



AGENDA

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

Thursday ~ April 23, 2015 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 Vacant**

1. Call to Order
2. Roll Call
3. Approval of Minutes:
Regular Planning & Zoning Meeting: April 9, 2015
4. Director's report to P & Z Commissioners on actions taken by the City Council at the April 16, 2015 meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Public Hearing

Applicant withdrew request.

7. Subdivision Variance 15-VA-003: Hold a public hearing and consider a request for a variance to Article III, Sec. 42 (e) of the subdivision ordinance regarding sidewalk requirements for the property legally described as Lot 6 of the Kittie Hill Acres Subdivision (Tracts 5 & 6 Amended), located at 500 Winding Oak Trail; WCAD ID #R098022, Leander, Williamson County, Texas

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

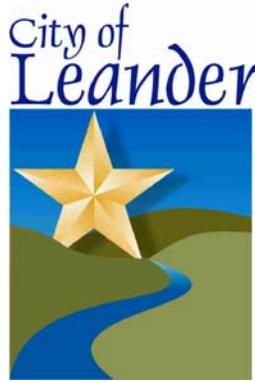
8. Zoning Case 15-Z-007: Hold a public hearing and consider action on the rezoning of 1.7 acres more or less of Lot 1, Block A of the Village Subdivision, located at 801 Apache Trail, WCAD ID #R487426. Currently, the property is zoned GC-3-C (General Commercial) the applicant is proposing to zone the property to MF-2-B (Multi-Family), Leander, Williamson County, Texas. Applicant: Josh Becker on behalf of Mike O'Dell.

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

9. Meeting Adjourned

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551. The City of Leander is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at 512/ 528-2700 for information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may call 512/ 528-2800. I certify that the above notice of the Regular Meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall, in Leander, Texas, on the 17th day of April, 2015 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Minutes

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

Thursday ~ April 9, 2015 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 Vacant**

1. Call to Order
Meeting called to order at 7:20 p.m.
2. Roll Call
All Commissioners were present except Commissioner Saenz and Commissioner Allen
3. Approval of Minutes:
Regular Planning & Zoning Meeting: March 26, 2015
Motion made by Commissioner Sokol to approve the minutes, seconded by Commissioner Wixson. Motion approved.
4. Director's report to P & Z Commissioners on actions taken by the City Council at the April 2, 2015 meeting.
Tom Yantis, Assistant City Manager, reported on actions that were taken by the City Council on April 2, 2015 and provided an update regarding the Comprehensive Plan Community Meeting.
5. Review meeting protocol
Vice Chair Stephenson 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 15-SFP-001: Consider action on Kittie Hill Acres Lots 6A and 6B Replat, Short Form Final Plat, for approximately 7.08 acres, more or less, including Williamson County Property ID #R098022; located at 500 Winding Oak Trail, Leander, Williamson County, TX. Applicant: David Singleton (Southwest Land Services Inc.)
8. Subdivision Case 14-TOD-FP-044: Consider action on the Bryson, Phase 1, Section 1A Final Plat for 19.036 acres more or less; WCAD Parcels R032237, R485832, and R485834; generally located to the northeast of the intersection of Hwy 183A & E San Gabriel Pkwy, Williamson County Texas. Applicant/Agent: Brett Burke, P.E. (Bury) on behalf of Crescent Leander, TX, LLC.
9. Subdivision Case 15-FP-005: Consider action on the Grand Mesa, Section 8, Phase 1 Final Plat for 96.278 acres more or less; TCAD Parcel 819092; generally located to the north of Grand Mesa, Section 7 and more specifically to the east of the intersection of CR 290 and High Lonesome, Travis County Texas. Applicant/Agent: Mike Siefert on behalf of Lookout Partners, LP.

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

Public Hearing

10. Subdivision Case 15-CP-002: Hold a public hearing and consider action on the Horseshoe Cove Concept Plan, for 5.06 acres more or less; WCAD Parcel R036456, generally located 680 ft from the southwest corner of the intersection of Horseshoe Dr. and S. West Dr, on the south side of Horseshoe Dr., Leander, Williamson County Texas. Applicant: David Coombs on behalf of Akram Amani.

a) Staff Presentation

Martin Siwek, Planner, stated that staff reviewed the request and recommends approval.

b) Applicant Presentation

David Coombs, applicant, was available for questions.

c) Open Public Hearing

**Vice Chair Stephenson opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Vice Chair Stephenson closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Anderson moved to approve with staff recommendation, Commissioner Sokol seconded the motion. Motion passed unanimously.

11. Comprehensive Plan Amendment Case 15-CPA-001: Hold a public hearing and consider action on a comprehensive plan amendment requesting a change to the Transportation Plan. The applicant is proposing the relocation of San Gabriel Pkwy generally located between N Bagdad Rd/CR 279 and the future extension of Lakeline Blvd, Leander, Williamson County, Texas. Applicant/Agent: Steven Crauford on behalf of Sixth Street Capital Investors, LP and Devine Land Investments, LLC.

c) Staff Presentation

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

d) Applicant Presentation

Applicant was not present.

c) Open Public Hearing

**Vice Chair Stephenson opened the public hearing.
Ercel Brashear representing Lackey Holdings, Ltd. – spoke against**

d) Close Public Hearing

Vice Chair Stephenson closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Anderson moved to deny the request, Commissioner Sokol seconded the motion. Motion passed unanimously.

12. Comprehensive Plan Amendment Case 15-CPA-003: Hold a public hearing and consider action on a comprehensive plan amendment requesting a change to the Transportation Plan. The applicant is proposing the relocation of the Lakeline Blvd and San Gabriel Pkwy intersection, Leander, Williamson County, Texas Applicant/Agent: Danny Martin on behalf of J.L. Development, Inc (John Lloyd)

a) Staff Presentation

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

b) Applicant Presentation

Danny Martin was present and explained the purpose for the request.

c) Open Public Hearing

**Vice Chair Stephenson opened the public hearing.
Ercel Brashear representing Lackey Holdings, Ltd. – spoke against**

d) Close Public Hearing

Vice Chair Stephenson closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

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

13. Comprehensive Plan Amendment Case 15-CPA-002: Hold a public hearing and consider action on a comprehensive plan amendment requesting a change to a community center node located and a neighborhood center node shown on the Future Land Use Plan. The applicant is proposing to remove the portions of the community center node located at the future intersection of the Lakeline Blvd and San Gabriel Pkwy and the neighborhood center node located at the future intersection of Lakeline Blvd and CR 280 that are located within their subdivision boundaries, Leander, Williamson County, Texas. Applicant/Agent: Danny Martin on behalf of J.L. Development, Inc (John Lloyd)

a) Staff Presentation

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

b) Applicant Presentation

Danny Martin was present and explained the purpose for the request.

c) Open Public Hearing

**Vice Chair Stephenson opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Vice Chair Stephenson closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Wixson moved to deny the request, Commissioner Sokol seconded the motion. Motion passed unanimously.

14. Meeting Adjourned at **8:19 pm**

Vice Chair Stephenson

ATTEST:

Ellen Pizalate, P & Z Secretary



EXECUTIVE SUMMARY

APRIL 23, 2015

-
- Agenda Subject:** Subdivision Variance 15-VA-003: Hold a public hearing and consider a request for a variance to Article III, Sec. 42 (e) of the subdivision ordinance regarding sidewalk requirements for the property legally described as Lot 6 of the Kittie Hill Acres Subdivision (Tracts 5 & 6 Amended), located at 500 Winding Oak Trail; WCAD ID #R098022, Leander, Williamson County, Texas
- Background:** This request is the first step in the rezoning process.
- Origination:** Applicant: David Singleton on behalf of Southwest Services Inc.
- Financial Consideration:** None
- Recommendation:** The applicant has withdrawn their request.
- Attachments:** 1. Withdrawal Letter
- Prepared By:** Martin Siwek, AICP, GISP
Planner

04/15/2015

SOUTHWEST
LAND SERVICES, INC.

April 16, 2015

Martin Siwek
City of Leander Planning Department
200 W. Willis Street
Leander, Tx 78641

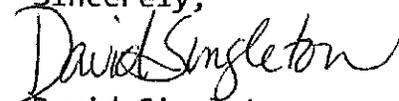
Re: Replat of Lot 6, Kittie Hill Acres Subdivision

Dear Mr. Siwek,

Please accept this letter as our request to pull the variance request on the referenced tract from the April Planning Commission agenda.

Please let me know if you have any questions or need additional information.

