



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, June 25, 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 except Commissioner Tyler Bray.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the June 4, 2026 and June 18, 2026 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 6-10.

By: Board Member Oliver
Seconded: Board Member Coats

Vote: 6 - 0

6. Approval of the minutes for meeting held on May 28, 2026.
7. 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.

8. Approval of the extension of the application expiration for Subdivision Case PICP-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 PICP-25-0188 Reagan PS & GST Construction Plan; on one (1) Parcel of land 3.0 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R031530, generally located at 16070 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
10. Approval of the extension of the application expiration for Site Development Case SD-24-0272 Ronald Reagan Gas Station; on one (1) parcel of land 1.167 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R639668, commonly known as 18129 Ronald W. Reagan Boulevard, 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 6:18 p.m.; Public Hearing closed at 6:42 p.m.; following discussion.

THE FOLLOWING SPOKE IN OPPOSITION OF THE REQUEST:

Leeza Tierney, 1507 Horizon Park Boulevard, Leander, Texas 78641
Julie Beasley, 418 Mesa Grande, Leander, Texas 78641
Anita Chumnanvech, 708 Palamos Dr, Leander, Texas 78641
Tina Ritter, 1000 Overlook Bend, Leander, Texas 78641
Robin Stephens, 1008 Overlook Bend, Leander, Texas 78641
Dr. David Reeve, 804 Overlook Bnd, Leander, Texas 78641
Terri Puckett, 801 Overlook Bend, Leander, Texas 78641

SUBMITTED VIA WEBSITE IN OPPOSITION OF THE REQUEST:

Mike Graves, 127 Windemere W, Leander, Texas 78641
Karen Burns, 29 Fair Oaks St., Leander, Texas 78641
Dianne Hess, 1006 Overlook Bnd, Leander, Texas 78641
Clifford Hall, 604 Scenic Path, Leander, Texas 78641
Mark Eiland, 609 Scenic Path, Leander, Texas 78641
Karen Robertson, 610 Scenic Path, Leander, Texas 78641
Patrick Robertson, 610 Scenic Path, Leander, Texas 78641
Susan Rix, 1004 Overlook Bend, Leander, Texas 78641
David Anderson, 16717 Spotted Eagle Dr., Leander, Texas 78641
Elizabeth Moore, 137 W Windemere, Leander, Texas 78641
Rachel Giannini, 123 W Windemere, Leander, Texas 78641
Stephen Cochran, 133 W Windemere, Leander, Texas 78641
Betty Harbison, 115 W Windemere, Leander, Texas 78641

Chinell Darling, 1210 Fairview Circle, Leander, Texas 78641
Justin Fosbury, 800 Overlook Bnd, Leander, Texas 78641
Nickey Lawrence, 1201 Live Oak Road, Leander, Texas 78641

Motion to approve Zoning Case Z-25-0195.

By: Board Member Mahan
Seconded: Board Member Morales

Vote: 5 - 1 Board Member Oliver

REGULAR AGENDA

12. Discuss and consider action regarding Tree Removal Case TRP-25-0050 regarding the removal of four (4) Significant Trees and one (1) Heritage Tree associated with the Suds Deluxe Car Wash, generally located at 675 Kauffman Loop, Leander, Williamson County, Texas.

Motion to approve Tree Removal Case TRP-25-0050.

By: Board Member Oliver
Seconded: Board Member Coats

Vote: 5 - 1 Board Member Morales

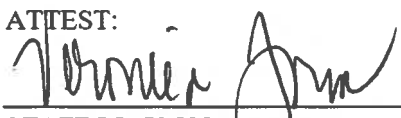
13. Adjournment
Meeting adjourned at 7:39 p.m.

APPROVED



CHAIR

ATTEST:



STAFF LIAISON

First Name	City	My agenda item or case number:	My position on the above agenda item or case number:	I want to include comments at the meeting:
Tina Ritter 1000 Overlook Bend	Leander, TX	Z-25-0195	I am AGAINST this item.	Yes. I will attend in person to speak my comments.
Robin Stephens 1008 Overlook Bend	Leander, TX	Z-25-0195	I am AGAINST this item.	Yes. I will attend in person to speak my comments.
David R Reeves 804 Overlook Bnd	Leander, TX	Z-25-0195	I am AGAINST this item.	Yes. I will attend in person to speak my comments.
Terri Puckett 801 Overlook Bnd	Leander, TX	Z-25-0195	I am AGAINST this item.	Yes. I will attend in person to speak my comments.

