



MINUTES

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

Thursday ~ February 11, 2016 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 pm
2. Roll Call
All Commissioners were present except Chairman Sokol
3. Approval of Minutes:
Regular Planning & Zoning Meeting: January 28, 2016
Motion made by Commissioner Cotten 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 February 4, 2016 meeting. **Tom Yantis, Assistant City Manager, reported on actions taken by the City Council at the February 4, 2016 meeting.**
5. Review meeting protocol
Vice Chair Allen referred to the printed meeting protocol.
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker
No Citizen wished to speak.

Consent Agenda

7. Subdivision Case 15-FP-030: Consider action on the Travisso, Phase 2, Section 1F Final Plat for 23.820 acres more or less; TCAD Parcels 844740, 863593, and 353024; generally located to the west of the intersection of Sandorna View and Travisso Parkway; Leander, Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Travisso, Ltd.
8. Subdivision Case 15-FP-031: Consider action on the Travisso, Phase 2, Section 1G Final Plat for 6.503 acres more or less; TCAD Parcels 844740, 863593, and 353024; generally located to the northwest of the intersection of Sandorna View and Travisso Parkway; Leander, Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Travisso, Ltd.

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

Public Hearing

9. Zoning Case 15-Z-018: Hold a public hearing and consider action on the rezoning of several parcels of land generally located to the east of the eastern terminus of E San Gabriel Pkwy at the intersection with CR 270, on east of CR 270; 230 acres more or less; WCAD Parcels R037768, R032201, R051334, R099151, R032200, and R032109. Currently, the property is zoned interim SFR-1-B (Single-Family Rural). The applicant is proposing to zone the property to PUD (Planned Unit Development) with the following base zoning districts: SFC-2-A (Single-Family Compact), SFU-2-A (Single-Family Urban), SFS-2-A (Single-Family Suburban), and MF-2-A (Multi-Family), Leander, Williamson County, Texas. Applicant/Agent Blake Magee on behalf of Ernest Loyd and Nancy Toungate, and Mark and Laura Toungate.

a) Staff Presentation

Martin Siwek, Planner, stated that staff reviewed the request and recommends approval of the requested PUD (Planned Unit Development) with the following base zoning districts: SFC-2-A (Single-Family Compact), SFU-2-A (Single-Family Urban), SFS-2-A (Single-Family Suburban), and MF-2-A (Multi-Family).

b) Applicant Presentation

Amy Lynn Payne, agent, explained the purpose for the zoning request.

c) Open Public Hearing

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

d) Close Public Hearing

Vice Chair Allen closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

10. **Commissioner Hines moved to approve with staff recommendation of PUD (Planned Unit Development) with the following base zoning districts: SFC-2-A (Single-Family Compact), SFU-2-A (Single-Family Urban), SFS-2-A (Single-Family Suburban), and MF-2-A (Multi-Family). Commissioner Anderson seconded the motion. Motion passed unanimously.**

11. Zoning Case 15-Z-036: Hold a public hearing and consider action on the rezoning of two lots generally located 750 feet to the west of the intersection of E Crystal Falls Pkwy and Ronald Reagan Blvd; 9.736 acres more or less; legally described as Lots 1 & 2 Blk A, Anderson Commercial, WCAD Parcels R542627 and R542628. Currently, the property is zoned Interim SFR-1-B (Single-Family Rural) and Interim SFS-2-B (Single-Family Suburban). The applicant is proposing to zone the property to GC-3-C (General Commercial), Leander, Williamson County, Texas. Applicant: City of Leander on behalf of Anderson, Dorothy Jean Stephenson.

a) Staff Presentation

Robin Griffin, Senior Planner, discussed the proposed zoning request.

b) Applicant Presentation

Fire Chief Bill Gardner explained the purpose for the zoning request.

c) Open Public Hearing

Vice Chair Allen opened the public hearing.

Richard Crank – spoke in favor

Don Cox – was called to speak but did not wish to at that time.

d) Close Public Hearing

Vice Chair Allen closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Hines moved to approve the GC-3-C (General Commercial) district on Lot 1 and the flag pole portion of Lot 2. Commissioner Schwendenmann seconded the motion. Motion passed unanimously.

12. Zoning Case 16-Z-001: Hold a public hearing and consider action on the rezoning of one lot located at 1109 Leander Drive; 3.526 acres more or less; legally described as Lot 14A, Blk A of the Leander Heights Section 3 Replat, WCAD Parcel R351048. Currently, the property is zoned HC-4-D (Heavy Commercial). The applicant proposing to zone the property to HC-5-D (Heavy Commercial), Leander, Williamson County, Texas. Applicant: Ron Jordan on behalf of Dennis Industries, LLC.

a) Staff Presentation

Robin Griffin, Senior Planner, stated that staff reviewed the request and recommends approval of the requested HC-5-D (Heavy Commercial).

b) Applicant Presentation

Ron Jordan agent explained the purpose for the zoning request.

c) Open Public Hearing

Vice Chairman Allen opened the public hearing.

No one wished to speak.

d) Close Public Hearing

Vice Chairman Allen closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Hines moved to approve with staff recommendation of HC-5-D (Heavy Commercial). Commissioner Anderson seconded the motion. Motion passed 5 to 1 with Commissioner Means opposing.

Commissioner Means opposed the request because she would like to preserve the aesthetics of the major corridors in the City.

Work Session

13. Meeting Adjourned at **7:50 pm**

Vice Chair Allen

ATTEST:

Ellen Pizalate, Secretary