



MINUTES

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

Thursday ~ January 8, 2015 at 7:00 pm

Place 1 Michelle Stephenson, Vice Chairman	Place 5 Richard Allen
Place 2 Joel Wixson	Place 6 Betty Saenz
Place 3 Jason Anderson	Place 7 Jeff Seiler, Chair
Place 4 Sid Sokol	

1. Call to Order
Meeting called to order at 7:02 p.m.
2. Roll Call
All Commissioners were present except Commissioner Wixson. Commissioner Wixson took his seat at 7:13 pm
3. Approval of Minutes:
Regular Planning & Zoning Meeting: December 23, 2014
Motion made by Commissioner Anderson 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 at the January 1, 2015. No meeting took place January 1, 2015 because of the New Year Holiday. It was reschedule for January 29th, 2015.
5. Review meeting protocol
Chairman Seiler referred to the printed meeting protocol.
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker
No citizens wished to speak

Consent Agenda

7. Subdivision Case 13-SFP-007: Consider action on the HEB Leander Subdivision, Lot 1, Block A Short Form Final Plat for 53.4386 acres more or less; WCAD Parcels R448044 and R5051744; generally located to the northwest of the intersection of US 183 and Old 2243 W; Leander, Williamson County, Texas. Applicant/Agent: Doucet & Associates on behalf of HEB Grocery Company, LP
8. Subdivision Case 14-FP-025: Consider action on the Greatwood Phase 1, Section 1 Final Plat for 54.140 acres more or less; WCAD Parcel Numbers R473817 and R365151; generally located approximately $\frac{3}{4}$ of a mile from the northwest corner of the intersection of CR 280 and CR 279, Williamson County, Texas. Applicant/Agent: Tim Haynie on behalf of Ewing Development CO. LLC.

Motion made by Commissioner Sokol to approve the consent agenda items, seconded by Vice Chairman Stephenson. Motion passed unanimously.

Public Hearing

9. Zoning Case 14-Z-032: Hold a public hearing and consider action on the rezoning of a parcel of land, for 2.53 acres more or less, located at 190 S Bagdad Road, WCAD Parcel R522925. Currently, the property is zoned SFU-2-B (Single Family Urban) the applicant is proposing to zone the property to HC-4-D (Heavy Commercial), Leander, Williamson County, Texas. Applicant: Mike Elmore on behalf of MPE Realty.

a) Staff Presentation

Robin Griffin, Senior Planner, stated that staff reviewed the request and staff recommends denial of the requested HC-4-D (Heavy Commercial) district and approval of HC-3-C (Heavy Commercial) district with the modification of the subject property boundaries to only include the area to the north of the floodplain as shown in Attachment 6.

b) Applicant Presentation

Mike Elmore was present.

c) Open Public Hearing

Chairman Seiler opened the public hearing.

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Stephenson moved to approve with staff recommendation of denial of the requested HC-4-D (Heavy Commercial) district and approval of HC-3-C (Heavy Commercial) district with the modification of the subject property boundaries to only include the area to the north of the floodplain as shown in Attachment 6, Commissioner Sokol seconded the motion. Motion passed unanimously.

10. Zoning Case 14-Z-033: Hold a public hearing and consider action on the rezoning of a parcel of land, for 5.06 acres more or less, located at 602 and 604 Horseshoe, WCAD Parcel R036456. Currently, the property is zoned SFU/MH-2-B (Single Family Urban/Manufactured Homes) the applicant is proposing to zone the property to TF-2-B (Two-Family), Leander, Williamson County, Texas. Applicant: David W. Coombs, P.E. on behalf of Akram Amani.

a) Staff Presentation

Martin Siwek, Planner, stated that staff reviewed the request and staff recommends approval of the proposed TF-2-B (Two-Family) zoning district.

b) Applicant Presentation

David W. Coombs, P.E. was present.

c) Open Public Hearing

Chairman Seiler opened the public hearing.

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 of approval of the TF-2-B (Two-Family) zoning district, Commissioner Saenz seconded the motion. Motion passed unanimously.

Regular Agenda

11. Discussion regarding builder and developer feedback on the proposed ordinance revisions related to garage placement and tree preservation. Origin: P & Z and City Council

a) Staff Presentation

Tom Yantis, Assistant City Manager, discussed with the P & Z Commissioners the feedback from the builders and developers on the proposed ordinance revisions relating to garage placements and tree preservation.

b) Discussion

Discussion took place.

Harry Savio (HBA Greater Austin), Gerry Poe (KB Home), Amy Lynn Payne (Blake Magee Company), and Marshall Hines (Leander Resident) commented on the proposed changes to the garage placement and tree preservation ordinances.

12. Meeting Adjourned at 8:21

Chairman Seiler

ATTEST:

Ellen Pizalate, P & Z Secretary