First Name	City	My agenda item or case number:	My position on the above agenda item or case number:	I want to include comments at the meeting:
Elizabeth Moore 137 W Windemere	Leander, TX	Z-25-0195	I am AGAINST this item.	No. I just want my position added to the meeting record.
Rachel Giannini 123 W Windemere	Leander, TX	Z-25-0195	I am AGAINST this item.	No. I just want my position added to the meeting record.
Stephen Cochran 133 W Windemere	Leander, TX	Z-25-0195	I am AGAINST this item.	No. I just want my position added to the meeting record.
Betty Harbison 115 W. Windemere	Leander, TX	Z-25-0195	I am AGAINST this item.	No. I just want my position added to the meeting record.
Chinell Darling 1210 Farview Circle	Leander, TX	Z-25-0195	I am AGAINST this item.	No. I just want my position added to the meeting record.
Justin Fosbury 800 Overlook Bnd	Leander, TX	Z-25-0195	I am AGAINST this item.	No. I just want my position added to the meeting record.
Nickey Lawrence 1201 Live Oak Road	Leander, TX	Z-25-0195	I am AGAINST this item.	No. I just want my position added to the meeting record.

Comments on Leander Springs Proposal

While I believe that parts of the Leander Springs Project sound like a fun and entertaining spot for people to enjoy, I do not believe that the current proposed location is suitable for our community. There are far too many huge construction projects happening in Cedar Park and Leander, and traffic congestion is increasing by the day. When these projects are completed, including the nearby Scheels mega-store in the 117 acre new Cedar View Development, daily traffic will make it increasingly harder to get from place to place. If the Leander Springs proposal gets approved, daily traffic will continue to increase into residential areas, making it not only stressful but also unsafe for those that live in those nearby neighborhoods.

The noise level of not only the 12 years of construction for the proposed Leander Springs Project, but also the sound of weekly concerts at the venue that would be heard in nearby neighborhoods once that is built, is very concerning.

My neighborhood in Leander already experiences low water pressure. While we have been told by the developer that the lagoon water would be taken from an aquifer, we were also told that water usage for the 1200 new apartments to be built, as well as the multiple restaurants and facilities, would come from the city, in a time when we are already in a water shortage.

The developer of the Leander Springs proposal has said that this project would put Leander "on the map." However, in speaking with many residents of our beloved city, we did not move to Leander to be put "on the map." We moved here to enjoy quiet, peaceful living, surrounded by a modest amount of amenities but not overrun by them. I would love to see the little remaining open land around us either be left alone, or be turned into landscaped green areas, including parks and playgrounds. If that is not a possibility, I believe that small, local businesses would benefit our community much more than another massive attraction.

Thank you for taking the time to listen to all of our concerns and for your understanding.

Karen Robertson
Leander Resident

Why Elizabeth Moore opposes Leander Springs Project (Z-25-0195)

- It probably includes reasons the Zoning Commission & City Council voted it down last year
- Note: I would be there in person but am not physically able

1. **Water & Nature Safety:** The proposed 4-acre lagoon will be coated with polymers to prevent evaporation. These “harmless” chemicals have been shown to have negative effects on plants and animals who consume them long-term. That means every plant, tree, tadpole, turtle and deer along Brushy Creek will be affected because they will be forced to consume this polluted water in perpetuity if the lagoon is approved. (They’re notoriously difficult, if not impossible, for wastewater plants to remove even if that water got treated.)

Recent hard rains have eroded plants, trees and earth from our property’s tiny segment of the creek. Pollutant-weakened plants and trees will not hold against future erosion, especially once the City’s doubling of Brushy Creek’s flow goes into effect. The City’s proposed Hike & Bike Trail could eventually be along a wasteland.

2. **Water Preservation:** Creating another 4 acres of water under the blazing sun makes no sense. Horizon Lake is already next door. Recent rains notwithstanding, there are too many people for too little water in Leander. I suspect future Leander residents would regard any vote for this lagoon with appalled astonishment.

The polymers will not prevent evaporation. They work on still surfaces. The swimming and other planned “lagoon” activities, plus weather itself, will inevitably churn that water.

