



MINUTES

CITY OF LEANDER, TEXAS PLANNING & ZONING COMMISSION MEETING

Pat Bryson Municipal Hall ~ 201 North Brushy Street
Leander, Texas

Thursday ~ November 13, 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 7:04 pm
2. Roll Call
All Commissioners were present except Commissioner Saenz and Commissioner Allen. Commissioner Allen arrived at 7:10.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: October 23, 2014
Motion made by Commissioner Wixson to approve the minutes, seconded by Commissioner Anderson. Motion passed unanimously.
4. Director's report to P & Z Commissioners on actions taken by the City Council.
Tom Yantis, Assistant City Manager reported on actions that were taken by the City Council at their November 6, 2014 meeting on items that were recommended from the P & Z Commission. Tom Yantis also asked the Commissioners to be thinking about the Comprehensive Plan Update committee selection.

5. Citizen Communications - Three (3) minutes of time is allowed, per speaker
No citizens wished to speak

6. Election of Chairman
A. Nomination for position of Chairman
B. Discussion of nominees
C. Election of Chairman

Motion made by Commissioner Wixson to elect Chairman Seiler for Chairman, seconded by Commissioner Anderson. Motion passed unanimously.

7. Election of Vice Chairman
A. Nomination for position of Vice Chairman
B. Discussion of nominees
C. Election of Vice Chairman

Motion made by Commissioner Sokol to elect Vice Chairman Stephenson for Vice Chairman, seconded by Chairman Seiler. Motion passed unanimously.

8. Election of Secretary
A. Nomination for position of Secretary
B. Discussion of nominees
C. Election of Secretary

Motion made by Commissioner Wixson to elect Ellen Pizalate for Secretary, seconded by Vice Chairman Stephenson. Motion passed unanimously

Consent Agenda

9. Subdivision Case 13-FP-021: Consider action on the Savanna Ranch, Section 3 Final Plat for 19.967 acres more or less; WCAD Parcel R508032; generally located to the northwest of the intersection of San Gabriel Parkway and Halsey Drive, more specifically located to the northwest of the intersection of Hartman Drive and Halsey Drive; Williamson County, Texas. Applicant/Agent: Danny R. Martin, P.E. (Malone/Wheeler, Inc) on behalf of Benbrook Development, Inc (John Lloyd).
10. Subdivision Case 14-FP-014: Consider action on the Magnolia Creek, Section 3 Final Plat for 13.0595 acres more or less; WCAD Parcel R031307; generally located to the northwest of the intersection of Sonny Drive and West Drive; Leander, Williamson County, Texas. Applicant/Agent: Russell Kotara (Big Red Dog) on behalf of Continental Homes of Texas, L.P.
11. Subdivision Case 14-FP-028: Consider action on the Connelly's Crossing, Phase 2 Final Plat for 9.53 acres more or less; WCAD Parcel R032159; generally located to the northwest of the intersection of Sonny Drive and Peregrine Way; Leander, Williamson County, Texas. Applicant/Agent: Hunter Shadburne, P.E. (Austin Civil Engineering, Inc) on behalf of Continental Homes of Texas, L.P. (Richard Maier)
12. Subdivision Case 14-FP-031: Consider action on the Bluffs at Crystal Falls Section 3, Phase 3E Final Plat for 14.070 acres more or less; TCAD Parcel 831299; generally located west of the future extension of Osage Dr., Williamson County, Texas. Applicant/Agent: Sam Kiger on behalf of Taylor Morrison of Crystal Falls, LLC.

13. Subdivision Case 14-FP-033: Consider action on the Bluffs at Crystal Falls Section 3, Phase 3A Final Plat for 13.370 acres more or less; TCAD Parcel 831299; generally located west of the future extension of Osage Dr., Williamson County, Texas. Applicant/Agent: Sam Kiger on behalf of Taylor Morrison of Crystal Falls, LLC.
14. Subdivision Case 14-FP-034: Consider action on the Connelly's Crossing, Phase 1B Final Plat for 4.938 acres more or less; WCAD Parcel R031400 and R032159; generally located to the southeast of the intersection of Sonny Drive and Peregrine Way; Leander, Williamson County, Texas. Applicant/Agent: Hunter Shadburne, P.E. (Austin Civil Engineering, Inc) on behalf of Continental Homes of Texas, L.P. (Richard Maier)

Motion made by Commissioner Sokol to approve the consent agenda items, Seconded by Commissioner Allen. Motion passed unanimously.

