



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

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

June 8, 2023 at 6:00 PM



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

Place 5 – James Oliver
Place 6 – Laura Lantrip, *Vice-Chair*
Place 7 – Rick Carpenter

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

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the June 1, 2023 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 PP-22-0023 regarding Cypress Meadows Preliminary Plat 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 west of S US 183 and Hernandos Loop, Leander, Williamson County, Texas.
7. Approval of Subdivision Case FP-21-0022 regarding Hawkes Landing North Phase 2 Final Plat on one parcel of land approximately 66.174 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R616492; generally located north of the intersection of Landing Ln and Mariann Dr and west of North Bagdad Rd, Leander, Williamson County, Texas.
8. Approval of Subdivision Case FP-22-0031 regarding Travisso Phase 4, Section 6B Final Plat on one parcel of land approximately 46.899 acres $\pm$ in size, more particularly described by Travis County Central Appraisal District Parcel 353024; generally located north of Travisso Parkway and west of Da Vinci Trail, Leander, Travis County, Texas.

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

9. Approval of Minutes.

PUBLIC HEARING: ACTION

10. Conduct a Public Hearing and consider action regarding Zoning Case Z-22-0050 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Speaking Rock PUD (Planned Unit Development) with base zoning district of SFE-2-A (Single-Family Estate) on one parcel of land approximately 10.7563 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcel 513825; and more commonly known as 1601 Speaking Rock, Leander, Travis County, Texas.
- Discuss and consider action regarding Zoning Case Z-22-0050 as described above.
- a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action

REGULAR AGENDA

11. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 55 1.001 et seq. At any time during the meeting the Planning & Zoning Commission reserves the right to adjourn into Executive Session on any of the above posted agenda items in accordance with the Sections 55 1.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 55 1.073 [prospective gift to city], 55 1.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. 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 City Council of the City of Leander, Texas. was posted on the bulletin board at City Hall in Leander. Texas on the 2nd day of June 2023 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Veronica Tovar
Planning Coordinator



EXECUTIVE SUMMARY
06/08/2023

AGENDA SUBJECT:

Approval of Subdivision Case PP-22-0023 regarding Cypress Meadows Preliminary Plat 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 west of S US 183 and Hernandos Loop, Leander, Williamson County, Texas.

BACKGROUND:

This request is the second step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the preliminary plat satisfies the applicable regulations without requesting any variances.

HISTORY/TIMELINE:

08/18/2022 – Cypress Meadow Concept Plan Approved

APPLICANT/AGENT:

Kimley-Horn (William Buzzelli P.E) on behalf of MMK Ventures LLC (Saeed Minhas).

RECOMMENDATION:

This preliminary plat includes 92 single-family lots, 1 commercial lot, 2 drainage and parkland lots, 2 detention lots and 2 utility lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the preliminary plat.

PRESENTER:

Michael Chenausky AICP, Senior Planner

Attachments

1. Preliminary Plat



EXECUTIVE SUMMARY
06/08/2023

AGENDA SUBJECT:

Approval of Subdivision Case FP-21-0022 regarding Hawkes Landing North Phase 2 Final Plat on one parcel of land approximately 66.174 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R616492; generally located north of the intersection of Landing Ln and Mariann Dr and west of North Bagdad Rd, Leander, Williamson County, Texas.

BACKGROUND:

This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.

HISTORY/TIMELINE:

08/06/2020 – Zoning Approved
12/03/2020 – Concept Plan Approved
06/17/2021 – Preliminary Plat Approved

APPLICANT/AGENT:

Pape-Dawson Engineers, Inc (Michael Fisher) on behalf of Gehan Homes, LTD (Chris Lynch).

RECOMMENDATION:

This final plat includes 130 residential lots and 4 drainage easement lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following conditions.

1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.

PRESENTER:

Merrily Van Leuven, Assistant Planner

Attachments

1. Final Plat
2. Location Exhibit



EXECUTIVE SUMMARY
06/08/2023

AGENDA SUBJECT:

Approval of Subdivision Case FP-22-0031 regarding Travisso Phase 4, Section 6B Final Plat on one parcel of land approximately 46.899 acres $\pm$ in size, more particularly described by Travis County Central Appraisal District Parcel 353024; generally located north of Travisso Parkway and west of Da Vinci Trail, Leander, Travis County, Texas.

BACKGROUND:

This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.

HISTORY/TIMELINE:

10/08/2020 – Preliminary Plat Approved

APPLICANT/AGENT:

Pape-Dawson (Aimee Chavez) on behalf of Travisso, LTD (Mark Berman).

RECOMMENDATION:

This final plat includes 121 residential lots, 2 parkland/drainage lots, and 3 detention/water quality lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following conditions.

1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.

ORDER OF EVENTS:

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

PRESENTER:

Jason Pho, Assistant Planner

Attachments

1. Final Plat



EXECUTIVE SUMMARY
06/08/2023

AGENDA SUBJECT:

Approval of Minutes.

BACKGROUND:

Draft P & Z meeting on May 25, 2023 minutes attached

RECOMMENDATION:

Approval of May 25, 2023 minutes

PRESENTER:

Attachments

Draft 5/25/2023 P & Z Minutes



EXECUTIVE SUMMARY
06/08/2023

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case Z-22-0050 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Speaking Rock PUD (Planned Unit Development) with base zoning district of SFE-2-A (Single-Family Estate) on one parcel of land approximately 10.7563 acres ± in size, more particularly described by Travis Central Appraisal District Parcel 513825; and more commonly known as 1601 Speaking Rock, Leander, Travis County, Texas.

- Discuss and consider action regarding Zoning Case Z-22-0050 as described above.

BACKGROUND:

This request is the first step in the zoning process.

APPLICANT/AGENT:

Rao's Consulting Engineers (Rao Vasamsetti) on behalf of Speaking Rock Ventures, LLC.

RECOMMENDATION:

Staff recommend approval of the request.

ORDER OF EVENTS:

- a. Staff Presentation
- b. Applicant Presentation
- c. Open Public Hearing
- d. Close Public Hearing
- e. Discussion
- f. Consider Action

PRESENTER:

Justin Hunt, Planner

Attachments

1. Planning Analysis
2. Current Zoning Map
3. Future Land Use Map
4. Public Notification Map
5. Proposed Zoning Map
6. Aerial Map
7. PUD Notes and Conceptual Site Layout & Land Use Plan
8. Letter of Intent
9. Neighborhood Outreach Report