



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

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



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

**Place 5 – James Oliver, Chair  
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 except Commissioner Karen Lewis was absent and Commissioner Joseph Morales arrived at 6:06 p.m.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the November 20, 2026 and December 10, 2025 meetings.
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 6-13.

By: Board Member Oliver  
Seconded: Board Member Coats

**Vote: 5 - 0**

6. Approval of the minutes for meeting held on November 13, 2025.
7. Approval of the extension of the application expiration for Subdivision Case PICP-22-0020 Northline Block O Construction Plans; more particularly described by Williamson Central Appraisal District Parcels R517094 and R031604, generally located southwest of the intersection of Main Street and William Parker Street, Leander, Williamson County, Texas.

8. 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 ± 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.
9. Approval of the extension of the application expiration for Subdivision Case PICP-24-0117 Grand Lake Plaza regarding the waterline extension along E. Crystal Falls Parkway, located to the southwest of the intersection of E. Crystal Falls Parkway and Grand Lake Parkway, commonly known as 2016 Grand Lake Parkway, Leander, Williamson County, Texas.
10. Approval of the extension of the application expiration for Subdivision Case FP-23-0126 Sarita Valley Phase 9 Final Plat; on one (1) parcel of land 2.934 acres ± 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.
11. Approval of the extension of the application expiration for Site Development Case SD-24-0219 AKRA Montessori School; on once (1) parcel of land 1.7 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R659194, commonly known as 1201 W. San Gabriel Parkway, Leander, Williamson County, Texas.
12. Approval of the extension of the application expiration for Site Development Case SD-24-0240 Dexter Market & Retail; on one parcel of land 2.8 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R594078, commonly known as 620 S. Bagdad Road, Leander, Williamson County, Texas.
13. Approval of the extension of the application expiration for Site Development Case SD-25-0367 Wildcat Fuels; on one (1) parcel of land 1.27 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R558580, commonly known as 807 Crystal Falls Parkway, Leander, Williamson County, Texas.

<b>PUBLIC HEARING: ACTION</b>
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14. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0194 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) and Interim SFS-2-B (Single-Family Suburban) to HC-5-B (Heavy Commercial) on two (2) parcels of land 11.65 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R315913 and R031291; and generally located on the northside of RM 2243, approximately 1,100 feet east of the intersection with CR 269, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0194 as described above.

Public Hearing opened at 6:03 p.m.; Public Hearing closed at 6:03 p.m.; following discussion.

Commissioner Joseph Morales joined the meeting at 6:06 p.m.

No one spoke in favor or opposition of the request.

Motion to approve the Zoning Case Z-25-0194.

By: Board Member Lantrip

Seconded: Board Member Oliver

**Vote: 6 - 0**

15. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0200 to amend the current zoning of Interim SFR-1-B (Single Family Rural) to HC-4-C (Heavy Commercial) on one (1) parcel of land 3.973 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031281; and generally located southeast of the intersection of CR 270 and Hero Way, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0200 as described above.

Public Hearing opened at 6:07 p.m.; Public Hearing closed at 6:07 p.m.; following discussion.

No one spoke in favor or opposition of the request.

Motion to approve the Zoning Case Z-25-0200.

By: Board Member Oliver

Seconded: Board Member Lantrip

**Vote:** 6 - 0

## REGULAR AGENDA

16. Discuss 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.

Motion to approve Zoning Case Z-25-0183 with the condition that upon change of use the exception is removed as well as the destruction of the fence within the Public Utility Easement being at the owner's expense.

By: Board Member Mahan

Seconded: Board Member Oliver

**Vote:** 5 - 1 (Board Member Lantrip)

Motion to amend the previous motion to include the smooth side of the fence being required to be facing the right-of-way.

By: Board Member Mahan

Seconded: Board Member Oliver

**Vote:** 5 - 1 (Board Member Lantrip)

17. Discuss and consider action regarding Significant Tree Removal requests associated with Subdivision Case PP-25-0071 regarding the removal of seven (7) Significant Trees as part of the Oak Grove Estates Preliminary Plat one (1) parcel of land 20.536 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R392186; and generally located east of CR 175, approximately 250 feet north of Carthage Street, Leander, Williamson County, Texas.

Motion to approve the Significant Tree Removal requests associated with Subdivision Case PP-25-0071.

By: Board Member Lantrip  
Seconded: Board Member Oliver

**Vote: 6 - 0**

18. Adjournment  
Meeting adjourned at 6:50 p.m.

APPROVED

  
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CHAIR

ATTEST:

  
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STAFF LIAISON