



## Minutes

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

**Thursday ~ July 28, 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 7:08 pm**
2. Roll Call  
**All Commissioners were present except Commissioner Anderson.**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: July 14, 2016  
**Motion made by Commissioner Schwendenmann to approve the minutes, seconded by Commissioner Cotten. Motion passed unanimously.**
4. Director's report to P & Z Commissioners on actions taken by the City Council at the July 21, 2016 meeting. **Tom Yantis, Assistant City Manager, reported on actions taken by the City Council at the July 21, 2016 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 citizen wished to speak.**

## Regular Agenda

7. Subdivision Case 15-PP-008: Consider action on the Lively Tract Preliminary Plat for 437.04 acres more or less; WCAD Parcels R524355, R022713, R021695, R090423, and R022553; generally located to the east of the Gabriel's Overlook Subdivision and south of W SH 29; Williamson County, Texas. Applicant/Agent: James Huffcut Jr. on behalf of Sentinel Land Company, LLC.

a) Staff Presentation

**Martin Siwek, Planner, discussed the proposed preliminary plat and the heritage tree removal request.**

b) Applicant Presentation

**James Huffcut Jr. explained the Preliminary Plat and the tree survey.**

c) Open Public Hearing

**Chair Sokol opened the public hearing**

**Penny Merian expressed opposition to access to the Lively subdivision through the Gabriel's Overlook Subdivision**

d) Close Public Hearing

**Chair Sokol closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Hines moved to approve the preliminary plat and the removal of 10 heritage trees, Commissioner Allen seconded the motion. Motion passed 5 to 1 with Commissioner Cotten opposing.**

**Commissioner Cotten opposed the request because he did not support the proposed access to the subdivision.**

## Public Hearing

- 8) Zoning Case 16-TOD-Z-016: Hold a public hearing and consider action on the rezoning of several lots located at 216 N Gabriel; 0.75 acres more or less; WCAD Parcels R036061, R544793, and R544794. Currently, the property is zoned PUD/TOD (Planned Unit Development/Transit Oriented Development) with the T4 Transect Zone. The applicant is proposing to change the transect zone to T5; Leander, Williamson County, Texas. Applicant: Michael & Jamie Nelson

a) Staff Presentation

**Martin Siwek, Planner, discussed the proposed zoning request.**

b) Applicant Presentation

**Michael Nelson explained the purpose for their zoning request.**

c) Open Public Hearing

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

d) Close Public Hearing

**Chair Sokol closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Hines moved to approve the zoning request to T5; Vice Chair Allen seconded the motion. Motion passed unanimously**

- 9) Zoning Case 16-Z-008 & Subdivision Case 16-CP-001: Hold a public hearing and consider action on the rezoning and approval of the Bluffview Concept Plan and PUD zoning of several parcels of land located at 500 Bradley Ranch Road; 182.84 acres more or less; WCAD Parcels R419667, R419674, R310769, R489944, R031231, R339021, and R403529. Currently, the property is zoned Interim SFR-1-B (Single-Family Rural). The applicant is proposing to change the zoning to PUD (Planned Unit Development) with the base zoning districts of SFS-2-A (Single-Family Suburban), SFU-2-A (Single-Family Urban), and SFC-2-A (Single-Family Compact); Leander, Williamson County, Texas. Applicant/Agent: Carlson, Brigance & Doering (Geoff Guerrero) on behalf of Development Solutions Bradley, LLC.

a) Staff Presentation

**Robin Griffin, Senior Planner, discussed the proposed zoning, concept plan and staff recommendation.**

b) Applicant Presentation

**Geoff Guerrero explained the purpose for their zoning request and concept plan.**

c) Open Public Hearing

**Chair Sokol opened the public hearing**

**Lawann Tull spoke against**

**Carolyn Ahrens spoke against**

**Peg Puhl spoke against**

**Susan Harkins spoke against**

**Pat Jones spoke against**

**Andrew Best spoke against**

**Bob Tesch spoke in support**

**Thomas Homorodi spoke against**

d) Close Public Hearing

**Chair Sokol closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Hines moved to approve the zoning request to PUD (Planned Unit Development) with the base zoning districts of SFS-2-A (Single-Family Suburban), SFU-2-A (Single-Family Urban), and SFC-2-A (Single-Family Compact) with the following conditions:**

- 1. The proposed combination landscape fence wall located along the collector is solid masonry where homes back up to the roadway on the northside. The combination landscape fence wall is permitted adjacent to the linear park on the south side.**
- 2. The road along the south side of the subdivision adjacent to Garey Park shall be designed substantially similar to the attached exhibit (Attachment 10) which exhibit shall be incorporated into the PUD**

document. The homes on the north side of the road adjacent to Garey Park shall be alley loaded.

3. The parkland adjacent to Garey Park shall be a minimum of 25 feet deep in order to allow for the trail corridor and landscaping on both sides.
4. Residential lots adjacent to the Gabriel's Overlook Subdivision on the east side of the subdivision are limited to SFS-2-A.

Commissioner Cotten seconded the motion. Motion passed 5 to 1 with Vice Chair Allen opposing. Vice Chair Allen opposed because of the neighborhood response to the request and drainage/flooding concerns.

10) Zoning Case 16-Z-014: Hold a public hearing and consider action on the rezoning of several parcels of land located at 8660 183A Toll; 27.285 acres more or less; WCAD Parcels R433144, R519276, and R031359. 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 change the zoning to PUD (Planned Unit Development) with the base zoning districts of LO-2-A (Local Office) and HC-5-D (Heavy Commercial); Leander, Williamson County, Texas. Applicant: Anthony Shaleesh on behalf of First State Bank Central Texas; T. Gerry Gamble.

a) Staff Presentation

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

b) Applicant Presentation

**Anthony Shaleesh was available for questions.**

c) Open Public Hearing

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

d) Close Public Hearing

**Chair Sokol closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Hines moved to approve the zoning request to PUD (Planned Unit Development) with the base zoning districts of LO-2-A (Local Office) and HC-5-D (Heavy Commercial) with the following condition:**

1. The property to the north of the LO-2-A district is required to be HC-5-C as shown in the attached exhibit (Attachment 9).

**Commissioner Means seconded the motion. Motion passed unanimously.**

**11) Meeting Adjourned at 9:03 pm**

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Chairman Sokol

ATTEST:

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Ellen Pizalate, Secretary