



## Minutes

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

**Thursday ~ March 24, 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.**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: March 10, 2016  
**Motion made by Vice Chair Allen 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 17, 2016 meeting. **Tom Yantis, Assistant City Manager reported on actions taken by the City Council at March 17, 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 14-FP-046: Consider action on the Savanna Ranch, Section 4 Final Plat for 25.237 acres more or less; WCAD Parcels R528758, R508012, R518615, R508009, and R518618; generally located to the north of the intersection of Halsey Drive and San Gabriel Parkway; Leander, Williamson County, Texas. Applicant/Agent: Danny Martin, P.E. (Malone Wheeler) on behalf of Benbrook Development, Inc.
8. Subdivision Case 15-SFP-018: Consider action on the Crystal Falls Town Center, Section 1, Lot 3, Block A replat for 12.719 acres more or less; WCAD Parcels R517837 and R539680; generally located to the southwest of the intersection of N Lakeline Blvd and Crystal Falls Pkwy; Leander, Williamson County, Texas. Applicant/Agent: Joseph T. Sandoval, P.E. on behalf of Cypress Crystal Falls, LP, by Cypress Crystal Falls GP, LLC, by Brian C. Parro, CFP/VP.
9. Plat Vacate Case 16-PV-001: Consider action on the vacation of Lot 10 of the Highmeadow Estates, Phase 1 Subdivision Final Plat for 5.013 acres more or less; generally located to the northeast of the intersection of Ronald W. Reagan Blvd and FM 2243, Leander, Williamson County, Texas. Applicant: 360 Professional Services, Inc (Scott J. Foster) on behalf of Vince J & Nanette Giaco.

**Commissioner Cotten moved to approve the consent agenda with staff recommendations, Commissioner Hines seconded the motion. Motion passed unanimously.**

## Public Hearing

10. Zoning Case 15-Z-028 & Subdivision Case 15-CP-005: Hold a public hearing and consider action on the rezoning and approval of the Devine Lake Concept Plan and PUD zoning for three parcels located at southwest corner of Bagdad and San Gabriel Pkwy; for 202.79 acres more or less; WCAD Parcels R031689, R472771 and R502970. Currently, the property is zoned PUD (Planned Unit Development), GC-3-B (General Commercial) and GC-3-C (General Commercial). The applicant is proposing to zone the PUD (Planned Unit Development) with base districts of SFU-2-A (Single-Family Urban), SFC-2-A (Single-Family Compact), SFL-2-A (Single-Family Limited), and GC-2-A (General Commercial); Leander, Williamson County, Texas. Applicant: Mark Baker on behalf of Sixth Street Capital Investors, LP and Devine Land Investments, LLC.

a) Staff Presentation

**Robin Griffin, Senior Planner, discussed the proposed zoning request and concept plan.**

b) Applicant Presentation

**Gary Blackwell explained the purpose for the zoning and concept plan 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 PUD (Planned Unit Development) with base districts of SFU-2-A (Single-Family Urban), SFC-2-A (Single-Family Compact), SFL-2-A (Single-Family Limited), LC-2-A (Local Commercial) and GC-2-A (General Commercial), and Concept Plan. Commissioner Means seconded the motion. Motion passed unanimously.**

11. Subdivision Case 15-CP-006: Hold a public hearing and consider action on the Valley Vista Concept Plan, for 67.7 acres more or less; WCAD Parcels R510101, R497581, R497583, and R473803, generally located ½ mile north from the northwest corner of the intersection of CR 274 and Ronald Reagan Blvd, on the west side of Ronald Reagan Blvd., Leander, Williamson County Texas. Applicant: Shawn Graham on behalf of Robert Tesch.

a) a Staff Presentation

**Martin Siwek, Planner, discussed the proposed zoning.**

b) Applicant Presentation

**Robert Tesch and Shawn Graham explained the concept plan request.**

c) Open Public Hearing

**Chair Sokol open 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

**Vice Chair Allen moved to approve the Concept Plan. Commissioner Hines seconded the motion. Motion passed unanimously.**

Zoning Case 15-Z-033: Hold a public hearing and consider action on the rezoning of two parcels located at generally located at the northwest corner of the future intersection of Lakeline Blvd and San Gabriel Pkwy; for 119.932 acres more or less; legally described as 119.932 acres out of the Charles Cochran Survey Abstract No. 134 Williamson County, Texas, WCAD Parcels R031730 and R473812. Currently, the property is zoned Interim SFR-1-B (Single Family Rural). The applicant is proposing to zone the property SFR-2-A (Single-Family Rural), LC-2-B (Local Commercial), LO-2-B (Local Office) and SFT-2-B (Single-Family Townhouse); Leander, Williamson County, Texas. Applicant: Danny R. Martin on behalf of J.L. Development, Inc/John Lloyd.

a) Staff Presentation

**Martin Siwek, Planner, discussed the proposed zoning request.**

b) Applicant Presentation

**Danny Martin 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 Means moved to approve the SFR-2-A (Single Family Rural), SFT-2-A (Single Family Townhouse), LC-2-A (Local Commercial) and LO-2-A (Local Office). Commissioner Anderson seconded the motion. Motion passed unanimously.**

12. Meeting Adjourned at **7:45 pm**

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Chairman Sokol

ATTEST:

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Ellen Pizalate, Secretary