



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, September 10, 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

The meeting will also be live-streamed at the following link: <https://www.leandertx.gov/video>.

REGULAR MEETING

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the September 3, 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.]

CONSENT AGENDA: ACTION

6. Approval of the minutes for meeting held on August 13, 2026.
7. Approval of the extension of the application expiration for Subdivision Case PICP-24-0140 Messina Commercial; on three (3) parcels of land 5.7348 acres ± in size; more particularly described by Williamson Central Appraisal District Parcels R616531, R616532, and R032239 generally located northeast of the intersection of 183A Toll Road and Huddleston Road, Leander, Williamson County, Texas.
8. Approval of the extension of the application expiration for Subdivision Case PICP-25-0202 Palmera Bluff Section 9; on one (1) parcel of land 8.094 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R032200, generally located at the western terminus of San Gabriel Parkway, Leander, Williamson County, Texas.
9. Approval of the extension of the application expiration for Subdivision Case FP-25-0230 Palmera Bluff Section 9; on one (1) parcel of land 8.094 acres ± in size; more particularly described by Williamson

Central Appraisal District Parcel R032200, generally located at the western terminus of San Gabriel Parkway, Leander, Williamson County, Texas.

10. Approval of the extension of the application expiration for Site Development Case SD-25-0301 Palmera Bluff Section 9; on one (1) parcel of land 8.094 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R032200, generally located at the western terminus of San Gabriel Parkway, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

11. Conduct a Public Hearing regarding Special Use Case Z-26-0240 to consider action on the 75 Oaks Special Use Permit (SUP) to allow for the addition of the following accessory uses to the primary residential use: agricultural, educational, and neighborhood farm uses that include the sale of goods as part of a farm store on one (1) parcel of land 2.39 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R036588; and more commonly known as 1507 Horizon Park Boulevard, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Special Use Case Z-26-0240 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action

REGULAR AGENDA

12. Discuss and consider action regarding a Heritage Tree Removal request associated with Subdivision Case PP-26-0084 for the removal of one (1) Heritage Tree as part of the Sullivan Tract Preliminary Plat on one (1) parcel of land 11.288 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R022921; and generally located to the west of the intersection of Bagdad Road and Oak Creek Road, Leander, Williamson County, Texas.
13. Discuss and consider action regarding Tree Removal Case TRP-26-0057 regarding the removal of multiple Significant Trees and one (1) Heritage Tree associated with Subdivision Case PICP-26-0294 Wildspring Phase 3 Subdivision, generally located northwest of the intersection of CR 175 and CR 177, Leander, Williamson County, Texas.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Discussion
 - d. Consider Action
14. Discuss and consider action regarding Tree Removal Case TRP-26-0059 regarding the removal of four (4) Significant Trees and two (2) Heritage Trees associated with Site Development Case SD-26-0446 Crossroads Site Development, generally located south of Hero Way West, approximately 400 feet west of Bagdad Road, Leander, Williamson County, Texas.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Discussion
 - d. Consider Action
15. Discuss and consider action regarding Tree Removal Case TRP-26-0060 regarding the removal of a Heritage Tree associated Building Permit BLDR-26-11313 for the single-family house located at 1717 Garlock Drive, Leander, Williamson County, Texas.

- a. Staff Presentation
- b. Applicant Presentation
- c. Discussion
- d. Consider Action

16. Adjournment

CERTIFICATION

The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 3rd day of September 2026 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

A handwritten signature in black ink, reading "Veronica Tovar". The signature is written in a cursive, flowing style. The first name "Veronica" is written in a larger, more prominent script, and the last name "Tovar" is written in a smaller, more compact script. The signature is positioned above a horizontal line.

Veronica Tovar, Secretary