3. **The Developers’ Untrustworthiness:** Last year’s City Council meeting (I think you and watch the video) revealed who these developers are and how difficult they will be (are!) for the City to work with and trust. They were:
 - a. **Unable to stay within a time budget** – They gave us a real-time display of how they’ll do with deadlines, which is to blow past them without awareness
 - b. **Unable to listen** – They were repeatedly given clear direction and boundaries by the Chair and every person in their presentation had to be instructed anew
 - c. **Unable to respect the locals** – Each presenter’s self-focused content and attempts at folksy charm suggested that they thought Leander was some hick town whose citizens would be dazzled by their tacky tropical resort plan. Their “scientist” even disingenuously and repeatedly claimed that polymers were not chemicals!
 - d. **Strangely inconsistent** – they talked about the millions of dollars they’ve spent and yet they had almost nothing to show for it. It’s now taken yet another year for them to make minor adjustments to their plan. Where’s all this money going?
4. **The Congestion at an Overloaded Intersection and Road:** 2243 is already so busy and it’s only going to increase as Raider Way goes through. Adding a “destination spot” at that particular intersection would just worsen it. That means increased noise, accident risk, etc.
5. **The City’s Own Future Use Plan:** The City planned for that area to be single family homes. Keep it that way, please. Last year P&Z voted it down. I was there. I recently learned P&Z changed its mind this year. I hope you will change it back!

First Name	City	My agenda item or case number:	My position on the above agenda item or case	I only want my written comments added to the meeting record.	My written comments
Mike Graves 127 Windemere W	Leander, TX	Z-25-0195	AGAINST	Yes	Please do not approve this Lagoon development. This development will cause pollution and damage to the creek ecosystem. There are plenty of options for development that do not damage the environment as much or mess with our water. Thanks.
Karen Burns 29 Fair Oaks St.	Leander, TX	Z-25-0195	AGAINST	Yes	As a resident in Leander Texas that lives along Brushy Creek, I oppose the lagoon project as not only will it create more pollution to the creek region due to the polymers used for the lagoon coating, it will create more strain on our water system. We have been in a drought for many years and though we have had rain recently, it is still a very tenuous situation.
Dianne Hess 1006 Overlook Bend	Leander, TX	Z-25-0195	AGAINST	Yes	Our neighborhood has been adversely affected by traffic ever since Hidden Trail was opened as a pass-through from the 183A frontage road to Horizon Park. We are concerned that this development would open us up to even more traffic.
Clifford Hall 604 Scenic Path	Leander, TX	Z-25-0195	AGAINST	Yes	I am against this item unless the city and developer do the following 2 actions, (1) Connect "Covewind Bend" street to "Horizon Lake" development to divert traffic away for heavily travelled Leander Crossing and Overlook Estates, and (2) Do Not use the water lines in Overlook, our water pressure even after city review is still below 50psi and as low as 35PSI in some mornings of high use.
Mark Elland 609 Scenic Path	Leander, TX	Z-25-0195	AGAINST	Yes	While this project has the potential to be very good for the city of Leander the city and/or developer hasn't provided specific information about how the project will impact the water pressure in my neighborhood (Overlook Estates) and traffic through the neighborhood and on Horizon Park.
Karen Robertson 610 Scenic Path	Leander, TX	Z-25-0195	AGAINST	Yes	I live on Scenic Path and have noticed an increase in traffic as more people seem to be using our neighborhood as a cut through from Horizon Park to 183A. I'm very concerned this project will have a serious impact on traffic through our small neighborhood.
Patrick Robertson 610 Scenic Path	Leander, TX	Z-25-0195	AGAINST	Yes	In addition to the traffic and water pressure concern I'm also concerned about the additional noise from events at the Lagoon. We already have to deal with noise from 183A and the police department shooting range. I don't want one more noise event to deal with.
Susan Rix 1004 Overlook Bend	Leander	Z-25-0195	AGAINST	Yes	Thus far I've only heard broad speculative explanations about how water usage and the impact on water pressure will be addressed and how traffic will be routed and managed around the neighborhoods.
David Anderson 16717 Spotted Eagle Dr.	Leander, TX	Z-25-0195	AGAINST	Yes	I can't support moving forward with this project until the city and developer can specifically address these issues with assurances for the surrounding neighborhoods.