

MINUTES

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

Thursday ~ August 25, 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 7:04 pm
2. Roll Call
All Commissioners were present except Commissioner Cotten.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: July 28, 2016
Motion made by Commissioner Hines to approve the minutes, seconded by Vice Chairman Allen. Motion passed unanimously.
4. Director's report to P & Z Commissioners on actions taken by the City Council at the August 18, 2016 meeting. **Tom Yantis, Assistant City Manager, reported on actions taken by the City Council at the August 4, 2016 and August 18, 2016 meetings.**
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 16-TOD-FP-011: Consider action on the Bryson, Phase 1, Section 1D Final Plat for 25.511 acres more or less; WCAD Parcel R485832; generally located to the north of the intersection of Bryson Ridge Trail and 183A Toll Road and the north of Bryson, Phase 1, Section 1B Final Plat; Leander, Williamson County, Texas. Applicant/Agent: Brett Burke (Bury, Inc) on behalf of Tommy Tucker (Crescent Leander, TX, LLC)

Commissioner Schwendenmann moved to approve the consent agenda with staff recommendations. Commissioner Anderson seconded the motion. Motion passed unanimously.

Public Hearing

8. Subdivision Case 16-CP-003: Hold a public hearing and consider action on the San Gabriel Whitt Ranch Concept Plan, for 76.89 acres more or less; WCAD Parcels R473841, R022625, R473840, R022924, and R022926 generally located 1 mile from the northwest corner of the intersection of CR 280 and N. Bagdad Rd, on the west side of N. Bagdad Rd. Leander, Williamson County Texas. Applicant: Garrett Keller on behalf of San Gabriel Whitt Ranch LLC, Davy Roberts.

a) Staff Presentation

Martin Siwek, Planner, discussed the proposed Concept plan.

b) Applicant Presentation

Dan Jackson was present for 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 Anderson moved to approve the concept plan, Commissioner Means seconded the motion. Motion passed 5 to 1 with Commissioner Hines opposing.

9. Zoning Case 16-TOD-Z-018: Hold a public hearing and consider action on the rezoning of a lot generally located to the southwest of the intersection of Amanda's Way and CR 276; legally described as Lot 1B, Wiley Creek Estates, Phase 1 Replat; being 2.5016 acres more or less; WCAD Parcel R507158. Currently, the property is zoned PUD/TOD (Planned Unit Development/Transit Oriented Development) and the

applicant is proposing to amend the PUD to designate the base zoning district as SFS-2-A (Single-Family Suburban) as permitted by the SmartCode, Leander, Williamson County, Texas. Applicant/Agent: Ruben and Patricia Moreno.

a) Staff Presentation

Robin Griffin, Senior Planner, explained the proposed zoning request.

b) Applicant Presentation

Ruben and Patricia Moreno were present for questions.

c) Open Public Hearing

Chair Sokol opened the public hearing.

Lisa Mendoza – Spoke in support of the request with the limit of one home per lot

Mike Grimes – Spoke in support of the request with the limit of one home per lot

Adrienne Sharp – Spoke in support of the request with the limit of one home per lot

Carrie Rusch – Spoke in support of the request for single-family

Dawn Price – Requested clarification regarding the deed restrictions vs the proposed zoning.

d) Close Public Hearing

Chair Sokol closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Vice Chair Allen moved to approve the zoning request with staff recommendation, Commissioner Schwendenmann seconded the motion. Motion passed unanimously.

Regular Agenda

10. Presentation by Don Gill on proposed storage facilities within the City of Leander.

a) Presentation

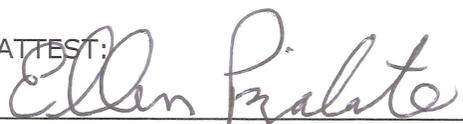
b) Discussion

Presentation was postponed

11. Meeting Adjourned at 7:45 p.m.


Chairman Sokol

ATTEST:


Ellen Pizalate, Secretary