



Minutes

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

Thursday ~ July 9, 2015 at 7:00 pm

**Place 1 Chris Schwendenmann
Place 2 Joel Wixson
Place 3 Jason Anderson
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen – Vice Chair
Place 6 Betty Saenz
Place 7 Marshall Hines**

1. Call to Order
Meeting called to order at 7:02 pm
2. Roll Call
All Commissioners were present except Commissioner Schwendenmann.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: June 25, 2015
Motion made by Commissioner Anderson 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 at the July 2, 2015 meeting. **Tom Yantis, Assistant City Manager introduced Mark Willis, the new Economic Development Director to the Planning and Zoning Commissioners. Mark Willis talked a little about himself. Tom Yantis then reported on actions that were taken by the City Council on July 2, 2015.**
5. Review meeting protocol
Chair Sokol 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-FP-014: Consider action on the Travisso, Phase 2, Section 1C Final Plat for 6.754 acres more or less; TCAD Parcels 844740; generally located to the north of Good Night Trail and Venezia View; Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Travisso, Ltd.
8. Subdivision Case 15-SFP-004: Consider action on the HEB Lot 2A and Lot 2B, Block A Replat Short Form Final Plat for 3.0732 acres more or less; WCAD Parcel number R496899; generally located approximately 157 feet east of the southeast corner of the intersection of W Broade St. and Old 2243 W., Leander, Williamson County, Texas. Applicant/Agent: Joe Grasso on behalf of HEB Grocery Co.

Motion made by Commissioner Allen to approve the consent agenda item seconded by Commissioner Wixson. Motion passed unanimously.

Public Hearing

9. Zoning & Subdivision Cases 14-Z-014, 14-CP-007, & 14-PP-008: Hold a public hearing and consider action on the rezoning and approval of the Woodview Village Concept Plan and Preliminary Plat of 20.679 acres more or less, generally located to the southwest of the intersection of East Woodview Drive and Raider Way, WCAD ID #R031251. Currently, the property is zoned Interim SFS-2-B (Single-Family Suburban) and Interim SFR-1-B (Single-Family Rural). The applicant is proposing to zone the property to PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Darren Webber on behalf of DeWette Partners, LTD.

a) Staff Presentation

Robin Griffin, Senior Planner, stated that staff reviewed the request and presented the proposed project.

b) Applicant Presentation

Rod Madden and Brad Whittington explained the purpose of the concept plan.

c) Open Public Hearing

**Chairman Sokol opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Chairman Sokol closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Wixson moved to approve with staff recommendation with the following conditions:

The Planning & Zoning Commission unanimously recommended approval at the July 09, 2015 meeting with the following conditions:

1. **Strike the last sentence of Item 19 in Exhibit A that states "All home construction will meet Type A architectural requirements and garage ordinance standards in effect as of the date of adoption hereof."**

2. Restrictive covenants will be submitted to City Staff for review prior to recordation.
3. A required mix of elevations and floor plans will be required similar to the requirements of Article III, Section 5 of the Composite Zoning Ordinance.

Commissioner Hines seconded the motion. Motion passed unanimously.

10. Meeting adjourned at 7:58 pm

Chairman Sokol

ATTEST:

Ellen Pizalate, Secretary