



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

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

April 13, 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 present except Commissioner John Cosgrove.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the April 6, 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 Subdivision Case FP-21-0027 regarding Bar W Ranch W Phase 7 Final Plat on seven parcels of land approximately 53.236 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R619954, R619953, R619974, R032261, R032261, R539741, and R539743; generally located north west of Stamp Iron Ave. and Ronald W. Reagan Blvd., Leander, Williamson County, Texas.
7. Approval of Subdivision Case SFP-22-0011 regarding Quiktrip #4160 Short Form Final Plat on one parcel of land approximately 1.89 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R491080; generally located to the east of the intersection of Kauffman Loop and State Highway 29, Leander, Williamson County, Texas.

8. Approval of Minutes.

Motion made by Commissioner Rick Carpenter to approve the Consent Agenda Items 6-8, seconded by Commissioner Ron May.

6-0

PUBLIC HEARING: ACTION

9. Conduct a Public Hearing regarding Subdivision Case CP-22-0014 to adopt the Sullivan Tract Concept Plan on nine parcels of land approximately 308.288 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R022741, R022921, R022922, R356046, R473837, R022923, R473838, R473839, and R022920; generally located west of the intersection of N Bagdad Rd. and Oak Creek Rd., Leander, Williamson County, Texas.

These citizens spoke in person and were against:

Kristi France - 2216 Live Oak Rd
Richard Counts - 3412 Whitt Creek Trail
Boyd Henry - Co Rd 279
Crystal Escue - 3313 Whitt Park Path
Chrystal Pardue - 3312 Whitt Creek Trail

These citizens did not speak but wanted their position read into the record. Their position was against this item:

Keith Mitchel - 3201 Whitt Park Path
Rebecca Mitchel - 3201 White Park Path

These citizens submitted their comments via email and were read by the Commission. Their position was read into the record and their position was against this item:

Nicholas Rold - 2012 Live Oak Rd
Lance Dawes - 3205 Whitt Park Path

No one spoke in favor.

- Discuss and consider action regarding Subdivision Case CP-22-0014 as described above.

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

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

6 - 0 Passed

10. Conduct a Public Hearing regarding Subdivision Case CP-22-0016 and Variance Case VA-23-0010 to adopt the Shops at Bagdad Square Concept Plan, Preliminary Plat and Variance on one parcel of land approximately 4.672 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R519003; generally located north east of the intersection of S. Bagdad Rd. and Marsala Circle, Leander, Williamson County, Texas.

Jeffrey Smith at 600 CR 281 spoke against this item.

No one spoke in favor.

- Discuss and consider action regarding Subdivision Case CP-22-0016 and Variance Case VA-23-0010 as described above.

Motion made by Vice Chair Laura Lantrip, seconded by Commissioner Deirdre Moss to approve the Concept Plan and Variance.

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

6 - 0 Passed

11. Conduct a Public Hearing regarding Subdivision Case CP-22-0018 to adopt the Leander Independent School District Elementary No. 30 Concept Plan and Preliminary Plat on one parcel of land approximately 31.417 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R624045; generally located north west of the intersection of W. San Gabriel Pkwy and Frontenac St., Leander, Williamson County, Texas.

No one spoke for or against.

- Discuss and consider action regarding Subdivision Case CP-22-0018 as described above.

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

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

6 - 0 Passed

12. Conduct a Public Hearing and consider action regarding Zoning Case Z-22-0045 to amend the current zoning of GC-3-C (General Commercial) to adopt the Leander Collective Minor PUD (Planned Unit Development) with the base zoning district of GC-3-A (General Commercial) on one parcel of land approximately 2.97 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R606834 and R606835; and commonly known as 133 and 156 Collective Way, Leander, Williamson County, Texas.

No one spoke for or against.

- Discuss and consider action regarding Zoning Case Z-22-0045 as described above.

Motion made by Chair Donnie Mahan, seconded by Vice Chair Laura Lantrip to approve the Zoning request with the condition that the building height is limited to 65 feet.

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

6 - 0 Passed

0. Conduct a Public Hearing and consider action regarding Zoning Case Z-23-0059 to adopt the Northline PUD Amendment #2 (Planned Unit Development) to update VI Chapter 6, A, 14 and add Exhibit L to the Northline PUD on one parcel of land approximately 12.718 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R458187; and generally located to the southwest of the intersection of San Gabriel Pkwy and Main Street, Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case Z-23-0059 as described above.

WITHDRAWN BY APPLICANT

13. Conduct a Public Hearing regarding Zoning Case Z-23-0060 to amend the current zoning of SFR-1-B (Interim Single-Family Rural) to SFR-2-B (Single-Family Rural) on one parcel of land approximately 12.396 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R605507; located to the west of the intersection of CR 281 and N. Bagdad Road, Leander, Williamson County, Texas.

Deborah Kinnison at 500 CR 281 spoke against.
No one spoke in favor.

- Discuss and consider action regarding Zoning Case Z-23-0066 as described above.

Motion made by Commissioner Ron May, seconded by Vice Chair Laura Lantrip to approve the Zoning request.

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

6 - 0 Passed

REGULAR AGENDA

14. Discuss and consider action regarding Subdivision Case PP-22-0019 regarding Gabriel's Horn Preliminary Plat on 4 parcels of land approximately 17.82 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R473804, R500871, R500872, and R022218; generally located at the northwest corner of Ronald W Reagan Blvd and Gabriel's Horn Rd, Leander, Williamson County, Texas.

Motion made by Commissioner James Oliver, seconded by Commissioner Ron May to approve the Preliminary Plat.

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

6 - 0 Passed

15. Adjournment at 6:57 p.m.

APPROVED:



CHAIRMAN MAHAN

ATTEST:



ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY

From: PCR <leander-tx@municodeweb.com>
Sent: Wednesday, April 12, 2023 10:48 AM
To: Dara Crabtree <dcrabtree@leandertx.gov>
Subject: Public Comments Request

Caution: This is an external email. DO NOT access links or attachments unless you know the sender and contents are safe. When in doubt, please notify IT Department staff.

Submitted on Wednesday, April 12, 2023 - 10:47am Form: Public Comments Request Form ID: 15331 Submission ID: 138620 Submitted values are:

Full Name Nicholas Rold

Do you live within Leander city limits? Yes

Home Address 2012 Live Oak Rd.

Phone Number 2089124853

My comments apply to the following regular meeting: Planning and Zoning Commission

My comments apply to the following meeting date Thu, 04/13/2023

My agenda item or case number CP-22-0014

My position on the above agenda item or case number I am AGAINST this item.

I want to include comments at the meeting Yes. But I only want my written comments added to the meeting record.

My comments (optional)

I am highly concerned about the increased traffic on Live Oak Rd. west of CR279 that would result from approval of this subdivision. If a subdivision for this tract should be approved, it needs to include direct access to main roads without going through the Whitt Ranch subdivision.

I want to upload a file with this form No

The results of this submission may be viewed at: <https://www.leandertx.gov/node/15331/submission/138620>

Veronica Tovar

From: PCR <leander-tx@municodeweb.com>
Sent: Wednesday, April 12, 2023 11:15 AM
To: Dara Crabtree <dcrabtree@leandertx.gov>
Subject: Public Comments Request

Caution: This is an external email. DO NOT access links or attachments unless you know the sender and contents are safe. When in doubt, please notify IT Department staff.

Submitted on Wednesday, April 12, 2023 - 11:15am Form: Public Comments Request Form ID: 15331 Submission ID: 138621 Submitted values are:

Full Name Lance Dawes

Do you live within Leander city limits? Yes

Home Address 3205 Whitt Park Path

Phone Number 5128265737

My comments apply to the following regular meeting: City Council

My comments apply to the following meeting date Wed, 04/12/2023

My agenda item or case number CP-22-0014

My position on the above agenda item or case number I am AGAINST this item.

I want to include comments at the meeting Yes. But I only want my written comments added to the meeting record.

My comments (optional)

This is a horrible idea to make Live Oak at Bagdad whitt ranch entrance into an entrance for a new neighborhood. This is more or less a small private neighborhood. The residents who purchased lots and built homes in this neighborhood did so with the understanding that there would be minimal traffic because the neighborhood is only 75 or so 1 acre lots. A better idea would be for the developer to purchase land off of Bagdad on the north or south of went Ranch and create a separate entrance off of Bagdad

I want to upload a file with this form No

The results of this submission may be viewed at: <https://www.leandertx.gov/node/15331/submission/138621>