



Minutes

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

Thursday ~ April 9, 2015 at 7:00 pm

**Place 1 Michelle Stephenson, Vice Chairman
Place 2 Joel Wixson
Place 3 Jason Anderson
Place 4 Sid Sokol**

**Place 5 Richard Allen
Place 6 Betty Saenz
Place 7 Vacant**

1. Call to Order
Meeting called to order at 7:20 p.m.
2. Roll Call
All Commissioners were present except Commissioner Saenz and Commissioner Allen
3. Approval of Minutes:
Regular Planning & Zoning Meeting: March 26, 2015
Motion made by Commissioner Sokol to approve the minutes, seconded by Commissioner Wixson. Motion approved.
4. Director's report to P & Z Commissioners on actions taken by the City Council at the April 2, 2015 meeting.
Tom Yantis, Assistant City Manager, reported on actions that were taken by the City Council on April 2, 2015 and provided an update regarding the Comprehensive Plan Community Meeting.
5. Review meeting protocol
Vice Chair Stephenson 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 15-SFP-001: Consider action on Kittie Hill Acres Lots 6A and 6B Replat, Short Form Final Plat, for approximately 7.08 acres, more or less, including Williamson County Property ID #R098022; located at 500 Winding Oak Trail, Leander, Williamson County, TX. Applicant: David Singleton (Southwest Land Services Inc.)
8. Subdivision Case 14-TOD-FP-044: Consider action on the Bryson, Phase 1, Section 1A Final Plat for 19.036 acres more or less; WCAD Parcels R032237, R485832, and R485834; generally located to the northeast of the intersection of Hwy 183A & E San Gabriel Pkwy, Williamson County Texas. Applicant/Agent: Brett Burke, P.E. (Bury) on behalf of Crescent Leander, TX, LLC.
9. Subdivision Case 15-FP-005: Consider action on the Grand Mesa, Section 8, Phase 1 Final Plat for 96.278 acres more or less; TCAD Parcel 819092; generally located to the north of Grand Mesa, Section 7 and more specifically to the east of the intersection of CR 290 and High Lonesome, Travis County Texas. Applicant/Agent: Mike Siefert on behalf of Lookout Partners, LP.

Motion made by Commissioner Sokol to approve the consent agenda item seconded by Commissioner Anderson. Motion passed unanimously

Public Hearing

10. Subdivision Case 15-CP-002: Hold a public hearing and consider action on the Horseshoe Cove Concept Plan, for 5.06 acres more or less; WCAD Parcel R036456, generally located 680 ft from the southwest corner of the intersection of Horseshoe Dr. and S. West Dr, on the south side of Horseshoe Dr., Leander, Williamson County Texas. Applicant: David Coombs on behalf of Akram Amani.

a) Staff Presentation

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

b) Applicant Presentation

David Coombs, applicant, was available for questions.

c) Open Public Hearing

**Vice Chair Stephenson opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Vice Chair Stephenson 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.

11. Comprehensive Plan Amendment Case 15-CPA-001: Hold a public hearing and consider action on a comprehensive plan amendment requesting a change to the Transportation Plan. The applicant is proposing the relocation of San Gabriel Pkwy generally located between N Bagdad Rd/CR 279 and the future extension of Lakeline Blvd, Leander, Williamson County, Texas. Applicant/Agent: Steven Crauford on behalf of Sixth Street Capital Investors, LP and Devine Land Investments, LLC.

c) Staff Presentation

Robin Griffin, Senior Planner, stated that staff reviewed the request and recommends denial.

d) Applicant Presentation

Applicant was not present.

c) Open Public Hearing

**Vice Chair Stephenson opened the public hearing.
Ercel Brashear representing Lackey Holdings, Ltd. – spoke against**

d) Close Public Hearing

Vice Chair Stephenson closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Anderson moved to deny the request, Commissioner Sokol seconded the motion. Motion passed unanimously.

12. Comprehensive Plan Amendment Case 15-CPA-003: Hold a public hearing and consider action on a comprehensive plan amendment requesting a change to the Transportation Plan. The applicant is proposing the relocation of the Lakeline Blvd and San Gabriel Pkwy intersection, Leander, Williamson County, Texas Applicant/Agent: Danny Martin on behalf of J.L. Development, Inc (John Lloyd)

a) Staff Presentation

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

b) Applicant Presentation

Danny Martin was present and explained the purpose for the request.

c) Open Public Hearing

**Vice Chair Stephenson opened the public hearing.
Ercel Brashear representing Lackey Holdings, Ltd. – spoke against**

d) Close Public Hearing

Vice Chair Stephenson closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Wixson moved to approve, Commissioner Anderson seconded the motion. Motion passed unanimously.

13. Comprehensive Plan Amendment Case 15-CPA-002: Hold a public hearing and consider action on a comprehensive plan amendment requesting a change to a community center node located and a neighborhood center node shown on the Future Land Use Plan. The applicant is proposing to remove the portions of the community center node located at the future intersection of the Lakeline Blvd and San Gabriel Pkwy and the neighborhood center node located at the future intersection of Lakeline Blvd and CR 280 that are located within their subdivision boundaries, Leander, Williamson County, Texas. Applicant/Agent: Danny Martin on behalf of J.L. Development, Inc (John Lloyd)

a) Staff Presentation

Robin Griffin, Senior Planner, stated that staff reviewed the request and recommends denial.

b) Applicant Presentation

Danny Martin was present and explained the purpose for the request.

c) Open Public Hearing

**Vice Chair Stephenson opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Vice Chair Stephenson closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Wixson moved to deny the request, Commissioner Sokol seconded the motion. Motion passed unanimously.

14. Meeting Adjourned at **8:19 pm**

Vice Chair Stephenson

ATTEST:

Ellen Pizalate, P & Z Secretary