



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

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

May 11, 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 at 6:00 p.m.
2. Roll Call.
All commissioners present except Vice-Chair Laura Lantrip and Commissioner Deirdre Moss.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the May 4, 2023 meeting
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
No one wished to speak.

CONSENT AGENDA: ACTION

6. Approval of Minutes.

Motion made by Commissioner Ron May to approve the P & Z minutes, seconded by Commissioner James Oliver.

5-0 Pass

PUBLIC HEARING: ACTION

7. Conduct a Public Hearing regarding Subdivision Case CP-23-0020 to adopt the Lone Star Landing Concept Plan on one parcel of land approximately 37.01 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031560; generally located north of the intersection of CR 177 and Valley View Dr., Leander, Williamson County, Texas.
- Discuss and consider action regarding Subdivision Case CP-23-0020 as described above.

*** POSTPONED DUE TO POSTING ERROR***

8. Conduct a Public Hearing regarding Special Use Case Z-22-0043 to consider action on the Shady Brew Garden Special Use Permit to allow for a Food Truck Park including minor waivers to the Composite Zoning Ordinance on one parcel of land approximately 0.9373 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R035579; and addressed as 303 W. Broade St., Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case Z-22-0043 as described above.

Motion made by Commissioner John Cosgrove, seconded by Commissioner James Oliver to approve the zoning request.

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

5 - 0 Passed

9. Conduct a Public Hearing and consider action on Subdivision Case SFP-22-0014 and Variance Case VA-22-0006 to approve the Roundmountain Oaks lot 37 Short Form Final Plat and Variance on one parcel of land approximately 3.012 acres ± in size, more particularly described by Travis Central Appraisal District Parcel 354818; more commonly known as 15000 Faubion Trl., Travis County, Texas.

- Discuss and consider action on Subdivision Case SFP-22-0014 and Variance Case VA-22-0006 as described above.

Motion made by Commissioner James Oliver, seconded by Commissioner Ron May to approve the Variance request.

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

5 - 0 Passed

10. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case CPA-23-0006 to amend the Comprehensive Plan to update the Transportation Master Plan to change Nameless Road to a collector roadway north of the future extension Travisso Parkway to Round Mountain Dr; change CR 267 to a four lane arterial between Equine Road to Kauffman Loop; change Crystal Falls Parkway to a six lane arterial roadway between Ronald W Reagan Blvd and CR 175; add CR 264 as a collector roadway; add Stamp Iron Avenue as a collector roadway; Leander, Williamson and Travis Counties, Texas.
- Discuss and consider action regarding Comprehensive Plan Case CPA-23-0006 as described above.

Mark Snyder spoke requesting more information.

Motion made by Commissioner Ron May, seconded by Commissioner James Oliver to approve the Comprehensive Plan Amendment.

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

5 - 0 Passed

11. Conduct a Public Hearing and consider action regarding Ordinance Case OR-23-0003 to amend the Subdivision Ordinance to clarify the adoption date and definition of the Transportation Criteria Manual, update the Preliminary Plat requirements, update the requirements for Water Utility Improvements and Wastewater Utility Improvements; and to provide for related matters; Williamson & Travis Counties, Texas.

- Discuss and consider action regarding Ordinance Case OR-23-0003 as described above.

Motion made by Commissioner John Cosgrove, seconded by Commissioner Rick Carpenter to approve the Ordinance Amendment.

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

5 - 0 Passed

12. Conduct a Public Hearing and consider action regarding Ordinance Case OR-23-0004 to amend the Composite Zoning Ordinance to clarify the adoption date and definition of the Transportation Criteria Manual; and to provide for related matters; Williamson & Travis Counties, Texas.

- Discuss and consider action regarding Ordinance Case OR-23-0004 as described above.

Motion made by Chair Donnie Mahan, seconded by Commissioner James Oliver to approve the Ordinance Amendment.

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

5 - 0 Passed

REGULAR AGENDA

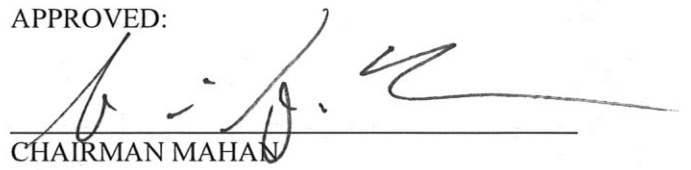
13. Discuss and consider action on the adoption of the Old Town Master Plan including the adoption of a future land use plan and map that provides guidance for appropriate land use regulations throughout Old Town, and an action plan for implementation.

Blayne Thompson spoke regarding concerns about Broade St. parking and sidewalks.

The Planning & Zoning Commission had a positive discussion regarding the Old Town Master Plan. No action was taken during the May 11 meeting.

14. Adjournment at 6:57 p.m.

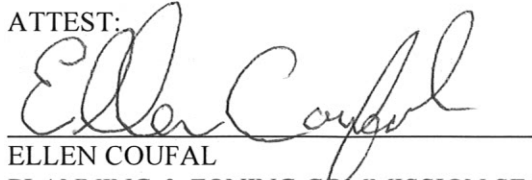
APPROVED:



A handwritten signature in black ink, appearing to read 'B. J. Mahan', is written over a horizontal line.

CHAIRMAN MAHAN

ATTEST:



A handwritten signature in black ink, appearing to read 'Ellen Coufal', is written over a horizontal line.

ELLEN COUFAL

PLANNING & ZONING COMMISSION SECRETARY