



MINUTES

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

Tuesday ~ November 24, 2015 at 7:00 pm

**Place 1 Chris Schwendenmann
Place 2 Morgan Cotten
Place 3 Jason Anderson
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen – Vice Chair
Place 6 Angela Means
Place 7 Marshall Hines**

1. Call to Order
Meeting called to order at 7:02 p.m.
2. Roll Call
All Commissioners were present.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: November 12, 2015
Motion made by Commissioner Schwendenmann to approve the minutes, seconded by Commissioner Means. Motion passed unanimously.
4. Director's report to P & Z Commissioners on actions taken by the City Council at the November 19, 2015 meeting. **Robin Griffin, Senior Planner, reported on actions taken by the City Council at the November 19, 2015 meeting.**
5. Review meeting protocol
Chairman 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 14-FP-022: Consider action on the extension of the expiration of the Crystal Springs, Phase 1 Final Plat for 36.494 acres more or less; WCAD Parcels R031203 – R031206, R523991, R52631, and R523989; generally located 1,140 ft from the southwest corner of the intersection of E. Crystal Falls Pkwy and Grand Lake Parkway, on the south side of E. Crystal Falls Parkway; Leander, Williamson County, Texas. Applicant/Agent: Steven Crauford on behalf of BLD Crystal Springs LLC.

Item #7 was pulled by Commissioner Hines to discuss the reason for the requested extension of the expiration date. Jeff Gilpatrick spoke on behalf of the agent Steven Crauford and explained why the plat recordation was delayed. Commissioner Hines moved to approve with staff recommendation, Commissioner Schwendenmann seconded the motion. Motion passed unanimously

8. Subdivision Case 15-FP-001: Consider action on the Borho Ph 9 Final Plat for 5.843 acres more or less; WCAD Parcel R031532; generally located 350 ft north from the northeast corner of the intersection of Big Tree Trail and Cherry Bark Dr.; Leander, Williamson County, Texas. Applicant/Agent: James Huffcut on behalf of Meritage Homes of Texas LLC.
9. Subdivision Case 15-FP-003: Consider action on the Borho Ph 6 Final Plat for 8.821 acres more or less; WCAD Parcel R031532; generally located 125 ft north from the northeast corner of the intersection of Abilene Ln and Casa Robles Dr.; Leander, Williamson County, Texas. Applicant/Agent: James Huffcut on behalf of Meritage Homes of Texas LLC.
10. Subdivision Case 15-FP-023: Consider action on the Mason Ranch, Phase 1, Section 4 Final Plat for 16.265 acres more or less; WCAD Parcels R524255 and R345684; generally located to the northeast of the intersection of Lakeline Boulevard and Carmine Drive; Leander, Williamson County, Texas. Applicant/Agent: Geoff Guerrero (CBD, Inc) on behalf of John Zinsmeyer (KB Home Lone Star, Inc).

Motion made by Commissioner Hines to approve the consent agenda items 8, 9, & 10 seconded by Vice Chairman Allen. Motion passed unanimously.

11. Subdivision Case 15-PP-009: Consider action on the Deerbrooke, Phase 1 Preliminary Plat for 77.373 acres more or less; WCAD Parcels R392814, R433338, R031695, and R031696; generally located to the northeast of the intersection of CR 279 and Collaborative Way, to the north of the Savanna Ranch Subdivision; Leander, Williamson County, Texas. Applicant/Agent: Southwest Land Development Services (David Singleton) on behalf of Deerbrooke Austin, LLC.

Item #11 was pulled by Commissioner Hines to get more clarification on the Deerbrooke, Phase 1, Preliminary Plat regarding the PUD lot size requirements. Robin Griffin, Senior Planner, explained the provisions of the PUD and the proposed lot sizes associated with Phase 1 of the subdivision. David Singleton, applicant, answered additional questions from the Commission regarding the preliminary plat. Commissioner Hines moved to approve with staff recommendation, Commissioner Anderson seconded the motion. Motion passed unanimously.

Public Hearing

12. Zoning Case 15-Z-010: Hold a public hearing and consider action on the rezoning of two parcels of land located at 1208 S. Bagdad Road for 51.84 acres more or less; WCAD Parcels R031330 and R031331. Currently, the property is zoned MF-2-B (Multi-Family) and GC-3-C (General Commercial). The applicant is proposing to zone the property to PUD (Planned Unit Development) with a base zoning district of MF-2-A (Multi-Family), Leander, Williamson County, Texas. Applicant: Anthony Goode on behalf of AHV-RS Trails at Leander, LLC.

a) Staff Presentation

Martin Siwek, Planner, stated that staff reviewed the request and provided a list of conditions for the Commission to consider.

b) Applicant Presentation

Anthony Goode, applicant, explained the purpose for the zoning request.

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.

Blake Yantis, owner representative, and Anthony Goode answered the Commission's questions.

f) Consider Action

Commissioner Hines moved to approve the PUD (Planned Unit Development) with a base zoning district of MF-2-A (Multi-Family) with the following conditions:

1. **The community will not be gated.**
2. **The drives inside the property will meet the width requirements for private roads.**
3. **Access to Winecup will be a regular access, not an emergency access with a crash gate.**
4. **Install a painted crosswalk and appropriate signage (as determined by the Parks & Recreation and Public Works Departments) for the trail crossing at Bagdad Road.**
5. **The Type A Architectural Component is modified to limit the amount of stucco that qualifies as masonry to 50%.**
6. **The landscaping requirements shall be increased to 150%.**
7. **Architectural renderings shall be submitted with at least seven visually distinct elevations.**
8. **The leasing office shall be moved to front on Bagdad Road and the parking shall be placed behind the building.**
9. **Limit the fencing adjacent to the riparian corridor to wrought iron or decorative tubular metal.**
10. **Provide a definition of soil.**
11. **Provide a landscape plan per single family home for a minimum of two homes.**
12. **City Council defers the final decision until the Commission can review the renderings and the landscape plans.**

Commissioner Schwendenman seconded the motion. Motion failed with a 3 to 4 vote (Anderson, Allen, Means, and Sokol opposing)

Commissioner Hines moved to approve an alternate recommendation of the PUD (Planned Unit Development) with a base zoning district of MF-2-A (Multi-Family) with the following conditions:

- 1. Install a painted crosswalk and appropriate signage (as determined by the Parks & Recreation and Public Works Departments) for the trail crossing at Bagdad Road.**
- 2. The Type A Architectural Component is modified to limit the amount of stucco that qualifies as masonry to 50%.**
- 3. The landscaping requirements shall be increased to 150%.**
- 4. Architectural renderings shall be submitted with at least seven visually distinct elevations.**
- 5. The leasing office shall be moved to front on Bagdad Road and the parking shall be placed behind the building.**
- 6. Limit the fencing adjacent to the riparian corridor to wrought iron or decorative tubular metal.**
- 7. Provide a definition of soil.**
- 8. Provide a landscape plan per single family home for a minimum of two homes.**
- 9. City Council defers the final decision until the Commission can review the renderings and the landscape plans.**

Commissioner Means seconded the motion. Motion passed with a 6 to 1 vote (Cotten opposing).

13. Meeting Adjourned at **9:00 pm**

Chairman Sokol

ATTEST:

Ellen Pizalate, Secretary