



**MINUTES
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**

REGULAR MEETING

1. Call to Order. at 6:00 p.m.
2. Roll Call.
All commissioners were present.
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.]

No one wished to speak.

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

Motion: To approve the consent items 6-10.

By: John Cosgrove

Seconded: James Oliver

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

No: None

Abstain: None

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.

No one spoke in favor or opposition of the request.

Motion: To approve the Zoning request Z-23-0072

By: Scott Calame

Seconded: Deirdre Moss

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

No: None

Abstain: None

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.

Chair Lantrip recused herself from the dais at 6:18 p.m.

Submitted comment via the website in opposition to the Zoning request:

Amelia Willis, Padmavardhan Annem

Spoke in person in favor of Zoning request:

Gregory Brinkley, Amanda Verell, James Spitler, Florence Spitler, Lynda Myers, Diana Waggoner, Kathy Partain, Bess Komersmann, Danny Adams, Sheri Wood, Frank Brewer, Linda Blanchard

Spoke in person against the Zoning request:

John Lux, Michelle Bolner, Beth Bernardo, Kelley Wood, Cindy Palomino, Johnny Palomino

Motion: To approve the Comprehensive Amendment Plan CPA-24-0010.

By: John Cosgrove

Seconded: Ron May

Yes: Donnie Mahan, John Cosgrove, Ron May, Deirdre Moss, James Oliver, Scott Calame

No: None

Recused: Laura Lantrip

Motion: To approve the Zoning request Z-23-0082.

By: John Cosgrove

Seconded: Scott Calame

Yes: Donnie Mahan, John Cosgrove, Ron May, Deirdre Moss, James Oliver, Scott Calame

No: None

Recused: Laura Lantrip

Commission took a 5 minute recess at 7:21 p.m.

Commission reconvened at 7:26 p.m.

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.

Taylor Howe spoke against the zoning request.

Linda Smith submitted comment via the website in opposition to the zoning request. Chair Lantrip read it into the record.

Motion: To deny the Zoning request Z-24-0106.

By: Donnie Mahan

Seconded: Deirdre Moss

Yes: None

No: Donnie Mahan, John Cosgrove, Ron May, Deirdre Moss, James Oliver, Laura Lantrip, Scott Calame

Abstain: None

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.

Submitted a request via the website in opposition to the Zoning request:
Lanny Wadle, Geetha Chandrasekaran, David Smith, Ayush Khare, Bill Layton

Spoke against Zoning request:
RIC (anonymous), Lanny Wadle, Joni Wadle, Linet McClure

Motion: To approve the Zoning request Z-23-0102
By: John Cosgrove
Seconded: Scott Calame

Yes: Donnie Mahan, John Cosgrove, Ron May, Deirdre Moss, James Oliver, Laura Lantrip, Scott Calame
No: None
Abstain: None

Motion: Comprehensive Plan Case CPA-23-0009 - No action take (refer to P & Z meeting 1/25/2024)

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.

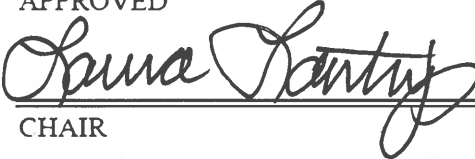
Motion: To approve the Comprehensive Plan Implementation Schedule and Old Town Master Plan Implementation. Following a discussion, the Planning and Zoning Commission recommends considering installing a traffic signal at the intersection of Ronald W. Reagan Blvd. and Palmera Ridge Blvd. / Vista Heights Dr.
By: James Oliver
Seconded: Scott Calame

Yes: Donnie Mahan, John Cosgrove, Ron May, Deirdre Moss, Laura Lantrip, Scott Calame
No: None
Abstain: None

16. Receive a presentation regarding updates to the Park Land Dedication, Park Improvement, and Park Land Fee-in-Lieu regulations and requirements
A presentation was received from Parks & Recreation Director Mark Tummons; discussion followed.

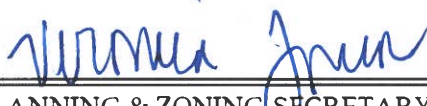
17. Adjournment at 8:48 p.m.

APPROVED



CHAIR

ATTEST:



PLANNING & ZONING SECRETARY