MINUTES
PLANNING & ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

Thursday - February 27, 2020 at 7:00 PM

Place 1 – Donnie Mahan
Place 2 – John Cosgrove
Place 3 – Ron May
Place 4 – Becki Ross Chair
Place 5 – Annette Sponseller
Place 6 – Travis Crosby Vice Chair
Place 7 – Marshall Hines

1. Call to Order 7:32 pm

2. Roll Call.

Present: John Cosgrove, Commissioner; Marshall Hines, Commissioner; Becki Ross, Chair; Donnie Mahan, Commissioner; Annette Sponseller, Commissioner; Ron May, Commissioner

Absent: Travis Crosby, Vice Chair

3. Director’s report to the Planning & Zoning Commission on actions taken by the City Council at the February 20, 2020 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-FP-007 regarding Palmera Ridge, Section 10 Final Plat on six (6) parcels of land approximately 10.047 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R542586, R333713, R473798, R031617, R031606, and R473799; generally located to the northwest of Ronald W Reagan Blvd and Palmera Ridge Blvd., Leander, Williamson County, Texas.

7. Approval of Subdivision Case 18-TOD-FP-030 regarding Bryson Phase 4, Section 4 Final Plat on one (1) parcel of land approximately 19.18 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R485834; generally located south of Bryson Ridge Trail and west of Pleasant Hill Road, Leander, Williamson County, Texas.

8. Approval of Subdivision Case 19-FP-006 regarding Homestead Phase 1 Final Plat on one (1) parcel of land approximately 26.015 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R383653; generally located north of Collaborative Way and east of Bagdad Road, Leander, Williamson County, Texas.
9. Approval of Minutes.

Motion made by Commissioner Ron May to approve the consent agenda items, seconded by Commissioner Annette Sponseller.

Vote 6 to 0

PUBLIC HEARING: ACTION

10. 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.

Motion made by Chair Becki Ross, seconded by Commissioner Ron May to approve the Comprehensive Plan Amendment with the clarification that the Commercial Corridor is proposed to be 225' deep along South Street.

Vote: 6 - 0

11. Conduct a Public Hearing regarding Zoning Case 19-TO(D)-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.

Motion made by Commissioner John Cosgrove, seconded by Commissioner Ron May to approve the request with the following conditions:

1. All homes shall be a minimum of 1,500 square feet.
2. Eight (8) foot masonry wall along US Hwy 183.
3. Update the Parkland section of the PUD to state that the applicant must submit detailed plans to the WCID for review before the proposed improvement may be approved and count as credit.
Commissioner Hines opposed this request because he felt like the masonry fence along the southern border of the project was appropriate.

**Vote:** 5 - 1

**NAY:** Commissioner Marshall Hines

12. Conduct a Public Hearing and consider action on Subdivision Case 18-SFP-011 to approve the Velez Short Form Final Plat on a portion of a parcel of land approximately 6.56 acres ± in size, more particularly described by Travis Central Appraisal District Parcel 354069; commonly known as 16102 Round Mountain, Leander, Travis County, Texas.

Motion made by Chair Becki Ross, seconded by Commissioner Marshall Hines to approve the short form plat.

**Vote:** 6 - 0

![REGULAR AGENDA](image)

13. Adjournment at 8:54 pm

**APPROVED:**

[Signature]

CHAIRMAN ROSS

**ATTEST:**

[Signature]

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY