



## MINUTES

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

**Thursday ~ March 26, 2015 at 7:00 pm**

<b>Place 1 Michelle Stephenson, Vice Chairman</b>	<b>Place 5 Richard Allen</b>
<b>Place 2 Joel Wixson</b>	<b>Place 6 Betty Saenz</b>
<b>Place 3 Jason Anderson</b>	<b>Place 7 Jeff Seiler, Chair</b>
<b>Place 4 Sid Sokol</b>	

1. Call to Order  
**Meeting called to order at 7:01 p.m.**
2. Roll Call  
**All Commissioners were present except Commissioner Saenz.**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: February 26, 2015  
**Motion made by Commissioner Wixson to approve the minutes, seconded by Commissioner Stephenson. Motion approved.**
4. Director's report to P & Z Commissioners on actions taken by the City Council at the March 5<sup>th</sup> & 19<sup>th</sup> 2015 meeting.  
**Tom Yantis, Assistant City Manager, reported on actions that were taken by the City Council at their March 5<sup>th</sup> & 19<sup>th</sup>, 2015 meeting.**
5. Review meeting protocol  
**Chairman Seiler referred to the printed meeting protocol.**

6. Presentation of Service Plaque to Exiting Chairman Jeff Seiler.

- 15 minute recess

**Mayor Pro Tem Navarrette presented Chairman Seiler a Plaque for his service to the Planning & Zoning Commission.**

7. Citizen Communications - Three (3) minutes of time is allowed, per speaker

**No citizens wished to speak**

<b>Consent Agenda</b>
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8. Subdivision Case 14-FP-008: Consider action on the Catalina Ranch Final Plat for 30.319 acres more or less; WCAD Parcels R031543, R031544, and R031549; generally located approximately 1,800 feet to the east of the intersection of Ronald Reagan Blvd and Journey Parkway on the north side of Journey Parkway; Williamson County, Texas. Applicant/Agent: Gray Engineering, Inc (John D. Hines, PE) on behalf of Catalina Ranch, LLC (Joe Straub).

9. Subdivision Case 14-FP-023: Consider action on the Palmera Ridge, Section 1 Final Plat for a 45.80 acres more or less; WCAD Parcels R333713, R031617, and R473798; generally located approximately 1,400 feet north of the intersection of Ronald W. Reagan Blvd and Hero Way on the east side of Ronald W. Reagan Blvd; Williamson County, Texas. Applicant/Agent: Randall Jones & Associates on behalf of Palmera Ridge Development, Inc.

10. Subdivision Case 14-FP-042: Consider action on the Hazlewood Phase 4A Final Plat for a 26.212 acres more or less; WCAD Parcels R031216 and R528793; generally located approximately 70 feet south from the southeast corner of the intersection of Republic Trails Blvd. and Molly Ln.; Williamson County, Texas Applicant/Agent: Pape Dawson (Dustin Goss, PE) on behalf of Continental Homes of Texas, LP (Richard Maier).

11. Subdivision Case 14-FP-048: Consider action on the Travisso, Phase 2, Section 1A Final Plat for 7.022 acres more or less; TCAD Parcels 844740 and 819093; generally located to the west of Belladoma Cove and Good Night Trail; Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Travisso, Ltd.

12. Subdivision Case 14-FP-049: Consider action on the Travisso, Phase 2, Section 1B Final Plat for 6.204 acres more or less; TCAD Parcels 844740 and 819093; generally located to the east of Venezia View and Good Night Trail; Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Travisso, Ltd.

**Motion made by Vice Chair Stephenson to approve the consent agenda item seconded by Commissioner Anderson. Motion passed unanimously**

**Public Hearing**

13. Subdivision Case 14-SFP-005: Hold a public hearing and consider action on Travisso, Phase 2, Section 21, Short Form Final Plat, for approximately 10.023 acres, including Travis County Property ID #382583; generally located to the west of the northern terminus of Travisso Parkway, Leander, Travis County, TX. Applicant/Agent: David Smith, P.E. (Jay Engineering Company) on behalf of Travisso, LTD

a) Staff Presentation

**Robin Griffin, Senior Planner, stated that staff reviewed the request and it has staff approval.**

b) Applicant Presentation

**David Smith, P.E. was present for questions.**

c) Open Public Hearing

**Chairman Seiler opened the public hearing.**

d) Close Public Hearing

**Chairman Seiler closed the public hearing.**

e) Discussion

**No discussion took place.**

f) Consider Action

**Vice Chair Stephenson moved to approve with staff recommendation, Commissioner Allen seconded the motion. Motion passed unanimously.**

14. Zoning Case 15-Z-003: Hold a public hearing and consider action on the rezoning of a portion of a lot, for 3.309 acres more or less out of Lot 1 of the Waldarra Estates, located at 17680 Ronald W. Reagan Blvd., WCAD Parcel R372083. Currently, the property is zoned Interim SFS-2-B (Single-Family Suburban) and the applicant is proposing to zone the property GC-3-C (General Commercial), Leander, Williamson County, Texas. Applicant: Marci Cannon on behalf of Donald R. and Jean S. Thomas.

a) Staff Presentation

**Martin Siwek, Planner, stated that staff reviewed the request and it has staff approval.**

b) Applicant Presentation

**Marci Cannon was present for questions.**

c) Open Public Hearing

**Chairman Seiler opened the public hearing.**

d) Close Public Hearing

**Chairman Seiler closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Vice Chair Stephenson moved to approve an alternative recommendation of GC-3-B (General Commercial), Commissioner Allen seconded the motion. Motion passed with a 5 to 1 vote (Anderson opposed).**

15. Meeting Adjourned at **7:31 p.m.**

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Chairman Seiler

ATTEST:

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Ellen Pizalate, P & Z Secretary