MINUTES
PLANNING & ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

Thursday - January 9, 2020 at 7:00 PM

<table>
<thead>
<tr>
<th>Place 1 – Donnie Mahan</th>
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<tr>
<td>Place 2 – John Cosgrove</td>
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<td>Place 3 – Ron May</td>
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<td>Place 4 – Becki Ross</td>
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<td>Place 5 – Annette Sponseller</td>
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<td>Place 6 – Travis Crosby Vice Chair</td>
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<td>Place 7 – Marshall Hines</td>
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1. Call to Order.

2. Roll Call.
   Commissioner Cosgrove arrived at 7:08 pm.

   Present: Cosgrove, Commissioner; Hines, Commissioner; May, Commissioner; Ross, Chair; Sponseller, Commissioner; Mahan, Commissioner

   Absent: Crosby, Vice Chair

3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the December 19, 2019 meeting.
   Robin Griffin, Planning director reported on actions taken by the City Council at the December 19, 2019 meeting.

4. Review of meeting protocol.

5. Citizen Comments: Three (3) minutes allowed per speaker.
   No one wished to speak.

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case 19-SFP-010 regarding Bagdad Plaza Short Form Final Plat on one (1) parcels of land approximately 2.80 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R418624; generally located to the northeast intersection of South Bagdad Road and Dexter Drive, Leander, Williamson County, Texas.

7. Approval of Minutes.

   Motion made by Commissioner Hines to approve the Consent Agenda, seconded by Commissioner Sponseller.

   Vote 6-0
3. Conduct a Public Hearing regarding Subdivision Case 19-CP-009 to adopt the Reserve at North Fork Concept Plan on one (1) parcel of land approximately 40.7 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R321825; generally located to the southwest of the intersection of Heritage Grove Road and US 183, Leander, Williamson County, Texas.

- Discuss and consider action on the Reserve at North Fork Concept Plan on one (1) parcel of land approximately 40.7 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R321825; generally located to the southwest of the intersection of Heritage Grove Road and US 183, Leander, Williamson County, Texas.

Motion made by Commissioner Hines, seconded by Commissioner Mahan to approve the Reserve at North Fork Concept Plan.

**Vote:** 6 - 0

9. Conduct a Public Hearing regarding Comprehensive Plan Case 19-CPA-003 to amend the Comprehensive Plan land use category from Commercial Corridor and Neighborhood Residential to reconfigure the location of the land use categories including Commercial Corridor and Neighborhood Residential on two (2) parcels of land approximately 201.188 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031235 and R031236; and generally located to the southeast of intersection of US 183 S and W South Street, Leander, Williamson County, Texas.

- Discuss and consider action on amending the Comprehensive Plan land use category from Commercial Corridor and Neighborhood Residential to reconfigure the location of the land use categories including Commercial Corridor and Neighborhood Residential on two (2) parcels of land approximately 201.188 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031235 and R031236; and generally located to the southeast of intersection of US 183 S and W South Street, Leander, Williamson County, Texas.

Commissioner Hines motion to table this item and move to item 10, seconded by Commissioner Sponseller.
Commissioner Mahan opposed.
**Vote:** 5 - 1

Margo Mateas, Tom Sandvig, Kathy Sandvig, Lana Sanders spoke against.

Motion made by Commissioner Hines, seconded by Commissioner Cosgrove to approve the Comprehensive Plan.

**Vote:** 3 - 3

NAY: Commissioner Sponseller
Commissioner Mahan
Commissioner May

Motion made by Commissioner Mahan, seconded by Commissioner Sponseller to deny the Comprehensive Plan.

**Vote:** 2 - 4

NAY: Commissioner Cosgrove
Motion made by Commissioner Mahan, seconded by Commissioner Sponseller to deny the Comprehensive Plan Amendment.

**Vote: 6 - 0**

Applicant withdrew this request.

10. Conduct a Public Hearing regarding Zoning Case 19-TOD-Z-015 to amend the current zoning of PUD/TOD (Planned Unit Development/Transit Oriented Development) to adopt the Horizon Lake PUD/TOD (Planned Unit Development/Transit Oriented Development) with the following base zoning districts: SFL-2-A (Single-Family Limited) and LC-2-A (Local Commercial) and adopt the Horizon Lake Concept Plan on two (2) parcels of land approximately 201.188 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031235 and R031236; and generally located to the southeast of intersection of US 183 S and W South Street, Leander, Williamson County, Texas.

- Discuss and consider action on amending the current zoning PUD/TOD (Planned Unit Development/Transit Oriented Development) to adopt the Horizon Lake PUD/TOD (Planned Unit Development/Transit Oriented Development) with the following base zoning districts: SFL-2-A (Single-Family Limited) and LC-2-A (Local Commercial) and adopt the Horizon Lake Concept Plan on two (2) parcels of land approximately 201.188 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031235 and R031236; and generally located to the southeast of intersection of US 183 S and W South Street, Leander, Williamson County, Texas.

Commissioner Hines motion to move to item 9, seconded by Commissioner Mahan.

6-0
Margo Mateas, Tiffany Mateas, Tom Sandvig, Kathy Sandvig, Lana Sanders, spoke against.
Robert Hanson and Clifford Hall spoke for.
Ginny Atkinson not sure.
Jenni Austin had concerns.

Applicant withdrew this item.

11. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case 19-CPA-005 to amend the Comprehensive Plan land use category from Mixed Use Corridor and Neighborhood Residential to Activity Center on a portion of a parcel of land approximately 7.124 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R315588; and generally located 500 feet north of the intersection of Merrill Drive and 183A Toll Road on the west side of 183A Toll Road, Leander, Williamson County, Texas.

- Discuss and consider action on amending the Comprehensive Plan land use category Mixed Use Corridor and Neighborhood Residential to Activity Center on a portion of a parcel of land approximately 7.124 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R315588; and generally located 500 feet north of the intersection of Merrill Drive and 183A Toll Road on the west side of 183A Toll Road, Leander, Williamson County, Texas.
Clifford Hall spoke for.
Bryan Sultank spoke against
Charles Steiner and Justin Darden were against but did not wish to speak.
Bryson Sultank spoke against

Motion made by Commissioner Sponseller, seconded by Commissioner Hines to deny the Comprehensive Plan Amendment.

Vote: 6 - 0

12. Conduct a Public Hearing and consider action regarding Zoning Case 19-Z-024 to amend and reconfigure the boundaries of the zoning districts including MF 2-A (Multi-Family) and GC-3-A (General Commercial) on a portion of a parcel of land approximately 7.124 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R315588; and generally located 500 feet north of the intersection of Merrill Drive and 183A Toll Road on the west side of 183A Toll Road, Leander, Williamson County, Texas.

- Discuss and consider action on amending and reconfiguring the current zoning MF-2-A (Multi-Family) and GC-3-A (General Commercial); on a portion of a parcel of land approximately 7.124 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R315588; and 500 feet north of the intersection of Merrill Drive and 183A Toll Road on the west side of 183A Toll Road, Leander, Williamson County, Texas.

Motion made by Commissioner Hines, seconded by Commissioner May to deny the zoning request.

Vote: 6 - 0

REGULAR AGENDA

13. Adjournment at 8:57 pm

APPROVED:

CHAIRMAN ROSS

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY