



MINUTES

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

Thursday ~ September 26, 2013 at 7:00 pm

Place 1 Michelle Stephenson

Place 2 Joel Wixson

Place 3 Ronald Abruzzese – Chairman

Place 4 Sid Sokol

Place 5 Richard Allen

Place 6 Betty Saenz - Vice Chairman

Place 7 Jeff Seiler

1. Call to Order

Meeting called to order at 7:05 pm.

2. Roll Call

All Commissioners were present except Commissioner Saenz.

3. Approval of Minutes:

Regular Planning & Zoning Meeting: September 12, 2013

Motion made by Commissioner Seiler to approve the minutes, seconded by Commissioner Stephenson. Motion passed unanimously.

4. Director's report to P & Z Commissioners on actions taken by the City Council on recommendations from the Commission.

Tom Yantis, Director of Development Services, reported on actions that were taken by the City Council, at their September 19, 2013 meeting, on items that were recommended from the P & Z Commission and development agreements.

5. Citizen Communications - Three (3) minutes of time is allowed, per speaker
No one wished to speak.

Public Hearing

6. Subdivision Case 12-FP-014: Hold a public hearing and consider action on the Mason Ranch, Phase 1, Section 1 Final Plat for 55.677 acres more or less; WCAD Parcel R031245, R419630, and R345684 generally located to the northeast of the intersection of Lakeline Boulevard and Crystal Falls Parkway; Leander, Williamson County, Texas. Applicant/Agent: Geoff Guerrero (CBD, Inc) on behalf of John Zinsmeyer (KB Homes)

- a) Staff Presentation

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

- b) Applicant Presentation

Geoff Guerrero was present for questions

- c) Open Public Hearing

**Chairman Abruzzese opened the public hearing.
No one wished to speak.**

- d) Close Public Hearing

Chairman Abruzzese closed the public hearing.

- e) Discussion

Some discussion took place.

- f) Consider Action

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

7. Subdivision Case 13-FP-006: Hold a public hearing and consider action on the Mason Ranch, Phase 2, Section 1 Final Plat for 42.388 acres more or less; WCAD Parcels R514373 and R514374; generally located to the northwest of the intersection of Lakeline Boulevard and Crystal Falls Parkway; Leander, Williamson County, Texas. Applicant/Agent: Geoff Guerrero (CBD, Inc) on behalf of John Zinsmeyer (KB Homes)

a) Staff Presentation

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

b) Applicant Presentation

Geoff Guerrero was present for questions

c) Open Public Hearing

Chairman Abruzzese opened the public hearing. No one wished to speak.

d) Close Public Hearing

Chairman Abruzzese closed the public hearing.

e) Discussion

Some discussion took place.

f) Consider Action

Commissioner Stephenson moved to approve with staff recommendation and added the condition that the developer provides a pedestrian connection on Lot 92 of the subdivision to connect to the existing sidewalk on Crystal Falls, Commissioner Sokol seconded the motion. Motion passed unanimously.

8. Subdivision Case 13-FP-014: Hold a public hearing and consider action on the NWC Crystal Falls at 183A Final Plat for 5.876 acres more or less; WCAD Parcels R472206, R351261, R472317, and R395924; located at the northwest corner of the intersection of Crystal Falls Parkway and 183A Toll Road; Leander, Williamson County, Texas. Applicant/Agent: T. Walter Hoysa, P.E. on behalf of 2951 Williams Drive, Ltd.

a) Staff Presentation

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

b) Applicant Presentation

T. Walter Hoysa was present for questions

c) Open Public Hearing

Chairman Abruzzese opened the public hearing.

**Ronnie Moore – Spoke against
John Lewis (owner) – Addressed Ronnie Moore’s comments**

d) Close Public Hearing

Chairman Abruzzese closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

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

9. Subdivision Case 13-FP-013: Hold a public hearing and consider action on the Bluffs at Crystal Falls Section 2, Phase 2E Final Plat for 10.673 acres more or less; TCAD Parcel 819302, generally located to the northwest of the intersection of Osage Drive and Outlook Ridge Loop; Travis County, Texas. Applicant/Agent: Samuel D. Kiger on behalf of Taylor Morrison at Crystal Falls, LLC

a) Staff Presentation

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

b) Applicant Presentation

Samuel Kiger was present for questions

c) Open Public Hearing

**Chairman Abruzzese opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Chairman Abruzzese closed the public hearing.

e) Discussion

Some discussion took place.

f) Consider Action

**Commissioner Seiler moved to approve with staff recommendation,
Commissioner Stephenson seconded the motion. Motion passed 4 to 2 with
Commissioner Allen and Commissioner Sokol opposing.**

10. Discussion and action relating to implementation priorities for the Comprehensive Plan

a) Staff Presentation

Tom Yantis, Director of Development Services, presented the Comprehensive Plan priorities and provided a timeline for completion.

b) Discussion

Discussion took place.

c) Consider Action

Commissioner Seiler moved to approve the Comprehensive Plan priorities and requested that items 1 and 3 are expedited.

Commissioner Sokol seconded the motion.

Motion passed unanimously.

11. Meeting adjourned at 8:15

Chairman, Abruzzese

ATTEST: _____
Ellen Pizalate, P & Z Secretary