



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

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

Thursday - August 8, 2019 at 7:00 PM



Place 1 – Laura Lantrip
Place 2 – John Cosgrove
Place 3 – Jason Anderson *Chair*
Place 4 – Becki Ross

Place 5 – Uryan Nelson
Place 6 – Travis Crosby
Place 7 – Marshall Hines *Vice Chair*

1. Call to Order at 7:00 pm.
2. Roll Call.

Present: Laura Lantrip, Commissioner; John Cosgrove, Commissioner; Jason Anderson, Chair; Uryan Nelson, Commissioner; Marshall Hines, Vice Chair; Becki Ross, Commissioner; Travis Crosby, Commissioner

3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the August 1, 2019 meeting.
Robin Griffin, Planning Director spoke on items that were on the August 1, 2019.
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-PP-004 regarding Hill Country Bible Preliminary Plat on one (1) parcel of land approximately 19 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R522995; generally located northwest of the intersection of W San Gabriel Pkwy and Broade St., Leander, Williamson County, Texas.
7. Approval of Subdivision Case 19-PP-008 regarding Valley Vista Center Preliminary Plat on one (1) parcel of land approximately 6.23 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R510101; generally located west of Ronald Reagan Blvd. and south of Gabriel Horn Rd., Leander, Williamson County, Texas.
8. Approval of Subdivision Case 16-FP-033 regarding Palmera Bluff Section 1 Final Plat on one (1) parcel of land approximately 22.470 acres ± in size, more particularly described by Williamson County Central Appraisal District Parcel R032201; generally located at 1445 CR 270, Leander, Williamson County, Texas.

9. Approval of Subdivision Case 18-TOD-FP-028 regarding Aven Ridge Final Plat on one (1) parcel of land approximately 20.929 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R481339; generally located at the south east corner of 183A Toll Rd and E San Gabriel Parkway, Leander, Williamson County, Texas.
10. Approval of Subdivision Case 19-FP-003 regarding Hawkes Landing Phase 4 Final Plat on one (1) parcel of land approximately 12.487 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031634; generally located northwest of the intersection of N Bagdad Rd and Hero Way West, more specifically located to the west of the intersection of Sunny Brook Drive and Bear Creek Drive, Leander, Williamson County, Texas.
11. Approval of Subdivision Case 19-TOD-FP-005 regarding Bryson Ridge Trail Final Plat on one (1) parcel of land approximately 8.7557 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R555888; generally located at the southeast corner of 183A Toll Rd and Huddleston Rd, Leander, Williamson County, Texas.
12. Approval of Subdivision Case 19-TOD-FP-008 regarding Oak Creek Phase 5 & 6 Final Plat on two (2) parcels of land approximately 17.71 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R529010 and R524552; generally located to the east of the intersection of Broade Street and South Brook Drive, Leander, Williamson County, Texas.
13. Approval of Minutes.

Motion made by Vice Chair Hines to approve the consent agenda, seconded by Commissioner Crosby.

Vote 7-0.

PUBLIC HEARING: ACTION

14. Conduct a Public Hearing and consider action regarding a Subdivision Variance 19-VA-003 request from Article III, Section 42, (e) that requires the construction of sidewalks. The applicant would like to waive the requirement to construct a portion of sidewalk from the frontage of US 183 after the lift station #2. 14.67 acres ± in size, more particularly described as The Collective at Leander; and generally located at 601 S. US 183, Leander, Williamson County, Texas.

Motion made by Vice Chair Marshall Hines, seconded by Commissioner John Cosgrove to approve a variance to Article III, Sec. 42 (e) of the Subdivision Ordinance that requires the construction of sidewalks. This variance removes the requirement for the sidewalk located along the frontage of US 183 south of the intersection of the new street as shown in the exhibit presented by the applicant. The applicant will be required to pay a fee in lieu of the sidewalk comparable to the cost of sidewalk without the bridge.

Vote: 7 - 0

15. Conduct a Public Hearing regarding Zoning Case 18-Z-035 to amend the current zoning of TF-2-B (Two-Family) to PUD (Planned Unit Development) with the base zoning District of CH-2-A (Cottage Housing) on one (1) parcel of land approximately 0.94 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R578189; and and legally described as 1.5 acres out of lot 7 of the Leander Heights Section 2, Block A Final Plat, Leander, Williamson County, Texas.

Motion made by Commissioner John Cosgrove, seconded by Commissioner Laura Lantrip to recommend approval of the request.

