



MINUTES

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

Thursday ~ February 26, 2015 at 7:00 pm

Place 1 Michelle Stephenson, Vice Chairman	Place 5 Richard Allen
Place 2 Joel Wixson	Place 6 Betty Saenz
Place 3 Jason Anderson	Place 7 Jeff Seiler, Chair
Place 4 Sid Sokol	

1. Call to Order
Meeting called to order at 7:04 p.m.
2. Roll Call
All Commissioners were present.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: February 5, 2015
Motion made by Commissioner Sokol to approve the minutes, seconded by Commissioner Allen. Motion passed 6 approved, Commissioner Wixon abstained.
4. Director's report to P & Z Commissioners on actions taken by the City Council at the February 12th, 2015 P & Z meeting.
Tom Yantis, Assistant City Manager reported on actions that were taken by the City Council at their February 19, 2015 meeting.
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-FP-040: Consider action on the Connelly's Crossing, Phase 4 Final Plat for 12.065 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.
8. Subdivision Case 14-FP-041: Consider action on the Connelly's Crossing, Phase 3 Final Plat for 7.333 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.
9. Subdivision Case 14-TOD-FP-047: Consider action on the Hero Way Multi-Family Final 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).

Motion made by Commissioner Sokol to approve the consent agenda item seconded by Anderson. Motion passed unanimously.

Regular Agenda

10. Subdivision Case 12-FP-001: Consider action on the extension of the expiration of the LISD Benbrook Ranch Final Plat for 171.436 acres more or less; WCAD Parcel R501145; generally located to the northeast of the intersection of N. Bagdad Road and W. San Gabriel Pkwy; Leander, Williamson County Texas. Applicant/Agent: Terry Reynolds (Atkins) on behalf of LISD.

Motion made by Commissioner Sokol to approve the requested extension seconded by Commissioner Allen. Motion passed unanimously.

Public Hearing

11. Composite Zoning Ordinance Case 15-OR-002: Hold a public hearing and consider action on amending sections of the Composite Zoning Ordinance, to update the architectural standards, update the garage setback requirements, update the use matrix table, and modify the landscape ordinance requirements. Applicant: City of Leander Planning Department

a) Staff Presentation

Robin Griffin, Senior Planner, explained the amendments to the Composite Zoning Ordinance.

b) Open Public Hearing

Chairman Seiler opened the public hearing.

c) Close Public Hearing

Chairman Seiler closed the public hearing.

d) Discussion

No discussion took place.

e) Consider Action

Commissioner Anderson moved to approve the proposed amendments to the Composite Zoning Ordinance with the following conditions:

- 1. Update the proposed ordinance to permit staff the flexibility to allow minor deviations regarding the permitted garage width as a percentage of the ground floor living area.**
- 2. Update the proposed ordinance to clarify that the third car garage must be located flush or behind the ground floor living area.**

Commissioner Allen seconded the motion. Motion passed unanimously.

12. Meeting Adjourned at **7:35 pm**