



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

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

November 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 present except Commissioner Moss.
3. Swearing of Planning and Zoning Commissioners Ron May and Donnie Mahan.
Mayor Christine DeLisle swore in Commissioner May and Commissioner Mahan.
4. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the November 3, 2022 meeting.
5. Review of meeting protocol.
6. Citizen Comments:
No one wished to speak.

CONSENT AGENDA: ACTION

7. Approval of the submittal schedule for Subdivision, Site Development Applications, and Dry Utility Applications pursuant to Article IX, Section 9 (a) (1) b. of the Composite Zoning Ordinance and Article II, Section 20 (e) of the Subdivision Ordinance; Leander, Williamson & Travis Counties, Texas.

8. Approval of Subdivision Case 20-FP-017 regarding Palmera Bluff Section 4 Final Plat on three parcels of land approximately 35.76 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcels R032201, R032200 and R032109; generally located northwest of the terminus of Logan Del Way and Tarvin Elementary School in Palmera Bluff Phase 11, Leander, Williamson County, Texas.
9. Approval of Subdivision Case 20-FP-027 regarding Palmera Bluff Section 2 Final Plat on one parcel of land approximately 28.89 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R032201; generally located northeast of the intersection of Isaias Drive and Clarissa Lynn Way, and northeast of Tarvin Elementary School in Palmera Bluff Phase 11, Leander, Williamson County, Texas.
10. Approval of Subdivision Case FP-22-0005 regarding Urbana at Hero Way Final Plat on nine parcels of land approximately 18.12 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcels R432891, R366161, R032167, R432893, R635406, R432892, R575954, R336502 and R635407; generally located at 13303 Hero Way, Leander, Williamson County, Texas.
11. Approval of Subdivision Case FP-22-0010 regarding Horizon Lake Phase 3 Section 3 Final Plat on one parcel of land approximately 12.870 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031236; generally located west of Horizon Park Blvd. and Leeward Pass, Leander, Williamson County, Texas.
12. Approval of Minutes.
Commissioner Carpenter motioned to approve Consent Agenda items 7-12, seconded by Commissioner May.
6-0 pass

PUBLIC HEARING: ACTION

13. Conduct a Public Hearing and consider action regarding Zoning Case Z-22-0019 to amend the current zoning of SFU/MH-2-B (Single-Family Urban/Manufactured House) to adopt the Horseshoe PUD (Planned Unit Development) with the base zoning district of SFT-2-A (Single-Family Townhouse) on one parcel of land approximately 2.9 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R036462; and more commonly known as 500 Horseshoe Drive, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-22-0019 as described above.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Laura Lantrip to approve the zoning case.

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

NAY: Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr.

4 - 2 Passed

14. Conduct a Public Hearing and consider action regarding Zoning Case Z-22-0026 to amend the current zoning of LO-3-B (Local Office) to adopt the Northpoint PUD (Planned Unit Development) with the base zoning district of LC-2-A (Local Commercial) on one parcel of land approximately 13.871 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R599180; and more commonly known as 10880 W Crystal Falls Pkwy, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-22-0026 as described above.

Approved to be presented on next P & Z meeting (11/22/22). 6-0

Motion: Ron May

Second motion: Richard Carpenter

Motion made by Commissioner Ron May, seconded by Commissioner Rick Carpenter to reschedule the P&Z meeting to 11/22/2022 to allow for updates to the PUD.

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

6 - 0 Passed

15. Conduct a Public Hearing and consider action regarding Zoning Case Z-22-0035 to amend the current zoning of LC-2-B (Local Commercial), TF-2-B (Two-Family), SFU-2-B (Single-Family Urban), and Interim SFR-1-B (Single-Family Rural) to GC-3-A (General Commercial) and LC-2-A (Local Commercial) on four parcels of land approximately 14.79 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R491364, R511667, R501146, and R579460; and generally located to the northeast of the intersection of Bagdad Road and W San Gabriel Pkwy, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-22-0035 as described above.

Motion made by Commissioner Laura Lantrip, seconded by Vice Chair Donnie Mahan to approve the zoning case.

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

6 - 0 Passed

REGULAR AGENDA

16. Adjournment at 7:37 pm.

APPROVED:


CHAIRMAN COSGROVE
Commissioner Lantrip

ATTEST:

A handwritten signature in cursive script, reading "Ellen Coufal", written over a horizontal line.

ELLEN COUFAL

PLANNING & ZONING COMMISSION SECRETARY