Vote: 7 - 0

16. Conduct a Public Hearing regarding Special Use Case 19-SU-002 to allow for the temporary residential use of a travel trailer or recreational vehicle for use by an ill, convalescent or otherwise disabled friend or relative needing care from the occupant of the primary residence, or a friend or relative providing necessary care for an ill, convalescent or otherwise disabled occupant; on one (1) parcel of land approximately 0.83 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R002120; and legally described as Lot 4, Block L of the Falcon Oaks Section 4 Final Plat; and more commonly known as 701 Osprey Drive, Leander, Williamson County, Texas.

Motion made by Vice Chair Marshall Hines, seconded by Commissioner Uryan Nelson to recommend approval of the proposed special use permit with a term of five years.

Vote: 7 - 0

17. Conduct a Public Hearing regarding Comprehensive Plan Case 19-CPA-001 to amend the Comprehensive Plan land use category from Neighborhood Residential to Mixed Use Corridor on one (1) parcel of land approximately 10.316 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031710; and more commonly known as 100 Mockingbird Hill, Leander, Williamson County, Texas.

Motion made by Commissioner Uryan Nelson, seconded by Commissioner Travis Crosby to recommend approval of the Comprehensive Plan amendment.

Vote: 7 - 0

18. Conduct a Public Hearing regarding Special Use Case 19-SU-003 to consider action on a Special Use Permit to allow for GC (General Commercial) uses on one (1) parcel of land approximately 10.316 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031710; and located at 100 Mockingbird Hill, Leander, Williamson County, Texas.

Skip #18 and went to #19.

Motion made by Commissioner Travis Crosby, seconded by Commissioner Uryan Nelson to recommend approval of the Special Use Permit on the western portion of the property located outside of the floodplain with a term of five years.

Vote: 4 - 3

NAY: Commissioner John Cosgrove
Chair Jason Anderson
Vice Chair Marshall Hines

19. Conduct a Public Hearing regarding Zoning Case 19-Z-011 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to LC-2-B (Local Commercial) on one (1) parcel of land approximately 10.316 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031710; and more commonly known as 100 Mockingbird Hill, Leander, Williamson County, Texas.

Ruben Ramirez spoke for and had questions.
Cheryl Hawkins spoke for.
Don Hemingway spoke for.

Went back to #18 after completing #19.

Motion made by Commissioner Laura Lantrip, seconded by Vice Chair Marshall Hines to recommend approval of the zoning request.

Vote: 7 - 0

20. Conduct a Public Hearing regarding Zoning Case 19-Z-012 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFR-3-B (Single-Family Rural) and SFE-3-B (Single-Family Estate) on a portion of one (1) parcel of land approximately 57.01 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032244; and more commonly known as 600 CR 267, Leander, Williamson County, Texas.

Motion made by Vice Chair Marshall Hines, seconded by Commissioner Laura Lantrip to recommend approval of the zoning request.

Vote: 7 - 0

21. Conduct a Public Hearing and consider action regarding Ordinance Case 19-OR-007 to amend the Composite Zoning Ordinance to update the masonry requirements, and to provide for related matters; Williamson & Travis Counties, Texas.

Motion made by Commissioner John Cosgrove, seconded by Commissioner Travis Crosby to recommend approval to amend the ordinance amendments.

Vote: 6 - 1

NAY: Vice Chair Marshall Hines

22. Conduct a Public Hearing and consider action regarding Ordinance Case 19-OR-008 to amend the Composite Zoning Ordinance to update the submittal options associated with Planned Unit Developments (PUD); site development submittal procedures, application requirements, and review processes; modify the definitions; modify screening requirements associated with public school properties, and adjust the permitted fence height; Williamson & Travis Counties, Texas.

Motion made by Vice Chair Marshall Hines, seconded by Commissioner Travis Crosby to recommend approval of the Composite Zoning Ordinance amendment.

Vote: 7 - 0

23. Conduct a Public Hearing and consider action regarding Ordinance Case 19-OR-009 to amend the Subdivision Ordinance to update the subdivision submittal procedures, application requirements, and review processes and to provide for related matters; Williamson & Travis Counties, Texas.

Motion made by Vice Chair Marshall Hines, seconded by Commissioner John Cosgrove to recommend approval to the ordinance amendments and to request that the Commission would also be able to use the proposed teleconference system in the event that they are unable to make a quorum.

Vote: 7 - 0

REGULAR AGENDA

24. Receive presentation on the proposed Capital Improvement Program (CIP) for FY 2020.

Robin Griffin, Planning Director discussed the Capital Improvement Program (CIP) for FY 2020.

25. Adjournment at 8:20 pm

APPROVED:

CHAIRMAN ANDERSON

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY