



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

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

August 11, 2022 at 7:00 PM



Place 1 – Donnie Mahan, *Vice Chair*
Place 2 – John Cosgrove, *Chair*
Place 3 – Ron May
Place 4 – Deirdre Moss

Place 5 – Gary Hampton, Jr.
Place 6 – Laura Lantrip
Place 7 – Rick Carpenter

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

1. Call to Order at 7:00 p.m.
2. Roll Call all Commissioners were present except Chair Cosgrove.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the August 4, 2022 meeting
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case 22-SFP-004 regarding Hero Way Substation Final Plat on one parcel of land approximately 5.01 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032155; generally located south side of Hero Way east of Lakeline Blvd., Leander, Williamson County, Texas.
7. Approval of Minutes.

Motion made by Commissioner May to approve the consent agenda items 6 and 7, seconded by Commissioner Lantrip.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing and consider action regarding Subdivision Case 22-SFP-005 and Variance Case 22-VA-004 to consider the approval of the King Subdivision Short Form Final Plat and associated variances to Article III, Section 45 (b)(10)) and Article IV, Section 61 of the Subdivision Ordinance and Article VI, Section 8 (b)(1) of the Composite Zoning Ordinance on two parcels of land approximately 5.862 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R599426 and R032242; and more commonly known as 1020 and 1030 CR 267, Leander, Williamson County, Texas.

- Discuss and consider action on Subdivision Case 22-SFP-005 and 22-VA-004 as described above.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Ron May to approve the Short Form Plat and Variance with staff conditions.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

6 - 0 Passed

9. Conduct a Public Hearing regarding Subdivision Case 21-CP-019 to adopt the Cypress Meadows Concept Plan on one parcel of land approximately 44.1 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R403528; generally located south of Hernandos Loop and west of US 183, Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case 21-CP-019 as described above.

Darry L Darnwell, Rosemarie Miller, Edna Staudt, Matt Rifley, Charles Wright, Lyle Johnson, Shawn Hrabal, Ed Kelly, Susan Manry, Nancy Guelker, Jennifer Hrabal, Cordelia Lovelady, Aleksy Keaton spoke against.

Peter Jelito, Joe Gillum, Annette Sponseller had concerns.

Matt Rifley spoke in favor but had concerns.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Ron May to approve the concept plan.

AYE: Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

NAY: Commissioner Deirdre Moss

5 - 1 Passed

10. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-007 to amend the current zoning of Interim SFR-1-B (Single-Family Rural), Interim SFS-2-B (Single-Family Suburban), LO-1-A (Local Office), and LC-2-C (Local Commercial) to adopt the Enclave at Crystal Falls PUD (Planned Unit Development) with a base zoning district of TF-2-A (Two-Family) and GC-2-A (General Commercial) on four parcels of land approximately 19.534 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R559253, R031342, R031345, and R031341; and more commonly known as 10949, 10959, 10965, and 10981 E. Crystal Falls Pkwy, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-007 as described above.

Karen Burns was for but had concerns.

Lenae Rowland was for but had concerns. Their comments were read into the record.

Motion made by Commissioner Rick Carpenter, seconded by Commissioner Laura Lantrip to approve the zoning request with the condition that the first phase shall include 4,000 square feet of commercial instead of 2,000 square feet.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

6 - 0 Passed

11. Conduct a Public Hearing regarding Zoning Case 22-Z-016 to amend the current zoning of LC-2-B (Local Commercial) to adopt the Sauterne Center PUD (Planned Unit Development) with the base zoning of LC-2-A (Local Commercial) and TF-2-A (Two-Family) on three parcels of land approximately 5.954 acres ± in size, more particularly described by Travis Central Appraisal District Parcel 353977 and Williamson County Central Appraisal District Parcel R514310 and R514309; and generally located to the southwest of the intersection of Sauterne Drive and N Lakeline Blvd on the west side of N Lakeline Blvd, Leander, Williamson and Travis Counties, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-016 as described above.

Motion made by Commissioner Gary Hampton, Jr., seconded by Commissioner Rick Carpenter to approve with the condition that the density is reduced to 10 units per acre.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr.

NAY: Commissioner Ron May, Vice Chair Donnie Mahan

4 - 2 Passed

REGULAR AGENDA

12. Discuss and consider action regarding Zoning Case 22-Z-020 to amend the Tylerville Tract PUD (Planned Unit Development) by adopting the Sodalís Minor PUD with the base zoning district of LC-2-A (Local Commercial) on one parcel of land approximately 4.995 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R539851; and generally located to the northwest of the intersection of W Broade St and W San Gabriel Pkwy, Leander, Williamson County, Texas.

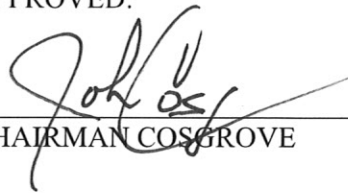
Motion made by Commissioner Ron May, seconded by Commissioner Laura Lantrip to approve the zoning request.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

6 - 0 Passed

13. Adjournment at 8:47 p.m.

APPROVED:



CHAIRMAN COSGROVE

ATTEST:



ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY