



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

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

March 10, 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.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the March 3, 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. Approval of Subdivision Case 21-PP-017 regarding Leander Collective Phase 2 Preliminary Plat on four parcels of land approximately 13.50 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R036215-R036221 and R619681-R619682; and generally located west of US 183 and north of Sonny Dr., Leander, Williamson County, Texas.
7. Approval of Subdivision Case 21-FP-008 regarding Bar W. Ranch W. Phase 5 Final Plat on four parcels of land approximately 37.992 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R619952, R619953, R022220, and R485224; generally located west of Ronald W. Reagan Blvd. and north of Bar W Ranch Blvd, Leander, Williamson County, Texas.

8. Approval of Subdivision Case 21-FP-011 regarding Bar W Ranch W Phase 6 Final Plat on four parcels of land approximately 30.374 acres $\pm$ 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.
9. Approval of Subdivision Case 21-FP-020 regarding Valley Vista East Phase 2 Final Plat on one parcel of land approximately 35.54 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R021710; generally located to the east of the intersection of Gabriels Horn Road and Ronald W Reagan Blvd, to the east of the Valley Vista East Phase 1 subdivision, Leander, Williamson County, Texas.
10. Approval of Subdivision Case 21-SFP-004 regarding Blockhouse Farm Short Form Final Plat on one parcel of land approximately 33.088 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031210; generally located and addressed as 14951 Ronald W Reagan Blvd, Leander, Williamson County, Texas.
11. Approval of Minutes.

Motion made by Commissioner May seconded by Commissioners Carpenter to approve the Consent Agenda items 6 through 11.

PUBLIC HEARING: ACTION

12. Conduct a Public Hearing regarding Subdivision Case 21-TOD-CP-004 to adopt the Leander Springs Concept Plan and Subdivision Case 21-TOD-PP-006 to approve the Leander Springs Preliminary Plat on two parcels of land approximately 77.939 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R403524 and R05159; generally located to the southwest of the intersection of RM 2243 and 183A Toll Road, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Subdivision Case 21-TOD-CP-004 and 21-TOD-PP-006 as described above.

Motion made by Commissioner Laura Lantrip, seconded by Commissioner Deirdre Moss to approve the concept plan.

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

7 - 0 Passed

13. Conduct a Public Hearing regarding Subdivision Case 21-CP-015 to adopt the Gateway 29 Concept Plan on nine parcels of land approximately 31.92 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R319215, R403523, R418530, R464196, R534763 - R534766, and R620027; generally located at the south west corner of Hwy 29 and Ronald W. Reagan Blvd., Leander, Williamson County, Texas.
 - Discuss and consider action regarding Subdivision Case 21-CP-015 as described above.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Rick Carpenter to approve the concept plan.

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

7 - 0 Passed

14. Conduct a Public Hearing 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.

- Discuss and consider action regarding Zoning Case 22-Z-003 as described above.

Deborah Ebner spoke against this item.

No one spoke in favor.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Rick Carpenter to postpone this request to the March 24, 2022 meeting.

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

7 - 0 Passed

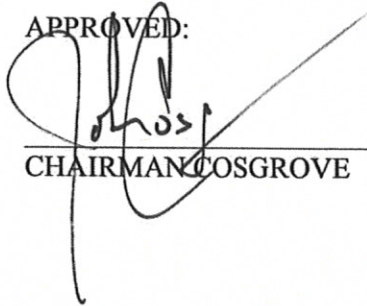
REGULAR AGENDA

15. Discuss and consider action on recommendations from the Planning & Zoning Commission for the FY 2022/2023 City Budget and CIP Plan.
16. Adjournment at 7:50 p.m.

ATTEST:


ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY

APPROVED:


CHAIRMAN COSGROVE



ADDENDUM MINUTES
PLANNING & ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

March 10, 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 streamed live at the following link: <https://www.leandertx.gov/video>.

PUBLIC HEARING: ACTION

1. Conduct a Public Hearing regarding Subdivision Case 21-CP-013 to adopt the Mason Tract Concept Plan on one parcel of land approximately 111.17 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032112; generally located at the north-west corner of CR 175 and CR 177, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Subdivision Case 21-CP-013 as described above.

RG Thomas had concern about the roads.
No one spoke for.

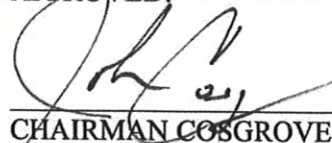
Motion made by Commissioner Ron May, seconded by Commissioner Rick Carpenter to approve the concept plan.

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

7 - 0 Passed

REGULAR AGENDA

APPROVED:


CHAIRMAN COSGROVE