



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

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

March 24, 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 are present except Commissioner Moss and Commissioner Hampton.

3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the March 17, 2022.

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 20-FP-020 regarding Lost Woods Preserve Phase 3 Final Plat on two parcels of land approximately 25.592 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031570, R031574; generally located at the south west corner of Journey Pkwy and CR 175., Leander, Williamson County, Texas.

7. Approval of Subdivision Case 21-PP-016 regarding Urbana at Hero Way Preliminary Plat on seven parcels of land approximately 18.12 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R575954, R336502, R432892, R432893, R432891, R366161, and R032167; generally located south east of Hero Way West and N. Lakeline Blvd., Leander, Williamson County, Texas.

8. Approval of Minutes.

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

Vote 5 to 0

PUBLIC HEARING: ACTION

9. Conduct a Public Hearing regarding Special Use Case 22-SU-001 to allow for the temporary residential use of a travel trailer or recreational vehicle for use by an ill, convalescent or otherwise disabled friend or relative needing care from the occupant of the primary residence, or a friend or relative providing necessary care for an ill, convalescent or otherwise disabled occupant; on one parcel of land approximately 0.3856 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R036092; and more commonly known as 107 Bagdad Street, Leander, Williamson County, Texas.

- Discuss and consider action regarding Special Use Permit Case 22-SU-001 as described above.

Peggy Roberts spoke in favor.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Laura Lantrip to approve the special use permit with the condition that staff has the ability to grant extensions at the end of the term.

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

5 - 0 Passed

10. Conduct a Public Hearing and consider action regarding Zoning Case 22-TOD-Z-004 to amend the current zoning of SFU-2-B (Single-Family Urban), GC-3-C (General Commercial), and T4 Transect (General Urban Zone) to T5 Transect (Urban Center Zone) on twenty-one parcels of land approximately 6.652 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R036035–R036040, R036043–R036046, R036072, R036074, R036078–R036080, R036087–R036089, R036104, R036105, and R097401; and generally located on the east side of N Brushy Street between W Broade Street and W South Street, and located along Broade Street between Brushy Street and N West Drive, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-TOD-Z-004 as described above.

Peggy Roberts had questions on how it will affect her property.

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

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

5 - 0 Passed

11. Conduct a Public Hearing and consider action regarding Ordinance Case 22-OR-001 to amend the Composite Zoning Ordinance to adopt regulations for Mobile Food Establishments, update accessory structure requirements, updating definitions, and to provide for related matters; Williamson & Travis Counties, Texas.
- Discuss and consider action regarding Ordinance Case 22-OR-001 as described above.
- Peggy Roberts had questions.

Motion made by Chair John Cosgrove, seconded by Vice Chair Donnie Mahan to postpone the action item to the next P & Z meeting on April 14, 2022.

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

5 - 0 Passed

REGULAR AGENDA

12. Discuss and consider action regarding Zoning Case 22-Z-003 to amend the current zoning of PUD/TOD-CD (Planned Unit Development/Transit Oriented Development – Conventional Development Sector) to adopt the San Gabriel Industrial Minor PUD (Planned Unit Development) with the base zoning district GC-5-A (General Commercial) on two parcels of land approximately 86.9312 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031599 and R449731; and more commonly known as 9880 183A Toll Rd, Leander, Williamson County, Texas.

Dennis Ellison and Deborah Ebner spoke against.
No one spoke in favor.

Motion made by Chair John Cosgrove, seconded by Commissioner Laura Lantrip to approve the zoning request with the conditions:

1. Truck access is limited to San Gabriel Parkway.
2. Overhead doors shall be screened from view of ROW.
3. Outdoor storage limited to fleet vehicles.
4. Building shall be Class A.

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

5 - 0 Passed

13. Receive a presentation on the Roadway Impact Fee study maximum impact fee and discuss policy items for a roadway impact fee ordinance.
14. Discuss and consider action on recommendations from the Planning & Zoning Commission for the FY 2022/2023 City Budget and CIP Plan.

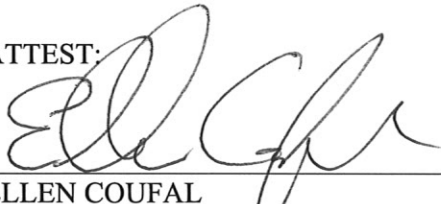
Motion made by Commissioner Ron May, seconded by Chair John Cosgrove to table this item until April 14, 2022, P & Z Meeting.

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

5 - 0 Passed

15. Adjournment at 8:57 p.m.

ATTEST:



ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY

APPROVED:



CHAIRMAN COSGROVE