



MINUTES

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

Thursday ~June 26, 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 7:03 pm.
2. Roll Call
**All Commissioners were present except Commissioner Saenz.
Commissioner Saenz arrived at 7:04 pm.**
3. Approval of Minutes:
 - a. Regular Planning & Zoning Meeting: June 12, 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 June 19th, 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 citizens wished to speak.

Public Hearing

6. Subdivision Case 14-PP-005: Hold a public hearing and consider action on the Travisso, Section 2 Preliminary Plat for 42.46 acres more or less; TCAD Parcel 819093 & 382583; generally located to the north of Goodnight Trail and east of Travisso Parkway; Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Travisso, LTD.

a) Staff Presentation

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

b) Applicant Presentation

Sam Kiger 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 Anderson moved to approve with staff recommendation, Commissioner Sokol seconded the motion. Motion passed unanimously.

7. Subdivision Case 13-FP-016: Hold a public hearing and consider action on the Savanna Ranch, Section 2 Final Plat for 21.787 acres more or less; WCAD Parcel R508032; generally located to the northwest of the intersection of San Gabriel Parkway and Halsey Drive, more specifically located to the northwest of the intersection of Matheson Drive and Halsey Drive; Williamson County, Texas. Applicant/Agent: Danny R. Martin, P.E. (Malone/Wheeler, Inc) on behalf of Benbrook Development, Inc.

a) Staff Presentation

Martin Siwek, Planner stated that staff reviewed the request and it has staff approval with conditions stated in the executive summary.

b) Applicant Presentation

Danny Martin answered Commissioners 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

Some discussion took place.

f) Consider Action

Vice Chairman Stephenson moved to approve with staff recommendation, Commissioner Saenz seconded the motion. Motion passed unanimously.

8. Subdivision Case 14-FP-004: Hold a public hearing and consider action on the Northside Meadow, Phase 2 Final Plat for 17.278 acres more or less; WCAD Parcel R522435; generally located to the northwest of the intersection of Old 2243 W and US 183, more specifically located to the north of Phase 1B of the Northside Meadow Subdivision; Williamson County, Texas. Applicant/Agent: Doucet & Associates on behalf of Continental Homes of Texas, LP.

a) Staff Presentation

Martin Siwek, Planner stated that staff reviewed the request and it has staff approval with conditions stated in the executive summary.

b) Applicant Presentation

Tom Moody with DR Horton spoke about Northside Meadow Final Plat.

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 Saenz moved to approve with staff recommendation, Vice Chairman Stephenson seconded the motion. Motion passed unanimously.

9. Zoning Case 14-Z-013: Hold a public hearing and consider action on the rezoning of 2,400 acres, more or less, known as the Transportation Oriented Development District (the "TOD"). The property is an area of approximately 2,400 acres in the Williamson County portion of the City of Leander, Texas as of May 16, 2014, lying generally east of County Road 279 / Bagdad Road, north of East Crystal Falls Roadway, west of County Roads 269 and 270, and south of the San Gabriel River; including US

Highway 183 from generally north of its intersection with Sonny Drive to south of its intersection with High Gabriel East; including the 183A Toll Road from just south of its intersection with High Gabriel East to approximately 2,500 feet south of its intersection with RM 2243, and including the following subdivisions Old Town, and the Original Town of Leander Mason's, Atkin's, and Walker's Additions. The land is also more particularly described in field notes, maps and materials related to the proposed zoning. The property is currently zoned Planned Unit Development ("PUD") and is proposed to be rezoned to amend the PUD to modify the land use plan for the area and to amend the development regulations included in the SmartCode and additional standards applicable to the areas designated as Conventional Development. Applicant: City of Leander

a) Staff Presentation

Tom Yantis, Director of Development Services, presented the case.

b) Open Public Hearing

Chairman Seiler opened the public hearing.

Frank Stiles spoke against the TOD.

Aaron Brewer spoke in favor of the TOD.

Bill Pohl would like to see the CD Sector be more flexible regarding the requirement for alleys on lots under 50 feet wide.

Lance Hughes would like to see a small TOD and the SmartCode simpler and straight forward.

Ray Rodriquez feels the SmartCode is too confusing and has too many requirements.

c) Close Public Hearing

Chairman Seiler closed the public hearing.

d) Discussion

Discussion took place.

e) Consider Action

Commissioner Wixson moved to recommend option B sector map, Commissioner Sokol seconded the motion. Motion passed 6 to 1 with Commissioner Anderson opposing.

Commissioner Anderson moved to recommend more flexible architectural standards, Commissioner Saenz seconded the motion. Motion passed unanimously.

Commissioner Wixson moved to approve the CD sector standards with the addition of a statement to encourage pedestrian amenities on A & B streets to clarify the residential density requirement (Gross or net) and to allow the Planning Director flexibility in applying the alley requirement on lots less than 50 ft wide, Commissioner Sokol seconded the motion. Motion passed unanimously.

Commissioner Sokol moved to approve the amended PUD for the Transportation oriented development district incorporating the recommended clean-up items presented by staff and the items voted on with this agenda item, Commissioner Wixson seconded the motion. Motion passed unanimously.

10. Composite Zoning Ordinance Case 14-OR-003: Hold a public hearing and consider action on amending sections of the Composite Zoning Ordinance, to add the definition of ornamental trees and riparian corridors and to modify the definition of a significant tree, update the site standards regarding landscape requirements, to add and modify requirements for drainage and detention facilities, to amend the site development standards to include the protection of riparian corridors, and to update the parking lot connections requirements. Applicant: City of Leander Planning Department

a) Staff Presentation

Robin Griffin, Senior Planner explained the sections being amended in the Composite Zoning Ordinance.

b) Open Public Hearing

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

c) Close Public Hearing

Chairman Seiler closed the public hearing.

d) Discussion

Discussion took place.

e) Consider Action

Vice Chair Stephenson moved to approve the with the edits and modifications listed below, Commissioner Saenz seconded the motion. Motion passed unanimously.

- 1. Include Firewise Community provisions.**
- 2. Change the requirement for residential to include a tree survey for the entire property that surveys trees 8 caliper inches and greater. In addition, require mitigation for removed trees that are 8 caliper inches with the replacement ratio of 1" to 1" for trees between 8" to 18" and 2" to 1" for trees over 18".**
- 3. Add a penalty for trees that are removed without a permit.**
- 4. Clarify the tree species associated with cedar listed in the definition of significant trees.**

11. Subdivision Ordinance Case 14-OR-005: Hold a public hearing and consider action on amending sections of the Subdivision Ordinance, to add provisions for the protection of riparian corridors, to add requirements associated with parking lot connections and to add tree survey requirements. Applicant: City of Leander.

a) Staff Presentation

Robin Griffin, Senior Planner explained the sections being amended in the Composite Zoning Ordinance.

b) Open Public Hearing

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

c) Close Public Hearing

Chairman Seiler closed the public hearing.

d) Discussion

Discussion took place.

e) Consider Action

Commissioner Sokol moved to approve the following recommendation, Commissioner Allen seconded the motion. Motion passed unanimously.

- 1. Change the requirement for residential to include a tree survey for the entire property that surveys trees 8 caliper inches and greater. In addition, require mitigation for removed trees that are 8 caliper inches with the replacement ratio of 1" to 1" for trees between 8" to 18" and 2" to 1" for trees over 18".**

12. Discuss scheduling a P & Z retreat in August for the purpose of conducting training and identifying goals for fiscal year 2014-15.

a) Discussion

Discussion took place

b) Consider Action

P & Z Commissioners agreed to schedule a P & Z retreat on August 5th at 6:00 pm

13. Meeting adjourned at **10:00 pm**

Chairman Seiler

ATTEST:

Ellen Pizalate, P & Z Secretary