



MINUTES

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

Thursday ~ May 28, 2015 at 7:00 pm

**Place 1 Vacant
Place 2 Joel Wixson
Place 3 Jason Anderson
Place 4 Sid Sokol**

**Place 5 Richard Allen
Place 6 Betty Saenz
Place 7 Vacant**

1. Selection of Presiding Officer
Commissioner Anderson volunteered to be Presiding Officer. All Commissioners approved.
2. Roll Call
All Commissioners were present except Commissioner Wixson. Commissioner Wixson took his seat at 7:01
3. Swearing in of the new Planning and Zoning Commissioners
Mayor Fielder swore in Commissioner Schwendenmann for Place 1 and Commissioner Hines for Place 7. Both Commissioners took their place on the dais.

4. Election of Chairman
 - A. Nomination for position of Chairman
 - B. Discussion of nominees
 - C. Election of Chairman
Motion made by Commissioner Wixson to nominate Commissioner Sokol as Chairman, seconded by Commissioner Allen. No further nominations were made Commissioner Sokol was unanimously selected as chairman.

5. Election of Vice Chairman
 - A. Nomination for position of Vice Chairman
 - B. Discussion of nominees
 - C. Election of Vice Chairman
Motion made by Commissioner Sokol to nominate Commissioner Allen as Vice Chairman, seconded by Commissioner Saenz. No further nominations were made Commissioner Allen was unanimously selected as Vice chair.

6. Approval of Minutes:
Regular Planning & Zoning Meeting: May 14, 2015
Motion made by Commissioner Sokol to approve the minutes, seconded by Commissioner Hines. Motion approved.

7. Director's report to P & Z Commissioners on actions taken by the City Council at the May 21, 2015 meeting. **Tom Yantis, Assistant City Manager, reported on actions that were taken by the City Council on May 21, 2015.**

8. Citizen Communications - Three (3) minutes of time is allowed, per speaker
No citizens wished to speak.

Consent Agenda

9. Plat Vacate Case 14-PV-002: Consider action on the vacation of Lot 3, Block A of the Crystal Springs Short Form Final Plat for 23.706 acres more or less; document #2014003978; generally located approximately ¼ of a mile from the southeast corner of the intersection of 183A Toll Rd and E. Crystal Falls Pkwy, Leander, Williamson County Texas. Applicant: Pape-Dawson Engineering Inc. on behalf of BLD Crystal Springs, LLC.

10. Subdivision Case 14-FP-022: Consider action on the Crystal Springs Phase 1 Final Plat for 36.494 acres more or less; WCAD Parcel numbers R031227, R432781, R051457, R432778, R031204, R031205, R031206; generally located 890 ft from the southeast corner of the intersection of Raider Way and E. Crystal Falls Pkwy., Williamson County, Texas. Applicant/Agent: Pape-Dawson Engineers, Inc. on behalf of BLD Crystal Springs, LLC & CWH5 272, LTD

11. Subdivision Case 14-FP-050: Consider action on the Crystal Falls Town Center, Phase 2 Final Plat for 16.399 acres more or less; TCAD Parcel 823336 and WCAD Parcel R484293; generally located to the southeast of the intersection of Christine Drive and Crystal Falls Parkway, Williamson and Travis Counties, Texas. Applicant/Agent: Jay Engineering on behalf of Lookout Partners, LP.

12. Subdivision Case 14-FP-039: Consider action on the Palmera Ridge Section 2 Final Plat for 10.30 acres more or less; WCAD Parcel R031617; generally located ¼ of a mile north of the west end of Airport Dr., Williamson County, Texas. Applicant/Agent: Randall Jones Engineering and Associates Inc. on behalf of Palmera Ridge Development Inc.

13. Subdivision Case 15-SFP-002: Consider action on the second replat of North Creek Commercial Park, Short Form Final Plat, for approximately 13.274 acres, more or less, Williamson County Property ID #R304545; generally located 216 feet from the northwest corner of the intersection of Old 2243 W. and N. Bagdad Rd. on the west side of N. Bagdad Rd., Leander, Williamson County, TX. Applicant: Bruce Nakfoor.

Motion made by Commissioner Anderson to approve the consent agenda item seconded by Commissioner Hines. Motion passed unanimously

Public Hearing

14. Special Use Case 15-SU-001: Hold a public hearing and consider action on a Special Use Permit for a temporary parking lot associated with the model home complex, generally located to the northwest of the intersection of West Broade Street and Longhorn Cavern Road within the Oak Creek Subdivision, Leander, Williamson County, Texas. Applicant: Pape-Dawson Engineers on behalf of Sentinel Cotter Leander, LLC.

a) Staff Presentation

Martin Siwek, AICP Planner, stated that staff reviewed the request and recommends approval.

b) Applicant Presentation

Shelly Mitchell was present for questions.

c) Open Public Hearing

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

d) Close Public Hearing

Chairman Sokol closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Allen moved to approve with staff recommendation, Commissioner Anderson seconded the motion. Motion passed unanimously.

15. Comprehensive Plan Amendment Case 15-CPA-004: Hold a public hearing and consider action on a comprehensive plan amendment requesting a change to a community center node and a neighborhood center node shown on the Future Land Use Plan. The applicant is proposing to reduce the size of portions of the community center node located at the future intersection of the Lakeline Blvd and San Gabriel Pkwy and the neighborhood center node located at the future intersection of Lakeline Blvd and CR 280 that are located within their proposed subdivision boundaries, Leander, Williamson County, Texas. Applicant/Agent: Danny Martin on behalf of J.L. Development, Inc (John Lloyd)

a) Staff Presentation

Robin Griffin, Senior Planner, stated that staff reviewed the request and recommends denial.

b) Applicant Presentation

Danny Martin spoke on the purpose for the Comprehensive Plan Amendment.

c) Open Public Hearing

Chairman Sokol opened the public hearing. No one wished to speak.

d) Close Public Hearing

Chairman Sokol closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Hines moved to deny with staff recommendation, Commissioner Schwendenmann seconded the motion. Motion passed unanimously.

16. Zoning Case 15-Z-004: Hold a public hearing and consider action on the rezoning of several tracts of land generally located to the north of Hero Way, west of Ronald Reagan Blvd and south of San Gabriel Pkwy; 197.55 acres more or less; WCAD Parcels #R098020, R031606, R473799, R473798, R473797, R333713, R031617, R031607. The applicant is proposing an amendment to the Palmera Ridge PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Blake J. Magee on behalf of Palmera Ridge Development, Inc.

a) Staff Presentation

Robin Griffin, Senior Planner, stated that staff reviewed the request and recommends approval.

b) Applicant Presentation

Blake Magee stated the purpose for his zoning request.

c) Open Public Hearing

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

d) Close Public Hearing

Chairman Sokol closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

**Commissioner Wixson moved to approve with staff recommendation,
Commissioner Anderson seconded the motion. Motion passed
unanimously.**

17. Meeting adjourned at **8:17 pm**

Chairman Sokol

ATTEST:

Ellen Pizalate, Secretary