



Minutes

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

Thursday ~ April 23, 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 7:02 p.m.
2. Roll Call
All Commissioners were present except Commissioner Sokol. Commissioner Sokol took his seat at 7:04 p.m.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: April 9, 2015
Motion made by Commissioner Anderson to approve the minutes, seconded by Commissioner Allen. Motion approved.
4. Director's report to P & Z Commissioners on actions taken by the City Council at the April 16, 2015 meeting. **Tom Yantis, Assistant City Manager, reported on actions that were taken by the City Council on April 16, 2015.**
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.

Public Hearing

7. Subdivision Variance 15-VA-003: Hold a public hearing and consider a request for a variance to Article III, Sec. 42 (e) of the subdivision ordinance regarding sidewalk requirements for the property legally described as Lot 6 of the Kittie Hill Acres Subdivision (Tracts 5 & 6 Amended), located at 500 Winding Oak Trail; WCAD ID #R098022, Leander, Williamson County, Texas

Applicant withdrew request.

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

8. Zoning Case 15-Z-007: Hold a public hearing and consider action on the rezoning of 1.7 acres more or less of Lot 1, Block A of the Village Subdivision, located at 801 Apache Trail, WCAD ID #R487426. Currently, the property is zoned GC-3-C (General Commercial) the applicant is proposing to zone the property to MF-2-B (Multi-Family), Leander, Williamson County, Texas. Applicant: Josh Becker on behalf of Mike O'Dell.

- a) Staff Presentation

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

- b) Applicant Presentation

Josh Becker explained the purpose for the zoning request.

- c) Open Public Hearing

Vice Chair Stephenson opened the public hearing.

**John Frimpter - Spoke against
Bill Russell – Spoke against
Kevin Black – Spoke against
Laquita Turner – Spoke against
Nona Whittington – 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 the requested MF-2-B (Multi-Family) district with staff recommendation and the following conditions:

- 1. A six (6') foot masonry wall is required to be constructed on the east property line adjacent to the single-family development.**
- 2. Access to the site will be provided by the existing driveway, any other driveways will be for emergency access only.**
- 3. No parking modules, drive aisles, driveways, garages or similar facilities are permitted between the building(s) closest to the street(s) and the street frontage.**

Commissioner Saenz seconded the motion. Motion passed unanimously.

9. Meeting Adjourned at 7:58 p.m.

Vice Chair Stephenson

ATTEST: _____
Ellen Pizalate, P & Z Secretary