AGENDA

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

Thursday ~February 27, 2014 at 7:00 pm

Place 1 Michelle Stephenson - Vice Chair
Place 2 Joel Wixson
Place 3 Jason Anderson
Place 4 Sid Sokol
Place 5 Richard Allen
Place 6 Betty Saenz
Place 7 Jeff Seiler - Chair

1. Call to Order

2. Roll Call

3. Approval of Minutes:
   a. Regular Planning & Zoning Meeting: February 13, 2014

4. Director's report to P & Z Commissioners on actions taken by the City Council

5. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Public Hearing

6. Zoning Case #14-Z-002: Zoning Case #14-Z-002: Hold a public hearing and consider action on the rezoning of three tracts of land located at 9450 RR 2243 for 9.889 acres more or less; Parcels #R048847, R433122, and R315909. Currently, the property is zoned interim SFR-1-B (Single-Family Rural) and LI-4-D (Light Industrial). The property is proposed to be zoned LI-5-D (Light Industrial), Leander, Williamson County, Texas. Applicant: Sam LaRue on behalf of LaRue 2243 LP.

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

7. Meeting adjourned

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.
The City of Leander is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at 512/ 528-2700 for information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may call 512/ 528-2800. I certify that the above notice of the Regular Meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall, in Leander, Texas, on the day of February 21, 2014 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Tom Yantis, AICP – Director of Development Services

Minutes

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

Thursday ~February 13, 2014 at 7:00 pm

Place 1 Michelle Stephenson - Vice Chair
Place 2 Joel Wixson
Place 3 Jason Anderson
Place 4 Sid Sokol
Place 5 Richard Allen
Place 6 Betty Saenz
Place 7 Jeff Seiler - Chair

1. Call to Order
   Meeting called to order at 7:03 pm.

2. Roll Call
   All Commissioners were present except Commissioner Saenz.

3. Approval of Minutes:
   Regular Planning & Zoning Meeting: January 23rd, 2014
   Motion made by Commissioner Sokol to approve the minutes, seconded by Commissioner Allen. Motion passed unanimously.

4. Director's report to P & Z Commissioners on actions taken by the City Council
   Tom Yantis, Director of Development Services, reported on actions that were taken by the City Council at their February 6, 2014 meeting, on items that were recommended from the P & Z Commission.

5. Citizen Communications - Three (3) minutes of time is allowed, per speaker.
Chairman Seiler made an announcement about the First Annual Black History month celebration that will be held 2/18/2014 at the Hill Country Bible Church in Leander Texas

Public Hearing

6. Subdivision Case 13-SFP-006: Hold a public hearing and consider action on Jackson Addition, Short Form Final Plat, for approximately 6.49 acres, including Travis property ID # 353079 and 808172 located at 23216 A Nameless Road, Travis County, TX. Applicant: Eric Scheibe on behalf of Darrell T and Jo L Leslie, Phillips and Cindy Jackson, and Bill Doan.

a) Staff Presentation
Robin Griffin, Senior Planner, stated that staff reviewed the request and it has staff approval.

b) Applicant Presentation
Eric Scheibe was present for questions.

c) Open Public Hearing
Chairman Seiler opened the public hearing.
No one wished to speak.

d) Close Public Hearing
Chairman Seiler closed the public hearing.

e) Discussion
No discussion took place.

f) Consider Action
Commissioner Wixson moved to approve with staff recommendation, Commissioner Sokol seconded the motion. Motion passed unanimously.

7. Subdivision Case 13-PP-006: Hold a public hearing and consider action on the Catalina Ranch Preliminary Plat for 30.320 acres more or less; WCAD Parcels R031544, R475132, R475133, and R031543; generally located approximately 1,800 feet to the east of the intersection of Ronald Reagan Blvd and Journey Parkway on the north side of Journey Parkway; Williamson County, Texas. Applicant/Agent: Gray Engineering, Inc (c/o John D. Hines, P.E.) on behalf of Catalina Ranch, LLC (c/o Joe Straub)

a) Staff Presentation
Martin Siwek, Planner, stated that staff reviewed the request and it has staff approval.

b) Applicant Presentation
Applicant was not present.

c) Open Public Hearing
Chairman Seiler opened the public hearing.
No one wished to speak.

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

No discussion took place.

f) Consider Action

Commissioner Stephenson moved to approve with staff recommendation, Commissioner Anderson seconded the motion. Motion passed unanimously.

8. Subdivision Case 13-FP-011: Hold a public hearing and consider action on the Villas at Vista Ridge Final Plat for 18.726 acres more or less; WCAD Parcels R031366 and R430360; generally located to the southwest of the intersection of Vista Ridge Drive and Bagdad Road; Williamson County, Texas. Applicant/Agent: Geoff Guerrero (c/o CBD, Inc) on behalf of Lennar Homes of Texas.

a) Staff Presentation

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

b) Applicant Presentation

Geoff Guerrero was present and answered commissioner's questions.

c) Open Public Hearing

Chairman Seiler opened the public hearing.
No one wished to speak.

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

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

9. Subdivision Case 13-FP-017: Hold a public hearing and consider action on the Cold Springs, Section 6 Final Plat for 11.810 acres more or less; WCAD Parcel R089488; generally located approximately 2,000 feet to the south of the intersection of Crystal Falls Parkway and Grand Lake Parkway, more specifically located to the south of the intersection of Shallow Springs Drive and Cactus Mound Drive; Williamson County, Texas. Applicant/Agent: CSF Civil Group (Christine Potts) on behalf of Pulte Homes of Texas.

a) Staff Presentation

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

b) Applicant Presentation

Jim Cook was present for questions

c) Open Public Hearing

Chairman Seiler opened the public hearing.
No one wished to speak.

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Stephenson moved to approve with staff recommendation, Commissioner Sokol seconded the motion. Motion passed unanimously.

10. Zoning Case 13-Z-025: Hold a public hearing and consider action on the rezoning of a tract of land located on the northwest corner of Osage Drive and Lakeline Blvd; 0.94 acres more or less out of the AW0896–Morris, J Survey; WCAD Parcels #R484296. Currently, the property is zoned SFU-2-B (Single-Family Urban). The property is proposed to be zoned PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Samuel Kiger, P.E. on behalf of Lookout Development Group LP.

Zoning cased 13-Z-025 was pulled from the Agenda.

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

11. Discussion and possible action on a proposed Subdivision Ordinance amendment relating to the option of posting fiscal surety for subdivision infrastructure improvements.

a) Staff Presentation

Robin Griffin, Senior Planner, explained the reasoning for the Subdivision Ordinance amendment.

b) Open Public Hearing

Chairman Seiler opened the public hearing.
No one wished to speak.

c) Close Public Hearing

Chairman Seiler closed the public hearing.

d) Discussion

Discussion took place.

e) Consider Action

Commissioner Sokol moved to table this item, Commissioner Allen seconded the motion. Motion passed unanimously.

12. Work session to discuss Sign Ordinance

a) Staff Presentation

Janet Gallagher, Building official discussed the Sign Ordinance and answered the P & Z Commissioners questions.

b) Discussion

Discussion took place and the Commission identified issues they would like to see addressed in the sign ordinance amendment.

c) Consider Action

No action was taken.

13. Meeting adjourned @ **8:35**

_____
Chairman Seiler

ATTEST: _____
Ellen Pizalate, P & Z Secretary

EXECUTIVE SUMMARY

FEBRUARY 27, 2014

Agenda Subject: Zoning Case #14-Z-002: Zoning Case #14-Z-002: Hold a public hearing and consider action on the rezoning of three tracts of land located at 9450 RR 2243 for 9.889 acres more or less; Parcels #R048847, R433122, and R315909. Currently, the property is zoned interim SFR-1-B (Single-Family Rural) and LI-4-D (Light Industrial). The property is proposed to be zoned LI-5-D (Light Industrial), Leander, Williamson County, Texas.

Background: This request is the first step in the rezoning process.

Origination: Applicant: Sam LaRue on behalf of LaRue 2243 LP.

Financial Consideration: None

Recommendation: See Planning Analysis.

Motion: APPROVAL: The Planning & Zoning Commission recommends approval of rezoning the subject property to _____.
(zoning district)

DENIAL: The Planning & Zoning Commission recommends denial of the applicant's request to rezone the subject property.

Attachments:
1. Planning Analysis
2. Current Zoning Map
3. Aerial Map
4. Letter of Intent

Prepared By: Martin Siwek, GISP
Planner 2/27/2014

PLANNING ANALYSIS

ZONING CASE 14-Z-002
9450 RM 2243

GENERAL INFORMATION

Owner: LaRue 2243, LP

Current Zoning: LI-4-D (Light Industrial)
Interim SFR-1-B (Single Family Rural)

Proposed Zoning: LI-5-D (Light Industrial)

Size and Location: The property is generally located on the northeast corner of the intersection of CR 269 and RM 2243.

Staff Contact: Martin Siwek, GISP
Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	HI-5-D	Developed Industrial Property: Empire Fence Company
EAST	Interim SFR-1-B Interim SFS-2-B	Undeveloped Property Developed Industrial Property: Hardwood Products & Doors
SOUTH	Interim SFS-2-B	Undeveloped Property
WEST	TOD/PUD	Developed Industrial Property: Fabcon Products

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

USE COMPONENTS:

LI – LIGHT INDUSTRIAL:

Features: Any use in GC plus commercial laundry, contractor storage yard, lumber yards, indoor manufacture, assembly and processing, mini-warehouse, RV, trailer and boat storage, testing and research, warehouse and distribution, wholesale, wrecker impoundment.

Intent: Development of a variety of light manufacturing, assembly and processing businesses, storage, warehouses and lumber sales. Access should be provided by an industrial or commercial collector street.

SITE COMPONENT:

TYPE 5 (non-residential only):

Features: Accessory buildings; drive-thru service; outdoor fueling and washing of vehicles; overhead service doors; maximum outdoor display and storage; outdoor entertainment venues and animal boarding.

Intent:

(1) The Type 5 site component is intended to be utilized with developments that have intense outdoor site requirements and a need to utilize the outdoor site area for maximum outdoor display, storage and / or accessory buildings.

(2) This component is intended only for industrial or the heaviest commercial uses and may be combined only with GC, LI or HI use components.

(3) This site component is not intended for retail or office development not requiring the available limits of outdoor storage and accessory buildings or adjacent to residential neighborhoods where not adequately buffered from residential uses.

(4) This site component is discouraged along major thoroughfares and is intended to be utilized within industrial park developments.

ARCHITECTURAL COMPONENTS:

TYPE D (non-residential only):

Features: 35% masonry (60% street facing); metal siding for remainder not facing a street; 2 or more architectural features.

Intent:

(1) This architectural component is intended only for industrial warehouse, heavy commercial service and other similar applications and shall be utilized only with GC, LI or HI use components.

(2) This component is not intended to be utilized with the majority of GC districts.

(3) This component is not intended for retail or office development or adjacent to residential neighborhoods where not adequately buffered from residential uses.

(4) This site component is discouraged along major thoroughfares and is intended to be utilized within industrial park development.

COMPREHENSIVE PLAN STATEMENTS:

The following Comprehensive Plan statements may be relevant to this case:

- Provide Opportunities for coordinated, well-planned growth and development that are consistent with the Comprehensive Plan.
- Plan for continued growth and development that improves the community's overall quality of life and economic viability.
- Preserve the integrity of existing property values and help to ensure the future economic stability of the community by encouraging the attraction of targeted industries and diverse nonresidential land uses to help support and subsidize the overall tax base.
- Strive for a fiscal balance of land uses that will create a positive impact upon the City of Leander's budget and overall tax base.
- Find suitable districts for industrial development so that the City may recruit additional employers and avoid locating industrial development near neighborhoods without adequate buffering.

ANALYSIS:

The subject property is currently zoned Interim SFR-1-B (Single Family Rural) district, and LI-4-D (Light Industrial) district. The property to the north is zoned HI-5-D (Heavy Industrial) district and is currently developed with the Empire Fence Company's facility. The properties to the east include undeveloped Interim SFR-1-B (Single Family Rural), and Interim SFS-2-B (Single Family Suburban) districts. The property to the south is zoned SFS-2-B (Single Family Suburban) district and is currently undeveloped. The property located to the west is zoned TOD/PUD (Transit Oriented Development/Planned Unit Development) district and is an industrial property that is currently developed as the Fabcon Products facility.

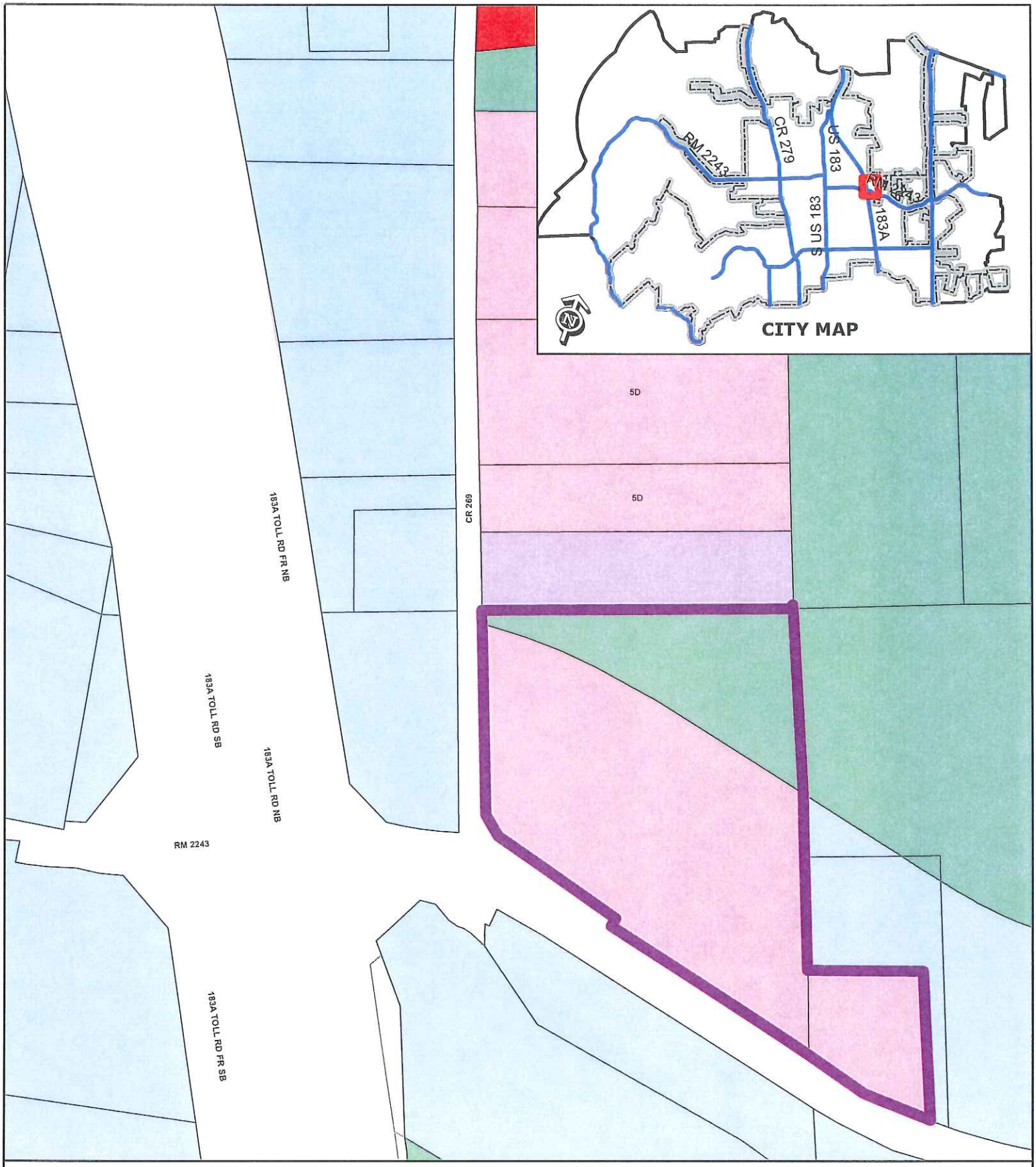
The intent of the requested LI land use component and Type 5 site component are to allow for the expansion of the applicant's business, LaRue Tactical. The current interim SFR-1-B zoning on the applicant's northern property would not permit the expanded use. The Type 5 site component is proposed to accommodate the applicant's need for unlimited outdoor storage and display. The existing interim zoned SFR-1-B does not permit outdoor storage and display for non-residential land uses. The requested LI use component and Type 5 site component would address the applicant's needs for the expansion of the their business.

The Type 5 site component will permit the following:

- Unlimited outdoor storage/container storage and display.
- Overhead commercial service doors.

STAFF RECOMMENDATION:

Staff recommends approval of the applicant's request to rezone the property from Interim SFR-1-B (Single Family Rural) and LI-4-D (Light Industrial) districts to LI-5-D (Light Industrial) district. The request addresses the Comprehensive Plan's encouragement of providing sites for industrial areas without being located immediately adjacent to residential neighborhoods. The zoning request also helps to protect the applicant's property value by allowing the further establishment of an already industrial area. This will assist in protecting the applicant's property from allowing any potential conflicting land uses from developing adjacent to the applicant's business. Additionally, the zoning request also meets the intent statements of the composite zoning ordinance for the Light Industrial land use component, and provides a suitable location for the applicant's business to expand.



