



MINUTES

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

Thursday ~ September 25, 2014 at 7:00 pm

**Place 1 Michelle Stephenson, Vice Chairman
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 Wixson and Commissioner Anderson. Commissioner Wixson took his seat at 7:05pm.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: September 11, 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 September 18, 2014 meeting on items that were recommended from the P & Z Commission.

5. Review meeting protocol
Chairman Seiler referred to the printed meeting protocol.
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker
No citizens wished to speak

Consent Agenda

7. Subdivision Case 14-PP-002: Consider action on the Marbella Preliminary Plat for 85.277 acres more or less; WCAD Parcels #R031304, R031369, R031370, R031371, R432798, R433132, R383410, R031305, R031368, R031303, R031302.; generally located $\frac{3}{4}$ of a mile east of the intersection of Hwy 183A and RM 2243, adjacent to the south side of RM 2243; Williamson County, Texas. Applicant/Agent: Brian Birdwell on behalf of NK Land Investments L.L.C.
8. Subdivision Case 14-FP-009: Consider action on the Pecan Creek, Phase 2 Final Plat for 15.51 acres more or less; WCAD Parcel R518872; generally located approximately 4,500 feet to the east of the intersection of Ronald W. Reagan Blvd and CR 179; Williamson County, Texas. Applicant/Agent: Randall Jones & Associates Engineers on behalf Gehan Homes, Ltd.

Motion made by Commissioner Sokol to approve the consent agenda. Seconded by Vice Chairman Stephenson. Motion passed unanimously.

Public Hearing

9. Zoning Case 14-Z-024: Hold a public hearing and consider action on the rezoning of a 1.72 acre tract of land, more or less, generally located at the southeast corner of the intersection of Municipal Drive and S. Bagdad Rd., WCAD Parcel #R519006. Currently, the property is zoned LC-2-B (Local Commercial) and the applicant is proposing to zone the property LC-3-B (Local Commercial), Leander, Williamson County, Texas. Applicant: Professional StruCIVIL Engineers, Inc. on behalf of Sherrie A. McIver, Emmet Hawkes Jr, Sally Ochsner, and Cynthia Hawkes.

a) Staff Presentation

Robin Griffin, Senior Planner stated that staff reviewed the request and is recommending denial.

b) Applicant Presentation

**Diane Bernal, Agent explained the purpose for the zoning change.
Shakael Badarpura, Applicant explained the purpose for zoning change.**

c) Open 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

Vice Chairman Stephenson moved to deny the zoning request, Commissioner Sokol seconded the motion. Motion passed 5 to 1 with Commissioner Wixson opposing.

Regular Agenda

10. Subdivision Case 13-PICP-018: Consider action on the extension of the expiration of the NWC Crystal Falls & 183A Non-Subdivision Related Construction Plans 5.876 acres more or less; WCAD Parcels R472206, R351261, R472317, and R395924; located at the northwest corner of the intersection of Crystal Falls Parkway and 183A Toll Road; Leander, Williamson County, Texas. Applicant/Agent: T. Walter Hoysa, P.E. on behalf of 2951 Williams Drive, Ltd.

a) Staff Presentation

Robin Griffin, Senior Planner explained the reason for the extension of the NWC Crystal Falls & 183A Non-Subdivision Related Construction Plans

b) Applicant Presentation

Agent: T. Walter Hoysa, P.E. was present for questions.

c) Discussion

No Discussion took place.

d) Consider Action

Motion made by Commissioner Sokol to approve, Seconded by Commissioner Allen. Motion passed unanimously.

11. P & Z Commission Progress Report for Oct. 2013 to Oct. 2014

A. Review and discuss Report

Tom Yantis, Director of Development Services went over the P & Z Commissioners Progress Report with the P & Z Commissioners.

B. Make any changes or deletions if necessary.

P & Z Commissioners made changes to the work program.

C. Take action

Commissioner Wixson moved to endorse and to forward to City Council, Commissioner Sokol seconded the motion. Motion passed unanimously.

12. Discuss Commissioners Reference Book

Tom Yantis, Director of Development Services discussed options and asked the P & Z Commission on how they would like to receive the Commissioners Reference Book.

13. Meeting Adjourned at **7:50 pm**

Chairman Seiler

ATTEST:

Ellen Pizalate, P & Z Secretary