



## Minutes

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

**Thursday ~ September 22, 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 7:00 pm**
2. Roll Call  
**All Commissioners were present**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: September 8, 2016  
**Motion made by Commissioner Hines to approve the minutes, seconded by Vice Chairman Allen. Motion passed unanimously.**
4. Director's report to P & Z Commissioners on actions taken by the City Council at the September 15, 2016 meeting. **Tom Yantis, Assistant City Manager, reported on actions taken by the City Council at the September 15, 2016. He also announced that there will be a Strong Town Lecture on October 26, 2016 at 9:00 a.m.**
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-TOD-FP-035: Consider action on the Village at Leander Station, Phases 1 & 3 Final Plat for 12.86 acres more or less; WCAD Parcel R031324; generally located to the northwest of the intersection of Mel Mathis Avenue and RM 2243; Leander, Williamson County, Texas. Applicant/Agent: David Urban (Peal & Associates) on behalf of Transit Village Investments, LTD.

**Item # 7 was pulled from the Consent Agenda in order to add the word "public" to the trail easement.**

**Commissioner Hines moved to approve the Village at Leander Station Phase 1 Final Plat with staff recommendations. Vice Chair Allen seconded the motion. Motion passed unanimously.**

8. Subdivision Case 16-SFP-008: Consider action on the South Townhomes Short Form Final Plat for 10.136 acres more or less; WCAD Parcel R418623; generally located to the northeast of the intersection of West South Street and Katherine Way on the north side of West South Street; Leander, Williamson County, Texas. Applicant/Agent: Chris Huggins (CivilCorp, LLC) on behalf of Hawkes Investments, LLC (Emmet Hawkes)
9. Subdivision Case 16-FP-005: Consider action on the Mason Ranch Ph. 1 Section 5 Final Plat for 14.382 acres more or less; WCAD Parcel R345684; generally located 241 ft. north from the northeast corner of the intersection of Sonny Dr. and Macfarland St.; Leander, Williamson County, Texas. Applicant/Agent: Carlson, Brigance & Doering (Geoff Guerrero)
10. Subdivision Case 16-FP-015: Consider action on the Bluffs at Crystal Falls Section 3 Phase 3J Final Plat for 11.211 acres more or less; TCAD Parcel R877337; generally located at the western terminus and future extension of Osage Dr.; Leander, Travis County, Texas. Applicant/Agent: Samuel Kiger

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

## Regular Agenda

11. Planning & Zoning Commission Progress Report for October 2015 to September 2016.

**Commissioner Hines moved to approve the Planning and Zoning Commission Progress Report with the following changes:**

- **Remove zoning case 14-Z-029 – the Planning and Zoning Commission action was the same as City Council.**
- **Update the action statement associated with 15-Z-024 to read that Commissioner Hines opposed the request because the Comprehensive Plan encourages increased density in mixed use corridors.**
- **Remove zoning case 15-TOD-Z-030 – the Planning and Zoning Commission action was the same as City Council.**
- **Correct the typo in the Work Program.**

**Commissioner Means seconded the motion. Motion passed unanimously.**

12. Meeting Adjourned at 7:25 p.m.



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Chairman Sokol

ATTEST:



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Ellen Pizalate, Secretary