Sincerely,


David Singleton



EXECUTIVE SUMMARY

APRIL 23, 2015

Agenda Subject: Zoning Case 15-Z-007: Hold a public hearing and consider action on the rezoning of 1.7 acres more or less of Lot 1, Block A of the Village Subdivision, located at 801 Apache Trail, WCAD ID #R487426. Currently, the property is zoned GC-3-C (General Commercial) the applicant is proposing to zone the property to MF-2-B (Multi-Family), Leander, Williamson County, Texas.

Background: This request is the first step in the rezoning process.

Origination: Applicant: Josh Becker on behalf of Mike O'Dell.

Financial Consideration: None

Recommendation: See Planning Analysis.

Motion: APPROVAL: The Planning & Zoning Commission recommends approval of rezoning the subject property to _____.
(zoning district)

DENIAL: The Planning & Zoning Commission recommends denial of the applicant's request to rezone the subject property.

Attachments:

1. Planning Analysis
2. Current Zoning Map
3. Proposed Zoning Map
4. Aerial Map
5. Letter of Intent

Prepared By: Martin Siwek, AICP, GISP
Planner

03/27/2015



PLANNING ANALYSIS

ZONING CASE 15-Z-007
801 Apache Trail

GENERAL INFORMATION

Owner: 2400 Bagdad, LLC.

Current Zoning: GC-3-C (General Commercial)

Proposed Zoning: MF-2-B (Multi-Family)

Size and Location: The property is located at 801 Apache Trail and is a 1.7 acre tract, more or less, of The Village Lot 1, Block A

Staff Contact: Martin Siwek, AICP, GISP
Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	LC-2-B	Vacant Property
EAST	SFE-2-B	Developed Single Family Homes, Timberline West Section 2 Subdivision
SOUTH	SFE-2-B	Developed Single Family Homes, Ridge Oak Sec. 1 Subdivision
WEST	GC-3-C	Developed tenant space: Young Minds Montessori Preschool

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

USE COMPONENTS:**GC – GENERAL COMMERCIAL:**

Features: Any use in LC plus bar, nightclub, entertainment venues, hospital, hotel, liquor store, office/warehouse, vehicle and equipment sales, leasing and repair, furniture sales, pet shop, wholesale activities less than 3,500 sq. ft.

Intent: Development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.

MF – MULTI-FAMILY:

Features: Apartments (25 un./ac. if Type A; 18 un./ac. if Type B)

Intent: Development of multi-family dwelling structures. Such components are generally intended to serve as a buffer between single-family neighborhoods and more intensive uses such as commercial uses or arterial roadways. Such components are also intended to create more variety in housing opportunities and in the fabric of the community but are intended to be utilized in small areas to avoid large tracts devoted to strictly multi-family residential development. The goal is to avoid more than twenty-five (25) acres of contiguous land having a Multi-Family component. Access should be provided by a collector or higher classification street.

SITE COMPONENT:**TYPE 2:**

Features: Accessory buildings greater of 10% of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.; multi-family provides at least 35% of units with an enclosed garage parking space.

Intent:

- (1) The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.
- (2) The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.
- (3) This component is intended to be utilized with the majority of LO and LC use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.
- (4) This component is generally not intended to be utilized with LI and HI use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the land owner.

TYPE 3:

Features: Accessory buildings up to 30% of primary building; accessory dwellings; drive-thru service; limited outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors, no indoor parking required.

Intent:

- (1) A Type 3 site component is intended to be utilized with LO and LC use components where adjacent to less restricted districts to provide for a land use transition.
- (2) This component is intended to be utilized with residential components where accessory dwellings or additional accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.
- (3) This component is intended to be combined with LO, LC, GC, LI and HI components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.

ARCHITECTURAL COMPONENTS:

TYPE B:

Features: 85% masonry 1st floor, 50% overall; 4 or more architectural features.

Intent:

- (1) The Type B architectural component is intended to be utilized for the majority of residential development except that which is intended as a Type A architectural component.
- (2) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions.
- (3) This component may be utilized to raise the building standards and help ensure compatibility for non-residential uses adjacent to property that is more restricted.
- (4) This component is intended for the majority of the LO and LC use components except those meeting the intent of the Type A or C architectural components.

TYPE C (non-residential only):

Features: 35% masonry (60% street facing); 3 or more architectural features.

Intent:

- (1) The Type C architectural component is intended to be utilized only in the LO, LC, GC, LI and HI use components for intermediate quality development.
- (2) Combined with appropriate use and site components, this component can help to provide for harmonious land use transitions from districts that are less restricted to districts that are more restricted.
- (3) This component is not intended for the majority of the LO and LC use components except those that may be adjacent to less restricted districts.

COMPREHENSIVE PLAN STATEMENTS:

The following Comprehensive Plan statements may be relevant to this case:

- Provide Opportunities for coordinated, well-planned growth and development that are consistent with the Comprehensive Plan.
- Plan for continued growth and development that improves the community’s overall quality of life and economic viability.
- Strive for a fiscal balance of land uses that will create a positive impact upon the City of Leander’s budget and overall tax base.

ANALYSIS:

The property is presently zoned as a GC-3-C (General Commercial) district and the applicant is requesting to rezone the eastern 1.7 acre portion of the property to a MF-2-B (Multi-Family) district to facilitate the development of apartment homes. The property is located at 801 Apache

Trail, which is the northeast corner of the intersection of Apache Trail and S. Bagdad Rd. The adjacent properties to the east and south contain existing single family homes. The property to the west of this site is developed tenant space which is presently occupied by Young Minds Montessori Preschool. The property to the north is zoned as a LC-2-B (Local Commercial) district and is presently vacant.

The property is not located within a development node and is situated between a Neighborhood Center Development Node and a Community Center Node. It falls completely within the residential defined area per the Future Land Use Map. The intent of the MF use component is to serve as a buffer between single family neighborhoods and more intensive commercial uses or arterial roadways. This component intends to create more variety of housing in the community, but is to be utilized in small areas to avoid large contiguous tracts of solely multi-family development. Access for this use component should be provided by a collector or higher classification street.

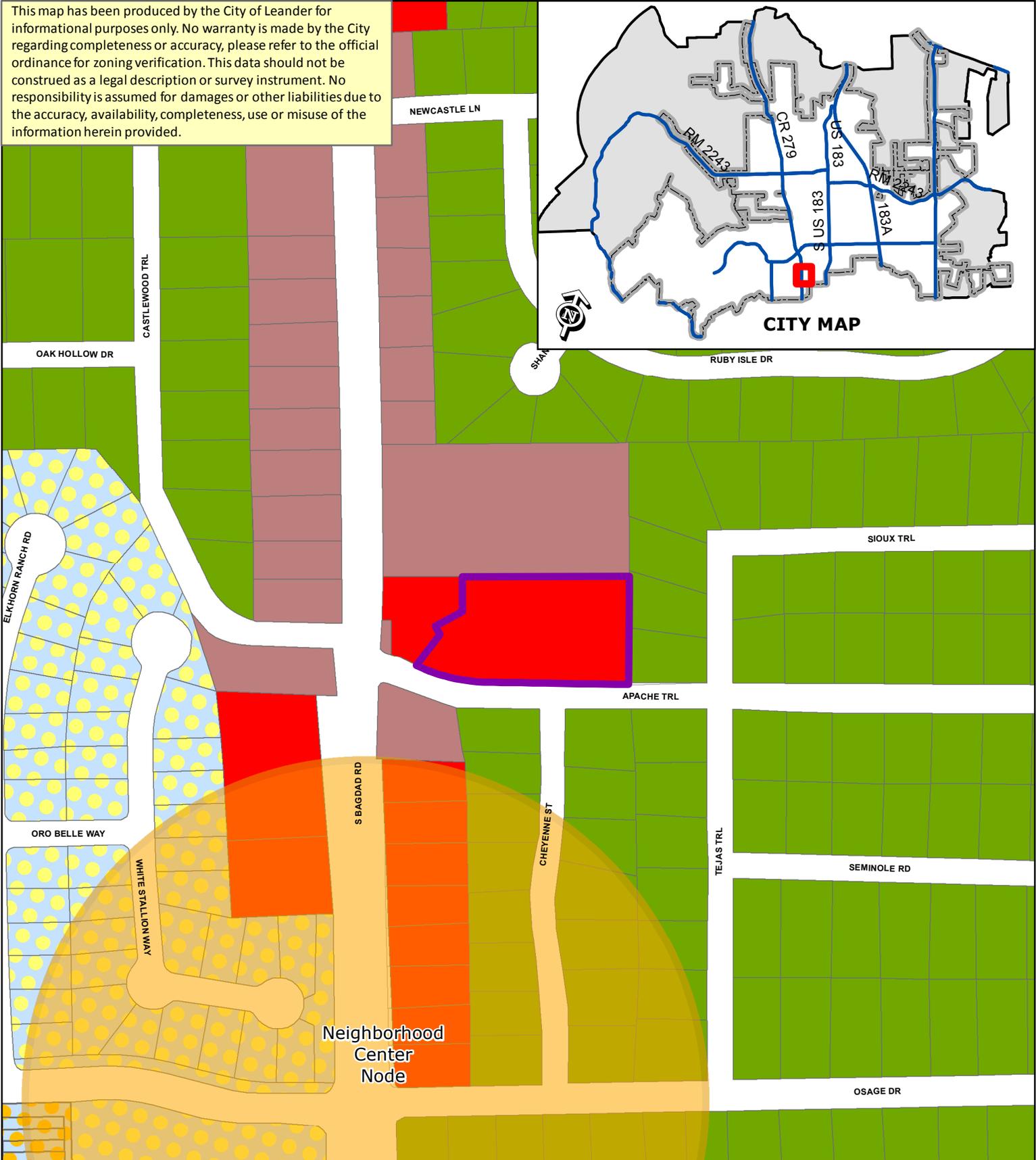
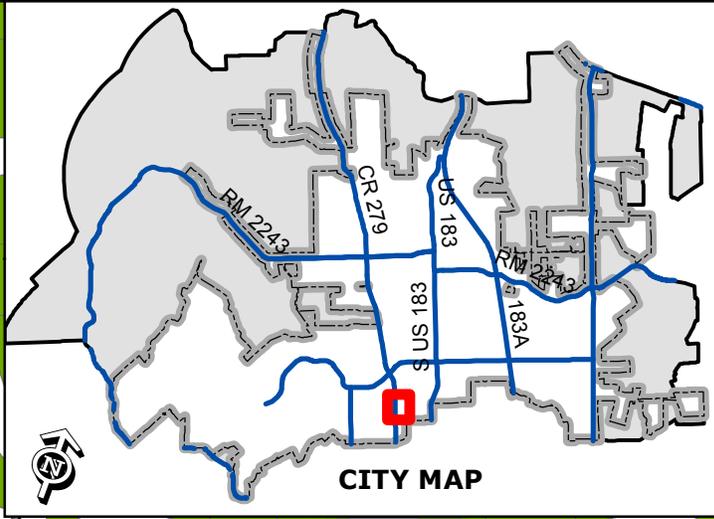
The change to the Type B Architectural Component would require 85% masonry on all first stories and 50% masonry on each additional story. Front primary building façades would be required to have four architectural design features incorporated into them. The building height for the apartment homes would be limited to 35 ft at a distance of 25 ft plus one foot increase in height for each one foot increase in setback beyond 25 ft from a permanent single-family or two family zoned districts. Otherwise, the maximum primary building / structure height for any multi-family associated building is 45 ft. Furthermore, the Type B Architectural Component would limit the unit density to 18.0 units/acre.

At 1.7 acres the applicant could build a maximum of 30 units with minimum unit sizes as outlined in the MF use component. The applicant's intent letter denotes that he would consider construction of 20 – 24 units as apartment homes. The site for the apartments would have primary access off of a local residential street (Apache Trail), but it is located within 250 ft of S. Bagdad Rd.

STAFF RECOMMENDATION:

The applicant's request meets the majority of the intent statements for the MF Use Component. It would serve as a buffer between single family neighborhoods and more intensive commercial uses and an arterial roadway (S. Bagdad Rd.), and the request is proposed for a small area while avoiding 25 and larger contiguous acres of MF. Furthermore, the request brings the identified piece of property into more compliance with the City's adopted Future Land Use Plan, as it is located within a residentially identified area and is changing the land use to one that is more residential in nature. Staff recommends approval of the zone change from GC-3-C to MF-2-B, seeing that the request is in compliance with the intent statements of the Composite Zoning Ordinance and goals of the Future Land Use Plan.

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy, please refer to the official ordinance for zoning verification. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



ZONING CASE 15-Z-007

Attachment #2

Current Zoning
801 Apache Trail

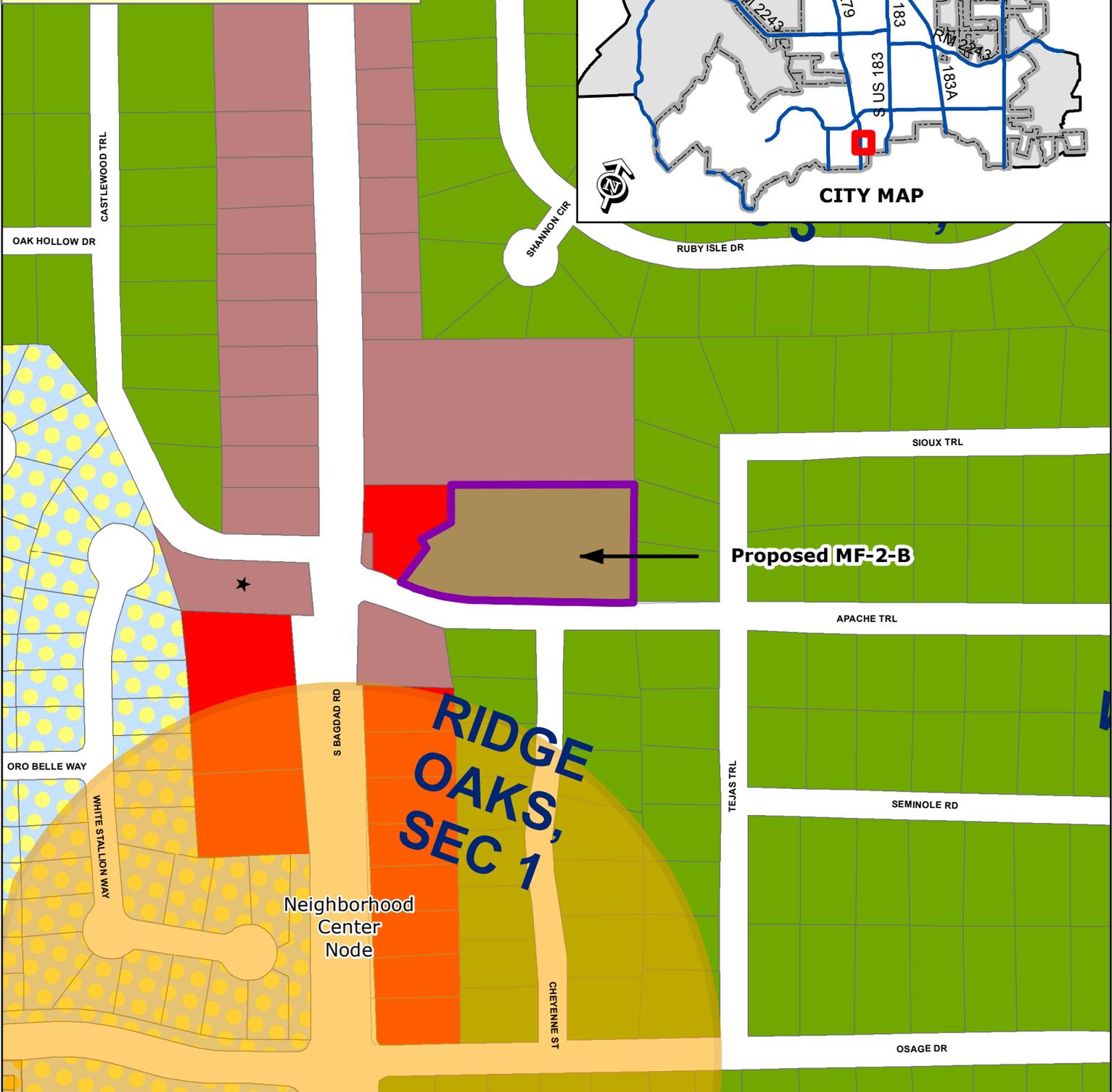
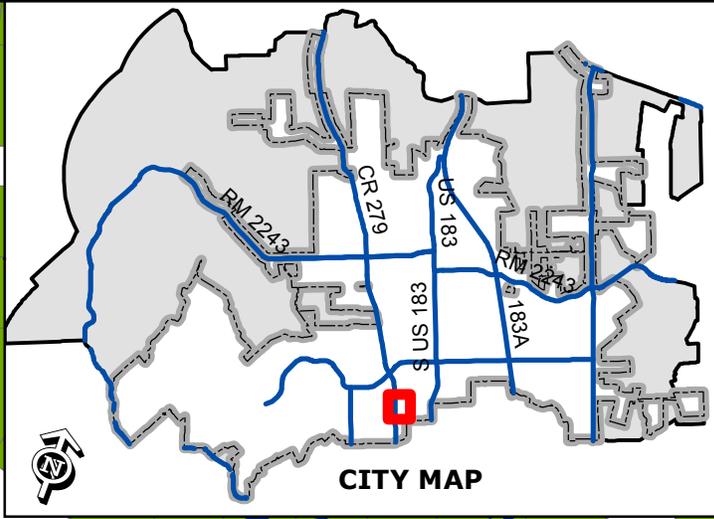


-  Subject Property
-  City Limits
-  Future Annexation Per DA
-  Involuntary Annexation
-  Voluntary Annexation

- | | | |
|---|--|---|
|  SFR |  SFT |  GC |
|  SFE |  SFU/MH |  HC |
|  SFS |  TF |  HI |
|  SFU |  MF |  PUD |
|  SFC |  LO | |
|  SFL |  LC | |



This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy, please refer to the official ordinance for zoning verification. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



ZONING CASE 15-Z-007

Attachment #3

Proposed Zoning Map
801 Apache Trail

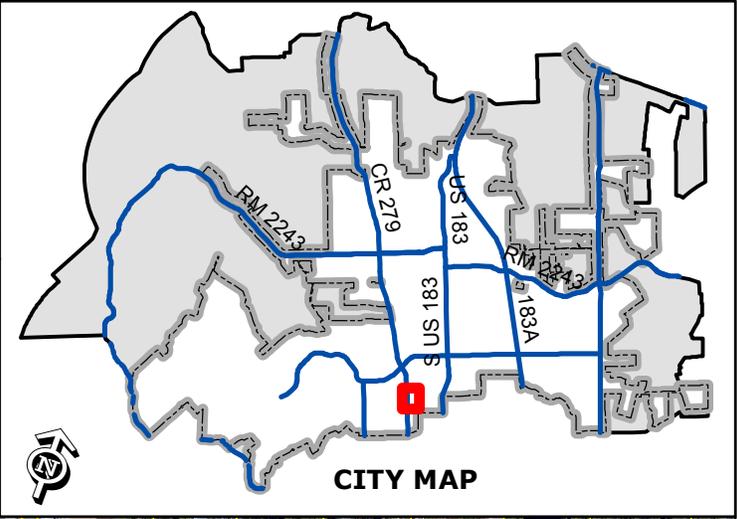
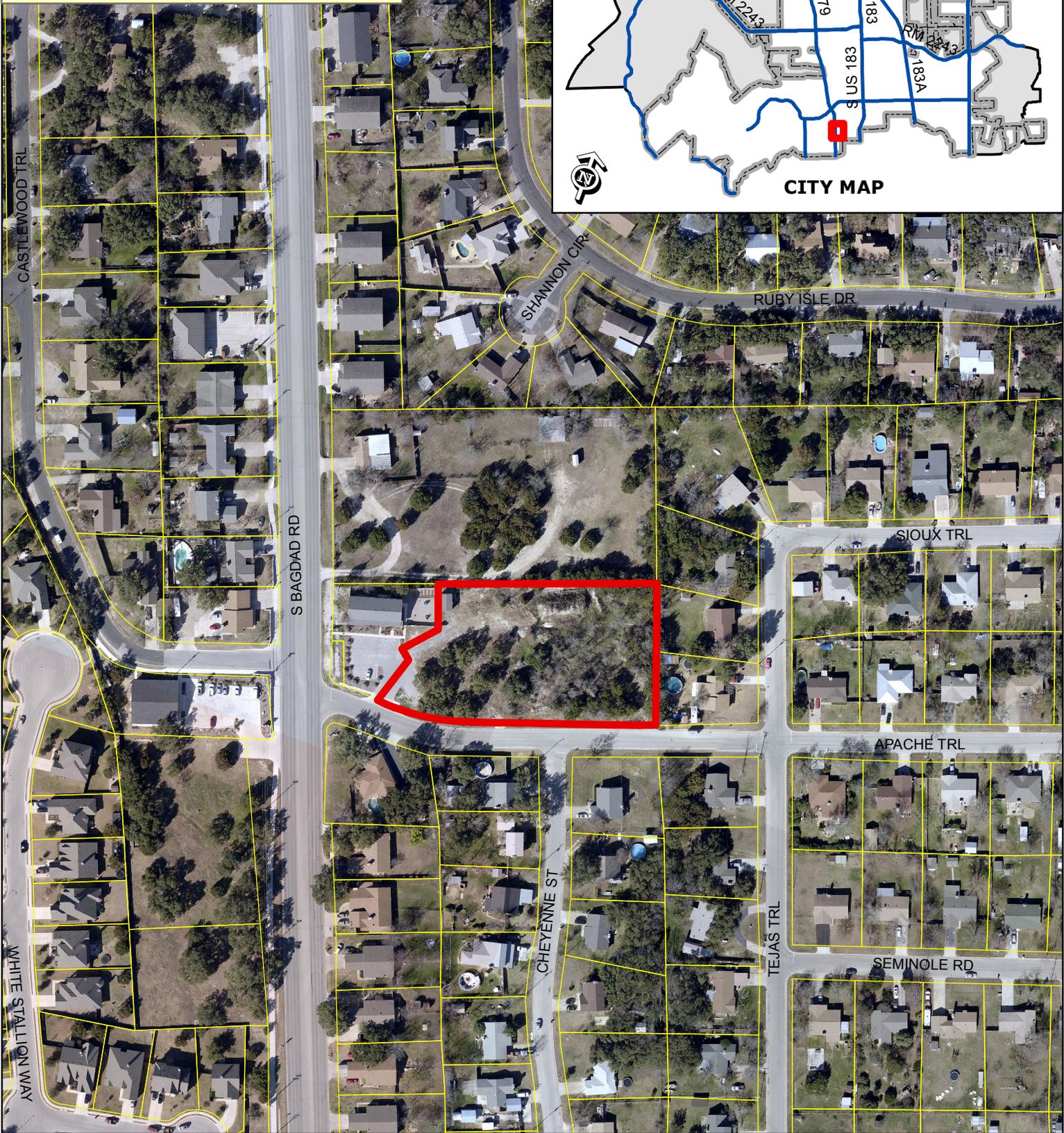


- Subject Property
- City Limits
- Future Annexation Per DA
- Involuntary Annexation
- Voluntary Annexation

- | | | |
|-----|--------|-----|
| SFR | SFT | GC |
| SFE | SFU/MH | HC |
| SFS | TF | HI |
| SFU | MF | PUD |
| SFC | LO | |
| SFL | LC | |



This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy, please refer to the official ordinance for zoning verification. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



ZONING CASE 15-Z-007 Attachment #4

Aerial Exhibit - Approximate Boundaries
801 Apache Trail



-  Subject Property
-  City Limits

Attachment 5

To whom it may concern:

Dannen Development is currently looking at improvement possibilities for 2.13 acres located at 2400 Bagdad Rd in Leander. The property's current zoning is General Commercial and there is an existing 2500 square foot building that sits on the property on the corner of Apache Trail and Bagdad Rd. Young Minds Montessori Preschool is the current tenant in that building and would like to remain in that location for the foreseeable future. The existing building and parking lot occupy approximately .4 acres of the 2.13-acre lot. It is our intent to re-zone and improve the remaining 1.7 acres.

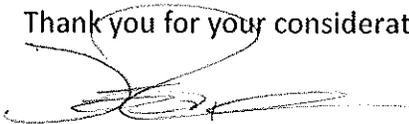
Under its current use and zoning, the property will allow for a general commercial use. The current owner has explored the possibility of constructing office warehouse on the property and leasing the individual office warehouse units. After careful consideration, we think that the type and intensity of traffic that can result from this type of use would be detrimental to the existing business as well as neighboring homeowners. We feel a residential use will be a better fit given the proximity to both a preschool and a residential neighborhood. Our proposal is to re-zone the property to multi-family and construct 20 -24 two - story apartment homes on the property. This would provide for a good transition and buffer between the collector road (Bagdad Rd) with its current commercial use to the West and the residential property to the East.

A residential zone would not only provide an appropriate transition from a preschool to single family, it would also do a better job at protecting the quality of life and value of both the residential homes to the East as well as providing a more appropriate neighbor to the preschool than a commercial use.

Providing a boutique multifamily site will provide for a mix of housing types adjacent to an existing neighborhood as well as provide for housing for various stages of life. Both objectives the city has expressed an interest in. Access would be provided from Bagdad Rd, thus limiting the impact on the residential neighborhood to the East.

We have taken the opportunity to sit down with staff and address some of the concerns of the city. Our goal is to work with Leander to make sure our project is an asset to the community and abide by the standards the city has set.

Thank you for your consideration on this matter,



Josh Becker

Managing Member Dannen Development LLC