



**MINUTES  
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

[IGNORE INDENT]

**Place 1 – Donnie Mahan, Chair**  
**Place 2 – Joseph Morales**  
**Place 3 – Karen Lewis**  
**Place 4 – Jay Coat**

**Place 5 – James Oliver**  
**Place 6 – Laura Lantrip, Vice Chair**  
**Place 7 – Tyler Bray**  
**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 were present.
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.]*

No one wished to speak.

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.

Motion to nominate Donnie Mahan as Chair

By: Board Member Oliver  
Seconded: Board Member Lantrip

**Vote: 7 - 0**

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

Motion to nominate Laura Lantrip as Vice Chair

By: Board Member Mahan  
Seconded: Board Member Oliver

**Vote: 7 - 0**

9. Review of Board Reference Book including Rules of Procedure adopted by the City Council.  
Presentation by City Secretary Dara Crabtree.

<b>CONSENT AGENDA: ACTION</b>
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Motion to approve consent agenda items 10-14.

By: Board Member Morales  
Seconded: Board Member Lewis

**Vote: 7-0**

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.

<b>PUBLIC HEARING: ACTION</b>
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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.

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

No one spoke in favor or opposition of the request.

Motion to approve Special Use Permit Z-25-0167.

By: Board Member Morales

Seconded: Board Member Lewis

**Vote:** 7-0

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.

Public Hearing opened at 6:30 p.m.; Public Hearing closed at 6:34 p.m.; following discussion.

John Frushour, 1409 Pinot Noir St., Leander, Texas 78641 spoke in favor of the request.

Amy Frushour, 1409 Pinot Noir St., Leander, Texas 78641 spoke in favor of the request.

Bruce Safley, 301 N. Bagdad Rd., Leander, Texas 78641 spoke against the request.

Motion to approve Zoning Case Z-25-0179.

By: Board Member Mahan

Seconded: Board Member Lewis

**Vote:** 3 - 4 Board Member Lantrip, Board Member Morales, Board Member Oliver, Board Member Jay Coats

Motion failed.

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.

Public Hearing opened at 6:55 p.m., Public Hearing closed at 6:55 p.m.; following discussion.

No one spoke in favor or opposition of the request.

Motion to postpone Zoning Case Z-25-0183 to the December 11, 2025 meeting to allow the applicant to work with Staff on updating the request regarding the fencing requirements.

By: Board Member Mahan

Seconded: Board Member Lantrip

**Vote: 7 - 0**

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.

Public Hearing opened at 7:22 p.m.; Public Hearing closed at 7:24 p.m.; following discussion.

Genia Wart, 1551 CR 269, Leander, Texas 78641 spoke in favor of the request.

Suneel Vallabhaneni, 1531 CR 269, Leander, Texas 78641 spoke in favor of the request.

Motion to approve Zoning Case Z-0198.

By: Board Member Lantrip

Seconded: Board Member Oliver

**Vote: 7 - 0**

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.

Public Hearing opened at 7:35 p.m., Public Hearing closed at 7:35 p.m.; following discussion.

No one spoke in favor or opposition of the request.

Motion to approve Special Use Permit Z-24-0122 for the Mobile Food Establishment with a five-year time limit with the following conditions:

1. The distance requirement is reduced from 150 feet to approximately 99.2 feet from the nearest single-family zoned property.
2. Limited hours of operation of 11:00 a.m. – 9:00 p.m. Sunday–Thursday and 11:00 a.m. – 10:00 p.m. Friday–Saturday.
3. No amplified music or loudspeakers. Modern, quiet generator systems shall be required.
4. A six-foot wood privacy fence along the neighbor's side, if requested, to reduce sound and visual impact.

By: Board Member Oliver

Seconded: Board Member Morales

**Vote:** 4 - 3 Board Member Lantrip, Board Member Lewis, Board Member Coats

**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.

Postponed by the applicant.

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.

Motion to approve the Significant and Heritage Tree Removal associated with Subdivision Case PP-25-0070.

By: Board Member Lantrip  
Seconded: Board Member Coats

**Vote:** 7 - 0

22. Adjournment  
Meeting adjourned at 7:55 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON