



**MINUTES  
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**

**REGULAR MEETING**

1. Call to Order.  
Meeting was called to order at 6:00 p.m.
2. Roll Call.  
All commissioners present.
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.]*

No one wished to speak.

**CONSENT AGENDA: ACTION**

Motion to approve consent agenda items 6-14.

By: Board Member Oliver  
Seconded: Board Member Lewis

**Vote: 7 - 0**

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 PICIP-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.

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

Public Hearing opened at 6:17 p.m.; Public Hearing closed at 6:21 p.m.; following discussion.

Victor Landing, 1000 County Road 267, Georgetown, Texas 78628, spoke in opposition of the request.

Motion to deny the Zoning case Z-25-0196.

By: Board Member Mahan

Seconded: Board Member Lantrip

**Vote:** 3 - 4 Board Member Oliver, Board Member Lewis, Board Member Coats, Board Member Bray

Motion failed.

Motion to postpone to the February 26, 2026 meeting to allow for the applicant to reconsider the request to remove the Single-Family Limited.

By: Board Member Oliver

Seconded: Board Member Coats

**Vote:** 6 - 1 Board Member Lantrip

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  
Meeting adjourned at 6:41 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON