



MINUTES

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

Thursday ~ August 14, 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 7:00 pm
2. Roll Call
All Commissioners were present
3. Approval of Minutes:
 - a. Regular Planning & Zoning Meeting: July 24, 2014
Motion made by Commissioner Anderson to approve the minutes, seconded by Commissioner Sokol. 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 August 7, 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. Eric Zeno, Economic Development Manager to give ICSC update.
Eric Zeno, Economic Development Manager gave the update to the Commissioners

7. Subdivision Case 11-FP-012: Hold a public hearing and consider action on the Vista Ridge, Phase 2C Final Plat for 6.601 acres more or less; WCAD Parcel R032169; generally located approximately 1,300 feet to the west of the intersection of South Bagdad Road and Vista Ridge Drive on the south side of Vista Ridge Drive; Leander, Williamson County Texas. Applicant/Agent: Troy Ulman, P.E. on behalf of 2012 Vista Ridge, LLC.
 - a) Staff Presentation
Robin Griffin, Senior Planner stated that staff reviewed the request and it has staff approval with recommendations as stated in the executive summary
 - b) Applicant Presentation
Troy Ulman, Applicant was available 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
Robin Griffin, Senior Planner answered questions from the Commissioners
 - f) Consider Action
Vice Chair Stephenson moved to approve with staff recommendations.
Commissioner Allen seconded the motion. Motion passed unanimously

8. Subdivision Case 13-FP-022: Hold a public hearing and consider action on the Hawkes Landing, Phase 1 Final Plat for 15.85 acres more or less; WCAD Parcel R031634; generally located approximately 3,500 feet to the west of the intersection of North Bagdad Road and Old 2243 West on the north side of Old 2243 West; Leander, Williamson County Texas. Applicant/Agent: Hence Distel (Hanrahan Pritchard Engineering) on behalf of BLG Hawkes, LLC.
 - a) Staff Presentation
Robin Griffin, Senior Planner stated that staff reviewed the request and it has staff approval as stated in the executive summary
 - b) Applicant Presentation
Chris Field, Applicant gave a presentation
 - 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 was held
 - f) Consider Action
Commissioner Wixson moved to approve with staff recommendations. Vice Chair Stephenson seconded the motion. Motion passed unanimously

9. Subdivision Case 14-PP-001: Hold a public hearing and consider action on the Palmera Ridge Preliminary Plat for 197.55 acres more or less, WCAD Parcels #R098020, R031606, R473799, R473798, R473797, R333713, R031617, R031607; containing several tracts of land located at 2680 CR 268, 17851 Ronald W. Reagan, generally located north of Hero Way, West of Ronald Reagan Blvd. & south of the future extension of E. San Gabriel Pkwy.; Legal Description AW0125 Chambers, T. Sur.; Leander, Williamson County, Texas. Applicant/Agent: Randall Jones & Associates on behalf of Palmera Ridge Development.

a) Staff Presentation

Martin Siwek, Planner stated that staff reviewed the request and it has staff approval as stated in the executive summary

b) Applicant Presentation

Applicant was available 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

Tom Yantis answered questions from the Commissioners

Amy Lynn Payne, representative for applicant answered questions

f) Consider Action

Commissioner Anderson moved to approve. Commissioner Allen seconded the motion. Motion passed unanimously

10. Subdivision Case 14-CP-006: Hold a public hearing and consider action on the Parker Tract Concept Plan, for 9.999 acres more or less; WCAD Parcels R346187, located at 71650 RM 2243, Leander, Williamson County Texas. Applicant: Keith Young on behalf of 162 Parker Ranch Holdings, LTD.

a) Staff Presentation

Martin Siwek, Planner stated that staff reviewed the request and it has staff approval as stated in the executive summary

b) Applicant Presentation

Brett Burke, Representative for the owner was available 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

Commissioners held a discussion

f) Consider Action

Commissioner Allen moved to approve with staff recommendations.

Commissioner Anderson seconded the motion. Motion passed unanimously

11. Zoning Case 14-Z-018: Hold a public hearing and consider action on the rezoning of several tracts of land generally located to the northeast of the intersection of Hwy 183A & E San Gabriel Pkwy. for 490 acres more or less; WCAD Parcels R032104, R032237, R485832, R485833, R485834, R032103, R032211, R032196, R525991, and R525993. Currently, the property is zoned PUD/TOD (Planned Unit Development/Transit Oriented Development) and the applicant is proposing an amendment to the PUD, Leander, Williamson County, Texas. Applicant: Stefan Pharis on behalf of Crescent Leander TX, LLC.

a) Staff Presentation

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

b) Applicant Presentation

Tommy Tucker, Applicant gave a presentation

c) Open Public Hearing

Chairman Seiler opened the public hearing

JoAnn Walsh inquired about the location of the project

d) Close Public Hearing

Chairman Seiler closed the public hearing

e) Discussion

Commissioners held a discussion

f) Consider Action

Commissioner Wixson moved to approve with a limitation of 4 locations for food trailers. Commissioner Allen seconded the motion. Motion passed unanimously

12. Zoning Case 14-Z-022: Hold a public hearing and consider action on the rezoning of several tracts of land generally located 1,350 feet east from the northeast corner from the intersection of N. Bagdad Rd. and Old 2243 W. for 28.5 acres more or less; WCAD Parcels R393879, R393878, R393877, R393876, R393875. Currently, the property is zoned HC-4-D (Heavy Commercial) and the applicant is proposing to zone the property GC-4-D (General Commercial) and MF-2-B (Multi-Family) districts, Leander, Williamson County, Texas.

a) Staff Presentation

Martin Siwek, Planner stated that staff reviewed the request and clarified the uses allowed in the zoning district requested

b) Applicant Presentation

Applicant was available for questions

c) Open Public Hearing

Chairman Seiler opened the public hearing

Joann Walsh, adjacent property owner asked for renderings of the development and about the requested zoning

d) Close Public Hearing

Chairman Seiler closed the public hearing

e) Discussion

Commissioners held a discussion

f) Consider Action

Commissioner Anderson moved to approve with staff recommendations for GC-3-C and MF-2-B. Commissioner Sokol seconded the motion. Motion passed unanimously

13. Meeting adjourned at 9:13 pm

Chairman Seiler

ATTEST:

Ellen Pizalate, P & Z Secretary