



Minutes

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

Thursday ~March 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 Stephenson.
3. Approval of Minutes:
 - a. Regular Planning & Zoning Meeting: February 27, 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 March 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
No citizens wished to speak.

Public Hearing

6. Subdivision Case 13-PP-011: Hold a public hearing and consider action on the Fairways at Crystal Falls, Section 6 Preliminary Plat Revision for 50.61 acres more or less; TCAD Parcel #796313; generally located to the southwest of the intersection Cantina Sky Drive and Crystal Falls Parkway, north of the Crystal Falls Golf Course; Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Lookout Development Group, L.P.

a) Staff Presentation

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

b) Applicant Presentation

Mike Seifert 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

Some discussion took place.

f) Consider Action

Commissioner Wixson moved to approve with staff recommendation, Commissioner Saenz seconded the motion. Motion passed unanimously.

7. Zoning Case #14-Z-004: Hold a public hearing and consider action on the rezoning of two parcels of land located at 409 & 503 Horseshoe Drive for 3.37 acres more or less;. Parcels #R036482 and R036483. Currently, the property is zoned TF-2-B (Two-Family). The property is proposed to be zoned MF-2-B (Multi-Family), Leander, Williamson County, Texas. Applicant: Gary Eli Jones on behalf of Ricky Shipman

a) Staff Presentation

Martin Siwek, Planner, discussed request & surrounding land uses.

b) Applicant Presentation

Gary Jones explained the purpose of the zoning request.

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 Saenz moved to approve the zoning to MF-2-A with the condition that the density is limited to 15 units per acre, Commissioner Anderson seconded the motion. Motion passed 4 to 2 with Commissioner Wixson and Commissioner Sokol opposing. Commissioner Wixson and Commissioner Sokol were in support of the requested Type B architectural component.

8. Zoning Case #14-Z-003: Hold a public hearing and consider action on the rezoning of a parcel of land located at 1101 CR 177 for 0.40 acres more or less;. Parcel #R031540. Currently, the property is zoned interim SFR-1-B (Single-Family Rural). The property is proposed to be zoned HC-4-D (Heavy Commercial) formerly known as LI-4-D (Light Industrial) Leander, Williamson County, Texas. Applicant: Richard E. & Sharon Kaydean Bott.

a) Staff Presentation

Martin Siwek, Planner, discussed request & surrounding land uses.

b) Applicant Presentation

Richard Bott explained the purpose of the zoning request.

c) Open Public Hearing

**Chairman Seiler opened the public hearing.
Joanne Lattrell spoke against.
Ghassan Yammine spoke against.**

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Discussion took place

f) Consider Action

Commissioner Wixson moved to deny the zoning request and requested that the applicant return with a proposal that included a buffer strip on the south side of the property, Commissioner Sokol seconded the motion. Motion passed unanimously with Commissioner Anderson abstaining.

9. Zoning Case 13-Z-026: Hold a public hearing and consider action on the rezoning of several parcels of land generally located to the west of Bloody Hollow, abutting FM 1431 on the south and Nameless Road on the west; 2,118.6 acres more or less: Parcels: 186323, 352969, 353024, 353246, 353247, 353650, 382583, 459376, 459380-459395, 459399-459401, 467140-467160, 467162-467187, 467192-467197, 467200-467213, 467215-467217 467219-467228, 467230-467233, 467236-467238, 513803, 513809, 796296, 796297, 796302, 819093, 825510, 827467, 827468. Currently, the property is zoned SFR-2-A (Single-Family Rural), SFR-2-B (Single-Family Rural), SFR-3-B (Single-Family Rural), SFE-2-A (Single-Family Estate), SFS-2-A (Single-Family Suburban), SFS-2-B (Single-Family Suburban), SFU-2-A (Single-Family Urban), SFC-2-A (Single-Family Compact), MF-2-B (Multi-Family), GC-3-A (General Commercial), and GC-3-B (General Commercial). The property is proposed to be zoned PUD (Planned Unit Development); Leander, Travis County, Texas. Applicant: Nancy Stroder (Taylor Morrison) on behalf of Travidso, LTD (Taylor Morrison Homes of Texas, Inc).

a) Staff Presentation

Robin Griffin, Senior Planner, discussed request & surrounding land uses.

b) Applicant Presentation

Heath Melton and Nancy Stroder explained the purpose of the zoning request.

c) Open Public Hearing

**Chairman Seiler opened the public hearing.
Kevin Keerney spoke against.
Larry Oaks spoke against.
Dan Warner spoke against.
Lanny Clopton spoke against.
Dudy Tobey spoke against.
Myrnz Herbgr spoke against.**

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

No discussion took place

f) Consider Action

Commissioner Saenz moved to approve the zoning request with staff recommendation and the following conditions, Commissioner Anderson seconded the motion. Motion passed unanimously.

- 1. The sidewalk along FM 1431 shall be constructed if FM 1431 is improved to accommodate sidewalks during the term of the development agreement.**
- 2. The applicant will hold a meeting with the neighboring property owners to discuss issues raised during the P&Z hearing prior to final Council action.**

3. The zoning district permitted in the COM district shall be GC-3-A instead of GC-3-B.
4. The architectural standard in the MU district shall require 100% masonry on the walls of structures visible from a greenbelt.
5. Fencing will be limited to wrought iron (or tubular metal) when constructed along greenbelts.

10. Meeting adjourned at 9:10 pm.

Chairman Seiler

ATTEST: _____
Ellen Pizalate, P & Z Secretary