



## Minutes

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

**Thursday ~ December 13, 2012 at 7:00 pm**

**Place 1 Michelle Stephenson  
Place 2 Chris Tovar – Chairman  
Place 3 Ronald Abruzzese – Vice Chairman**

**Place 4 Sid Sokol  
Place 5 Richard Allen  
Place 6 Betty Saenz  
Place 7 Jeff Seiler**

1. Call to Order  
**Chairman Tovar called the meeting to order at 7:03 p.m.**
2. Roll Call  
**All Commissioners were present.**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: November 8, 2012  
**Motion made by Commissioner Sokol to approve the minutes, seconded by Commissioner Saenz. Motion passed unanimously.**
4. Citizen Communications - Three (3) minutes of time is allowed, per speaker  
**No citizens wished to speak.**

## Public Hearing

5. Subdivision Case 12-SFP-008: Hold a public hearing and consider action on the Lot 80, Hidden Mesa Short Form Final Plat for 7.836 acres more or less; WCAD Parcel #R036202; generally located to the southwest of the intersection of Nameless Road and CR 290, more specifically located to the northeast of the intersection of Mesa Trail and Mesa Ridge. Applicant/Agent: Carl and Carolyn White.

**Due to a notification error, action cannot be taken on this plat  
The public hearing has been scheduled for December 27, 2012.**

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

6. Subdivision Case #12-CP-007: Hold a public hearing and consider action on the Northside Meadow Concept Plan, for 72.10 acres more or less; Parcel # R031635; generally located at the northwest corner of Old 2243 W and US Hwy 183, approximately 600 feet west of N US Hwy 183 and 1,100 feet north of Old 2243 W, Leander, Williamson County Texas. Applicant/Agent: Jenn Dermanci P.E. with Doucet & Associates on behalf of HEB Grocery Company, LP

- a) Staff Presentation

**Robin Griffin, Planner, stated that staff comments were not addressed and recommended to statutorily disapprove the concept plan.**

- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

**Commissioner Seiler motion to approve staff recommendation to statutorily disapprove the Northside Meadow Concept Plan, Commissioner Allen seconded the motion. Motion passed unanimously.**

7. Subdivision Case 12-SFP-004: Hold a public hearing and consider action on the Greener Acres Short Form Final Plat for 2.00 acres more or less; WCAD Parcels #R462463; located on southwest corner of Old 2243 West and Bagdad Road; Williamson County, Texas. Applicant/Agent: Bagdad Investment, LTD

**Applicant requested to postpone his agenda item.**

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

**Commissioner Sokol motion to approve applicant request to postpone his application from the agenda, Commissioner Saenz seconded the motion. Motion passed unanimously.**

8. Subdivision Case 12-SFP-006: Hold a public hearing and consider action on the Horizon Park, Section One, Lot 2, Block A, Replat Short Form Final Plat for 2.777 acres more or less; WCAD Parcels #R387884; located on southwest corner of Crystal Falls Parkway and Union Street; Williamson County, Texas. Applicant/Agent: Professional StruCivil Engineers, INC on behalf of GABS, INC.

- a) Staff Presentation

**Robin Griffin, Planner, stated that staff reviewed the request and it has staff approval.**

- b) Applicant Presentation

**Diane Bernal gave presentation on her purpose for the Short Form Plat.**

- c) Open Public Hearing

**Chairman Tovar opened the public hearing  
No Citizens wished to speak.**

- d) Close Public Hearing

**Chairman Tovar closed the public hearing.**

- e) Discussion

**No discussion took place.**

- f) Consider Action

**Commissioner Sokol motion to approve with staff recommendation, Commissioner Stephenson seconded the motion. Motion passed unanimously.**

9. Subdivision Case #12-PP-008: Hold a public hearing and consider action on the Crystal Falls West, Section 1 Preliminary Plat for 158.50 acres more or less; TCAD Parcels 353024, 352969, 353655, and 353650; generally located to the west of Bloody Hollow, abutting FM 1431 on the south and Nameless Road on the west; Travis County, Texas. Applicant/Agent: Samuel D. Kiger, P.E. on behalf of Lookout Partners, L.P. and Key Deer Holdings, L.P.

a) Staff Presentation

**Robin Griffin, Planner, stated that staff reviewed the request and it has staff approval.**

b) Applicant Presentation

**Sam Kiger was present for questions.**

c) Open Public Hearing

**Chairman Tovar opened the public hearing  
No Citizens wished to speak.**

d) Close Public Hearing

**Chairman Tovar closed the public hearing.**

e) Discussion

**No discussion took place.**

f) Consider Action

**Commissioner Seiler motion to approve with staff recommendation,  
Commissioner Stephenson seconded the motion. Motion passed  
unanimously.**

