



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, April 25, 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 April 18, 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 FP-22-0012 regarding Bar W Ranch West Phase 10 Final Plat on six (6) parcels of land approximately 53.097 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R590364, R652645, R573683, R539735, R652644, and R654376; generally located west along Stamp Iron Avenue and Bar W Ranch Boulevard, Leander, Williamson County, Texas.
7. Approval of Subdivision Case FP-22-0032 regarding Travisso Phase 4, Sections 7-8 & Phase 5, Section 3 Final Plat on one (1) parcel of land approximately 47.61 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcel 353024; generally located west of the intersection of Travisso Parkway and Via Levanzo Road, Leander, Travisso County, Texas.
8. Approval of Subdivision Case FP-22-0037 regarding Torrente-Warr Acres Short Form Final Plat on one (1) parcel of land approximately 23.417 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031658; generally located east of the terminus of Oak Grove Road, Leander, Williamson County, Texas.

9. Approval of Subdivision Case FP-23-0072 regarding Gateway 29 Final Plat on ten (10) parcels of land approximately 34.051 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R649811, R464196, R319215, R534766, R534765, R418530, R620027, R403523, R534764 and R534763; generally located at the southwest corner of SH 29 and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
10. Approval of the minutes for meeting held on April 11, 2024.

PUBLIC HEARING: ACTION

11. Conduct a Public Hearing regarding Subdivision Case CP-23-0027 to adopt the Sullivan Tract Concept Plan Revision #1 on nine (9) parcels of land approximately 308.288 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R022920, R473838, R473839, R022741, R356046, R473837, R022922, R022921, and R022923; generally located west of North Bagdad Road and approximately 1,200 feet south of CR 281, Leander, Williamson County, Texas.
 - 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 Special Use Case Z-24-0107 to adopt a Special Use Permit to allow for the operation of a Mobile Food Establishment Park on one (1) parcel of land approximately 0.18 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R036077; and more commonly known as 203 North Brushy Street, Leander, Williamson County, Texas.
 - 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-24-0112 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to GC-3-C (General Commercial) on four (4) parcels of land approximately 14.5 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031758, R098017, R473771, and R098019; and generally located approximately 475 feet to the west of the intersection of Hero Way and Ronald W. Reagan Boulevard on the northside of Hero Way, Leander, Williamson County, Texas.
 - 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-23-0007 to amend the Comprehensive Plan to update the mix of land uses associated with the Activity Center and Zoning Case Z-22-0023 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development / Planned Unit Development – Conventional Development Sector) to adopt the Pioneer Farmstead PUD

(Planned Unit Development) with the base zoning of SFL-2-A (Single-Family Limited), SFT-2-A (Single-Family Townhouse), CH-2-A (Cottage Housing), and GC-3-A (General Commercial) on one (1) parcel of land approximately 56.65 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032213; and generally located northeast of the intersection of 183A Toll Road and East San Gabriel Parkway, Leander, Williamson County, Texas.

- Discuss and consider action regarding CPA-23-0007 as described above.
- Discuss and consider action regarding Zoning Case Z-22-0023 as described above.

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

15. Conduct a Public Hearing and consider action regarding Zoning Case Z-24-0113 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development/ Planned Unit Development – Conventional Development Sector) to adopt the Historic Bryson Farmstead PUD (Planned Unit Development) with the base zoning of LC-2-A (Local Commercial) on two (2) parcels of land approximately six (6) acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R032212 and R500771; and generally located northeast of the intersection of 183A Toll Road and East San Gabriel Parkway, Leander, Williamson County, Texas.

- 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

16. 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 22 day of April 2024 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Ellen Coufal, Secretary