



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



Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, January 8, 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

REGULAR MEETING

1. Call to Order.
Meeting was called to order at 6:00 p.m.
2. Roll Call.
All commissioners present except Commissioner Karen Lewis and Commissioner James Oliver.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the January 6, 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.]

No one wished to speak.

CONSENT AGENDA: ACTION

Motion to approve consent agenda items 6-12.

By: Board Member Lantrip
Seconded: Board Member Morales

Vote: 5 - 0

6. Approval of the submittal schedule for Subdivision, Site Development Applications, and Dry Utility Applications pursuant to Article IX, Section 9 (a) (1) b. of the Composite Zoning Ordinance and Article II, Section 20 (e) of the Subdivision Ordinance; Leander, Williamson & Travis Counties, Texas.
7. Approval of the extension of the application expiration for Subdivision Case PICP-23-0089 Cypress Meadows development; on one (1) parcel of land 43.9429 acres ± in size, more particularly described by Williamson County Appraisal District Parcel R403528; generally located 1,500 feet to the south of

the intersection of County Glen Drive and US 183 S on the west side of US 183 S, Leander, Williamson County, Texas.

8. Approval of the extension of the application expiration for Subdivision Case PICIP-24-0130 183A RE Investments development; on one (1) parcel of land 9.614 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R461862, generally located approximately 700 feet from the intersection of Aven Way and 183A Toll Road on the east side of 183A Toll Road, Leander, Williamson County, Texas.
9. Approval of the extension of the application expiration for Subdivision Case FP-24-0153 183A RE Investments Final Plat; on one (1) parcel of land 9.614 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R461862, generally located approximately 700 feet from the intersection of Aven Way and 183A Toll Road on the east side of 183A Toll Road, Leander, Williamson County, Texas.
10. Approval of the extension of the application expiration for Site Development Case SD-22-0023 Bagdad Gas Station; on one (1) parcel of land 1.508 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R559133, commonly known as 1540 W San Gabriel Parkway, Leander, Williamson County, Texas.
11. Approval of the extension of the application expiration for Site Development Case SD-24-0208 183A RE Investments development; on one (1) parcel of land 9.614 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R461862, generally located approximately 700 feet from the intersection of Aven Way and 183A Toll Road on the east side of 183A Toll Road, Leander, Williamson County, Texas.
12. Approval of the minutes for meeting held on December 11, 2025.

REGULAR AGENDA

13. 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), more particularly described by Williamson County Central Appraisal District Parcel R082171; and generally located at the eastern terminus of Private Road 921, Williamson County, Texas.

Motion to approved Tree Removal Case TRP-25-0038.

By: Board Member Lantrip
Seconded: Board Member Coats

Vote: 4 - 1 Board Member Morales

14. Discuss and consider action regarding Tree Removal Case TRP-25-0043 regarding the removal of multiple Significant and Heritage Trees associated with the Harvest Retreat (SD-24-0196), more particularly described by Williamson County Central Appraisal District Parcel R680242, and commonly known as 14751 Ronald W Reagan Boulevard, Leander, Williamson County, Texas.

Motion to approve Tree Removal Case TRP-25-0043

By: Board Member Mahan
Seconded: Board Member Bray

Vote: 5 - 0

James A. Pafami, 702 Ridge View Dr, Leander, Texas, spoke against the request.

15. Discuss and consider action regarding Tree Removal Case TRP-25-0045 regarding the removal of multiple Significant and Heritage Trees associated with the Titan Commerce Center (SD-25-0379), more particularly described by Williamson County Central Appraisal District Parcels R031580 and R555207, and generally located to the northeast of the intersection of CR 270 and Hero Way, Leander, Williamson County, Texas.

Motion to approve Tree Removal Case TRP-25-0045.

By: Board Member Lantrip
Seconded: Board Member Bray

Vote: 5 - 0

16. Adjournment
Meeting adjourned at 6:34 p.m.

APPROVED



CHAIR

ATTEST:



STAFF LIAISON