



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

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

July 14, 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 Commissioner Moss, Commissioner Hampton Jr. and Commissioner Lantrip.

3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the July 7, 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. Re-approval of Subdivision Case 20-TOD-FP-033 regarding The Cottages at San Gabriel Final Plat on one parcel of land approximately 13.8709 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R576406; generally located east of 183A Toll Rd. and north of Huddleston Rd., Leander, Williamson County, Texas.

7. Approval of Subdivision Case 21-FP-007 regarding Bluffview Ph 3 Final Plat on two parcels of land approximately 40.266 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District R031231 and R339021; generally located to the southeast of the intersection Ronald W Reagan Blvd and Bradley Ranch Road, Leander, Williamson County, Texas.

8. Approval of Subdivision Case 21-SFP-013 regarding The Square at Crystal Falls Short Form Final Plat on two parcels of land approximately 2.768 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R332046 and R083628; more commonly known as 1900 and 1902 S. Bagdad Road, Leander, Williamson County, Texas.

9. Approval of Minutes.

A motion made by Commissioner May to approve the consent agenda items 6 through 9, seconded by Commissioner Carpenter.

4 - 0 Passed

PUBLIC HEARING: ACTION

10. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case 22-CPA-003 to amend Transportation Master Plan to change the classification of CR 267 between Kauffman Loop and Bar W Ranch Blvd from an arterial class roadway to a collector class roadway, Leander, Williamson County, Texas.

- Discuss and consider action regarding Comprehensive Plan Case 22-CPA-003 as described above.

Phil King spoke for.

Geoff Guerrero spoke against.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Rick Carpenter to recommend approval of the Comprehensive Plan Amendment.

AYE: Chair John Cosgrove, Commissioner Rick Carpenter, Commissioner Ron May, Vice Chair Donnie Mahan

4 - 0 Passed

11. Conduct a Public Hearing regarding Subdivision Case 22-CP-003 to adopt the Borho aka Barksdale Concept Plan on one parcel of land approximately 44 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031542; generally located north on Journey Parkway, Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case 22-CP-003 as described above.

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

AYE: Chair John Cosgrove, Commissioner Rick Carpenter, Commissioner Ron May, Vice Chair Donnie Mahan

4 - 0 Passed

12. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case 21-CPA-009 to amend the Comprehensive Plan land use category from Multi-Use Corridor to Neighborhood Residential and to amend Transportation Master Plan to change the classification of Live Oak Road to a local street and consider action regarding Zoning Case 21-Z-030 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFR-2-B (Single-Family Rural) and LO-2-B (Local Office) on nine parcels of land approximately 308.288 acres $\pm$ in size, more particularly described

by Williamson Central Appraisal District Parcels R356046, R473837, R022920-R022923, R473838, R473839, and R022941; and generally located to the west of the intersection of Oak Creek Road and N Bagdad Road, Leander, Williamson County, Texas.

- Discuss and consider action regarding Comprehensive Plan Case 21-CPA-009
- Discuss and consider action regarding Zoning Case 21-Z-030 as described above

Motion made by Commissioner Rick Carpenter, seconded by Vice Chair Donnie Mahan to approve the Comprehensive Plan Amendment and Zoning case.

AYE: Chair John Cosgrove, Commissioner Rick Carpenter, Vice Chair Donnie Mahan

NAY: Commissioner Ron May

3 - 1 Passed

REGULAR AGENDA

13. Discuss and consider action on Tree Removal Case 22-TRP-003 regarding removal of Significant Trees associated with the Maple Ranch Apartment Site Development Project generally located at the southwest corner of Ronald Reagan Boulevard and Palmera Ridge Boulevard, Leander, Williamson County, Texas.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Rick Carpenter to approve the tree removal request associated with the Maple Ranch Apartments.

AYE: Chair John Cosgrove, Commissioner Rick Carpenter, Commissioner Ron May, Vice Chair Donnie Mahan

4 - 0 Passed

14. Discuss and consider action on Tree Removal Case 22-CIP-TRP-004 regarding removal of Significant and Heritage Trees associated with the eastward expansion of San Gabriel Parkway from Palmera Bluff subdivision to the intersection of Ronald Reagan Boulevard generally located north of Palmera Ridge Section 9 and runs southwest of the intersection of Ronald Reagan Boulevard and current CR 274, Leander, Williamson County, Texas.

Motion made by Commissioner Ron May, seconded by Commissioner Rick Carpenter to approve the tree removal request of associated with the eastward expansion of San Gabriel Parkway and Palmera Bluff subdivision.

AYE: Chair John Cosgrove, Commissioner Rick Carpenter, Commissioner Ron May, Vice Chair Donnie Mahan

4 - 0 Passed

15. Discuss and consider action regarding Ordinance Case 22-OR-002 to amend the Composite Zoning Ordinance to adopt amendments to the landscape ordinance requirements to promote water conservation, and to provide for related matters; Williamson & Travis Counties, Texas.

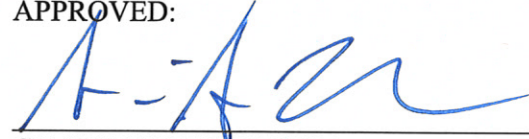
Motion made by Commissioner Ron May, seconded by Commissioner Rick Carpenter to recommend approval of the ordinance.

AYE: Chair John Cosgrove, Commissioner Rick Carpenter, Commissioner Ron May, Vice
Chair Donnie Mahan

4 - 0 Passed

16. Adjournment at 7:44 p.m.

APPROVED:

A handwritten signature in blue ink, appearing to read "A-A-M", written over a horizontal line.

~~CHAIRMAN COSGROVE~~

Vice Chair Mahan

ATTEST:

A handwritten signature in blue ink, appearing to read "Ellen Coufal", written over a horizontal line.

ELLEN COUFAL

PLANNING & ZONING COMMISSION SECRETARY