AGENDA
PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, November 13, 2025
Regular Meeting at 6:00 PM

Place 1 – Donnie Mahan	**Place 5 – James Oliver, Chair**
Place 2 – Joseph Morales	**Place 6 –Laura Lantrip**
Place 3 – Karen Lewis	**Place 7 –Vacant, Vice-Chair**
Place 4 – Vacant	**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 November 6, 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.]

6. Swearing in of Planning & Zoning Commissioners Karen Lewis, James Oliver, Jay Coats, and Tyler Bray.

7. Election of Chair.

   a. Nomination for position of Chair.
   b. Discussion of Nominees.
   c. Election of Chair.

8. Election of Vice Chair.

   a. Nomination for position of Vice Chair.
   b. Discussion of Nominees.
   c. Election of Vice Chair.

9. Review of Board Reference Book including Rules of Procedure adopted by the City Council.

CONSENT AGENDA: ACTION

10. Approval of the minutes for meeting held on October 9, 2025.

11. Approval of the extension of the application expiration for Subdivision Case FP-23-0129 Villas at Speaking Rock Final Plat; on one (1) parcel of land 10.756 acres ± in size; more particularly described by Travis Central Appraisal District Parcel 513825, generally located east of Osage Drive and north of Durango Hills, Leander, Travis County, Texas.

12. Approval of the extension of the application expiration for Subdivision Case FP-24-0150 Leander ISD Elementary School #30 Final Plat; on one (1) parcel of land 31.417 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R624045, generally located northwest of the intersection of San Gabriel Parkway and Frontenac Street, Leander, Williamson County, Texas.

13. Approval of the extension of the application expiration for Subdivision Case PICP-23-0112 Villas at Speaking Rock Construction Plan; on one (1) parcel of land 10.756 acres ± in size; more particularly described by Travis Central Appraisal District Parcel 513825, generally located east of Osage Drive and north of Durango Hills, Leander, Travis County, Texas.

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

PUBLIC HEARING: ACTION

15. Conduct a Public Hearing regarding Special Use Case Z-25-0167 to consider action on a Special Use Permit to allow for Outdoor Entertainment and Special Event Space, a Farmer's Market, and a Mobile Food Establishment Park, on three (3) parcels of land approximately 1.56 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R302875, R036054, and R565244; and generally located at the western terminus of E. Broade Street and N. Gabriel Street, Leander, Williamson County, Texas.

    - Discuss and consider action regarding Special Use Case Z-25-0167 as described above.

    a. Staff Presentation
    b. Applicant Presentation
    c. Open Public Hearing
    d. Close Public Hearing
    e. Discussion
    f. Consider Action

16. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0179 to amend the current zoning of GC-3-C (General Commercial) to adopt the Crossroads PUD (Planned Unit Development) with the base zoning of GC-3-C (General Commercial) on three (3) parcels of land approximately 20.726 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R032150, R032157, and R462464; and generally located south of Hero Way West, approximately 400 feet west of Bagdad Road, Leander, Williamson County, Texas.

    - Discuss and consider action regarding Zoning Case Z-25-0179 as described above.

    a. Staff Presentation
    b. Applicant Presentation
    c. Open Public Hearing
    d. Close Public Hearing

e. Discussion
f. Consider Action

17. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0183 to amend the current zoning of GC-3-C (General Commercial) to adopt the 2100 S. Bagdad Road PUD (Planned Unit Development) with the base zoning of GC-3-C (General Commercial) on one (1) parcel of land approximately 0.36 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R098183; and located at 2100 S. Bagdad Road, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0183 as described above.

a. Staff Presentation
b. Applicant Presentation
c. Open Public Hearing
d. Close Public Hearing
e. Discussion
f. Consider Action

18. Conduct a Public Hearing regarding Zoning Case Z-25-0198 to amend the current zoning of Interim SFR-1-B (Single Family Rural) to GC-3-B (General Commercial) on one (1) parcel of land approximately one (1) acre ± in size, more particularly described by Williamson Central Appraisal District Parcel R341531; and generally located east of CR 269, approximately 300 feet south of Hero Way, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0198 as described above.

a. Staff Presentation
b. Applicant Presentation
c. Open Public Hearing
d. Close Public Hearing
e. Discussion
f. Consider Action

19. Conduct a Public Hearing regarding Special Use Case Z-24-0122 to consider action on a Special Use Permit to allow for a Mobile Food Establishment Park on one (1) parcel of land approximately 0.54 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R035495; and generally located at 703 Crystal Falls Parkway, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-24-0122 as described above.

a. Staff Presentation
b. Applicant Presentation
c. Open Public Hearing
d. Close Public Hearing
e. Discussion
f. Consider Action

REGULAR AGENDA

20. Discuss and consider action regarding Tree Removal Case TRP-25-0038 regarding the removal of multiple Significant and Heritage Trees associated with the Glory Hill Public Improvement Construction Plans (PICP-25-0217), generally located at the eastern terminus of Private Road 921, Williamson County, Texas.
    a. Staff Presentation
    b. Applicant Presentation

c. Discussion
d. Consider Action

21. Discuss and consider action regarding Significant and Heritage Tree Removal requests associated with Subdivision Case PP-25-0070 regarding Lost Woods Estates Preliminary Plat on one (1) parcel of land 28.12 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R338811; and generally located at southeast of the intersection of Mineral Drive and CR 175, Leander, Williamson County, Texas.
    a. Staff Presentation
    b. Applicant Presentation
    c. Discussion
    d. Consider Action

22. 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 5th day of November 2025 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

Veronica Tovar, Secretary