



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, May 14, 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 Jay Coats; arrived at 6:17 p.m.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the May 7, 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 6-10.

By: Board Member Oliver
Seconded: Board Member Lewis

Vote: 6 - 0 {Commissioner Coats not present for vote.}

6. Approval of the minutes for meeting held on April 28, 2026.
7. Approval of the extension of the application expiration for Subdivision Case FP-24-0190 The Shoppes at Leander; on four (4) parcels of land 14.793 acres ± in size; more particularly described by Williamson Central Appraisal District Parcels R501146, R579460, R491364, and R511667, generally located northeast of the intersection of N. Bagdad Road and W. San Gabriel Parkway, Leander, Williamson County, Texas.

8. Approval of the extension of the application expiration for Subdivision Case PSCP-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.
9. Approval of the extension of the application expiration for Site Development Case SD-23-0081 TXB Leander; on one (1) parcel of land 16.21 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R620136, commonly known as 8101 RM 2243, Leander, Williamson County, Texas.
10. Approval of the extension of the application expiration for Site Development Case SD-24-0235 The Shoppes at Monarch; on one (1) parcel of land 1.206 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R616289, commonly known as 3260 US 183, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

11. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0195 to amend the Leander Springs PUD (Planned Unit Development) with base zoning districts of MF-2-A (Multi-Family) and GC-3-A (General Commercial) to update the language as it relates to phasing and timing of the development, reduce the total number of apartments, and modify the phasing requirements on two (2) parcels of land approximately 77.90 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R403524 and R051592; and generally located southwest of the intersection of 183A Toll Road and RM 2243, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0195 as described above.

Public Hearing opened at 6:24 p.m.; Public Hearing closed at 6:24 p.m.; following discussion.

Submitted via website in opposition of the request:
Justin Darden 1021 Overlook Bnd, Leander, Texas 78641
Terri Puckett 801 Overlook Bnd, Leander, Texas 78641

Motion to approve Zoning Case Z-25-0195.

By: Board Member Lantrip
Seconded: Board Member Oliver

Vote: 7 - 0

12. Conduct a Public Hearing regarding Zoning Case Z-26-0212 to amend the current zoning of GC-2-C (General Commercial) and SFT-2-B (Single-Family Townhome) to adopt the Life Time Leander Minor PUD (Planned Unit Development) with the base zoning of LC-2-C (Local Commercial) on two (2) parcels of land approximately 14.037 acres ± in size, more particularly described by Williamson Central Appraisal District parcels R031386 and R031387; and located at 11675 Hero Way West, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-26-0212 as described above.

Public Hearing opens 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 approved Zoning case Z-26-0212 with the modification that hours of operation are 8:00 a.m. -

10:00 p.m. for the uses with outdoor amplified sound and 4:00 a.m. - 12:00 a.m. for the main business.

By: Board Member Mahan
Seconded: Board Member Oliver

Vote: 7 - 0

13. Conduct a Public Hearing and consider action regarding Zoning Case Z-26-0220 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Newton Nursery Minor PUD (Planned Unit Development) with the base zoning of LC-2-A (Local Commercial) on one (1) parcel of land approximately 5.018 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R516920; and generally located south of San Gabriel Parkway, approximately 800 feet west of the intersection with CR 270, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-26-0220 as described above.

Public Hearing opened at 7:10 p.m.; Public Hearing closed at 7:10 p.m.; following discussion.

No one wished to speak to speak in favor or opposition of the request.

Motion to approve Zoning Case Z-26-0220.

By: Board Member Lantrip
Seconded: Board Member Oliver

Vote: 7 - 0

REGULAR AGENDA

Chair Mahan reopened consent agenda due to scrivener's error of date on minutes posted. Minutes will be brought to the next meeting.

Motion to approve consent agenda items 7-10.

By: Board Member Oliver
Seconded: Board Member Lewis

Vote: 7 - 0

14. Adjournment
Meeting adjourned at 7:11 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON