



## MINUTES

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

**Tuesday ~ December 22, 2015 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 p.m.**
2. Roll Call  
**All Commissioners were present except for Commissioner Cotten and Vice Chair Allen. Vice Chair Allen took his seat at 7:02 p.m.**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: December 10, 2015  
**Motion made by Commissioner Hines to approve the minutes, seconded by Commissioner Anderson. Motion passed unanimously.**
4. Director's report to P & Z Commissioners on actions taken by the City Council at the December 17, 2015 meeting. **Mr. Tom Yantis, Assistant City Manager, reported on actions taken by the City Council at the December 17, 2015 meeting.**
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 Citizens wished to speak.**

## Consent Agenda

7. Subdivision Case 15-TOD-FP-029: Consider action on the Bryson, Phase 1, Section 1C Final Plat for 7.870 acres more or less; WCAD Parcels R537916, R485834, and R485832; generally located to the northeast of the intersection of 183A Toll Road & Bryson Ridge Trail, Leander, Williamson County Texas. Applicant/Agent: Bury, Inc (Keith Young) on behalf of Crescent Leander, TX, LLC (Tommy Tucker).
8. Subdivision Case 15-TOD-PP-002: Consider action on the Bryson, Phase 1, Section 1D Preliminary Plat for 38.240 acres more or less; WCAD Parcels R032239 and R485832; generally located to the northeast of the intersection of 183A Toll Road & Bryson Ridge Trail, Leander, Williamson County Texas. Applicant/Agent: Bury, Inc (Keith Young) on behalf of Crescent Leander, TX, LLC (Tommy Tucker) and Jean Baptiste, LTD.

**Commissioner Hines moved to approve the consent agenda with staff recommendation. Commissioner Means seconded the motion. Motion passed unanimously.**

## Public Hearing

9. Zoning Case 15-Z-024: Hold a public hearing and consider action on the rezoning of several parcels of land located at 18175 Ronald W. Reagan Blvd. 51.84 acres more or less; WCAD Parcels R510101, R497581, R497583, and R473803. Currently, the property is zoned Interim SFR-1-B (Single-Family Rural) and GC-3-C (General Commercial (GC-3-C)). The applicant is proposing to zone the property to SFU-2-A (Single-Family Urban) and SFC-2-A (Single-Family Compact), Leander, Williamson County, Texas Applicant: Shawn Graham with Jones & Carter, Inc. on behalf of Robert E. Tesch

a) Staff Presentation

**Martin Siwek, Planner, stated that staff reviewed the request and recommends approval of the requested SFC-2-A (Single-Family Compact), SFU-2-A (Single-Family Urban) and SFL-2-B (Single-Family Limited).**

b) Applicant Presentation

**Shawn Graham, applicant, presented the zoning request.**

c) Open Public Hearing

**Chairman Sokol opened the public hearing.**

**Bob Tesch, owner, discussed the proposed zoning request and the future development.**

d) Close Public Hearing

**Chairman Sokol closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Schwendenmann moved to approve the SFC-2-A (Single-Family Compact), SFU-2-A (Single-Family Urban) and SFL-2-B (Single-Family Limited). Commissioner Anderson seconded the motion. Motion passed with a 5 to 1 vote with Commissioner Hines opposed.**

**Commissioner Hines opposed the request because he felt that Comprehensive Plan encourages increased density in the mixed use corridors.**

10. Meeting Adjourned at 7:50 p.m.

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Chairman Sokol

ATTEST:

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Ellen Pizalate, Secretary