

Minutes

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

Thursday ~ June 9, 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 7:00 pm
2. Roll Call
All Commissioners were present except Commissioner Anderson.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: May 26, 2016
Motion made by Commissioner Cotten 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 June 2, 2016 meeting. **Robin Griffin, Senior Planner, reported on actions taken by the City Council at June 2, 2016 meeting. Robin Griffin introduced Jacob Brackmann the new Planning Assistant. Mr. Brackmann introduced himself to the P&Z Commission.**
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-017: Consider action on the Integrated Metal & Products Lot 1A, Block A, Short Form Final Plat, being a replat for 2.960 acres more or less; WCAD Parcel R457663; generally located 1,138 ft east from the southeast corner of the intersection of N. Bagdad Rd and Old 2243 W.; Leander, Williamson County, Texas. Applicant/Agent: Jason Horowitz on behalf of DADSBAGGS EAST LP.
8. Subdivision Case 16-FP-006: Consider action on the Carneros Ranch, Section 7 Final Plat for 17.851 acres more or less; WCAD Parcels R430194; generally located to the northwest of the intersection of Marsala Circle and Bagdad Road; Leander, Williamson County, Texas. Applicant/Agent: Jim Cook (CSF) on behalf of Emmet J. Hawkes & Sally Hawkes.

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

Public Hearing

9. Zoning Case 16-Z-013: Hold a public hearing and consider action on the rezoning of 65.25 acres more or less out of the Walter Campbell Survey; generally located to the southwest of the intersection of Crystal Falls Pkwy and 183A Toll; WCAD ID R031201, R080605, R432787, R031200, R328187, and R432786. Currently, the property is zoned GC-2-A (General Commercial), LC-2-A (Local Commercial), LO-2-A (Local Office), and SFT-2-A (Single-Family Townhome). The applicant is proposing to zone the property to PUD (Planned Unit Development) with a base zoning district of GC-2-A (General Commercial), MF-2-A (Multi-Family), or any other more restrictive district; Leander, Williamson County, Texas. Applicant: City of Leander on behalf of Premas Global Leander, LLC.

a) Staff & Applicant Presentation

**Paige Saenz, City Attorney, spoke on the history of the project.
Robin Griffin, Senior Planner, explained the proposed zoning district.**

b) Open Public Hearing

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

c) Close Public Hearing

Chair Sokol closed the public hearing.

d) Discussion

**Discussion took place between P & Z Commissioners.
Robert Kleeman, Global Village representative, and Paige Saenz, City Attorney answered P & Z Commissioners' questions.**

e) Consider Action

Commissioner Hines moved to deny the zoning request of PUD (Planned Unit Development) with a base zoning district of GC-2-A (General Commercial), MF-2-A (Multi-Family), or any other more restrictive district. Commissioner Cotton seconded the motion. Motion passed 4 to 2 with Commissioner Schwendenmann and Commissioner Allen opposing.

Commissioner Schwendenmann made an alternate motion to approve the zoning request with the current landscape ordinance requirements and the Multi-Family use component. The motion failed due to the lack of a second.

10. Zoning Case 16-Z-006: Hold a public hearing and consider action on the rezoning of 50.615 acres more or less out of the C. Ybarbo Survey, No. 420 and the C.C. Chafin Survey No. 78, generally located to the west of the intersection of Crystal Falls Pkwy and Lakeline Blvd, more specifically to the west of the Fairways at Crystal Falls, Section 5 Subdivision; TCAD ID 796313. Currently, the property is zoned SFS-2-B (Single-Family Suburban). 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, Travis County, Texas. Applicant: Mike Siefert on behalf of Lookout Partners, LP.

a) Staff Presentation

Martin Siwek, Planner, discussed the purpose for the zoning request.

b) Applicant Presentation

Mike Siefert, explained the zoning request.

c) Open Public Hearing

Chair Sokol opened the public hearing.

**Todd Madden – Spoke for
Brian McCurtis – Spoke against
Mike Meadows – Spoke against
Michael Dube – Spoke against
Suzy Pessia - Spoke against
Bob Kanade -Spoke against
Jim Wiggers – Spoke against
Steve Wiesenthal - Spoke against
Dave Abrons - Spoke against
Andy Pitts - Spoke against
Irene Cosley – Spoke against
Christine Turner – Spoke against
Philip Turner – Spoke against
Kenneth Ahrens – Spoke against
Phil Wright – Spoke against
Karen Hutton – Spoke against
Kurt Strauss – Spoke for
Kathryn Parker – Spoke for**

d) Close Public Hearing

Chair Sokol closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

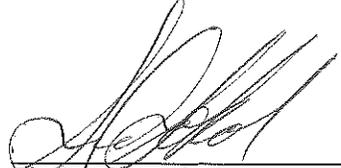
Commissioner Hines moved to deny the zoning request of PUD (Planned Unit Development) with base zoning district of MF-2-A (Multi-Family). The Commission requested that the applicant works with staff to address the following issues:

- 1. Prohibit lighting from the interior of the project**
- 2. Increase the minimum building size to 1,800 square feet**

3. Propose an alternative to the masonry wall along Crystal Falls Pkwy such as berms, landscaping, and wrought iron.

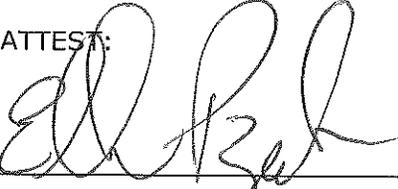
Commissioner Cotten seconded the motion. Motion passed unanimously.

Meeting Adjourned at 9:50 pm



Chairman Sokol

ATTEST:



Ellen Pizalate, Secretary