ZONING CASE 14-Z-002

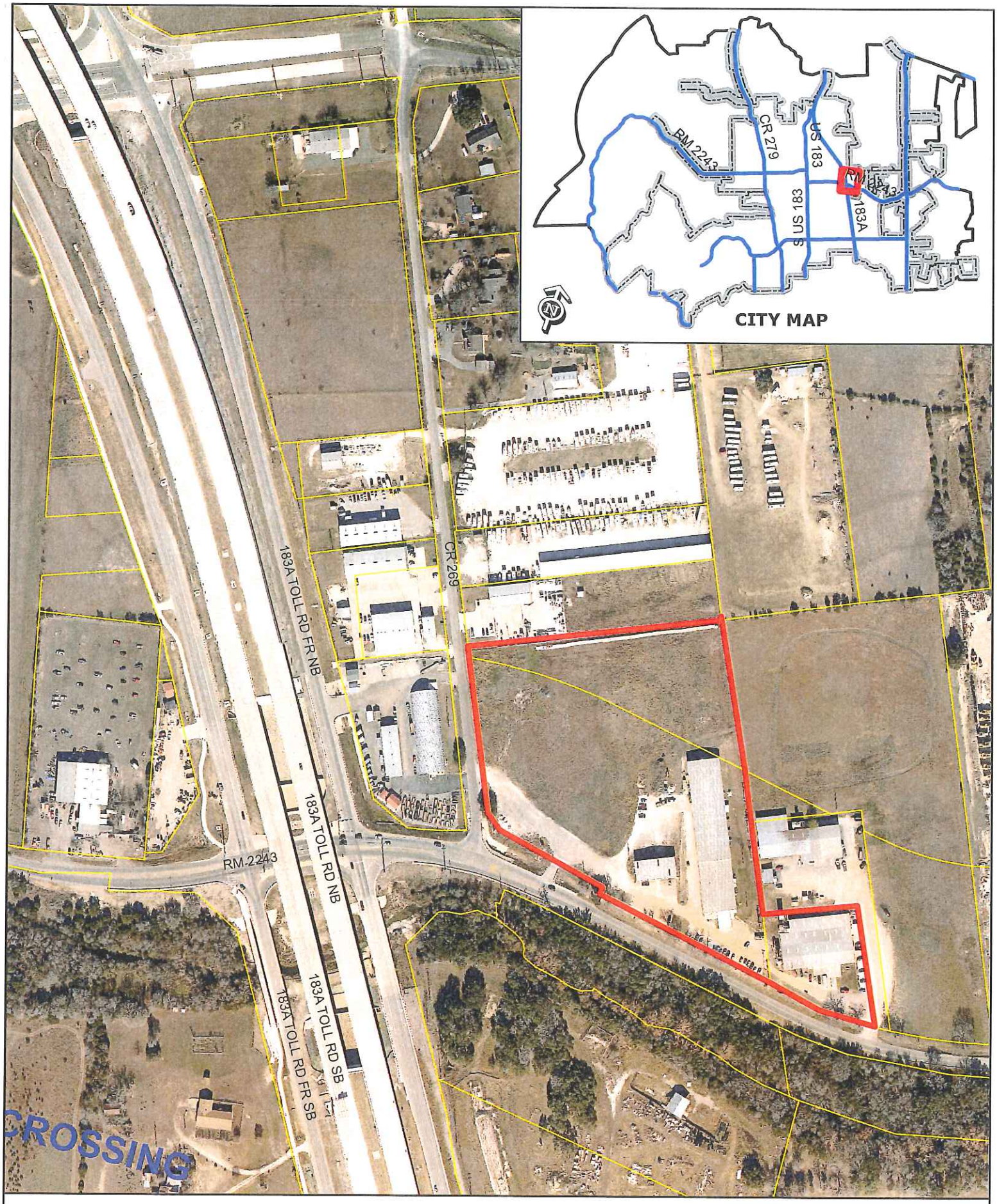
Attachment #2

Current Zoning Map
9450 RM 2243

City Limits
Subject Property
Future Annexation Per DA
Involuntary Annexation
Voluntary Annexation

SFR
SFE
SFS
SFU
SFC
SFL
SFT
SFU/MH
TF
MF
LO
LC
GC
LI
HI
PUD

0 200 400
Feet



ZONING CASE 14-Z-002 Attachment #3

Aerial Exhibit - Approximate Boundaries
9450 RM 2243

0 200
Feet

Subject Property
City Limits

ATTACHMENT 4

4. Letter of Intent Explaining Requested Zoning Change

I, Mark LaRue, wish to change the referenced piece of property from Interim Residential Zone to Light Industrial Zone in order to merge it with the rest of the property currently zoned as Light Industrial.

Printed Name: MARK LARUE

Signature: Mark LaRue

Date: JANUARY 21, 2014