



MINUTES

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

Thursday ~ July 24, 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 7:04 pm.

2. Roll Call
**All Commissioners were present except Commissioner Wixson.
Commissioner Wixson arrived at 7:05 pm.**

3. Approval of Minutes:
 - a. Regular Planning & Zoning Meeting: July 10, 2014
**Motion made by Commissioner Anderson to approve the minutes,
seconded by Sokol. 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 July 17th, 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 12-FP-001: Hold a public hearing and consider action on the LISD Benbrook Ranch Final Plat for 171.436 acres more or less; WCAD Parcel R501145; generally located to the northeast of the intersection of N. Bagdad Road and W. San Gabriel Pkwy; Leander, Williamson County Texas. Applicant/Agent: Terry Reynolds (Atkins) on behalf of LISD.

a) Staff Presentation

Robin Griffin, Senior Planner stated that staff reviewed the request and it has staff approval with conditions stated in the executive summary.

b) Applicant Presentation

Terry Reynolds spoke to the commissioners and let them know she 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 Chairman Stephenson moved to approve with staff recommendation, Commissioner Allen seconded the motion. Motion passed unanimously.

7. Subdivision Case 14-FP-017: Hold a public hearing and consider action on the Hazlewood, Phase 3 Final Plat for 11.315 acres more or less; WCAD Parcel R031216; generally located 100 feet from the southwest corner of the intersection of Ericanna Ln. and Pecan Valley Dr.; Leander, Williamson County Texas. Applicant/Agent: Dustin Goss, P.E. 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 spoke on the Hazlewood 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 Allen moved to approve with staff recommendation, Commissioner Anderson seconded the motion. Motion passed unanimously.

8. Subdivision Case 14-CP-004: Hold a public hearing and consider action on the Springwoods Concept Plan, for 104.23 acres more or less; WCAD Parcels R496874, R032138, R031736, and R496876 generally located approximately $\frac{3}{4}$ of a mile from the southeast corner of the intersection of RM 2243 and CR 175, Leander, Williamson County Texas. Applicant: Fred Lockwood on behalf of Cannon 140 L.P.

Withdrawn

a) Staff Presentation

b) Applicant Presentation

c) Open Public Hearing

d) Close Public Hearing

e) Discussion

f) Consider Action

9. Zoning Case #14-Z-008: Hold a public hearing and consider action on the rezoning of a parcel located at 17400 Ronald Reagan Blvd. for 4.2 acres more or less; Parcel #R334861. Currently the property is zoned GC-2-B (General Commercial). The property is proposed to be zoned GC-3-B (General Commercial), Leander, Williamson County, Texas. Applicant: Scott J. Foster, P.E. on behalf of Vince & Nanette Giaco

a) Staff Presentation

Martin Siwek, Planner stated that staff reviewed the request and it has staff approval.

b) Applicant Presentation

Scott J. Foster, P.E. spoke on the purpose for the zoning request and answered P & Z Commissions questions.

c) Open Public Hearing

Chairman Seiler opened the public hearing.

Jay Harvey spoke against.

Mike Mize spoke against.

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 of GC-3-B (General Commercial), Commissioner Allen seconded the motion. Motion passed unanimously.

10. Zoning Case 14-Z-009: Hold a public hearing and consider action on the rezoning of a tract of land generally located to the southwest of the intersection of Crystal Falls Pkwy & Christine Dr. for 9.604 acres more or less of land located in the Lucius B. Johnson Sur 426 & the Bittick Sur. 144, TCAD Parcel #823336 and WCAD Parcel #R484293. Currently, the property is zoned SFT-2-A (Single Family Townhome) and LO-2-A (Local Office) and the applicant is proposing to zone the property PUD (Planned Unit Development), Leander, Travis and Williamson Counties, Texas. Applicant: Mike Siefert on behalf of Lookout Partners LP.

a) Staff Presentation

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

b) Applicant Presentation

Eric Rome explained the purpose of the zoning change.

c) Open Public Hearing

Chairman Seiler opened the public hearing.

**Kylon Gustin spoke against.
Ladonna Shirley spoke against.
Eric Johnson spoke against.**

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 of PUD (Planned Unit Development) with the following conditions

- 1. Street lighting is required at the intersections between the drives and public streets. Street lighting is optional in the interior of the project.**
- 2. Fencing shall be limited to wrought iron or tubular metal.**
- 3. The masonry requirement shall be increased to 10%.**

Vice Chairman Stephenson seconded the motion. Motion passed 5 to 2 with Commissioner Sokol and Commissioner Allen opposing.

11. Zoning Case #14-Z-011: Hold a public hearing and consider action on the rezoning of a parcel located at 1001 CR 280 for 150.176 acres more or less; Parcel #R365151 & R473817. Currently the property is zoned Interim SFR-1-B (Single Family Rural). The property is proposed to be zoned SFR-2-A (Single Family Rural), Leander, Williamson County, Texas. Applicant: Haynie Consulting, Inc. on behalf of Ewing Development Co, LLC.

a) Staff Presentation

Martin Siwek, Planner stated that staff reviewed the request and it has staff approval.

b) Applicant Presentation

Timothy Haynie explained the purpose of the zoning request and answered P & Z commissioners

c) Open Public Hearing

**Chairman Seiler opened the public hearing.
Virginia Schoggins had concerns about streets, how many houses, and lighting.**

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 of SFR-2- A (Single Family Rural), Commissioner Sokol seconded the motion. Motion passed unanimously.

12. Zoning Case 14-Z-019: Hold a public hearing and consider action on the rezoning of two tracts of land located at 523 Powell Drive for 6.95 acres more or less, WCAD Parcels #R036452 and # R036453. Currently, the property is zoned SFU/MH-2-B (Single Family Urban/Manufactured Home) and the applicant is proposing to zone the property MF-3-B (Multi-Family), Leander, Williamson County, Texas. Applicant: Gary Eli Jones and David Singleton on behalf of Lexor Homes.

a) Staff Presentation

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

b) Applicant Presentation

David Singleton explained the purpose of the zoning request.

c) Open Public Hearing

**Chairman Seiler opened the public hearing.
Sarah Phillips spoke against
Heather McGary spoke against
John Britt had questions and concerns.**

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

The applicant requested to withdraw the zoning application and resubmit with a request for a PUD (Planned Unit Development) district. Commissioner Sokol moved to recommend that Council authorize waiving the fees for the re-submittal of the application as a PUD. Commissioner Wixson seconded the motion. Motion passed unanimously.

13. Zoning Case #14-Z-020: Hold a public hearing and consider action on the rezoning of five tracts of land generally located at 3034 Hero Way approximately 3,330 feet to the east of the intersection of Hero Way and 183A Tool Road; for 41.666 acres more or less; WCAD Parcels #R031586, #R031588, #R031589, #R031584 and #R031585. Currently, the property is zoned Interim SFR-1-B (Single Family Rural) and the applicant is proposing to zone the property HC-5-D (Heavy Commercial), Leander, Williamson County, Texas. Applicant: Ryan Betz on behalf of Charles H and Arleen W. Wilde.

a) Staff Presentation

Martin Siwek, Planner, stated that staff reviewed the request and it has staff approval.

b) Applicant Presentation

Ryan Betz explained the purpose for his zoning request.

c) Open Public Hearing

**Chairman Seiler opened the public hearing.
Barbara Bratton spoke against
Carrie Rich spoke against
Karen Hickam spoke against**

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 of HC-5-D (Heavy Commercial), Commissioner Anderson seconded the motion. Motion passed 5 to 2 with Vice Chairman Stephenson and Commissioner Allen opposing.

14. Zoning Case #14-Z-021: Hold a public hearing and consider action on the rezoning of two tracts of land located at 2937 Hero Way for 6.42 acres more or less; WCAD Parcels #R508107 and #R031283. Currently, the property is zoned Interim SFR-1-B (Single Family Rural) and the applicant is proposing to zone the property HI-5-D (Heavy Industrial), Leander, Williamson County, Texas. Applicant: Ryan Betz on behalf Noel Larson, Fab-Con Products, Inc.

a) Staff Presentation

Martin Siwek, Planner stated that staff reviewed the request and it has staff approval.

b) Applicant Presentation

Ryan Betz explained the purpose for his zoning request.

c) Open Public Hearing

**Chairman Seiler opened the public hearing.
Karen Hickam spoke against
Barbara Bratton spoke against**

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Vice Chairman Stephenson moved to approve the zoning request of HI-5-D (Heavy Industrial), Commissioner Sokol seconded the motion. Motion passed 6 to 1 Commissioner Allen opposing.

15. Ordinance Case 14-OR-002: Hold a public hearing and consider action on an ordinance adopting Chapter 3, Article 3.08, Code of Ordinances, City of Leander, Texas, regarding the regulation of signs; and providing for a savings clause and repealing conflicting ordinances and resolutions. City of Leander Planning Department.

a) Staff Presentation

Robin Griffin, Senior Planner explained the changes to the Sign 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 Sign Ordinance, Commissioner Allen seconded the motion. Motion passed unanimously.

16. Comprehensive Plan Amendment Case 14-CPA-002: Hold a public hearing and consider action on an amendment to the comprehensive plan adopting a node plan that provides guidance for appropriate zoning and land use regulations within each node type and between the nodes and surrounding neighborhoods. City of Leander Planning Department.

a) Staff Presentation

Tom Yantis, Director of Development Services explained the amendment to the comprehensive plan.

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 amendment to the comprehensive plan adopting a node plan, Commissioner Allen seconded the motion. Motion passed unanimously.

17. Meeting adjourned at 11:24 pm

Chairman Seiler

ATTEST:

Ellen Pizalate, P & Z Secretary

