



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, June 26, 2025
Regular Meeting at 6:00 PM



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

**Place 5 – James Oliver, Chair
Place 6 – Laura Lantrip
Place 7 – Scott Calame, Vice-Chair
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 June 17, 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.]

CONSENT AGENDA: ACTION

6. Approval of the minutes for meeting held on May 22, 2025.
7. Approval of the extension of the approval of Subdivision Case 19-TOD-PP-013 Tylerville Northwest Subdivision Preliminary Plat on two (2) parcels of land 9.2 acres $\pm$ in size; more particularly described by Williamson Central Appraisal District Parcels R601583 and R031694, generally located northwest of the intersection of San Gabriel Parkway and US 183, Leander, Williamson County, Texas.
8. Approval of the extension of the application expiration for Subdivision Case FP-23-0126 Sarita Valley Phase 9; on one (1) parcel of land 2.9341 acres $\pm$ in size; more particularly described by Williamson Central Appraisal District Parcel R516399, generally located southeast of the intersection of Ronald W. Reagan Boulevard and Arrowfeather Pass, Leander, Williamson County, Texas.
9. Approval of the extension of the application expiration for Subdivision Case FP-24-0137 Lone Star Landing Phase 1; on one (1) parcel of land 15.309 acres $\pm$ in size; more particularly described by Williamson Central Appraisal District Parcel R031560, generally located north of the intersection of Valley View Drive and CR 177, Leander, Williamson County, Texas.

10. Approval of the extension of the application expiration for Subdivision Case PICP-23-0108 Deceleration Lane for Shanta Ba Plaza development; on one (1) parcel of land 2.93 acres $\pm$ in size, more particularly described by Williamson County Appraisal District Parcel R516399; generally located southeast of the intersection of Arrowfeather Pass and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
11. Approval of the extension of the application expiration for Site Development Case SD-23-0165 Shanta Ba Plaza; more particularly described by Williamson Central Appraisal District Parcel R516399, commonly known as 1528 Arrowfeather Pass, Leander, Williamson County, Texas.
12. Approval of the extension of the application expiration for Site Development Case SD-23-0170 Mac Haik Quick Lane; on two (2) parcels of land 5.725 acres $\pm$ in size; more particularly described by Williamson Central Appraisal District Parcels R305748 and R031360, commonly known as 1040 Merrill Lane, Leander, Williamson County, Texas.
13. Approval of the extension of the application expiration for Site Development Case SD-24-0187 Leander Business Center; on one (1) parcel of land 10.249 acres $\pm$ in size; more particularly described by Williamson Central Appraisal District Parcel R031713, commonly known as 80 Mockingbird Hill, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

14. Conduct a Public Hearing and consider action regarding Zoning Case Z-24-0114 to amend the Leander Springs Planned Unit Development with base zoning districts of MF-2-A (Multi-Family) and GC-3-A (General Commercial) to update the language as it relates to phasing and timing of the development, reduce the total number of apartments, and modify the phasing requirements on two (2) parcels of land approximately 77.90 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R403524 and R051592; and generally located southwest of the intersection of 183A Toll Road and RM 2243, Leander, Williamson County, Texas. **POSTPONED**

REGULAR AGENDA

15. 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 20th day of June, 2025 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Karina Castillo, AICP, Planning Manager