



## Minutes

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

**Thursday ~ June 11, 2015 at 7:00 pm**

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

**Place 5 Richard Allen  
Place 6 Betty Saenz  
Place 7 Marshall Hines**

1. Call to Order  
**Meeting called to order**
2. Roll Call  
**All Commissioners were present except Commissioner Wixson.**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: May 28, 2015  
**Motion made by Commissioner Saenz to approve the minutes, seconded by Commissioner Hines. Motion approved.**
4. Director's report to P & Z Commissioners on actions taken by the City Council at the June 4, 2015 meeting. **Robin Griffin, Senior Planner reported on actions that were taken by the City Council on June 4, 2015.**
5. Review meeting protocol  
**Chair Sokol referred to the printed meeting protocol.**
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker  
**No Citizens wished to speak.**

## Consent Agenda

7. Subdivision Case 14-FP-005: Consider action on the extension of the expiration Mason Ranch, Phase 2, Section 2A Final Plat for 10.886 acres more or less; WCAD Parcels R514373 and R514374; generally located to the northwest of the intersection of Lakeline Boulevard and Crystal Falls Parkway; Leander, Williamson County, Texas. Applicant/Agent: Geoff Guerrero (CBD, Inc) on behalf of John Zinsmeyer (KB Home Lone Star, Inc)
8. Subdivision Case 14-FP-012: Consider action on the extension of the expiration Mason Ranch, Phase 2, Section 2B Final Plat for 16.894 acres more or less; WCAD Parcel R514374; generally located to the northwest of the intersection of Lakeline Boulevard and Crystal Falls Parkway; Leander, Williamson County, Texas. Applicant/Agent: Geoff Guerrero (CBD, Inc) on behalf of John Zinsmeyer (KB Home Lone Star, Inc)
9. Subdivision Case 15-FP-009: Consider action on the Bluffs at Crystal Falls Section 3, PH 3G Final Plat for 13.191 acres more or less; TCAD Parcel #844910; generally located at the future extensions of the western terminus of Osage Dr. Leander, Travis County, Texas. Applicant/Agent: Samuel Kiger on behalf of Taylor Morrison at Crystal Falls, LLC.
10. Subdivision Case 15-FP-012: Consider action on the Fairways at Crystal Falls, Section 4, Phase 2A Final Plat for 6.818 acres more or less; TCAD Parcel 796313; generally located to the west of the intersection of First View and Crystal Falls Pkwy, Leander, Williamson County Texas. Applicant/Agent: Jay Engineering on behalf of Lookout Partners, LP.
11. Subdivision Case 15-TOD-PP-001: Consider action on the Maya Vista Preliminary Plat for 28.6709 acres more or less; WCAD Parcel R031694; generally located 850 feet from the northwest corner of the intersection of W. San Gabriel Pkwy and US 183, Leander, Williamson County Texas. Applicant/Agent: Kristiana Alfsen on behalf of Waterstone Tylerville, LP.

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

## Public Hearing

### Withdrawn Zoning Request

12. Zoning Case 15-Z-009: Hold a public hearing and consider action on the rezoning of 9.84 acres more or less out of the M.S. Hornsby Survey, generally located to the northwest corner of Crystal Falls Pkwy and Lakeline Blvd, WCAD ID R526317, R526318, & R514375. Currently, the property is zoned GC-3-B (General Commercial). The applicant is proposing to zone the property to MF-3-A (Multi-Family), Leander, Williamson County, Texas. Applicant: Cunningham-Allen, Inc (Jana Rice) on behalf of KB Homes Lone Star, Inc.
  - a) Staff Presentation
  - b) Applicant Presentation
  - c) Open Public Hearing
  - d) Close Public Hearing
  - e) Discussion
  - f) Consider Action

13. Zoning Case 15-Z-006: Hold a public hearing and consider action on the rezoning of 11.065 acres more or less, generally located to the southwest corner of Crystal Falls Pkwy and Lakeline Blvd, WCAD ID R484293, R517839, and R096984; TCAD ID 823336. Currently, the property is zoned SFT-2-A (Single Family Townhouse). The applicant is proposing to zone the property to PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Mark Baker on behalf of Lookout Partners LP (Mike Siefert).

a) Staff Presentation

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

b) Applicant Presentation

**Eric Willis and Mike Siefert answered Commissioners 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 Hines moved to approve with staff recommendation with the condition that sidewalks, a minimum of four (4') foot wide and constructed of crushed/decomposed granite or concrete, are constructed throughout the neighborhood and connecting to Local Rebel.  
Commissioner Schwendenmann seconded the motion. Motion passed unanimously.**

14. Zoning & Subdivision Cases 14-Z-014, 14-CP-007, & 14-PP-008: Hold a public hearing and consider action on the rezoning and approval of the Woodview Village Concept Plan and Preliminary Plat of 20.679 acres more or less, generally located to the southwest of the intersection of East Woodview Drive and Raider Way, WCAD ID #R031251. Currently, the property is zoned Interim SFS-2-B (Single Family Suburban) and Interim SFR-1-B (Single Family Rural). The applicant is proposing to zone the property to PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Darren Webber on behalf of DeWette Partners, LTD.

#### **Applicant postponed Zoning Request**

a) Staff Presentation

b) Applicant Presentation

c) Open Public Hearing

d) Close Public Hearing

e) Discussion

f) Consider Action

15. Meeting adjourned **at 7:32 p.m.**

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Chairman Sokol

ATTEST:

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Ellen Pizalate, Secretary