 3 – Ron May  
Place 4 – Tara LeDay**

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

**REGULAR MEETING**

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

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

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

No one wished to speak.

**CONSENT AGENDA: ACTION**

Motion to approve Consent Agenda items 6-8.

By: Board Member Lantrip  
Seconded: Board Member LeDay

**Vote: 5 - 0 None**

6. Approval of the minutes for meeting held on December 12, 2024.
7. Approval of the extension of the application expiration for Site Development Case SD-23-0112 Municipal Drive; more particularly described by Williamson Central Appraisal District Parcel R418622, generally located northwest of the intersection of S. Bagdad Road and Municipal Drive, Leander, Williamson County, Texas.

8. Approval of the extension of the application expiration for Site Development Case SD-23-0133 Northline Block B; more particularly described by Williamson Central Appraisal District Parcel R458187, generally located northwest of the terminus of Northline Street, Leander, Williamson County, Texas.

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| <b>PUBLIC HEARING: ACTION</b> |
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9. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case CPA-24-0015 to amend the Comprehensive Plan land use category from Employment Center to Neighborhood Residential and to conduct a Public Hearing and consider action regarding Zoning Case Z-24-0147 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFE-2-A (Single-Family Estate) on one (1) parcel of land approximately 20.536 acres  $\pm$  in size, more particularly described by Williamson Central Appraisal District Parcel R392186; and generally located east of CR 175, approximately 250 feet north of Carthage Street, Leander, Williamson County, Texas.
- Discuss and consider action regarding Comprehensive Plan Case CPA-24-0015 as described above.
  - Discuss and consider action regarding Zoning Case Z-24-0147 as described above.

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

Jody Brodhecker, 301 CR 175, Leander, TX 78641, spoke in favor of the request.

Motion to approve Comprehensive Plan Case CPA-24-0015, following a discussion.

By: Board Member Lantrip

Seconded: Board Member LeDay

**Vote:** 5 - 0 None

Motion to approve Zoning request Z-24-0147, following a discussion.

By: Board Member Morales

Seconded: Board Member LeDay

**Vote:** 5 - 0 None

10. Conduct a Public Hearing and consider action regarding Zoning Case Z-24-0137 to amend the current zoning of PAG Leander H1 PUD (Planned Unit Development) with a base zoning district of GC-4-A (General Commercial) to allow for an automobile dealership with unlimited outdoor storage without a primary structure on one (1) parcel of land approximately 6.592 acres  $\pm$  in size, more particularly described by Williamson Central Appraisal District Parcel R578129; and legally described as Lot 1, Block A of the PAG Leander H1 Subdivision, Leander, Williamson County, Texas. Applicant/Agent: Penske Automotive Group (Jeff Anderson) on behalf of PAG West, LLC. (George Raysik).

- Discuss and consider action regarding Zoning Case Z-24-0137 as described above.

No one wished to speak

Motion to approve Zoning Case Z-24-0137.

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

By: Board Member May  
Seconded: Board Member Lantrip

**Vote:** 5 - 0 None

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| <b>REGULAR AGENDA</b> |
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11. Adjournment  
Meeting adjourned at 6:18 p.m.

APPROVED

CHAIR

ATTEST:

  
STAFF LIAISON