



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

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

July 28, 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 for Chair Cosgrove and Commissioner Carpenter.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the July 21, 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 21-SFP-015 regarding Valps Subdivision Short Form Final Plat on one parcel of land approximately 7.20 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R054292; generally located northwest of the intersection of Ronald Reagan Blvd. and FM 2243, Leander, Williamson County, Texas.
7. Re-approval of Subdivision Case 20-FP-021 regarding Lively Tract Ph 3 Final Plat on one parcel of land approximately 38.428 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R544675; generally located to the south of the intersection SH 29 and Lively Ranch Road and specifically to the south of River Place Ln and Deer Lake Lane, Leander, Williamson County, Texas.

8. Approval of Minutes.

Motion made by Commissioner May to approve the consent agenda items 6 through 8, seconded by Commissioner Hampton Jr.

4 - 0 Passed

PUBLIC HEARING: ACTION

9. Conduct a Public Hearing regarding Subdivision Case 21-CP-016 to adopt the South 40 Major Roadways Concept Plan and Subdivision Case 21-PP-020 to adopt the South 40 Major Roadways Preliminary Plat on two parcels of land approximately 20.20 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031721 and R321825; generally located west of the intersection of US 183 and Heritage Grove Road, Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Cases 21-CP-016 and 21-PP-020 as described above.

Brian Smith had concerns.

Motion made by Commissioner Gary Hampton, Jr., seconded by Commissioner Laura Lantrip to approve the concept Plan.

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

5 - 0 Passed

10. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-020 to amend the Tylerville Tract PUD (Planned Unit Development) by adopting the Sodalis Minor PUD with the base zoning district of LC-2-A (Local Commercial) on one parcel of land approximately 4.995 acres $\pm$ 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.

- Discuss and consider action regarding Zoning Case 22-Z-020 as described above.

Frank Stiles spoke for the item but had concerns about the public outreach.

Motion made by Commissioner Ron May, seconded by Commissioner Deirdre Moss to postpone the zoning case until August 11, 2022 P & Z meeting so the HOA's can be notified.

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

5 - 0 Passed

11. Conduct a Public Hearing regarding Subdivision Case 22-CP-004 to adopt the Gabriel's Horn Development Concept Plan on four parcels of land approximately 17.82 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R022218, R500872, R500871, and R473804; generally located at the north west corner of Ronald Reagan Blvd. and Gabriel's Horn Rd., Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case 22-CP-004 as described above.

Bhavani Yella and David Johnson spoke for this item but had concerns.

Motion made by Commissioner Laura Lantrip, seconded by Commissioner Deirdre Moss to approve the concept plan.

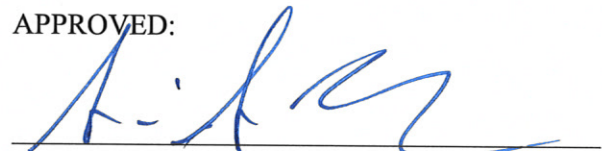
AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

5 - 0 Passed

REGULAR AGENDA

12. Adjournment at 7:35 p.m.

APPROVED:


CHAIRMAN COSGROVE
Vice Chair Mahan

ATTEST:


ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY