



Minutes

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

Thursday ~ April 14, 2016 at 7:00 pm

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

**Place 5 Richard Allen – Vice Chair
Place 6 Angela Means
Place 7 Marshall Hines**

1. Call to Order
Meeting called to order at 7:00 pm
2. Roll Call
All Commissioners were present except Commissioner Means. Commissioner Means took her seat at 7:03
3. Approval of Minutes:
Regular Planning & Zoning Meeting: March 24, 2016
Motion made by Vice Chair Allen to approve the minutes, seconded by Commissioner Cotten. Motion passed unanimously.
4. Director's report to P & Z Commissioners on actions taken by the City Council at the April 7, 2016 meeting. **Tom Yantis, Assistant City Manager, reported on actions taken by the City Council at April 7, 2016 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 citizen wished to speak.

Consent Agenda

7. Subdivision Case 15-SFP-005: Consider action on the Trails of Leander Short Form Final Plat for 51.83 acres more or less; WCAD Parcels R031330 and R031331; generally located to the east of the intersection of South Bagdad Road and Still Meadow Drive; Leander, Williamson County, Texas. Applicant/Agent: Anthony Goode/Fred Lockwood on behalf of American Housing Ventures, LLC.

8. Subdivision Case 15-TOD-SFP-016: Consider action on the Bryson, Phase 1, Section 1F Short Form Final Plat for 7.571 acres more or less; WCAD Parcel R485834; generally located to the southwest of the intersection of Bryson Ridge Trail and Pleasant Hill Road; Leander, Williamson County, Texas. Applicant/Agent: Brett Burke (Bury, Inc) on behalf of Crescent Leander, TX, LLC (Tommy Tucker).

9. Subdivision Case 16-SFP-001: Consider action on the South San Gabriel Ranches Lot 11B Short Form Final Plat for 2.31 acres more or less; WCAD Parcel R544528; generally located ½ mile to the south of the intersection of South Gabriel Dr. and CR 270; on the east side of CR 270., Williamson County Texas. Applicant/Owner: John and Sheryl Vicenik.

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

Public Hearing

10. Zoning Case 15-Z-015: Hold a public hearing and consider action on the rezoning of a parcel of land located to the south of the intersection of US 183 and the Union Pacific Railroad, and to the north of the southern city limits; 13.590 acres more or less; WCAD Parcel R031782. Currently, the property is zoned SFU-2-B (Single Family Urban). The applicant is proposing to zone the property to GC-3-B (General Commercial), Leander, Williamson County, Texas. Applicant: James Knight on behalf of Robert Knight, Trustee.

a) Staff Presentation

Martin Siwek, Planner, discussed the proposed zoning request.

b) Applicant Presentation

Dan Appling was present and answered P & Z Commissioners questions.

c) Open Public Hearing

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

d) Close Public Hearing

Chair Sokol closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Hines moved to deny the zoning request and Commissioner Means seconded the motion. Motion passed 4 to 3 with Commissioners Anderson, Schwendenmann and Chair Sokol opposing.

11. Zoning Case 16-Z-004: Hold a public hearing and consider action on the rezoning of a parcel of land located at 801 Apache Trail; 1.50 acres more or less; WCAD Parcel R487426. Currently, the property is zoned GC-3-C (General Commercial). The applicant is proposing to zone the property to PUD (Planned Unit Development) with a zoning base district of MF-2-A (Multi-Family) Leander, Williamson County, Texas. Applicant: Dannen Development LLC (Josh Becker).

a) Staff Presentation

Robin Griffin, Senior Planner discussed the proposed zoning request.

b) Applicant Presentation

Josh Becker explained the purpose for his zoning request.

c) Open Public Hearing

Chair Sokol opened the public hearing

Laquita Turner – spoke for

John Frimpton – spoke against

Bill Russell – spoke against

Harold Skinner – spoke against

d) Close Public Hearing

Chair Sokol closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Schwendenmann moved to approve the zoning request of PUD (Planned Unit development) with a base zoning district of MF-2-A with the condition that an alternative parking plan agreement will be pursued to provide for additional guest parking spaces. Commissioner Anderson seconded the motion. Motion passed unanimously.

12. Zoning Case 16-TOD-Z-005: Hold a public hearing and consider action on the rezoning of several tracts of land generally located to the southwest of the intersection of San Gabriel Pkwy & US 183; 151.2 acres more or less; legally described as: Oak Creek, Phase 1, Sections 1 & 2; Oak Creek, Phase 2, Sections 1-3; Oak Creek, Phase 5 and WCAD Parcels R540162, R529009; R529004, R529007, R524552, R529010, and R542832. Currently, the property is zoned PUD (Planned Unit Development) with the base zoning districts of SFU-2-B (Single-Family Urban), SFC-2-B (Single-Family Compact), SFL-2-B (Single-Family Limited), SFT-2-B (Single-Family Townhouse), and MF-2-B (Multi-Family) and the applicant is proposing an amendment to the PUD to increase the residential density allowed within the properties located on the east side of West Broade Street, Leander, Williamson County, Texas. Applicant: Mark Baker on behalf of Sentinel Cotter Leander LLC, Castlerock Communities L.P., Megatel Homes Inc, or its Affiliates, and Pacesetter Homes, LLC (Tom Lynch, President).

a) Staff Presentation

Robin Griffin, Senior Planner discussed the proposed zoning request.

b) Applicant Presentation

Cynthia McCalmont explained the purpose for the zoning.

c) Open Public Hearing

Chair Sokol opened the public hearing

Karen Wells – spoke against

Edward Valdes – had questions

Joe Aboulhosn - spoke against

Shawn Conly - spoke against

Patty Chalupa - spoke against

Stacy Ary – spoke against

Mike Kaply - spoke against

d) Close Public Hearing

Chair Sokol closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Schwendenmann moved to deny the zoning request to amend the PUD (Planned Unit Development) to increase the residential density allowed within the properties located on the east side of West Broade Street. Commissioner Cotten seconded the motion. Motion passed 5 to 2 with Commissioners Hines and Anderson opposing.

13. Zoning Case 16-Z-007: Hold a public hearing and consider action on the rezoning of several parcels of land generally located to the west of the intersection of CR 279 and Live Oak Rd; 76.89 acres more or less; WCAD Parcels R022926, R022924, R473840, R022625, and R473841. Currently, the property is zoned interim SFR-1-B (Single-Family Rural). The applicant is proposing to zone the property to SFR-2-B (Single-Family Rural), Leander, Williamson County, Texas. Applicant: San Gabriel Whitt Ranch, LLC (Davy Roberts).

Applicant postponed this agenda item.

a) Staff Presentation

b) Applicant Presentation

c) Open Public Hearing

d) Close Public Hearing

e) Discussion

f) Consider Action

14. Meeting Adjourned at **8:44 pm**

Chairman Sokol

ATTEST:

Ellen Pizalate, Secretary