MINUTES
PLANNING & ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

Thursday - April 9, 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 – Vacant
Place 7 – Marshall Hines

The Planning & Zoning Commission will meet by teleconference. The public may listen to and participate in the meeting during public comments, as provided in the Public Comments agenda item below, or a public hearing by using the above teleconference number. The meeting audio will be live streamed from the city’s website at https://leandertx.gov/video.

1. Call to Order 7:00 pm

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

3. Director’s report to the Planning & Zoning Commission on actions taken by the City Council at the March 20, 2020 meeting

4. Review of meeting protocol.

5. Public comments: If you wish to make comments during the meeting on an item on the agenda call the global phone number 1-408-418-9388 and access code 621 021 893, 15 minutes prior to the meeting.
   In the alternative, written comments on agenda items will be accepted, read aloud by the Chair, and added to the meeting record. Up to 15 minutes prior to the meeting, written comments may be submitted using the Public Comments Request form at https://leandertx.gov/comments, via email to the Ellen Coufal at ecoufal@leandertx.gov, or from the Utilities drive-thru window during normal business hours.

   • Public comments on items listed in the agenda except for public hearings

   Comments during this time are limited to no more than 3 minutes (6 minutes if translation is needed) per individual. Time limit will be reduced to no more than 2 minutes per individual (4 minutes if translation is needed) if there are more than 10 speakers on one item. Comments are accepted on a first-come, first-served basis.

   • Comments on public hearing agenda items will be heard at the time each item is discussed by Council.

   No action will be taken on public comments.
6. Approval of Subdivision Case 18-FP-031 regarding Travisso Phase 3, Section 7 Final Plat on two (2) parcels of land approximately 69.734 acres ± in size, more particularly described by Travis Central Appraisal District Parcels 891599 and 353024; generally located to the northwest of the intersection of Travisso Parkway and Siena Sunset Road, Leander, Travis County, Texas.

7. Approval of Subdivision Case 19-FP-004 regarding Palmera Bluff Ph 11 Final Plat on two (2) parcels of land approximately 20.169 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R573715, R032201; generally at the northeast corner of Logan Del Way and Clarissa Lynn Way, Leander, Williamson County, Texas.

8. Approval of Subdivision Case 19-FP-011 regarding Palmera Ridge Section 7 Final Plat on one (1) parcel of land approximately 14.391 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031607; generally located west of Logan Del Way and south of Caritas Drive, Leander, Williamson County, Texas.

9. Approval of Minutes

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

Vote 6 to 0

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PUBLIC HEARING: ACTION

10. Conduct a Public Hearing regarding Comprehensive Plan Amendment Case 18-CPA-005 to amend the Transportation Plan as set forth in the Comprehensive Plan; Williamson & Travis Counties, Texas.

   - Discuss and consider action on a Comprehensive Plan Amendment Case 18-CPA-005 to amend the Transportation Plan as set forth in the Comprehensive Plan; Williamson & Travis Counties, Texas.

No one wished to speak on this item.

Motion made by Commissioner Donnie Mahan, seconded by Commissioner Annette Sponseller to approve the amendment.

AYE: Commissioner John Cosgrove, Commissioner Annette Sponseller, Commissioner Donnie Mahan, Commissioner Ron May

NAY: Commissioner Marshall Hines, Chair Becki Ross

4 - 2 Passed

11. Conduct a Public Hearing regarding Special Use Case 20-SU-001 to amend the special use permit for Brady’s Bridge to provide additional modifications to the ordinances and site development standards; on one (1) parcel of land approximately 1.469 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031288; generally located to the south east of the intersection of CR 269 and Hero Way; and addressed as 1501 CR 269, Leander, Williamson County, Texas.

   - Discuss and consider action to amend the special use permit for Brady’s Bridge to provide additional modifications to the ordinances and site development standards; on one (1) parcel of land approximately 1.469 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031288; generally located to the south east of the intersection of CR
269 and Hero Way; and addressed as 1501 CR 269, Leander, Williamson County, Texas.
No one wished to speak on this item.

Motion made by Chair Becki Ross, seconded by Commissioner Marshall Hines to approve with the condition that staff has discretionary approval of any extra waivers that may come up during the review process.

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

6 - 0 Passed

12. 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.

*POSTPONED BY APPLICANT*

13. Conduct a Public Hearing regarding Zoning Case 20-Z-003 to amend the current zoning of Interim SFR-1-B (Single Family Rural) and Interim SFS-2-B (Single Family Suburban) to PUD (Planned Unit Development) with the base zoning district of HC-4-D (Heavy Commercial) on one (1) parcel of land approximately 5.01 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032155; more commonly known as 13151 Hero Way West, Leander, Williamson County, Texas.

- Discuss and consider action on amending the current zoning Interim SFR-1-B (Single Family Rural) to PUD (Planned Unit Development) with the base zoning district of HC-4-D (Heavy Commercial) on one (1) parcel of land approximately 5.01 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032155; and more commonly known as 13151 Hero Way West, Leander, Williamson County, Texas.

No one wished to speak on this item.

Motion made by Commissioner John Cosgrove, seconded by Commissioner Donnie Mahan to approve the zoning request.

AYE: Commissioner John Cosgrove, Chair Becki Ross, Commissioner Annette Sponseller,
Commissioner Donnie Mahan, Commissioner Ron May

NAY: Commissioner Marshall Hines

5 - 1 Passed
14. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case 20-CPA-002 to amend the Comprehensive Plan land use category from Neighborhood Residential and Industrial District to Neighborhood Residential on one (1) parcel of land approximately 40.57 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R548585; and more commonly known as 204 Heritage Grove Road, Leander, Williamson County, Texas.

- Discuss and consider action on amending the Comprehensive Plan land use category from Neighborhood Residential and Industrial District to Neighborhood Residential on one (1) parcel of land approximately 40.57 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R548585; and more commonly known as 204 Heritage Grove Road, Leander, Williamson County, Texas.

No one wished to speak on this item.

Motion made by Commissioner Marshall Hines, seconded by Chair Becki Ross to approve the Comprehensive Plan Amendment.

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

3 - 3 Failed

Motion made by Commissioner Donnie Mahan, seconded by Commissioner Ron May to move to send this item to City Council with no action.

Applicant postponed the case before action was taken.

15. Conduct a Public Hearing regarding Zoning Case 20-Z-006 to amend the current zoning of HI-5-D (Heavy Industrial) and HC-4-C (Heavy Commercial) to SFT-2-A (Single-Family Townhouses) on one (1) parcel of land approximately 40.57 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R548585; and more commonly known as 204 Heritage Grove Road, Leander, Williamson County, Texas.

- Discuss and consider action on amending the current zoning HI-5-D (Heavy Industrial) and HC-4-C (Heavy Commercial) to SFT-2-A (Single-Family Townhouses) on one (1) parcel of land approximately 40.57 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R548585; and more commonly known as 204 Heritage Grove Road, Leander, Williamson County, Texas.

Applicant postponed the case.

16. Conduct a Public Hearing and consider action regarding Ordinance Case 20-OR-001 to amend the Composite Zoning Ordinance to update the multi-family requirements, revise the definitions, clarify the measurement of caliper inches, update setback requirements, update lot size summary, clarify intent statements for use components, revise notification process, and to provide for related matters; Williamson & Travis Counties, Texas.

- Discuss and consider action on amending the Composite Zoning Ordinance to update the multi-family requirements, revise the definitions, clarify the measurement of caliper inches, update setback requirements, update lot size summary, clarify intent statements for use components, revise notification process, and to provide for related matters; Williamson & Travis Counties, Texas.

No one wished to speak on this item.

Motion made by Commissioner Ron May, seconded by Commissioner Annette Sponseller to approve with a definition of Urban Design.
AYE: Commissioner John Cosgrove, Chair Becki Ross, Commissioner Annette Sponseller, Commissioner Donnie Mahan, Commissioner Ron May

NAY: Commissioner Marshall Hines

5 - 1 Passed

REGULAR AGENDA

17. Discuss and consider action on Subdivision Case 19-PP-003 to approve the Bar W Ranch Phase 4 Preliminary Plat on one (1) parcel of land approximately 31.720 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R590365; generally located southwest of the intersection of Ronald W. Reagan Blvd and Bar W Ranch Blvd, Leander, Williamson County, Texas.

Motion made by Commissioner Ron May, seconded by Commissioner Annette Sponseller to approve preliminary plat.

AYE: Commissioner John Cosgrove, Chair Becki Ross, Commissioner Annette Sponseller, Commissioner Donnie Mahan, Commissioner Ron May

NAY: Commissioner Marshall Hines

5 - 1 Passed

18. Adjournment at 8:44 pm

APPROVED:

[Signature]
CHAIRMAN ROSS

ATTEST:

[Signature]
ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY