



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

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

April 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 Commissioner Hampton Jr.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the April 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. Reapproval of Subdivision Case 21-FP-011 regarding Bar W Ranch W Phase 6 Final Plat on four parcels of land approximately 30.374 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R619969, R523943, R590400, and R542848; generally located south east of Bobtail Pass and Jay Bird Ln., Leander, Williamson County, Texas.
7. Approval of Subdivision Case 21-FP-031 regarding Palmera Ridge Sec 12 Final Plat on one parcel of land approximately 8.26 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R473797; generally located to the southwest corner of Palmera Ridge Blvd and Ronald W Reagan Blvd, Leander, Williamson County, Texas.

8. Approval of Minutes.

Motion made by Commissioner May and seconded by Commissioner Carpenter to approve the consent agenda items 6 through 8.

Vote 6 to 0

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| <b>PUBLIC HEARING: ACTION</b> |
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9. Discuss and consider action regarding Comprehensive Plan Amendment Case 22-CPA-002 to amend the Transportation Master Plan to reclassify Live Oak Rd from a Residential Collector to Residential Street generally located west of Live Oak Rd and the future extension of Lakeline Blvd, Leander, Williamson and Travis Counties, Texas.

- Discuss and consider action regarding Comprehensive Plan Amendment Case 22-CPA-002 as described above.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Deirdre Moss to approve the amendment to the Comprehensive Plan Amendment.

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

**6 - 0 Passed**

10. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-008 to amend the current zoning of Interim SFS-2-B (Single-Family Suburban) to GC-3-C (General Commercial) on one parcel of land approximately 2.3 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032240; and more commonly known as 50 High Gabriel East, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-008 as described above.

Motion made by Commissioner Ron May, seconded by Commissioner Deirdre Moss to approve the zoning case.

AYE: Chair John Cosgrove, Commissioner Deirdre Moss, Commissioner Ron May  
NAY: Commissioner Laura Lantrip, Commissioner Rick Carpenter, Vice Chair Donnie Mahan

**3 - 3 Failed**

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Laura Lantrip to postpone the zoning case to the May 12th meeting to allow staff time to review the Commission's concerns and discussion of options with the City Attorney.

AYE: Chair John Cosgrove, Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Ron May, Vice Chair Donnie Mahan

**6 - 0 Passed**

11. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-010 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to HC-4-D (Heavy Commercial) on one parcel of land approximately seven acres  $\pm$  in size, more particularly described by Williamson Central Appraisal District Parcel R620745; and approximately 1,200 feet south of the intersection of CR 269 and Hero Way on the south side of Hero Way, Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case 22-Z-010 as described above.

Motion made by Commissioner Laura Lantrip, seconded by Commissioner Rick Carpenter to approve the zoning case.

AYE: Chair John Cosgrove, Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Ron May, Vice Chair Donnie Mahan

**6 - 0 Passed**

12. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-013 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the 805 S. Bagdad PUD (Planned Unit Development) with the base zoning district of GC-2-A (General Commercial) on one parcel of land approximately 2.26 acres  $\pm$  in size, more particularly described by Williamson Central Appraisal District Parcel R035153; and legally described as Lots 2 & 3, Block B of the Falcon Oaks Sec 1 Subdivision, Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case 22-Z-013 as described above.

Bernadette Marez spoke of concerns.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Rick Carpenter to postpone the zoning case to the May 12th meeting to allow staff time to review the Commission's concerns and update the PUD Notes.

AYE: Chair John Cosgrove, Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Ron May, Vice Chair Donnie Mahan

**6 - 0 Passed**

## REGULAR AGENDA

13. Discuss and consider action regarding the Roadway Impact Fee study maximum impact fee and provide comments to council regarding the roadway impact fee ordinance.

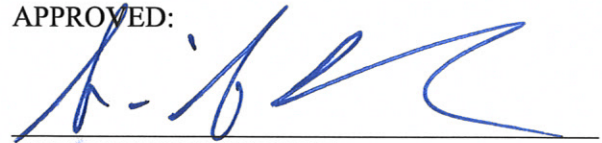
Motion made by Commissioner Rick Carpenter, seconded by Vice Chair Donnie Mahan to set the collection rate for the following amounts: 50% of the maximum and Non-Residential - 10% of the maximum for 2 years, 15% thereafter until study update required and to recommend setting the effective date of the ordinance one year after ordinance adoption exempting all properties with a final plat, approved TIA, or development agreement at adoption date of ordinance for Roadway Impact Fees.

AYE: Chair John Cosgrove, Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Ron May, Vice Chair Donnie Mahan

**6 - 0 Passed**

14. Adjournment at 8:37 p.m.

APPROVED:

A handwritten signature in blue ink, appearing to be 'K. J. Cosgrove', written over a horizontal line.

~~CHAIRMAN COSGROVE~~

Vice Chair Mahan

ATTEST:

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

ELLEN COUFAL

PLANNING & ZONING COMMISSION SECRETARY