10. Subdivision Case #12-PP-012: Hold a public hearing and consider action on Fairways at Crystal Falls II, Sections 5 & 6 (Caprock Estates), Preliminary Plat Revision II for 73.12 acres more or less; TCAD Parcel #796313; generally located to the southwest of the intersection Cantina Sky Drive and Crystal Falls Parkway, north of the Crystal Falls Golf Course; Travis County, Texas Applicant/Agent: Samuel D. Kiger, P.E. on behalf of Lookout Development Group, L.P.

a) Staff Presentation

**Robin Griffin, Planner, stated that staff reviewed the request and it has staff approval.**

b) Applicant Presentation

**Sam Kiger explained the purpose for the preliminary plat.**

c) Open Public Hearing

**Chairman Tovar opened the public hearing  
No Citizens wished to speak.**

d) Close Public Hearing

**Chairman Tovar closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Seiler motion to approve with staff recommendation, Commissioner Allen seconded the motion. Motion passed unanimously.**

11. Subdivision Case 12-FP-009: Hold a public hearing and consider action on the Fairways at Crystal Falls, Section 5 Final Plat for 32.486 acres more or less; TCAD Parcel #796313 generally located to the southwest of the intersection Cantina Sky Drive and Crystal Falls Parkway, north of the Crystal Falls Golf Course; Travis County, Texas. Applicant/Agent: Samuel D. Kiger, P.E. on behalf of Lookout Development Group, L.P.

a) Staff Presentation

**Robin Griffin, Planner, stated that staff reviewed the request and it has staff approval with conditions.**

b) Applicant Presentation

**Sam Kiger was present for questions.**

c) Open Public Hearing

**Chairman Tovar opened the public hearing  
No Citizens wished to speak.**

d) Close Public Hearing

**Chairman Tovar closed the public hearing.**

e) Discussion

**No discussion took place.**

f) Consider Action

**Commissioner Abruzzese motion to approve with staff recommendation, Commissioner Saenz seconded the motion. Motion passed unanimously.**

12. Subdivision Case 11-FP-010: Hold a public hearing and consider action on the Vista Ridge, Phase 2A Final Plat for 8.651 acres more or less; WCAD Parcels # R032169; generally located approximately 1,200 feet from the southwest of the intersection of Vista Ridge Drive and Bagdad Road; Williamson County, Texas. Applicant/Agent: Troy Ulman, P. E. on behalf of 2012 Vista Ridge, LLC.

**Commissioner Seiler and Commissioner Abruzzese recused themselves for this agenda item 11-FP-010 and left the room**

a) Staff Presentation

**Robin Griffin, Planner, stated that staff reviewed the request and it has staff approval with conditions.**

b) Applicant Presentation

**Bill Burba was present for questions.**

Open Public Hearing

**Chairman Tovar opened the public hearing  
No Citizens wished to speak.**

c) Close Public Hearing

**Chairman Tovar closed the public hearing.**

d) Discussion

**No discussion took place.**

e) Consider Action

**Commissioner Sokol motion to approve with staff recommendation,  
Commissioner Saenz seconded the motion. Motion passed  
unanimously.**

13. Zoning Case 12-Z-029: Hold a public hearing and consider action on the rezoning of two parcels generally located at the southwest corner of the intersection of Bagdad Rd and Vista Ridge Drive; 18.732 acres more or less; Parcels #R430360 & R031366. Currently, the property is zoned, MF-2-B (Multi-Family). The property is proposed to be zoned SFL-2-B (Single-Family Limited) Leander, Williamson County, Texas. Applicant: Geoff Guerrero on behalf of SDC West Brook Partners LP.

a) Staff Presentation

**Robin Griffin, Planner, discussed request & surrounding land uses.**

b) Applicant Presentation

**Hathem Dawlett explained the purpose for his zoning.**

c) Open Public Hearing

**Chairman Tovar opened the public hearing  
Shilow Rowe questions about project.  
Craig Summer questions about project.  
Terri Hall questions about project.**

d) Close Public Hearing

**Chairman Tovar closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Sokol motion to approve the SFL-2-A (Single-Family Limited) zoning with the following conditions:**

- 1. No lots smaller than forty five (45') feet in width measured at the front building setback line.**
- 2. No dwelling shall be less than twelve hundred (1,200) square feet of living area.**

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

**13. Meeting Adjourned 8:15 pm**



Chairman Tovar

ATTEST:  
Ellen Pizalate

