



MINUTES

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

Thursday ~ March 10, 2016 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 7:03 pm
2. Roll Call
All Commissioners were present except Commissioner Means and Vice Chairman Allen
3. Approval of Minutes:
Regular Planning & Zoning Meeting: February 25, 2016
Motion made by Commissioner Schwendenmann to approve the minutes, seconded by Commissioner Hines. Motion passed unanimously.
4. Director's report to P & Z Commissioners on actions taken by the City Council at the March 3, 2016 meeting. **Tom Yantis, Assistant City Manager reported on actions taken by the City Council at March 3, 2016 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 Citizen wished to speak

Consent Agenda

7. Subdivision Case 15-PP-012: Consider action on the Travisso, Phase 2, Section 1K, 1L, & 1M Preliminary Plat for 53.78 acres more or less; TCAD Parcels 447948, 857393, and 471578; generally located to the northwest of the intersection of Travisso Parkway and RM 1431; Leander, Travis County, Texas Applicant/Agent: Sam Kiger, P.E. (Jay Engineering Co.) on behalf of LISD and Travisso, LTD.
8. Subdivision Case 15-FP-007: Consider action on the Pecan Creek, Phase 4 Final Plat for 14.95 acres more or less; WCAD Parcel R031571; generally located to the south of the intersection of Journey Parkway and Echo Park Drive; Leander, Williamson County, Texas. Applicant/Agent: Brent Jones, P.E. (Randall Jones & Associates Engineering) on behalf of Jen Texas III, LLC.
9. Subdivision Case 15-FP-008: Consider action on the Stewart Crossing, Phase 1 Final Plat for 26.910 acres more or less; WCAD Parcels R031260, R031261, R534550, R432795, R534560, R542768, and R542769; generally located to the north west of the intersection of E Woodview Drive and Raider Way; Leander, Williamson County, Texas. Applicant/Agent: Shawn Graham, P.E. (Jones & Carter) on behalf of Meritage Homes of Texas, LLC and B.W. and Carlene Pruett Family Trust.
10. Subdivision Case 15-FP-032: Consider action on the Travisso, Phase 2, Section 1H Final Plat for 19.205 acres more or less; TCAD Parcels 844740, 863593, and 353024; generally located to the northwest of the intersection of Sandorna View and Travisso Parkway, more specifically located to the northwest of the intersection of Fossetta View and Milan Meadows Drive; Leander, Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Travisso, Ltd.
11. Subdivision Case 16-FP-002: Consider action on the Crystal Falls Town Center, Phase 3 Final Plat for 11.065 acres more or less; WCAD Parcel R484293 and TCAD Parcel 823336; generally located to the south of the intersection of Local Rebel Street and Crystal Falls Parkway; Leander, Williamson and Travis Counties, Texas. Applicant/Agent: Samuel Kiger, P.E. (Jay Engineering Co) on behalf of Lookout Development Group, L.P.
12. Subdivision Case 15-PP-010: Consider action on the Circle Diamond Preliminary Plat for 5.05 acres more or less; WCAD Parcel R036456; generally located 1,100 feet to the west of the southwest corner of the intersection of Horseshoe Drive and S. West Drive on the south side of Horseshoe Drive; Leander, Williamson County, Texas. Applicant / Agent: David Coombs, P.E., on behalf of Akram Amani.

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

Public Hearing

13. Zoning Case 16-Z-002: Hold a public hearing and consider action on the rezoning of one lot located at 523 Powell Drive; 6.948 acres more or less; legally described as Lot 15A, Block A, Leander Heights Section 2 Amended; WCAD Parcel R526956. Currently, the property is zoned PUD (Planned Unit Development) with a base zoning district of MF-1-B (Multi-Family). The applicant is proposing an amendment to the PUD, Leander, Williamson County, Texas. Applicant: Josh Becker on behalf of Lxor Homes, Inc.

a) Staff Presentation

Robin Griffin, Senior Planner, discussed the proposed zoning request.

b) Applicant Presentation

Josh Becker explained the purpose for the zoning request.

c) Open Public Hearing

Chair Sokol opened the public hearing.

No one wished to speak.

d) Close Public Hearing

Chair Sokol closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

**Commissioner Anderson moved to approve the amendment of the PUD
Commissioner Cotton seconded the motion. Motion passed unanimously.**

14. Meeting Adjourned at **7:22 pm**

Chairman Sokol

ATTEST:

Ellen Pizalate, Secretary