



## Minutes

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

**Thursday ~May 8, 2014 at 7:00 pm**

**Place 1 Michelle Stephenson - Vice Chair  
Place 2 Joel Wixson  
Place 3 Jason Anderson**

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

1. Call to Order  
**Meeting called to order at 7:04 pm.**
2. Roll Call  
**All Commissioners were present except Commissioner Allen.**
3. Approval of Minutes:
  - a. Regular Planning & Zoning Meeting: April 24, 2014  
**Motion made by Commissioner Sokol to approve the minutes, seconded by Commissioner Anderson. Motion passed unanimously**
4. Director's report to P & Z Commissioners on actions taken by the City Council  
**Tom Yantis, Director of Development Services, reported on actions that were taken by the City Council at their April 24, 2014 meeting on items that were recommended from the P & Z Commission.**
5. Citizen Communications - Three (3) minutes of time is allowed, per speaker  
**No citizens wished to speak.**

## Public Hearing

6. Subdivision Case 13-PP-013: Hold a public hearing and consider action on the Crystal Springs Preliminary Plat, for 135.76 acres more or less; WCAD Parcels #R031227, R432781, R051457, R523991, R031205, R031204, R031206; generally located on the south side of E. Crystal Falls Pkwy approximately 1/3 of a mile from the intersection of Hwy 183A and E Crystal Falls Pkwy; Williamson County, Texas. Applicant/Agent: Steven Crauford on behalf of BLD Crystal Springs, LLC.

a) Staff Presentation

**Martin Siwek, Planner stated that staff reviewed the request and it has staff approval.**

b) Applicant Presentation

**Steven Crauford & Chris Fields were present for questions.**

c) Open Public Hearing

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

d) Close Public Hearing

**Chairman Seiler closed the public hearing.**

e) Discussion

**Discussion took place**

f) Consider Action

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

7. Zoning Case 14-Z-007: Hold a public hearing and consider action on the rezoning of a tract of land generally located on the north side of W. San Gabriel Pkwy approximately 400 ft west from the intersection of US 183 and W San Gabriel Pkwy; 28.0 acres more or less out of the AW0134 – Cochran, C. Survey; WCAD Parcel #R031694. Currently, the property is zoned PUD (Planned Unit Development) and the applicant is proposing an amendment to the PUD, Leander, Williamson County, Texas. Applicant: Robert Wunsch on behalf of Waterstone Tylerville LP.

a) Staff Presentation

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

b) Applicant Presentation

**Bob Wunsch explained the purpose of the zoning request.**

c) Open Public Hearing

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

d) Close Public Hearing

**Chairman Seiler closed the public hearing.**

e) Discussion

**Some discussion took place.**

f) Consider Action

**Commissioner Sokol moved to approve the amended PUD (Planned Unit Development) zoning, Commissioner Saenz seconded the motion. Motion passed unanimously.**

8. Discussion and possible action on the procedures regarding the approval process for concept plans associated with development agreements.

a) Staff Presentation

**Tom Yantis, Director of Development Services discussed the current procedures.**

b) Discussion

**Commissioners had discussion and directed staff to research other cities' regulations regarding public notification and concept plans.**

c) Consider Action

**No action was taken.**

9. Subdivision Case 14-FP-006: Consider action on the Travisso, Section 1, Phase 2 Final Plat for 122.674 acres more or less; TCAD Parcel 382583 and 513809; generally located to the northeast of the intersection of RM 1431 and Travisso Parkway, more specifically located to the northeast of the intersection of Travisso Parkway and Venezia View; Travis County, Texas. Applicant/Agent: Samuel Kiger on behalf of Travisso, Ltd.

a) Staff Presentation

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

b) Applicant Presentation

**Heath Melton spoke about meeting with the homeowners in Crystal Falls.**

c) Discussion

**Discussion took place.**

d) Consider Action

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

10. Zoning Ordinance Case 14-OR-004: Hold a public hearing and consider action on amending sections of the Composite Zoning Ordinance regarding the screening requirements for lots located adjacent to major roadways.

a) Staff Presentation

**Robin Griffin, Senior Planner explained the amendment to the Composite Zoning Ordinance.**

b) Open Public Hearing

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

c) Close Public Hearing

**Chairman Seiler closed the public hearing.**

d) Discussion

**Discussion took place.**

e) Consider Action

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

11. Meeting adjourned at 7:48 p.m.

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Chairman Seiler

ATTEST:

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Ellen Pizalate, P & Z Secretary