



MINUTES

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

Thursday ~May 22, 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 7:10 pm.

2. Roll Call
All Commissioners were present except Commissioner Stevenson and Commissioner Wixson. Commissioner Wixson arrived at 7:15 pm.

3. Approval of Minutes:
 - a. Regular Planning & Zoning Meeting: May 8, 2014
Motion made by Commissioner Anderson to approve the minutes, seconded by Commissioner Sokol. 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 May 15, 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. Zoning Case 14-Z-008: Hold a public hearing and consider action on the rezoning of a parcel located at 17400 Ronald Reagan Blvd. for 4.2 acres more or less; Parcel #R334861. Currently the property is zoned GC-2-B (General Commercial). The property is proposed to be zoned GC-3-B (General Commercial), Leander, Williamson County, Texas. Applicant: Scott J. Foster, P.E. on behalf of Vince & Nanette Giaco.

Postponed until further notice.

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

7. Subdivision Case 14-FP-013: Hold a public hearing and consider action on the Bluffs at Crystal Falls, Section 2, Phase 2F-A Final Plat for 6.173 acres more or less; TCAD Parcel 831299; generally located to the northeast of the intersection of Shumard Bluff Drive and Osage Drive, more specifically located to the east of the intersection of Legend Hill Drive and Hilltop Divide Lane; Travis County, Texas. Applicant/Agent: Samuel 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 stated in the executive summary.

- b) Applicant Presentation

Sam Kiger was 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 Anderson moved to approve with staff recommendation, 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 explained what other cities procedures were for the approval process for concept plans.

b) Discussion

Discuss took place.

c) Consider Action

Commissioner Sokol motioned to approve requiring public notice for concept plans that are approved as part of a development agreement and not hold public hearings for preliminary or final plats, Commissioner Wixson seconded the motion. Motion passed unanimously.

9. Meeting adjourned at **7:22 p.m.**

Chairman Seiler

ATTEST:

Ellen Pizalate, P & Z Secretary

