



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

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

January 27, 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 pm.
2. Roll Call. Reflected all present.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the January 20, 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

Motion made by Commissioner Ron May, seconded by Vice Chair Donnie Mahan to approve Consent agenda items 6-9.

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

7 - 0 Passed

6. Approval of Subdivision Case 21-SFP-001 regarding SJ&A River Addition Short Form Final Plat on two parcels of land approximately 9.412 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District R549158 and R032202; generally located west of Ronald W. Reagan Blvd. and east of Arapaho Mountain Pass, Leander, Williamson County, Texas.

7. Approval of Subdivision Case 11-SFP-001 regarding Crystal Village Phase One Short Form Final Plat on portions of four parcels of land approximately 17.315 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R432786, R031200, R080605, and R031201; generally located to the southeast of the intersection of E Crystal Falls Pkwy and 183A Toll Road, Leander, Williamson County, Texas.
8. Approval of the Subdivision, Site Development, and Dry Utility Application Forms pursuant to Article IX, Section 9 (a) (1) c. of the Composite Zoning Ordinance; Leander, Williamson & Travis Counties, Texas.
9. Approval of Minutes.

PUBLIC HEARING: ACTION

10. Chair Cosgrove opened a Public Hearing at 7:01 pm and consider action regarding Zoning Case 21-Z-026 to amend the current zoning of SFU/MH-2-B (Single-Family Urban/Manufactured Home) to create the Sky Heights PUD (Planned Unit Development) with a base zoning of SFT-2-B (Single-Family Townhouse) on one parcel of land approximately 2.68 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R036438; legally described as Lot 3, Blk A, Leander Heights Section 2; and more commonly known as 415 Lion Dr, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The public hearing closed at 7:07 pm.

- Discuss and consider action regarding Zoning Case 21-Z-026 as described above.

Motion made by Commissioner Laura Lantrip, seconded by Commissioner Deirdre Moss

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

7 - 0 Passed

11. Chair Cosgrove opened a Public Hearing at 7:13 pm and consider action regarding Zoning Case 21-Z-037 to amend the current zoning of LC-2-B (Local Commercial) and SFU/MH-2-B (Single-Family Urban/Manufactured Home) to GC-3-C (General Commercial) and LC-2-A (Local Commercial) on two parcels of land approximately 1.5660 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R035565 and R035563; and addressed as 1007 and 1009 Los Vista Drive, Williamson County, Texas. No one spoke in favor or opposition of the request. The public hearing closed at 7:18 pm.

- Discuss and consider action regarding Zoning Case 21-Z-037 as described above.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Laura Lantrip

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

7 - 0 Passed

12. Chair Costrove opened a Public Hearing at 7:23 pm and consider action regarding Zoning Case 21-Z-040 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to LO-2-B (Local Office) on eight parcels of land approximately 27.99 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031590, R031591, R031592, R031594, R031595, R508113, R508114, and R508115; and addressed as 3250 Hero Way, Leander, Williamson County, Texas. Denise Lewis, 3336 Hero Way Leander, TX 78641 was opposed to this item. Charles Hoskins, 3350 Hero Way Leander, TX 78641 was opposed to this item. The public hearing closed at 7:29 pm.

- Discuss and consider action regarding Zoning Case 21-Z-040 as described above.

Motion made by Commissioner Gary Hampton, Jr., seconded by Vice Chair Donnie Mahan

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

7 - 0 Passed

13. Chair Cosgrove opened a Public Hearing at 7:37 pm and consider action regarding Zoning Case 21-Z-041 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to GC-3-C (General Commercial) on two parcels of land approximately 22.039 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031358 and R602142; and addressed as 8622 183A Toll Road, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The public hearing closed at 7:42 pm.

- Discuss and consider action regarding Zoning Case 21-Z-041 as described above.

Motion made by Commissioner Ron May, seconded by Commissioner Laura Lantrip

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

7 - 0 Passed

14. Chair Cosgrove opened a Public Hearing at 7:45 pm and consider action regarding Zoning Case 21-Z-043 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to GC-2-B (General Commercial) on five parcels of land approximately 33.911 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R555235, R555246, R031297, R555247, R031279; and addressed as 2957, 3345, 3549, & 3919 Hero Way, Leander, Williamson County, Texas. Charles Hoskins, 3350 Hero Way Leander, TX 78641 was opposed to this item. The public hearing closed at 7:51 pm.

- Discuss and consider action regarding Zoning Case 21-Z-043 as described above.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Ron May

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

7 - 0 Passed

15. Chair Cosgrove opened a Public Hearing at 7:54 pm and consider action regarding Zoning Case 21-Z-045 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to HC-4-D (Heavy Commercial) on three parcels of land approximately 12.819 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R555216, R319481 and R031282; and addressed as 2871 Hero Way, Leander, Williamson County, Texas. Chalres Hosking, 3350 Hero Way Leander, TX 78641 was opposed to this item. The public hearing closed at 7:58 pm.
- Discuss and consider action regarding Zoning Case 21-Z-045 as described above.

Motion made by Commissioner Rick Carpenter, seconded by Commissioner Deirdre Moss

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

7 - 0 Passed

REGULAR AGENDA

16. Received a presentation from Kimley-Horn & Associates (KHA) regarding the draft land use assumptions and capital improvements plan for the 2022 Roadway Impact Fee Study.
17. Adjournment at 8:47 pm.

APPROVED:

CHAIRMAN COSGROVE

ATTEST:



ELLEN COUFAL

PLANNING & ZONING COMMISSION SECRETARY