



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, February 8, 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**

REGULAR MEETING

1. Call to Order. at 6:00 p.m.
2. Roll Call. All Commissioners were present except Commissioner Donnie Mahan.
3. Director's report to the Planning & Zoning Commission on action taken by City Council during the February 1, 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.]

No one wished to speak.

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case FP-23-0060 regarding Michelle Subdivision Final Plat on one (1) parcel of land approximately 9.342 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R031699; generally located at South Brook Drive and US 183, Leander, Williamson County, Texas.
7. Approval of minutes

Motion: To approve Consent Agenda Items 6 & 7.

By: Commissioner John Cosgrove

Seconded: Vice Chair James Oliver

Yes: John Cosgrove, Ron May, Deirdre Moss, James Oliver, Laura Lantrip, Scott Calame

No: None

Abstain: None

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing and consider action regarding Zoning Case Z-23-0095 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development/ Planning Unit Development – Conventional Development Sector) to adopt the Spillars Project Minor PUD (Planned Unit Development) with the base zoning district of GC-2-A (General Commercial) on one (1) parcel of land approximately 1.574 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R086306; and located to the east of the intersection of Tulum Terrace and US 183, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-23-0095 as described above.

Frank Stiles had questions and concerns about placement of entrances and exits.

Motion: To approve the Spillars Project Minor PUD

By: Vice Chair James Oliver

Seconded: Commissioner John Cosgrove

Yes: John Cosgrove, Ron May, Deirdre Moss, James Oliver, Laura Lantrip

No: Scott Calame

Abstain: None

The Planning and Zoning Commission recommended approval of the request with the condition that bars/night clubs and vape shops are added as prohibited uses during the February 8, 2024 meeting with a 5 to 1 vote (Commissioner Scott Calame opposing).

9. Conduct a Public Hearing and consider action regarding Zoning Case Z-23-0099 to amend the current zoning of Hill Country Bible PUD (Planning Unit Development) with the base zoning district of SFS-3-A (Single-Family Rural) to change the base zoning district to LC-2-A (Local Commercial) on two (2) parcels of land approximately 19 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R647584 and R647585; and more commonly known as 589 W San Gabriel Pkwy, Leander, Williamson County, Texas. Applicant/Agent: Southwest Land Services, Inc (David Singleton) on behalf of Hill Country Bible Church (William Conor O'Hearn).

- Discuss and consider action regarding Zoning Case Z-23-0099 as described above.

No one spoke in favor or opposition of the request.

Motion: To approve the Hill Country Bible PUD

By: Commissioner Ron May

Seconded: Vice Chair James Oliver

Yes: John Cosgrove, Ron May, Deidre Moss, James Oliver, Laura Lantrip, Scott Calame

No: None

Abstain: None

REGULAR AGENDA

10. 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.

Motion: To postpone action to the next Planning and Zoning meeting on February 22, 2024 to allow Commissioners time to review the implementation plan.

By: Commissioner John Cosgrove

Seconded: Commissioner Ron May

Yes: John Cosgrove, Ron May, Deidre Moss, James Oliver, Laura Langrip, Scott Calama

No: None

Abstain: None

11. Adjournment at 6:44 p.m.

APPROVED


CHAIRMAN

ATTEST:


PLANNING SECRETARY