



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

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

September 22, 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 Commissioners are present.

3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the September 15, 2022, meeting.

4. Review of meeting protocol.

5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

Chair Cosgrove stated Item 7 was pulled from consent and would be considered separately as part of the Regular Agenda.

6. Approval of Subdivision Case 20-FP-016 regarding Palmera Bluff Section 6 Final Plat on two parcels of land approximately 18 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcels R032201 and R032200; generally located north of Palmera Bluff Sections 3 & 5, Leander, Williamson County, Texas.

7. Approval of Subdivision Case 22-PP-007 regarding Wildspring Subdivision Preliminary Plat on one parcel of land approximately 111.57 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R032112; generally located NW of the intersection of CR 177 and CR 175, Leander, Williamson County, Texas.

Motion made by Commissioner Ron May, seconded by Commissioner Deirdre Moss to approve the preliminary plat.

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

7 - 0 Passed

8. Approval of Minutes.

Motion made by Commissioner Hampton, Jr. to approve the consent agenda items 6 & 8, seconded by Commissioner Carpenter.

7 to 0 Passed

PUBLIC HEARING: ACTION

9. Conduct a Public Hearing regarding Special Use Case 22-SU-002 to allow for the temporary residential use of a travel trailer or recreational vehicle for use by owners while building permanent home on site; on one parcel of land approximately 4.72 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcel 513800; and more commonly known as 13201 Vista Rock Drive, Leander, Travis County, Texas.

- Discuss and consider action regarding Special Use Permit Case 22-SU-002 as described above.

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

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

7 - 0 Passed

10. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-022 to amend the current zoning of SFR-3-B (Single-Family Rural) to adopt the Moon Valley PUD (Planned Unit Development) with a base zoning district of LC-5-D (Local Commercial) on two parcels of land approximately 8.78 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R319362 and R031223; and more commonly known as 15841 Ronald W Reagan Blvd, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-022 as described above.

Ray Hill, Kanav Bansal, Rita Flores and Maria Hill spoke against.

Emily Kaszczuk, Cunningham, Jeff Schmitt, Joby Strobo, Cynthia Cunningham, Loren Morgan,

Mandy Gegoux Rafael de Magalhaes Dreher, and Marie Cates positions were read into the record as against.

Jason Suchomel and Emily Kaszczuk are against and had their comments read into the record.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Rick Carpenter to approve the zoning request with the condition that the permitted use are updated to limit the uses to Retail Nursery and associated goods and to remove C.

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

7 - 0 Passed

11. Conduct a Public Hearing regarding Zoning Case 22-Z-027 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the 50 High Gabriel Minor PUD (Planned Unit Development) with a base zoning of GC-3-A (General Commercial) on one parcel of land approximately 1.59 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R474021; and more commonly known as 50 High Gabriel East, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-027 as described above.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Laura Lantrip to approve the zoning request with the amended base zoning district of LC-2-A.

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

7 - 0 Passed

12. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-028 to amend the current zoning of T6 (Urban Core Zone) to adopt the Metro Way Medical Center PUD (Planned Unit Development) with the LC-2-A (Local Commercial) on one parcel of land approximately 4.37 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R573740; and generally located to the northeast S US 183 and Metro Dr., Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-028 as described above.

Motion made by Commissioner Ron May, seconded by Vice Chair Donnie Mahan to approve the zoning request.

Chair Cosgrove withdrew the motion.

AYE: Chair John Cosgrove, Commissioner Deirdre Moss, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

NAY: Commissioner Laura Lantrip, Commissioner Rick Carpenter

5 - 2 Passed

Motion made by Commissioner Ron May, seconded by Vice Chair Donnie Mahan to approve the zoning request with the condition that the PUD notes corrected to include a 10' foot setback.

AYE: Chair John Cosgrove, Commissioner Deirdre Moss, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

NAY: Commissioner Laura Lantrip, Commissioner Rick Carpenter

5 - 2 Passed

13. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-029 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to HC-4-D (Heavy Commercial) on two parcels of land approximately 9.111 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031284 and R324449; and more commonly known as 2967 & 3005 Hero Way, Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case 22-Z-029 as described above.

Motion made by Commissioner Laura Lantrip, seconded by Commissioner Rick Carpenter to approve the zoning request.

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

7 - 0 Passed

REGULAR AGENDA

14. Discuss and consider action regarding Subdivision Case 22-PP-004 to approve the Bar W Ranch West Phases 10 and 11 Preliminary Plat on six parcels of land approximately 94.5 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R544598, R532728, R539735, R539738, R573683, R544612; generally located northeast of CR 267 and Bar W Ranch Blvd. Leander, Williamson County, Texas.

Motion made by Commissioner Ron May, seconded by Vice Chair Donnie Mahan to approve the preliminary plat.

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

7 - 0 Passed

15. Discuss and consider action on Tree Removal Case 22-TRP-006 regarding removal of a Significant Tree associated with the Brushy Creek Retail Floodplain Development Project, generally located at US 183 and Metro Dr. Leander, Williamson County, Texas.

Motion made by Commissioner Deirdre Moss, seconded by Commissioner Rick Carpenter to deny the Tree Removal request.

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

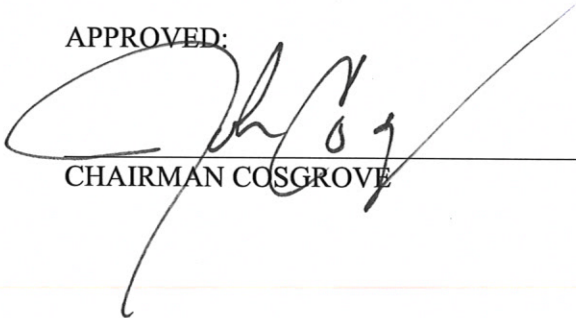
7 - 0 Passed

16. Discuss and consider action on the Planning & Zoning Commission Progress Report for September 2021 to August 2022.

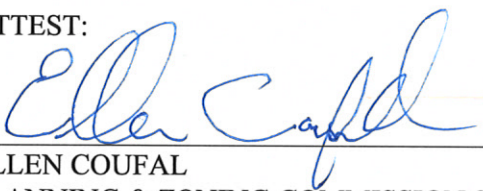
Commissioners had discussion. No action was taken.

17. Adjournment at 8:37 p.m.

APPROVED:


CHAIRMAN COSGROVE

ATTEST:


ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY