



**AGENDA
PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, March 14, 2024
Regular Meeting at 6:00 PM



**Place 1 – Donnie Mahan
Place 2 – John Cosgrove
Place 3 – Ron May
Place 4 – Deirdre Moss**

**Place 5 – James Oliver, Vice Chair
Place 6 – Laura Lantrip, Chair
Place 7 – Scott Calame
Staff Liaison – Robin Griffin**

The meeting will also be live-streamed at the following link: <https://www.leandertx.gov/video>.

REGULAR MEETING

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the March 7, 2024 meeting.
4. Review of meeting protocol.
5. Public comments on items not listed in the agenda.

Public comments on items listed in the agenda will be heard at the time each item is discussed.

[All comments are limited to no more than 3 minutes (6 minutes if translation is needed) per individual.]

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case 20-FP-028 regarding Talia Homes Final Plat on two parcels of land approximately 3.63 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031263 and R031264; generally located east of Hazelwood Street and Horizon Park Boulevard, Leander, Williamson County, Texas.
7. Approval of Subdivision Case PP-23-0041 regarding Hawkes Landing North Phase 3 Preliminary Plat on one (1) parcel of land approximately 37.97 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031685; generally located south of Gilmer Way and Aquila Drive, Leander, Williamson County, Texas.
8. Approval of Subdivision Case SFP-21-0006 regarding B-Twisted Acres Short Form Final Plat on one (1) parcel of land approximately 12.402 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R605507; generally located on the south side of CR 281, approximately 2,950 feet west of N. Bagdad Road, Leander, Williamson County, Texas.

9. Approval of the Subdivision and Site Development Application Forms pursuant to Article IX, Section 9 (a) (1) c. of the Composite Zoning Ordinance; Leander, Williamson & Travis Counties, Texas.
10. Approval of Minutes

PUBLIC HEARING: ACTION

11. Conduct a Public Hearing and consider action regarding Zoning Case Z-23-0072 to amend the current zoning of LC-2-A (Local Commercial) to adopt the Tiger Mountain PUD (Planned Unit Development) with the base zoning of LC-2-A (Local Commercial) on one (1) parcel of land approximately 10.314 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031710; and more commonly known as 100 Mockingbird Hill, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-23-0072 as described above.
 - Discuss and consider action regarding the item as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
12. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case CPA-24-0010 to amend the Comprehensive Plan land use category from Multi-Use Corridor (Priority) to Neighborhood Residential and consider action regarding Zoning Case Z-23-0082 to amend the current zoning of SFR-2-B (Single-Family Rural) and LC-2-B (Local Commercial) to adopt the Oakmont PUD (Planned Unit Development) with the base zoning districts of SFS-2-A (Single-Family Suburban), LC-2-A (Local Commercial) and GC-3-A (General Commercial) on six (6) parcels of land approximately 50.31 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R473796, R324593, R324592, R412990, R594957, and R594958; and to the east of the intersection of CR 274 and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Comprehensive Plan Case CPA-24-0010 as described above.
 - Discuss and consider action regarding Zoning Case Z-23-0082 as described above.
 - Discuss and consider action regarding the item as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
13. Conduct a Public Hearing and consider action regarding Zoning Case Z-24-0106 to amend the Hero Way & Main Street Medical Office PUD (Planned Unit Development) with the base zoning districts of LC-2-A (Local Commercial) and GC-2-A (General Commercial) on two (2) parcels of land approximately 8.0822 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R619566 and R619565; and legally described as Lots 1 & 2, Block A of the Hero Way Medical Addition Subdivision, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-24-0106 as described above.
 - Discuss and consider action regarding the item as described above.

- a. Staff Presentation
- b. Applicant Presentation
- c. Open Public Hearing
- d. Close Public Hearing
- e. Discussion
- f. Consider Action

14. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case CPA-23-0009 to amend the Comprehensive Plan land use category from Multi-Use Corridor to Neighborhood Residential and consider action regarding Zoning Case Z-23-0102 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) and Interim SFR-2-B (Single-Family Rural) to SFS-2-B (Single-Family Suburban), GC-3-A (General Commercial), and GC-2-A (General Commercial) on eight (8) parcels of land approximately 234 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R506005, R485247, R485248, R031575, R392187, R392188, R031534, and R031533; and more commonly known as 14750 Ronald W. Reagan Blvd, Leander, Williamson County, Texas.
- Discuss and consider action regarding Comprehensive Plan Case CPA-23-0009 as described above.
 - Discuss and consider action regarding Zoning Case Z-23-0102 as described above.
 - Discuss and consider action regarding the item as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action

REGULAR AGENDA

15. Discussion regarding the Comprehensive Plan Implementation Schedule and Old Town Master Plan Implementation, and consider action on recommendations from the Planning & Zoning Commission for the FY 2024/2025 City Budget and CIP Plan.
- Discuss and consider action regarding the item as described above.
 - a. Staff Presentation
 - b. Discussion
 - c. Consider Action
16. Receive a presentation regarding updates to the Park Land Dedication, Park Improvement, and Park Land Fee-in-Lieu regulations and requirements
- Discuss and consider action regarding the item as described above.
 - a. Staff Presentation
17. Adjournment

CERTIFICATION

The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 8th day of March 2024 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

Veronica Tovar

Veronica Tovar, Secretary