



**MINUTES
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**

REGULAR MEETING

1. Call to Order.
Meeting was called 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 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.]

No one wished to speak

CONSENT AGENDA: ACTION

Motion: To approve Consent Agenda Items 6 through 10.

By: Board Member May

Seconded: Board Member Oliver

Vote: 7 - 0

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 ± 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 ± 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 ± 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 ± 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 ± 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.

Debbie Almond had questions
James Lyons was in favor with fences.

Motion: To approve Concept Plan CP-23-0027

By: Board Member Cosgrove
Seconded: Board Member Oliver

Vote: 7 - 0

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 ± 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.

No one spoke in favor or opposition of the request.

Motion: To approve Zoning Case Z-24-0107

By: Board Member Oliver
Seconded: Board Member May

Vote: 6 - 1 Board Member Moss

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 ± 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.

Submitted via the website in opposition of the request was Rocky Brown, 2512 Belen Dr and Benjamin Davis, 1924 Woolsey Way.

Motion: To postpone zoning case Z-24-0112 to the next May 9, 2024 P & Z meeting, so staff can work with the applicant on a Minor PUD Amendment.

By: Board Member Mahan

Seconded: Board Member Cosgrove

Vote: 7 - 0

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 ± 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.

(This case was postponed until June 27, 2024.)

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 ± 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.

Speaking in opposition was Joshua Raley, 724 Mallow Rd. and Benjamin Davis, 1924 Woolsey Way.

Motion: To postpone Zoning Case Z-24-0118 until the May 9, 2024 P & Z meeting to review revised PUD Notes.

By: Board Member Cosgrove

Seconded: Board Member Oliver

Vote: 7 - 0 None

REGULAR AGENDA

16. Adjournment Adjourned at 7:42 p.m.

APPROVED


CHAIR

ATTEST:


STAFF LIAISON

Item # 13

Individuals who want to comment at the next regular meeting of the City Council or the Planning and Zoning Commission (P&Z) may complete the following request form. See [Agendas and Minutes](#) for a list of upcoming meetings.

Comments on agenda items:

- This form only applies to regular Council/P&Z meetings. It does not apply to special meetings, workshops, or other board or commission meetings.
- Comments must pertain to items that appear on the current posted Council/P&Z meeting agendas.
- Written comments will be included in the meeting record.
- Spoken comments will be limited to no more than three minutes (six minutes if translation is needed) per individual.
- This form must be submitted no later than noon on the Wednesday before the posted meeting start time.

Comments on non-agenda items:

Public comments on items not listed in the agenda will be limited to no more than 3 minutes (6 minutes if translation is needed) per individual. This form must be submitted no later than noon on the Wednesday prior to the posted meeting start time.

(Section Break)

First Name	Benjamin
------------	----------

Last Name	Davis
-----------	-------

Do you live within Leander city limits?	Yes
--	-----

Home Address	1924 Woolsey Way
--------------	------------------

City	Leander
------	---------

State	Texas
-------	-------

Zip Code	78641
----------	-------

Phone Number	8587746716
--------------	------------

Email Address

[\[REDACTED\]@gmail.com](#)

My comments apply to
the following regular
meeting:

Planning and Zoning Commission

This form will only be accepted until noon on the Wednesday prior to the next regular meeting in which an agenda has been posted.

Please see [Agendas and Minutes](#) for a list of upcoming meeting dates, times, and agendas.

My comments apply to
the following meeting
date:

4/25/2024

My agenda item or case
number:

Z-24-0112

My position on the
above agenda item or
case number:

I am AGAINST this item.

I want to include
comments at the
meeting:

Yes. But I only want my written comments added to the meeting record.

My written comments

This intersection and road are dangerously over saturated. I believe that rezoning without additional rework of this intersection and road should be rejected.

I want to upload a file
with this form:

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

Item # 13

Individuals who want to comment at the next regular meeting of the City Council or the Planning and Zoning Commission (P&Z) may complete the following request form. See [Agendas and Minutes](#) for a list of upcoming meetings.

Comments on agenda items:

- This form only applies to regular Council/P&Z meetings. It does not apply to special meetings, workshops, or other board or commission meetings.
- Comments must pertain to items that appear on the current posted Council/P&Z meeting agendas.
- Written comments will be included in the meeting record.
- Spoken comments will be limited to no more than three minutes (six minutes if translation is needed) per individual.
- This form must be submitted no later than noon on the Wednesday before the posted meeting start time.

Comments on non-agenda items:

Public comments on items not listed in the agenda will be limited to no more than 3 minutes (6 minutes if translation is needed) per individual. This form must be submitted no later than noon on the Wednesday prior to the posted meeting start time.

(Section Break)

First Name	rocky
------------	-------

Last Name	brown
-----------	-------

Do you live within Leander city limits?	Yes
--	-----

Home Address	2512 Belen Dr
--------------	---------------

City	Leander
------	---------

State	TX
-------	----

Zip Code	78641
----------	-------

Phone Number	5125073423
--------------	------------

Email Address

rocky.brown@lbm.com

My comments apply to
the following regular
meeting:

Planning and Zoning Commission

This form will only be accepted until noon on the Wednesday prior to the next regular meeting in which an agenda has been posted.

Please see [Agendas and Minutes](#) for a list of upcoming meeting dates, times, and agendas.

My comments apply to
the following meeting
date:

4/25/2024

My agenda item or case
number:

Z-24-0112

My position on the
above agenda item or
case number:

I am AGAINST this item.

I want to include
comments at the
meeting:

Yes. But I only want my written comments added to the meeting record.

My written comments

No zoning approval should take place that would allow any kind of commercial construction to begin on Hero Way until the city either 1) installs a stop light at the main entrance to Palmera Ridge at the top of the hill, which is now incredibly dangerous, or 2) Hero Way is widened to account for the heavy traffic encountered during rush hour commutes, or 3) The San Gabriel extension is finished ASAP through the use of the taxpayer bond money that was voted on specifically to do that work. (we are all aware the city is using voter approved bond money on projects and improvements not related to the bond money allocation approved by us...Raider Way is an example as well from years ago)

Residents can hardly get out of the neighborhood based on the less than optimal planning by the city. There are a few thousand people that live in this neighborhood and we're getting literally trapped with traffic (and now an apartment complex is going right in front of Palmera to make things even

worse). The school buses can't even get kids to school on time most of the time. Someone unfortunately, but most certainly, will pass away in an accident trying to get into, or leave the Palmera Ridge entrance sometime in the near future.

Please focus on building the infrastructure to support such requests for zoning changes before entertaining these zoning changes which will only add to the misery of this part of town. Do right by your citizens and imagine if you lived here. I'm all for growth of Leander, but there are much smarter ways to plan and allow for this growth with a citizen-first mindset. Thank you.

I want to upload a file
with this form:

Field not completed.

Email not displaying correctly? [View it in your browser.](#)