

Draft Minutes for the January 4, 2022 Planning Commission Regular Meeting

A) PZ21-0421 Public hearing and recommendation to City Council regarding the proposed rezoning of approximately 5.25 acres from “APD”, Agriculture/Predevelopment to “MU-B”, High Intensity Mixed Use, consisting of a 0.25-acre tract out of the J Noyes Survey 259, Abstract 430, addressed at 471 Engel Road, and a 2.0 acre tract out of the J Noyes Survey 259, Abstract 430 and a 3.0 acre tract out of the J Thompson Survey 21, Abstract 608, addressed at 491 Engel Road. Applicant: Lauren Newsom; Agent: Melvin and Helen Voigt Revocable Living Trust (Helen Voigt); Case Manager: Maddison O’Kelley.

Ms. O’Kelley presented and recommended approval as stated in staff report.

Chair Edwards asked if there were any questions for staff.

Commissioner Reaves requests clarification on subject property location relative to city limits.

Ms. O’Kelley confirms that subject property is within city limits.

Chair Edwards provided applicant time to speak.

Laura Newsom, 2050 Cornerstone Drive, addresses preexisting concerns from neighbors, history of fire and drainage issues on property, and financial impact on city.

Commissioner Reaves clarifies that it will take a super majority to pass at city council, and addresses zoning restrictions.

Discussion followed on zoning districts, SUP’s, and development restrictions.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

Ty and Melissa Garrow, 470 Meadow Wind, stated opposition citing concerns over fire safety and drainage.

Robert Rowley, 5638 Meadow Sky, stated opposition citing concerns for property value.

Loretta Burk, 828 Nicosia Ct, Leander, TX, stated opposition citing concerns over intensity and restrictions of proposed zoning, and potential effects on neighboring property, however stated they are willing to negotiate.

Richard Melcher, 478 Meadow Wind, stated opposition and agreement with prior speakers.

Brandon Voigt, 1253 Lonestar Dr, stated approval citing consistent property values, potential positive community impact, and addressed concerns for drainage.

Angel Gonzales, 5621 Meadow View, stated opposition and agreement with previous speakers, citing potential for environmental hazards.

Chair Edwards closed the public hearing.

Chair Edwards asked if there were further discussion or a motion.

Motion by Commissioner Gibson, seconded by Commissioner Sonier, to recommend approval to City Council of the proposed rezoning of approximately 5.25 acres from “APD”, Agriculture/Predevelopment to “MU-B”, High Intensity Mixed Use, consisting of a 0.25-acre tract out of the J Noyes Survey 259, Abstract 430, addressed at 471 Engel Road, and a 2.0 acre tract out of the J Noyes Survey 259, Abstract 430 and a 3.0 acre tract out of the J Thompson Survey 21, Abstract 608, addressed at 491 Engel Road.

Discussion followed on past attempts of applicant to rezone, and appropriate definitions of potentially more appropriate zones for the property.

Chair Edwards asked if there could be an amendment to the motion that would strike MU-B.

Mrs. Snell clarified that restrictions and conditions cannot be applied to the zone change but a recommendation to a lesser zoning is acceptable.

Discussion followed on options the applicant could pursue, potentially more appropriate zones, and time frames for zone change and SUP requests.

Commissioner Gibson, seconded by Commissioner Sonier, withdrew the initial motion.

Motion by Commissioner Gibson, seconded by Commissioner Sonier, to recommend approval to City Council of the proposed rezoning of approximately 5.25 acres from "APD", Agriculture/Predevelopment to "C1-B", General Business District, consisting of a 0.25-acre tract out of the J Noyes Survey 259, Abstract 430, addressed at 471 Engel Road, and a 2.0 acre tract out of the J Noyes Survey 259, Abstract 430 and a 3.0 acre tract out of the J Thompson Survey 21, Abstract 608, addressed at 491 Engel Road. Commissioner Nolte asked if the applicant would like to comment on the new proposal.

Mrs. Newsom, the applicant, agrees with the decision to change proposed zoning to C1-B.

Motion carries (8-0-0).