Public Hearing

15. Subdivision Case 14-TOD-CP-002: Hold a public hearing and consider action on the Tylerville Tract Concept Plan for 42.3 acres more or less; WCAD Parcel R031694, generally located 850 feet from the northwest corner of the intersection of W. San Gabriel Pkwy and US 183, Leander, Williamson County, Texas. Applicant: Robert Wunsch on behalf of Waterstone Tylerville, LP.

a) Staff Presentation

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

b) Applicant Presentation

Mark Baker introduced himself and told the Commission he was present for questions

c) Open Public Hearing

**Chairman Seiler opened the public hearing.
Frank Stiles spoke in favor of the project but also discussed his concerns.**

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Some discussion took place.

f) Consider Action

Commissioner Sokol moved to approve the Concept Plan, Commissioner Anderson seconded the motion. Motion passed unanimously.

16. Zoning Case 14-TOD-Z-026: Hold a public hearing and consider action on the rezoning of a 33.67 acre portion tract of land, AW0134 – Cochran, C. Sur., more or less, generally located 850 feet from the northwest corner of the intersection of W. San Gabriel Pkwy and US 183, WCAD Parcel# R031694. 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: Bob Wunsch.

a) Staff Presentation

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

b) Applicant Presentation

Mark Baker was present for questions

c) Open Public Hearing

**Chairman Seiler opened the public hearing.
Frank Stiles spoke in favor of the project but also discussed his concerns.**

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

**Commissioner Wixon moved to approve with staff recommendation,
Vice Chairman Stephenson seconded the motion. Motion passed
unanimously**

17. Zoning Case 14-Z-027: Hold a public hearing and consider action on the rezoning of a 5.69 acre tract of land, more or less, located at 1001 Horizon Park Blvd, WCAD Parcel# R036572. Currently, the property is zoned TF-2-B (Two-Family) and the applicant is proposing to zone the property PUD (Planned Unit Development), Leander, Williamson County, Texas.

a) Staff Presentation

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

b) Applicant Presentation

Mike Kopecky explained the purpose of his zoning.

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

Vice Chairman Stephenson moved to approve the zoning request with the following conditions:

- 1. No neon signs are permitted (no exposed bulbs). Only back lighting can be utilized on the sign.**
- 2. The project shall comply with the Type B Architectural Component with the condition that the masonry requirement may be reduced to 40%.**

Commissioner Anderson seconded the motion.

Commissioner Wixon moved to amend the motion to include the following:

- 1. Porte Cocheres are not permitted, each unit will be required to have an enclosed garage.**

Commissioner Sokol seconded the motion. Motion for the amendment passed with a four to two vote (Vice Chairman Stephenson and Chairman Seiler opposing).

Commissioner Allen moved to amend the motion to include the following:

- 1. Street lights are required within the project**

Commissioner Sokol seconded the motion. Motion for the amendment failed with a three to three vote (Vice Chairman Stephenson, Commissioner Anderson and Chairman Seiler opposing).

The main motion as amended passed with a four to two vote (Vice Chairman Stephenson and Chairman Seiler opposing).

18. Zoning Case 14-Z-028: Hold a public hearing and consider action on the rezoning of a 18.00 acre tract of land, more or less, generally located at the northwest corner of the intersection of Old 2243 W. and N. Bagdad Rd. and the northwest corner of the intersection of Northcreek Dr. and N. Bagdad Rd, WCAD Parcels #R304545 and #R304546. Currently the property is zoned LC-2-B (Local Commercial), and the applicant is proposing to the zone the property GC-3-C (General Commercial) and MF-2-A (Multi-Family), Leander, Williamson County, Texas. Applicant: Bruce Nakfoor on behalf of Firstmark Credit Union.

a) Staff Presentation

Martin Siwek, Planner, stated that staff reviewed the request and staff recommends approval of the requested MF-2-A (Multi-Family) and GC-3-C (General Commercial) districts, but recommends leaving the southern and western most 410' portion of the property as LC-2-B (Local Commercial).

b) Applicant Presentation

Bruce Nakfoor was present for questions

c) Open Public Hearing

**Chairman Seiler opened the public hearing.
Blake Webb spoke against.**

Valarie Lane spoke against.

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Wixon moved to approve with staff recommendation of the requested MF-2-A (Multi-Family) and GC-3-C (General Commercial) districts, but leaving the southern and western most 410' portion of the property as LC-2-B (Local Commercial) and adding the following conditions:

- 1. The building setback for the MF-2-A development shall be 30 feet from the single-family residential properties. The building height may increase one foot for every additional foot the building is setback from the 30' setback.**
- 2. The non-residential wall requirements shall apply. A six foot tall masonry wall shall be required between the MF-2-A development and the single-family residential properties.**

Vice Chairman Stephenson seconded the motion. Motion passed unanimously.

19. Composite Zoning Ordinance Case 14-OR-008: Hold a public hearing and consider action on amending sections of the Composite Zoning Ordinance, to add definitions, update the site components regarding outdoor animal boarding and landscape requirements, to modify requirements for drainage and detention facilities, to amend the masonry wall requirements, to update the architectural standards, to update the site development standards, and to update the garage setback requirements. Applicant: City of Leander

a) Staff Presentation

Robin Griffin, Senior Planner explained the sections being amended in the Composite Zoning Ordinance.

b) Open Public Hearing

Chairman Seiler opened the public hearing.

Harry Savio asked for a postponement.

Chris Townsend asked for a postponement.

Travis Schirpik asked for a postponement

Bob Wunsch asked for a postponement

Marci Cannon asked for a postponement.

c) Close Public Hearing

Chairman Seiler closed the public hearing.

d) Discussion

Discussion took place.

e) Consider Action

Commissioner Wixon moved to recommend to Council a postponement of action on this amendment to allow for further discussion with the development community. In addition, they requested the addition of the word "only" to the following statement from Article VI Section 1 (c)(5)(iii):

"...if approved by the Planning Director only when on-site replacement is not possible or practical..."

Commissioner Sokol seconded the motion. Motion passed unanimously.

20. Subdivision Ordinance Case 14-OR-009: Consider action on amending sections of the Subdivision Ordinance, to add provisions for the protection of heritage trees, to modify the transportation improvements, water utility improvements, and easement sections of the ordinance. Applicant: City of Leander

a) Staff Presentation

Robin Griffin, Senior Planner explained the sections being amended in the Subdivision Ordinance.

b) Open Public Hearing

Chairman Seiler opened the public hearing.

**Harry Savio asked for a postponement and would like to see tree survey during the final plat process and not the preliminary plat process.
Frank Stiles spoke against the ordinance amendment.**

c) Close Public Hearing

Chairman Seiler closed the public hearing.

d) Discussion

Discussion took place.

e) Consider Action

Commissioner Wixson moved to recommend to Council a postponement of this amendment to allow for further discussion with the development community. In addition, the Commission proposed that the time frame associated with the preparation of the tree survey is similar to the City of Austin requirements. Commissioner Allen seconded the motion. Motion passed unanimously.

21. Comprehensive Plan Case 14-CPA-003: Hold a public hearing and consider action on amendments to the Leander Transportation Plan as set forth in the Comprehensive Plan. Applicant: City of Leander

a) Staff Presentation

Robin Griffin, Senior Planner explained the sections being amended to the Leander Transportation Plan as set forth in the Comprehensive Plan.

b) Open Public Hearing

Chairman Seiler opened the public hearing.

c) Close Public Hearing

Chairman Seiler closed the public hearing.

d) Discussion

Discussion took place.

e) Consider Action

Commissioner Sokol moved to approve the amendments to the Transportation Plan, Vice Chairman Stephenson seconded the motion. Motion passed unanimously.

22. Meeting Adjourned Meeting adjourned at **10:04 pm**

Chairman Seiler

ATTEST: _____
Ellen Pizalate, P & Z Secretary