MINUTES
PLANNING & ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

Thursday - March 12, 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.

2. Roll Call at 7:00 pm

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

   Absent: John Cosgrove, Commissioner; Travis Crosby, Vice Chair

3. Director’s report to the Planning & Zoning Commission on actions taken by the City Council at the March 5, 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-TOD-FP-025 regarding Bryson Phase 4 Section 3 Final Plat on two (2) parcels of land approximately 20.45 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R032103, R575847; generally located south east of Pleasant Hill Rd. and Bryson Ridge Trail, Leander, Williamson County, Texas.

7. Approval of Minutes.

   Motion made by Commissioner Marshall Hines to approve the consent agenda items, seconded by Commissioner Ron May.

   Vote 5 to 0

PUBLIC HEARING: ACTION
3. Conduct a Public Hearing and consider action regarding Zoning Case 19-TOD-Z-022 and Subdivision Case 19-TOD-CP-010 to amend the current Bryson PUD (Planned Unit Development) to adjust the overall multi-family density, re-allocate the lot mix, update minimum lot sizes, and modify site development standards; and to adopt the Bryson Concept Plan Amendment on several parcels of land, approximately 497 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R032103, R032104, R032196, R032214, R485832-R485834, R525991, R525993, R531476, R537888-R537936, R543609-R543674, R547233-R547238, R551042-R551106, R558957, R563914-R563965, R563984-R564019, R565247-R565292, R568996, R575603, R575606, R575614-R575670, R575847, R575850-R575858, R576923, R576926-R576995, and R588534-R588601; and generally located to the northwest of the intersection of San Gabriel Pkwy and 183A Toll Road, Leander, Williamson County, Texas.

- Discuss and consider action on amending the current Bryson PUD (Planned Unit Development) to adjust the overall multi-family density, re-allocate the lot mix, update minimum lot sizes, and modify site development standards; and adopt the Bryson Concept Plan Amendment on several parcels of land, approximately 497 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R032103, R032104, R032196, R032214, R485832-R485834, R525991, R525993, R531476, R537888-R537936, R543609-R543674, R547233-R547238, R551042-R551106, R558957, R563914-R563965, R563984-R564019, R565247-R565292, R568996, R575603, R575606, R575614-R575670, R575847, R575850-R575858, R576923, R576926-R576995, and R588534-R588601; and generally located to the northwest of the intersection of San Gabriel Pkwy and 183A Toll Road, Leander, Williamson County, Texas.

Item #8 was postponed by the applicant.

9. Conduct a Public Hearing regarding Zoning Case 20-TOD-Z-001 to amend the current zoning of PUD/TOD (Planned Unit Development/Transit Oriented Development) by adopting the Alta Leander Station PUD (Planned Unit Development) with the T5 Transect Zone, Subdivision Case 19-TOD-CP-008 the Alta Leander Station Concept Plan, and Subdivision Case 20-TOD-PP-001 Alta Leander Station Preliminary Plat; on two (2) parcels of land approximately 15.96 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R510025 and R510026; and located to the southeast of the intersection Main Street and Hero Way, Leander, Williamson County, Texas.

- Discuss and consider action on amending the current zoning PUD/TOD (Planned Unit Development/Transit Oriented Development) by adopting the Alta Leander Station PUD (Planned Unit Development) with the T5 Transect Zone, Subdivision Case 19-TOD-CP-008 the Alta Leander Station Concept Plan, and Subdivision Case 20-TOD-PP-001 Alta Leander Station Preliminary Plat; on two (2) parcels of land approximately 15.96 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R510025 and R510026; and located to the southeast of the intersection Main Street and Hero Way, Leander, Williamson County, Texas.

Applicant requested a postponement of item #9 during the meeting.

10. Conduct a Public Hearing regarding Zoning Case 20-Z-002 Lakeline south of Gilpin to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFL-2-B (Single-Family Limited) on one (1) parcel of land approximately 26.227 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032160; and generally located to the north of intersection of N. Lakeline Blvd and Old Quarry Road, Leander, Williamson County, Texas.

- Discuss and consider action on amending the current zoning of Interim SFR-1-B (Single-Family Rural) to SFL-2-B (Single-Family Limited) on one (1) parcel of land approximately 26.227 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032160; and generally located to the north of intersection of N. Lakeline Blvd and Old Quarry Road, Leander, Williamson County, Texas.

Cathy Hoffman had questions and concerns about the possible widening of Lakeline and walking trail.
Andrew Naudin had concerns about Lakeline.

Motion made by Commissioner Ron May, seconded by Commissioner Marshall Hines to approve the zoning request.

**Vote:** 3 - 2

**NAY:** Commissioner Donnie Mahan  
Commissioner Annette Sponseller

11. Conduct a Public Hearing and consider action regarding Zoning Case 20-TOD-Z-004 to amend the current zoning of PUD/TOD (Planned Unit Development/Transit Oriented Development) to PUD/TOD (Planned Unit Development/Transit Oriented Development) with the following base zoning district: GC-3-A (General Commercial); on one (1) parcel of land approximately 15.4 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R462742; and located approximately 1,700 feet to the north of the intersection of San Gabriel Pkwy and 183A Toll Road on the east side of 183A Toll Road, Leander, Williamson County, Texas.

Motion made by Commissioner Annette S sponseller, seconded by Commissioner Donnie Mahan to approve the zoning request.

**Vote:** 5 - 0

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**REGULAR AGENDA**

12. Adjournment at 7:38 pm.

**APPROVED:**

[Signature]

CHAIRMAN ROSS

**ATTEST:**

[Signature]

ELLEN COUFAL  
PLANNING & ZONING COMMISSION SECRETARY