



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, September 11, 2025
Regular Meeting at 6:00 PM



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

**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 Commissioner Laura Lantrip.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the September 4, 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 6-9.

By: Board Member Morales
Seconded: Board Member Lewis

Vote: 5 - 0

6. Approval of the minutes for meeting held on August 28, 2025 and reconsideration of the revised minutes for the meeting held on August 14, 2025.
7. Approval of the extension of the application expiration for Subdivision Case FP-23-0097 Leander Estates Phase 2 Final Plat; on one (1) parcel of land 79.107 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R383651, generally located southeast of the intersection of Sandman Pass and Prairie Verbena Road, Leander, Williamson County, Texas.

8. Approval of the extension of the application expiration for Subdivision Case FP-24-0152 Crystal Falls Frozen Custard Addition Short Form Final Plat; on one (1) parcel of land 2.597 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R565325, commonly known as 10745 E. Crystal Falls Parkway, Leander, Williamson County, Texas.
9. Approval of the extension of the application expiration for Subdivision Case PICIP-23-0089 Cypress Meadows; on one (1) parcel of land 44.035 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R403528, generally located west of US 183 and south of Hernandos Loop, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

10. Conduct a Public Hearing regarding Special Use Case Z-25-0161 to consider action on a Special Use Permit to allow for outdoor sporting activities such as soccer, cricket, football, and other similar sports on two (2) parcels of land approximately 0.603 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R036045 and R036046; and commonly known as 302 & 304 Brushy Street, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0161 as described above.

Public Hearing opened at 6:10 p.m.; Public Hearing closed at 6:13 p.m.; following discussion.

Terry Davis, 105 W. Broade, Leander, Texas 78641 spoke against the request.

Josh Howard, 614 Maplecreek Dr., Leander, Texas 78641 submitted via the website against the request.

Motion to approve Zoning Case Z-25-0161 Special Use Permit for cricket activities only with limited hours of operation being Monday through Thursday from 5 pm to 11 pm, Friday from 5 pm to 12 am, Saturday from 8 am to 12 am, and Sunday from 8 am to 11 pm for a five (5) year time limit.

By: Board Member Calame

Seconded: Board Member Mahan

Vote: 5 - 0

REGULAR AGENDA

11. Approval of Plat Vacate Case FP-25-0245 regarding the vacation of Lenox Hill Subdivision Final Plat on one (1) parcel of land approximately 16.429 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R653589; generally located west of Ronald W. Reagan Boulevard, approximately 550 feet south of Niles Drive, Leander, Williamson County, Texas.

Motion to approve Plat Vacate Case FP-25-0245.

By: Board Member Calame

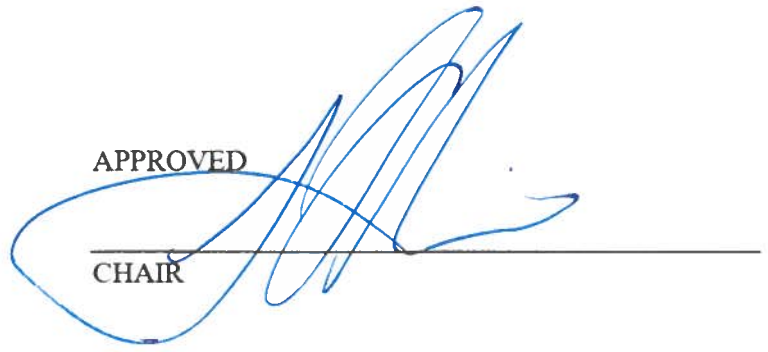
Seconded: Board Member Mahan

Vote: 5 - 0

12. Adjournment
Meeting adjourned at 6:32 p.m.

APPROVED

CHAIR

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke, is written over a solid black horizontal line.

ATTEST:

A handwritten signature in blue ink, appearing to read 'Norma Ann', is written over a solid black horizontal line.

STAFF LIAISON