



MINUTES

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

Thursday ~June 12, 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 Allen.
3. Approval of Minutes:
 - a. Regular Planning & Zoning Meeting: May 22, 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
Robin Griffin, Senior Planner, reported on actions that were taken by the City Council at their June 5th, 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 14-CP-004: Hold a public hearing and consider action on the Leander Crossing Concept Plan, for 63.33 acres more or less; WCAD Parcels R305748, R457903, R474901, R474912, R322778, R500607, and R485578, generally located to the northwest of the intersection of Woodview Drive and 183A Toll Road, Leander, Williamson County Texas. Applicant: Ryan Betz on behalf of Willey Joseph Leavitt Decedents Trust, Leander Developers 4, LTD, and Noel Larson.

a) Staff Presentation

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

b) Applicant Presentation

Ryan Betz spoke on the Concept Plan for Leander Crossing.

c) Open Public Hearing

**Chairman Seiler opened the public hearing.
Dianne Hess – spoke against
John Schmidt – spoke against
David Dauber – spoke against**

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

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

7. Subdivision Case 14-TOD-CP-001: Hold a public hearing and consider action on the Leander 183 Concept Plan, for 490 acres more or less; WCAD Parcels R032104, R032237, R485832, R485833, R485834, R032103, R032211, R032196, R525991, R525993 and R032213 generally located to the east of 183 A Toll and north of East San Gabriel Parkway, Leander, Williamson County Texas. Applicant: Stefan Pharis on behalf Crescent Leander, TX LLC.

a) Staff Presentation

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

b) Applicant Presentation

Tommy Tucker and Stefan Pharis described their company and explained the Concept Plan for Leander 183.

c) Open Public Hearing

Chairman Seiler opened the public hearing.
Carl Keprita – had concerns
Kathy Jerel – concerns about widening CR 270
Donna Roland – concerns about water issues/flooding

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, Vice Chair Stephenson seconded the motion. Motion passed unanimously.

8. Subdivision Case 13-PP-012: Hold a public hearing and consider action on the Bluffs at Crystal Falls II, Section 3, Phases 3A – 3O Preliminary Plat, for 191.28 acres more or less; TCAD Parcel #831299; generally located to the west of the future extension of Osage Dr; Leander, Travis County, Texas. Applicant/Agent: Sam Kiger on behalf of Taylor Morrison of Crystal Falls, LLC.

a) Staff Presentation

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

b) Applicant Presentation

Sam Kiger answered P & Z Commissioners 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 Wixson moved to approve with staff recommendation, Vice Chair Stephenson seconded the motion. Motion passed unanimously.

9. Zoning Case #14-Z-010: Hold a public hearing and consider action on the rezoning of a parcel located at 1405 Leander Dr. for 4.64 acres more or less; Parcel #R036497. Currently the property is zoned HC-4-D (Heavy Commercial). The property is proposed to be zoned HC-5-D (Heavy Commercial), Leander, Williamson County, Texas. Applicant: Keith Stuart on behalf of Robert M Campbell and Campbell Girls Partnership Ltd.

a) Staff Presentation

Martin Siwek, Planner, discussed request & surrounding land uses.

b) Applicant Presentation

Keith Stuart 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 zoning request of HC-5-D (Heavy Commercial), Commissioner Anderson seconded the motion. Motion passed unanimously.

10. Zoning Case #14-Z-012: Hold a public hearing and consider action on the rezoning of a parcel generally located approximately 190 feet north of the intersection of Vista Ridge Drive and Bagdad Road on the west side of Bagdad Road; 3.537 acres more or less out of the Moses S. Hornsby Survey Abstract No. 259; Parcel #R032162. Currently the property is zoned interim SFR-1-B (Single Family Rural). The property is proposed to be zoned SFU-2-B (Single Family Urban), Leander, Williamson County, Texas. Applicant: James Cook on behalf MHI Partnership, LTD.

a) Staff Presentation

b) Applicant Presentation

c) Open Public Hearing

d) Close Public Hearing

e) Discussion

f) Consider Action

Commissioner Sokol moved to take no action on this zoning request due to the cancellation of the meeting caused by severe weather as instructed by the City Fire Department. Vice Chair Stephenson seconded the motion. Motion passed unanimously.

11. Meeting adjourned at **8:20 pm**

Chairman Seiler

ATTEST:
Ellen Pizalate, P & Z Secretary