



Minutes

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

Thursday ~ December 11, 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 7:11 p.m.
2. Roll Call
All Commissioners were present.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: November 25, 2014
Motion made by Commissioner Sokol 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 at the December 4, 2014.
Tom Yantis, Assistant City Manager reported on actions that were taken by the City Council at their December 4 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

Commissioner Wixson Recused himself on case # 14-FP-003

7. Subdivision Case 14-FP-003: Consider action on the Borho Phase 3 Final Plat for 5.758 acres more or less; WCAD Parcel # R031532; generally located on the northeast corner of the intersection of Abilene Ln and Trinity Woods St., Williamson County, Texas. Applicant/Agent: James A. Huffcut on behalf of Meritage Homes of Texas, LLC.
8. Subdivision Case 14-PP-013: Consider action on the Parkway Crossing Preliminary Plat for 27.623 acres more or less; WCAD Parcel #R497326; generally located 800 feet from the northeast corner of the intersection of Hwy 183A and E. Crystal Falls Pkwy; Williamson County, Texas. Applicant/Agent: Brian J. Parker on behalf of Crystal Falls LTD

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

Regular Agenda

9. Subdivision Case 14-TOD-PP-011: Consider action on the Hero Way Multi-Family Preliminary Plat for 9.674 acres more or less; WCAD Parcel R510024; generally located to the northeast of the intersection of Mel Mathis Avenue and Hero Way, Leander, Williamson County Texas. Applicant/Agent: Russell Kotara (Big Red Dog) on behalf of Jeff Musgrove (Transit Village Investments, LTD).

a) Staff Presentation

Robin Griffin, Senior Planner, stated that staff reviewed the request and it has staff approval with the approved warrants listed in the executive summary.

b) Applicant Presentation

Russell Kotara was present for questions.

c) Discussion

Some discussion took place.

d) Consider Action

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

Public Hearing

10. Zoning Case 14-Z-031: Hold a public hearing and consider action on the rezoning of a portion of a tract of land, for 5.88 acres more or less, generally located to the northwest of the intersection of South Bagdad Road and Marsala Circle, WCAD Parcel R430194. Currently, the property is zoned LO-2-B (Local Office) and MF-2-B (Multi-Family) and the applicant is proposing to zone the property LC-2-B (Local Commercial)

and MF-2-B (Multi-Family), Leander, Williamson County, Texas. Applicant: Ken Liem on behalf of Emmet J. and Sally Hawkes.

a) Staff Presentation

Robin Griffin, Senior Planner, stated that staff reviewed the request and staff recommends approval of the proposed MF-2-B (Multi-Family) zoning district and denial of the proposed LC-2-B (Local Commercial) zoning district.

b) Applicant Presentation

Ken Liem and Eric Visser, P.C. were present for questions and answered Commissioners questions.

c) Open Public Hearing

Chairman Seiler opened the public hearing. Marshall Hines spoke against.

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Sokol moved to approve with staff recommendation of approval of the MF-2-B (Multi-Family) zoning district and denial of the LC-2-B (Local Commercial) zoning district, Commissioner Allen seconded the motion. Motion passed 5 to 2 with Vice Chairman Stephenson and Commissioner Anderson opposing.

11. Consider and take action to select two P & Z members to serve on the Comprehensive Plan Update Steering Committee.

Commissioner Wixson and Commissioner Anderson will serve on the Comprehensive Plan Update Steering Committee.

12. Meeting Adjourned at **7:52 p.m.**

Chairman Seiler

ATTEST:

Ellen Pizalate, P & Z Secretary