



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, May 28, 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 were present.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the May 21, 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, 7, 9, 10, and 11.

By: Board Member Bray
Seconded: Board Member Oliver

Vote: 7 - 0

Motion to deny consent agenda item 8 for further legal review.

By: Board Member Bray
Seconded: Board Member Oliver

Vote: 4-3 Board Member Lewis, Board Member Lantrip, Board Member Oliver.

6. Approval of the minutes for meetings held on April 23, 2026 and May 14, 2026.
7. Approval of the extension of the application expiration for Subdivision Case FP-24-0202 Hub Commercial Short Form Final Plat; on one (1) parcel of land 3.978 acres ± in size; more particularly described by Williamson Central Appraisal District parcel R346169, generally located southeast of the intersection of 183A Toll Road and Hero Way, Leander, Williamson County, Texas.
8. Approval of the extension of the application expiration for Subdivision Case PICP-24-0124 Bagdad Retail Outlet Construction Plans; on one (1) parcel of land 2.044 acres ± in size; more particularly described by Williamson Central Appraisal District parcel R031686, generally located northeast of the intersection of N. Bagdad Road and Middle Brook Drive, Leander, Williamson County, Texas.
9. Approval of the extension of the application expiration for Subdivision Case PICP-24-0140 Messina Commercial Construction Plans; on three (3) parcels of land 2.05 acres ± in size; more particularly described by Williamson Central Appraisal District Parcels R032239, R616531, and R616532, generally located northeast of the intersection of US 183 and Huddleston Road, Leander, Williamson County, Texas.
10. Approval of the extension of the application expiration for Subdivision Case PICP-24-0184 Hub Commercial Development; on one (1) parcel of land 3.978 acres ± in size; more particularly described by Williamson Central Appraisal District parcel R346169, generally located southeast of the intersection of 183A Toll Road and Hero Way, Leander, Williamson County, Texas.
11. Approval of the extension of the application expiration for Site Development Case SD-24-0285 Hub Commercial; on one (1) parcel of land 3.978 acres ± in size; more particularly described by Williamson Central Appraisal District parcel R346169, generally located southeast of the intersection of 183A Toll Road and Hero Way, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

12. Conduct a Public Hearing regarding Ordinance Case OR-26-0036 to amend the Composite Zoning Ordinance to update Article I, Section 6 to add definitions, modify Article III, Section 20 to update the use matrix, and update Article IV to add use standards for In-Home Day Care regulations, and to provide for related matters; Williamson & Travis Counties, Texas. Applicant: City of Leander.

- Discuss and consider action regarding Ordinance Case OR-26-0036 as described above.

Public Hearing opened at 6:11 p.m.; Public Hearing closed at 6:11 p.m.; following discussion.

No one spoke in favor or opposition of the request.

Board Member Bray recused at 6:23 p.m.

Motion to approve Ordinance Case OR-26-0036.

By: Board Member Oliver

Seconded: Board Member Mahan

Vote: 2 - 4 Board Member Lantrip, Board Member Morales, Board Member Lewis, Board Member Coats

Motion failed.

Motion to approve Ordinance Case OR-26-0036 to approve six (6) children and update the draft ordinance to remove the extra requirements for day care with twelve (12) children.

By: Board Member Morales
Seconded: Board Member Lantrip

Vote: 5 - 1 Board Member Oliver

REGULAR AGENDA

13. Adjournment

Robin Griffin received confirmation from Legal that multiple extensions are allowed specific to Subdivision Applications only. Commission took motion to approve consent agenda item 8 at 6:29 p.m.

Motion to approve consent agenda item 8.

By: Board Member Lantrip
Seconded: Board Member Lewis

Vote: 7 - 0

Meeting adjourned at 6:30 p.m.

APPROVED



CHAIR

ATTEST:



STAFF LIAISON