



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

Pat Bryson Municipal Hall  
201 North Brushy Street - Leander, Texas  
Thursday, February 12, 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 February 10, 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 January 8, 2026.
7. Approval of the extension of the application expiration for Subdivision Case PICP-22-0001 Lion Drive Waterline Improvements regarding the waterline extension along Lion Drive, located at 414 Lion Drive, Leander, Williamson County, Texas.
8. Approval of the extension of the application expiration for Subdivision Case PICP-22-0015 Preserve at Mason Creek Construction Plans; more particularly described by Williamson Central Appraisal District Parcel R655944, generally located along Horseshoe Drive, approximately 240 feet east of Circle Diamond Lane, Leander, Williamson County, Texas.
9. Approval of the extension of the application expiration for Subdivision Case FP-23-0052 KNR Properties Short Form Final Plat; more particularly described by Williamson Central Appraisal District Parcel R031686, generally located west of the intersection of N. Bagdad Road and Middle Brook Drive, Leander, Williamson County, Texas.

10. Approval of the extension of the application expiration for Site Development Case MSD-22-0009 Bagdad Cemetery Minor Site Development Permit; on one (1) parcel of land 35.79 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R327801, commonly known as 400 N. Bagdad Road, Leander, Williamson County, Texas.
11. Approval of the extension of the application expiration for Site Development Case SD-23-0069 Bagdad Retail Outlet Site Development Permit; on one (1) parcel of land 2.044 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R031686, commonly known as 1067 N Bagdad Road, Leander, Williamson County, Texas.
12. Approval of the extension of the application expiration for Site Development Case SD-24-0221 Messina Commercial Site Development Permit; on three (3) parcels of land 5.73 acres ± in size; more particularly described by Williamson Central Appraisal District Parcels R616531, R616532, and R032239, commonly known as 11460 183A Toll Road, Leander, Williamson County, Texas.
13. Approval of the extension of the application expiration for Site Development Case SD-24-0227 Gabriels Horn Lot 1 - Block A Site Development Permit; on one (1) parcel of land 2.56 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R473804, commonly known as 18301 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
14. Approval of the extension of the application expiration for Site Development Case SD-24-0228 Gabriels Horn Lot 2 - Block A Site Development Permit; on one (1) parcel of land 1.39 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R473804, commonly known as 18301 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

**PUBLIC HEARING: ACTION**

15. Conduct a Public Hearing regarding Zoning Case Z-25-0196 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFU-2-A (Single-Family Urban), SFC-2-A (Single-Family Compact), SFL-2-A (Single-Family Limited) on one (1) parcel of land approximately 55.152 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032246; and generally located west of Kauffman Loop approximately 300 feet south of Equine Road and CR 267 Leander, Williamson County, Texas.
  - Discuss and consider action regarding Zoning Case Z-25-0196 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-25-0205 to amend the current zoning of 675 Kauffman Loop Planned Unit Development (PUD) with base zoning districts of SFT-2-A (Single-Family Townhouse) and GC-2-A (General Commercial) to remove the prohibition of automotive repair on Lot 3, Block B on one (1) parcel of land 0.8 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R328207; and generally located 1,500 feet to the east of the intersection of SH 29 and Ronald W. Reagan Boulevard on the south side of SH 29, Leander, Williamson County, Texas. ***Postponed by Applicant.***

**REGULAR AGENDA**

17. 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 4th day of February 2026 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

A handwritten signature in black ink that reads "Veronica Tovar". The signature is written in a cursive, flowing style. The first name "Veronica" is written in a slightly larger, more prominent script than the last name "Tovar". The signature is positioned above a horizontal line.

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Veronica Tovar, Secretary