



## Minutes

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

**Thursday ~ September 11, 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 7:05 pm**
  
2. Roll Call  
**All Commissioners were present except Commissioner Wixon.**
  
3. Approval of Minutes:
  - a. Regular Planning & Zoning Meeting: August 28, 2014  
**Motion made by Commissioner Anderson to approve the minutes with the condition that on the 8/28/14 minutes that rescue be changed to recuse, 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 September 4, 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**

<b>PUBLIC HEARING</b>
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7. Subdivision Case 14-FP-002: Hold a public hearing and consider action on the Borho Phase 2 Final Plat for 8.881 acres more or less; WCAD Parcel R031532; generally located to the east of the intersection of Journey Pkwy and CR 175; Leander, Williamson County, Texas. Applicant/Agent: James A. Huffcut on behalf of Meritage Homes of Texas, LLC.
  - a) Staff Presentation  
**Martin Siwek, Planner stated that staff reviewed the request and it has staff approval with recommendations as stated in the executive summary**
  - b) Applicant Presentation  
**Applicant was not present.**
  - 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  
**No discussion took place.**
  - f) Consider Action  
**Commissioner Anderson moved to approve with staff recommendations.**  
**Commissioner Allen seconded the motion. Motion passed unanimously**
8. Subdivision Case 14-FP-010: Hold a public hearing and consider action on the Borho Phase 5 Final Plat for 21.224 acres more or less; WCAD Parcel R031532; generally located to the east of the intersection of Journey Pkwy and CR 175; Leander, Williamson County, Texas. Applicant/Agent: James A. Huffcut on behalf of Meritage Homes of Texas, LLC.

a) Staff Presentation

**Martin Siwek, Planner stated that staff reviewed the request and it has staff approval with recommendations as stated in the executive summary.**

b) Applicant Presentation

**Applicant was not present.**

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

**No discussion took place.**

f) Consider Action

**Commissioner Sokol moved to approve with staff recommendations.  
Commissioner Allen seconded the motion. Motion passed unanimously**

9. Subdivision Case 14-FP-018: Hold a public hearing and consider action on the Reagan's Overlook, Phase Two Final Plat for 61.273 acres more or less; WCAD Parcels R524614, R524613, R032354, R524615, and R483562; generally located to the north of the intersection of RM 2243 and Limestone Creek Road; Williamson County, Texas. Applicant/Agent: Brian Williams, P.E. (Gray Engineering, Inc) on behalf of Century Land Holdings II, 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

**Applicant 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

**Some discussion took place.**

f) Consider Action

**Commissioner Allen moved to approve with staff recommendations.**

**Commissioner Anderson seconded the motion. Motion passed unanimously.**

10. Subdivision Case 14-FP-026: Hold a public hearing and consider action on the Fairways at Crystal Falls, Section 2, Phase 6B Final Plat for 6.530 acres more or less; TCAD Parcel 831299; generally located to the northwest of the intersection of Long Bow Drive and Champion Corners Drive, more specifically located to the west of the terminus of Long Bow Drive; Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. 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

**Agent Samuel 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

**Some discussion took place.**

f) Consider Action

**Commissioner Sokol moved to approve with staff recommendations.**

**Commissioner Allen seconded the motion. Motion passed unanimously**

11. Subdivision Case 14-PP-010: Hold a public hearing and consider action on the Leander Crossing Preliminary Plat for 39.25 acres more or less; WCAD Parcels R305748, R322778, R474901, and R474912; generally located to the northwest of the intersection of Woodview Drive and 183A Toll Road, Leander, Williamson County Texas. Applicant/Agent: Brian Williams, P.E. (Gray Engineering, INC) on behalf of Leander Developers 4, Ltd. Applicant/Agent: Brian Williams, P.E. (Gray Engineering, INC) on behalf of Leander Developers 4, Ltd.

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 with the condition that street name Hidden Trace is changed to Hidden Trail.**

b) Applicant Presentation

**Agent Brian Williams 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

**No discussion took place.**

f) Consider Action

**Vice Chairman Stephenson moved to approve with staff recommendations and the condition that street name Hidden Trace is changed to Hidden Trail.  
Commissioner Anderson seconded the motion. Motion passed unanimously**

12. Zoning Case 14-Z-019: Hold a public hearing and consider action on the rezoning of two tracts of land located at 523 Powell Drive for 6.95 acres more or less, WCAD Parcels R036452 and R036453. Currently, the property is zoned SFU/MH-2-B (Single Family Urban/Manufactured Home) and the applicant is proposing to zone the property PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Gary Eli Jones and David Singleton on behalf of Lxor Homes.

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

**David Singleton, Agent explained the purpose for the zoning change.**

c) Open Public Hearing

**No one wished to speak.**

d) Close Public Hearing

**Chairman Seiler closed the public hearing.**

e) Discussion

**Commissioners held a discussion**

f) Consider Action

**Commissioner Allen moved to approve the zoning request with the following changes to the PUD, Vice Chairman Stephenson seconded the motion.**

- 1. Fencing shall be limited to wrought iron or decorative tubular metal.**

13. Adjournment **Meeting adjourned at 7:35 pm**

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Chairman Seiler

ATTEST:

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Ellen Pizalate, P & Z Secretary