



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

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

Thursday - September 12, 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 7:00 pm
2. Roll Call.

Commissioner Cosgrove took his seat at 7:02 pm.

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 September 5, 2019 meeting.  
Robin Griffin, Planning Director spoke on items that were on the September 5, 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 18-FP-024 regarding the Leander 61 Phase 1 Final Plat on two (2) parcels of land approximately 31.0914 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031678 and R031676; generally located approximately 1,500 feet north of the northwest corner of the intersection of CR 280 and N. Bagdad Rd, Leander, Williamson County, Texas.
7. Approval of Minutes.

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

Vote 7-0

**PUBLIC HEARING: ACTION**

8. Conduct a Public Hearing regarding Special Use Case 19-SU-004 to consider action on a Special Use Permit to allow for outdoor music and activities until midnight on Friday and Saturday evenings and to allow for a double sided 4'X8' lighted marquee sign; on two (2) parcels of land approximately 0.289 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R036039 and R036040; and commonly known as 203 W Broade Street, Leander, Williamson County, Texas.
- Discuss and consider action regarding a Special Use Permit to allow for outdoor music and activities until midnight on Friday and Saturday evenings and to allow for a double sided 4'X8' lighted marquee sign; on two (2) parcels of land approximately 0.289 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R036039 and R036040; and commonly known as 203 W Broade Street, Leander, Williamson County, Texas.

Marco Sederquist spoke for.

Douglas Lohmann, Peggy Roberts spoke against.

Motion made by Vice Chair Marshall Hines, seconded by Commissioner John Cosgrove to recommend approval of the Special Use Permit with staff recommendation.

**Vote:** 3 - 4

NAY: Commissioner Laura Lantrip  
Chair Jason Anderson  
Commissioner Uryan Nelson  
Commissioner Travis Crosby

Motion made by Commissioner Laura Lantrip, seconded by Commissioner Uryan Nelson to recommend approval marquee sign with staff recommendations.

**Vote:** 7 - 0

9. Conduct a Public Hearing and consider action regarding Zoning Case 19-Z-006 to amend the current zoning of SFU/MH-2-B (Single-Family Urban/Manufactured Home to PUD (Planned Unit Development) with the base zoning district of SFT-2-A (Single-Family Townhouse) on one (1) parcel of land approximately 2.38 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R036579; commonly known as 1201 Horizon Park Blvd, Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case 19-Z-006 to amend the current zoning of SFU/MH-2-B (Single-Family Urban/Manufactured Home to PUD (Planned Unit Development) with the base zoning district of SFT-2-A (Single-Family Townhouse) on one (1) parcel of land approximately 2.38 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R036579; commonly known as 1201 Horizon Park Blvd, Leander, Williamson County, Texas.

Tiffany Mateas spoke against

Paul Belangia did not speak but was against.

No one spoke for

Motion made by Commissioner John Cosgrove, seconded by Commissioner Laura Lantrip to recommend approval of the zoning request with the applicant's amendment to reduce the density to 8 units per acre.

**Vote:** 7 - 0

10. Conduct a Public Hearing and consider action regarding Zoning Case 19-Z-007 to amend the current zoning of HC-4-C (Heavy Commercial) and TOD/PUD-CD (Transit Oriented Development / Planned Unit Development – Conventional Development Sector) to TOD/PUD (Transit Oriented Development / Planned Unit Development) and (Planned Unit Development) with the base zoning district of SFL-2-B (Single-Family Limited) and GC-3-A (General Commercial) on one (1) parcel of land approximately 40.692 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R321825; commonly known as 401 Heritage Grove Road, and generally located to the southwest of the intersection of US 183 and Heritage Grove Road, Leander, Williamson County, Texas.
- Discuss and consider action on amending the current zoning of HC-4-C (Heavy Commercial) and TOD/PUD-CD (Transit Oriented Development / Planned Unit Development – Conventional Development Sector) to TOD/PUD (Transit Oriented Development / Planned Unit Development) and (Planned Unit Development) with the base zoning district of SFL-2-B (Single-Family Limited) and GC-3-A (General Commercial) on one (1) parcel of land approximately 40.692 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R321825; commonly known as 401 Heritage Grove Road, and generally located to the southwest of the intersection of US 183 and Heritage Grove Road, Leander, Williamson County, Texas.

No one wished to speak

Motion made by Commissioner Laura Lantrip, seconded by Commissioner Becki Ross to recommend approval of the zoning request.

**Vote:** 6 - 1

NAY: Vice Chair Marshall Hines

11. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case 19-CPA-002 to amend the Comprehensive Plan land use category from Neighborhood Center and Mixed Use Corridor to Commercial Corridor on one (1) parcel of land approximately 2.85 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031224; and more commonly known as 10990 E. Crystal Falls Pkwy and generally located 300 feet to the west of the intersection of Ronald W. Reagan Blvd and E Crystal Falls Pkwy, Leander, Williamson County, Texas.
- Discuss and consider action regarding a proposed amendment to the Comprehensive Plan land use category from Neighborhood Center and Mixed Use Corridor to Commercial Corridor on one (1) parcel of land approximately 2.85 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031224; and more commonly known as 10990 E. Crystal Falls Pkwy and generally located 300 feet to the west of the intersection of Ronald W. Reagan Blvd and E Crystal Falls Pkwy, Leander, Williamson County, Texas.
- No one wished to speak.

Motion made by Commissioner John Cosgrove, seconded by Commissioner Travis Crosby to recommend approval to amend the Comprehensive Plan use category from Neighborhood Center and Mixed use Corridor to Commercial Corridor.

**Vote:** 6 - 1

NAY: Vice Chair Marshall Hines

12. Conduct a Public Hearing and consider action regarding Zoning Case 19-Z-016 to amend the current zoning of Interim SFS-2-B (Single-Family Suburban) to GC-2-A (General Commercial) on one (1) parcel of land approximately 2.85 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031224; and more commonly known as 10990 E. Crystal Falls Pkwy and generally located 300 feet to the west of the intersection of Ronald W. Reagan Blvd and E Crystal Falls Pkwy, Leander, Williamson County, Texas.
- Discuss and consider action regarding a Zoning Case to amend the current zoning of Interim

SFS-2-B (Single-Family Suburban) to GC-2-A (General Commercial) on one (1) parcel of land approximately 2.85 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031224; and more commonly known as 10990 E. Crystal Falls Pkwy and generally located 300 feet to the west of the intersection of Ronald W. Reagan Blvd and E Crystal Falls Pkwy, Leander, Williamson County, Texas.

No one wished to speak.

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

**Vote:** 7 - 0

<b>REGULAR AGENDA</b>
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13. Discuss and consider action regarding the submittal schedule for Subdivision and Site Development Applications pursuant to Article IX, Section 9 (a) (1) b. of the Composite Zoning Ordinance and Article II, Section 20 (e) of the Subdivision Ordinance; Leander, Williamson & Travis Counties, Texas.

Motion made by Vice Chair Marshall Hines, seconded by Commissioner Travis Crosby to approve the update to the submittal schedule for Subdivision and Site development applications.

**Vote:** 7 - 0

14. Adjournment at 8:35 pm.

APPROVED:

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CHAIRMAN ANDERSON

ATTEST:

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ELLEN COUFAL  
PLANNING & ZONING COMMISSION SECRETARY