



## MINUTES

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

**Thursday ~ August 28, 2014 at 7:00 pm**

<b>Place 1 – Michelle Stephenson, Vice Chair</b>	<b>Place 5 – Richard Allen</b>
<b>Place 2 – Joel Wixson</b>	<b>Place 6 – Betty Saenz</b>
<b>Place 3 – Jason Anderson</b>	<b>Place 7 – Jeff Seiler, Chair</b>
<b>Place 4 – Sid Sokol</b>	

1. Call to Order  
**Meeting called to order at 7:06 pm**
2. Roll Call  
**All Commissioners were present except Commissioner Stephenson and Commissioner Wixson which both took their seats at 7:08**
3. Approval of Minutes:
  - a. Regular Planning & Zoning Meeting: August 14, 2014  
**Motion made by Commissioner Sokol to approve the minutes, seconded by Commissioner Allen. 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 August 14, 2014 meeting on items that were**

**recommended from the P & Z Commission**

5. Review meeting protocol  
**Chairman Seiler read the meeting protocol into the minutes.**
  
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker  
**No citizens wished to speak**
  
7. Item #7 was removed.

<b>PUBLIC HEARING</b>
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8. Subdivision Case 14-PP-003: Hold a public hearing and consider action on the Stewart Crossing Preliminary Plat for 66.2 acres more or less; WCAD Parcels R433136, R031257, R031261, R031259, R031260, R432796, and R432795; generally located 1,000 feet to the east of the northeast corner of the intersection of 183A Toll Road and E. Woodview Drive Leander, Williamson County Texas. Applicant/Agent: Jones & Carter, Inc. on behalf BW and Carlene Pruett Trust and Samuel, Ida Nell Pearson Family Trust and Samuel and Ida Nell Pearson and BW and Carlene Pruett Family Trust.

a) Staff Presentation

**Robin Griffin, Senior Planner stated that staff reviewed the request and it has staff approval as stated in the executive summary.**

b) Applicant Presentation

**Applicant was available 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

**Some discussion took place.**

f) Consider Action

**Commissioner Wixon moved to approve. Commissioner Allen seconded the motion. Motion passed unanimously**

9. Subdivision Case 14-FP-024: Hold a public hearing and consider action on the Bluffs at Crystal Falls, Section 2, Phase 2F-B Final Plat for 13.107 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 north of the intersection of Shumard Bluff 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 recommendations as stated in the executive summary.**

b) Applicant Presentation

**Sam Kiger Agent was available 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

**Some discussion took place.**

f) Consider Action

**Vice Chair Stephenson moved to approve with staff recommendations.  
Commissioner Anderson seconded the motion. Motion passed unanimously**

10. Zoning Case 14-Z-023: Hold a public hearing and consider action on the rezoning of a 0.07 acre tract of land, more or less, generally located 1,300 feet from the northeast corner of the intersection of Ronald W. Reagan Blvd and County Road 177; WCAD Parcel R496905. Currently, the property is zoned Interim SFS-2-B (Single Family Suburban) district, and the applicant is proposing to zone the property LO-2-B (Local Office) district, Leander, Williamson County, Texas. Applicant: John Zamora on behalf of RockPointe Church.

**Commissioner Anderson rescued himself for zoning case 14-Z-023.**

a) Staff Presentation

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

b) Applicant Presentation

**Bobby Chavira Agent spoke about the purpose of the zoning request and answered P & Z Commissioners questions.**

c) Open Public Hearing

**Chairman Seiler opened the public hearing  
Peggy Yammine spoke against.  
Ghassan Yammine spoke against.**

**Joannie Lattrell spoke against.**

d) Close Public Hearing

**Chairman Seiler closed the public hearing**

e) Discussion

**Commissioners held a discussion**

f) Consider Action

**Vice Chairman Stephenson moved to approve the zoning request of LO-2-B (Local Office), Commissioner Sokol seconded the motion. Motion passed unanimously.**

<b>REGULAR AGENDA</b>
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**Commissioner Wixson rescued himself for subdivision case 13-FP-019**

11. Subdivision Case 13-FP-019: Consider action on an extension request for the Sarita Valley, Phase IV Final Plat for 25.61 acres more or less; WCAD Parcel R516398; generally located on the east side of Ronald W. Reagan Blvd, approximately ½ mile from the northeast corner of the intersection of E Crystal Falls Pkwy and Ronald W. Reagan Blvd.; Williamson County, Texas.

a) Staff Presentation

**Robin Griffin, Senior Planner stated that staff reviewed the request and it has staff approval and clarified the zoning districts requested.**

b) Applicant Presentation

**No applicant present.**

c) Discussion

**Commissioners held a discussion**

d) Consider Action

**Commissioner Sokol moved to approve the extension request for the Sarita Valley, Phase IV Final Plat. Commissioner Allen seconded the motion. Motion passed unanimously.**

12. Adjournment

**Meeting adjourned at 7:40 pm**

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Chairman Seiler

ATTEST:  
Ellen Pizalate, P & Z Secretary