



Minutes

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

Thursday ~ May 12, 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 7:01 pm
2. Roll Call
All Commissioners were present except Commissioner Means.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: April 28, 2016
Motion made by Commissioner Hines to approve the minutes, seconded by Vice Chair Allen. Motion passed unanimously.
4. Director's report to P & Z Commissioners on actions taken by the City Council at the May 5, 2016 meeting. **Tom Yantis, Assistant City Manager, reported on actions taken by the City Council at May 5, 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.

Consent Agenda

7. Subdivision Case 15-SFP-019: Consider action on the Holloway Addition Short Form Final Plat for 9.603 acres more or less; WCAD Parcels R031343 and R473478; generally located 435 ft to the west of northwest corner of the intersection of Ronald Reagan Blvd and E. Crystal Falls Pkwy; Leander, Williamson County, Texas. Applicant/Agent: Keith Stewart on behalf of James L & Linda Holloway

Commissioner Anderson moved to approve the consent agenda with staff recommendations. Vice Chair Allen seconded the motion. Motion passed unanimously.

Public Hearing

8. Zoning Case 15-Z-033: Hold a public hearing and consider action on the rezoning of two parcels generally located at the northwest corner of the future intersection of Lakeline Blvd and San Gabriel Pkwy; for 119.932 acres more or less; legally described as 119.932 acres out of the Charles Cochran Survey Abstract No. 134 Williamson County, Texas, WCAD Parcels R031730 and R473812. Currently, the property is zoned Interim SFR-1-B (Single Family Rural). The applicant is proposing to zone the property SFR-2-A (Single-Family Rural), LC-2-B (Local Commercial), LO-2-B (Local Office) and SFT-2-B (Single-Family Townhouse); Leander, Williamson County, Texas. Applicant: Danny R. Martin on behalf of J.L. Development, Inc.

a) Staff Presentation

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

b) Applicant Presentation

Gregg Andrulis was present 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 Anderson moved to approve the zoning request with staff recommendation of SFR-2-A (Single-Family Rural), SFT-2-B (Single-Family Townhome), LO-2-A (Local Office), and LC-2-A (Local Commercial). Commissioner Schwendemann seconded the motion. Motion passed unanimously.

9. Zoning Case 16-Z-007: Hold a public hearing and consider action on the rezoning of several parcels of land generally located to the west of the intersection of CR 279 and Live Oak Rd; 76.89 acres more or less; WCAD Parcels R022926, R022924, R473840, R022625, and R473841. Currently, the property is zoned interim SFR-1-B (Single-Family Rural). The applicant is proposing to zone the property to SFR-2-B (Single-Family Rural), Leander, Williamson County, Texas. Applicant: San Gabriel Whitt Ranch, LLC (Davy Roberts).

a) Staff Presentation

Robin Griffin, Senior Planner discussed the proposed zoning request.

b) Applicant Presentation

Mike Emmons explained the purpose of the zoning request.

c) Open Public Hearing

**Chair Sokol opened the public hearing
Jodilinn Robinson spoke for.**

d) Close Public Hearing

Chair Sokol closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Hines moved to approve the SFR-2-B (Single-Family Rural) for the portion of the property located outside the Mixed Use Corridor. Commissioner Schwendemann seconded the motion. Motion failed with a 2 to 4 vote (Commissioners Cotten, Sokol, Anderson, and Vice Chair Allen opposing). Commissioner Cotten moved to approve the SFR-2-B (Single-Family) district as proposed. Vice Chair Allen seconded the motion. Motion passed with a 4 to 2 vote (Commissioners Schewendenmann and Hines opposing).

Commissioner Hines objects to the idea that a low-density residential project within a mixed-use corridor is appropriate zoning per the adopted Comprehensive Plan and Future Land Use Map.

10. Meeting Adjourned at **7:40 pm**

Chairman Sokol

ATTEST:

Ellen Pizalate, Secretary

