



Minutes

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

Thursday ~ September 24, 2015 at 7:00 pm

**Place 1 Chris Schwendenmann
Place 2 Vacant
Place 3 Jason Anderson
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen – Vice Chair
Place 6 Betty Saenz
Place 7 Marshall Hines**

1. Call to Order
Meeting called to order at 7:04 pm
2. Roll Call
All Commissioners were present (Place 2 is vacant) except for Commissioner Saenz.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: September 10, 2015
**Commissioner Schwendenmann had a question on the verbiage for the “action taken” on item #11.
Motion made by Commissioner Allen to approve the minutes, seconded by Commissioner Hines. Motion passed unanimously.**
4. Director’s report to P & Z Commissioners on actions taken by the City Council at the September 17, 2015 meeting. **Tom Yantis, Assistant City Manager, reported on actions taken by the City Council at the September 17, 2015 meeting.**
5. Review meeting protocol
Chairman Sokol 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-TOD-FP-018: Consider action on a minor revision to the Oak Creek, Phase 5 Final Plat for 17.071 acres more or less; WCAD Parcel R529012; generally located to the southeast of the intersection of South San Gabriel Pkwy and US 183; Leander, Williamson County, Texas. Applicant/Agent: Pape Dawson Engineers (James A. Huffcut, Jr) on behalf of Sentinel/Cotter Leander, LLC.

8. Subdivision Case 15-TOD-FP-020: Consider action on action on a minor revision to the Oak Creek, Phase 1, Section 1 Final Plat for 8.076 acres more or less; WCAD Parcels R525192 and R395875; generally located to the north of the intersection of West Broade Street and Longhorn Cavern Road; Leander, Williamson County, Texas.
Applicant/Agent: Pape Dawson Engineers (James A. Huffcut, Jr) on behalf of Sentinel/Cotter Leander, LLC.

9. Subdivision Case 15-TOD-FP-025: Consider action on action on a minor revision to the Oak Creek, Phase 1, Section 2 Final Plat for 28.997 acres more or less; WCAD Parcels R529005, R529009, R529001, R529002, R529003, and R529000; generally located to the south of the intersection of West Broade Street and San Gabriel Pkwy; Leander, Williamson County, Texas. Applicant/Agent: Pape Dawson Engineers (James A. Huffcut, Jr) on behalf of Sentinel/Cotter Leander, LLC.

10. Subdivision Case 15-TOD-FP-019: Consider action on the Oak Creek, Phase 2, Section 1 Final Plat for 7.636 acres more or less; WCAD Parcel R529007 and R529008; generally located to the east of the intersection of South Brook Drive and Swan Flower Street; Leander, Williamson County, Texas. Applicant/Agent: Pape Dawson Engineers (James A. Huffcut, Jr) on behalf of Sentinel/Cotter Leander, LLC.

Commissioner Hines moved to approve the consent agenda with staff recommendation, Commissioner Allen seconded the motion. Motion passed unanimously.

Public Hearing

11. Comprehensive Plan Case 15-CPA-007: Hold a public hearing and consider action on the adoption of an updated Comprehensive Plan including the adoption of a future land use plan and map that provides guidance for appropriate zoning and land use regulations throughout the City, goals for future growth and development, and an action plan for implementation. Applicant: City of Leander.

a) Staff Presentation

Tom Yantis, Assistant City Manager, briefly described the Comprehensive Plan Process and introduced the consultant.

Kate Pearce, Senior Associate – Land Design, presented the proposed Comprehensive Plan.

b) Open Public Hearing

Bob Tesch – stated that the City should allow the market to determine the mix of land uses in the nodes and that there is a need for affordable housing product. The City should consider eliminating the nodes from the Comprehensive Plan.

John Lewis – represented the Bulter/Winters Tract and stated that more activity centers need to be designated to the east of 183A Toll and along 183A Toll. Leander needs to send a message that it is customer friendly.

c) Close Public Hearing

Chairman Sokol closed the public hearing.

d) Discussion

Discussion took place.

Commissioner Schwendenmann discussed the need to have areas ready for employers and to make effective use of the bicycle/pedestrian facilities. The City also needs to consider more affordable housing in the community. Alternative energy sources such as solar are important.

Commissioner Anderson stated the Comprehensive Plan is a tool to aid in the future development of the City.

Commissioner Hines stated that the commercial corridors should accommodate bicyclists and pedestrians and that trail connections need to have logical beginnings and endings. Commissioner Hines supports Complete Streets and would like for this concept to be more visually described in the plan. The streetscape designs for corridors should be applied everywhere as a best practice for all streets. The City also needs a policy for consistent street names throughout the City that would prevent multiple street names for the same street. Commissioner Hines stated that we need to add to Strategy 2.1 to continue to expand transparency of the Police Department. The development of a highly public space in the TOD should be added as a short term item and the City should consider taking action to catalyze development.

Commissioner Allen stated that the Comprehensive Plan is a working document. The economic development section provides a strategy for local markets and provides jobs as the city grows. The City needs to keep diverse groups in mind such as baby boomers and millennials. The ACC connections to Leander Station are very important. Commissioner Allen also stated that Old Town needs small business owners and entrepreneurs. The promotion of Old Town and walkability are important recommendations.

Commissioner Sokol stated that the Comprehensive Plan provides a focus on education. The plan needs to include definitions of terms and abbreviations that are not common. In addition, the plan mentions funding a lot and most

funding currently comes from residential tax payers. Property taxes and water rates are higher and can make Leander unaffordable. The City should create a citizen tax force to work with the economic development team to find alternative funding sources.

e) Consider Action

Commissioner Hines moved to approve the adoption of the Comprehensive Plan after the Commission reviews the updated plan at the October 5, 2015 meeting. Commissioner Anderson seconded the motion. Motion passed unanimously.

12. Meeting adjourned at **9:04 pm**

Chairman Sokol

ATTEST:

Ellen Pizalate, Secretary