



MINUTES

**PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS
Pat Bryson Municipal Hall ~ 201 North Brushy Street
Leander, Texas**

Thursday ~March 27, 2014 at 7:00 pm

**Place 1 Michelle Stephenson - Vice Chair
Place 2 Joel Wixson
Place 3 Jason Anderson**

**Place 4 Sid Sokol
Place 5 Richard Allen
Place 6 Betty Saenz
Place 7 Jeff Seiler - Chair**

1. Call to Order
Meeting called to order at 7:06 pm.
2. Roll Call
All Commissioners were present.
3. Approval of Minutes:
 - a. Regular Planning & Zoning Meeting: March 13, 2014
Motion made by Commissioner Wixson to approve the minutes, seconded by Commissioner Allen. Motion passed unanimously.
4. Director's report to P & Z Commissioners on actions taken by the City Council
Tom Yantis, Director of Development Services, reported on actions that were taken by the City Council at their March 20, 2014 meeting, on items that were recommended from the P & Z Commission.
5. Citizen Communications - Three (3) minutes of time is allowed, per speaker
No citizen wished to speak.

Public Hearing

6. Subdivision Case 13-FP-019: Hold a public hearing and consider action on the Sarita Valley Final Plat for 25.61 acres more or less; WCAD Parcel R516398; generally located on the east side of Ronald W. Reagan Blvd, approximately ½ mile from the northeast corner of the intersection of E Crystal Falls Pkwy and Ronald W. Reagan Blvd.; Williamson County, Texas. Applicant/Agent: Brian Parker on behalf of Toll Dallas TX LLC.

a) Staff Presentation

Robin Griffin, Senior Planner, stated that staff reviewed the request and it has staff approval.

b) Applicant Presentation

Brian Parker was present for questions.

c) Open Public Hearing

**Chairman Seiler opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

No discussion took place

f) Consider Action

Vice Chair Stephenson moved to approve the final plat with staff recommendations, Commissioner Allen seconded the motion. Motion passed unanimously.

7. Zoning Case #14-Z-005: Hold a public hearing and consider action on the rezoning of a tract of land located at 1001 Horizon Park Blvd; 5.69 acres more or less; WCAD Parcel #R036572. Currently, the property is zoned SFU/MH-2-B (Single-Family Urban / Manufactured Home). The property is proposed to be zoned TF-2-B (Two-Family), Leander, Williamson County, Texas. Applicant: Michael and Theresa Kopecky on behalf of Willie and Sue A. Kopecky.

a) Staff Presentation

Martin Siwek, Planner, discussed request & surrounding land uses.

b) Applicant Presentation

Willie Kopecky spoke on the purpose of his zoning.

c) Open Public Hearing

**Chairman Seiler opened the public hearing.
Dennis Schumann – Against
Harold Robertson- Against
Beth Hamberg – left card she was Against.**

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Discussion took place

f) Consider Action

Vice Chair Stephenson moved to approve the zoning request with staff recommendations, Commissioner Allen seconded the motion. Motion passed unanimously.

8. Zoning Case 13-Z-028: Hold a public hearing and consider action on the rezoning of several tracts of land located at 2680 CR 268, 17851 Ronald W. Reagan, generally located north of Hero Way, West of Ronald Reagan Blvd. & south of San Gabriel; Legal Description AW0125 Chambers, T. Sur. 197.55 acres more or less; WCAD Parcels #R098020, R031606, R473799, R473798, R473797, R333713, R031617, R031607. Currently, the property is zoned GC-3-C (General Commercial), Interim SFS-2-B (Single-Family Suburban) and Interim SFR-1-B (Single-Family Rural). The property is proposed to be zoned PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Blake J. Magee on behalf of Palmera Ridge Development, Inc. and MP52, LLC.

a) Staff Presentation

Robin Griffin, Senior Planner, discussed request & surrounding land uses.

b) Applicant Presentation

Blake Magee was present for questions.

c) Open Public Hearing

Chairman Seiler opened the public hearing. No one wished to speak.

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Discussion took place

f) Consider Action

Commissioner Wixson moved to approve the zoning request with staff recommendations with the correction to the recommendation to include SFL-2-A. Commissioner Saenz seconded the motion. Motion passed unanimously.

9. Zoning Case 13-Z-027: Hold a public hearing and consider action on the rezoning of several tracts of land generally located to the Southwest of the intersection of San Gabriel Pkwy & US 183; 150.894 acres more or less; WCAD Parcels #R395875, R031699, R524552, and R525192. Currently, the property is zoned PUD (Planned Unit Development) and the applicant is proposing an amendment to the PUD, Leander, Williamson County, Texas. Applicant: Mark Baker on behalf of Sentinel Cotter Leander LLC.

a) Staff Presentation

Robin Griffin, Senior Planner, discussed request & surrounding land uses.

b) Applicant Presentation

Mark Baker spoke on the purpose of the zoning.

c) Open Public Hearing

**Chairman Seiler opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Discussion took place

f) Consider Action

Commissioner Sokol moved to approve the zoning request with staff recommendations, Commissioner Allen seconded the motion. Motion passed unanimously.

10. Subdivision Case 13-TOD-S2-PP-001: Hold a public hearing and consider action on the Oak Creek Preliminary Plat for 151.3 acres more or less; WCAD Parcels #R395875, R031699, R524552, and R525192; generally located to the Southwest of the intersection of San Gabriel Pkwy & US 183; Williamson County, Texas. Applicant/Agent: Jim Huffcutt, P.E. on behalf of Sentinel Cotter Leander LLC.

a) Staff Presentation

Robin Griffin, Senior Planner, discussed request & surrounding land uses.

b) Applicant Presentation

Jim Huffcutt, P.E. was present for questions.

c) Open Public Hearing

**Chairman Seiler opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

No discussion took place

f) Consider Action

Commissioner Wixson moved to approve the preliminary plat request with staff recommendation, Commissioner Allen seconded the motion. Motion passed unanimously.

11. Zoning Case 13-Z-025: Hold a public hearing and consider action on the rezoning of a tract of land located on the northwest corner of Osage Drive and Highland Trail; 0.94 acres more or less out of the AW0896 – Morris, J Survey; WCAD Parcel #R484296. Currently, the property is zoned SFU-2-B (Single-Family Urban). The property is proposed to be zoned PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Samuel Kiger, P.E. on behalf of Lookout Development Group LP.

a) Staff Presentation

Robin Griffin, Senior Planner, discussed request & surrounding land uses.

b) Applicant Presentation

Mike Siefert spoke on the purpose of the zoning.

c) Open Public Hearing

Chairman Seiler opened the public hearing.

Laura Yambrick – spoke against

Carl Norman – spoke against

Thomas Bertone – spoke against

Jenny Guttormson – spoke against

Judy Irish – spoke against

Steve Brand – spoke for

Bill Derouchie – spoke against

Sally King, spoke against

Skip Jones – spoke against

S.A. Kovacs – spoke against

Michael Childers – spoke against

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Discussion took place

f) Consider Action

Commissioner Wixon moved to approve the zoning request, Commissioner Saenz seconded the motion. Motion failed with a five to two vote.

Meeting adjourned at 9:35 pm

Chairman Seiler

ATTEST:

Ellen Pizalate, P & Z Secretary

