



## MINUTES

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

**Thursday ~ October 23, 2014 at 7:00 pm**

**Place 1 Michelle Stephenson, Vice Chairman  
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 7:20 pm**
2. Roll Call  
**All Commissioners were present.**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: October 9, 2014  
**Motion made by Commissioner Allen to approve the minutes, seconded by Commissioner Saenz. Motion passed unanimously.**
4. Director's report to P & Z Commissioners on actions taken by the City Council at the October 16, 2014.  
**Tom Yantis, Director of Development Services reported on actions that were taken by the City Council at their October 16, 2014 meeting on items that were recommended from the P & Z Commission.**

5. Review meeting protocol  
**Chairman Seiler referred to the printed meeting protocol.**
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker  
**No citizens wished to speak**

<b>Consent Agenda</b>
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7. Subdivision Case 14-TOD-PP-008: Consider action on the Bryson, Phase 1, Section 1A, 1B, & 1C Preliminary Plat for 46.641 acres more or less; WCAD Parcels R032237, R485832, R032239, and R485834; generally located to the northeast of the intersection of Hwy 183A & E San Gabriel Pkwy, Williamson County Texas, Applicant/Agent: Bury, Inc (Keith Young) on behalf of Crescent Leander, TX, LLC (Tommy Tucker).
9. Subdivision Case 14-FP-007: Consider action on the Magnolia Creek, Section 2 Final Plat for 20.40 acres more or less; WCAD Parcel R031307; generally located to the southwest of the intersection of Sonny Drive and West Drive; Leander, Williamson County, Texas. Applicant/Agent: Doucet & Associates on behalf of Continental Homes of Texas, LP.
10. Subdivision Case 14-FP-019: Consider action on the Northside Meadow, Phase 4 Final Plat for 11.885 acres more or less; WCAD Parcel R522435; generally located to the northwest of the intersection of Old 2243 W and US 183, more specifically located to the west of Phase 1B of the Northside Meadow Subdivision; Williamson County, Texas. Applicant/Agent: Doucet & Associates on behalf of Continental Homes of Texas, LP.
11. Subdivision Case 13-SFP-005: Consider action on the Bagdad Meadows, Unit 2 Second Replat for 6.40 acres more or less; WCAD Parcel R522925; generally located approximately 1,200 feet to the south of the intersection of North Bagdad Road and Old 2243 W on the east side of North Bagdad Road; Williamson County, Texas. Applicant/Agent: Kurt M. Prossner, P.E. on behalf of Michael Elmore.

**Motion made by Commissioner Sokol to approve the consent agenda items 7, 9, 10 & 11. Seconded by Vice Chairman Stephenson. Motion passed unanimously.**

8. Subdivision Case 14-FP-004: Consider action on the Northside Meadow, Phase 2 Final Plat for 17.278 acres more or less; WCAD Parcel R522435; generally located to the northwest of the intersection of Old 2243 W and US 183, more specifically located to the north of Phase 1B of the Northside Meadow Subdivision; Williamson County, Texas. Applicant/Agent: Doucet & Associates on behalf of Continental Homes of Texas, LP.

**Item # 8 was pulled by Commissioner Wixson to discuss why it was brought back to the Planning & Zoning Commission for review. Tom Moody, Continental Homes of Texas, explained the situation regarding the removal of the landscape lots associated with the final plat. Commissioner Wixson moved to approve with staff recommendation, Vice Chair Stephenson seconded the motion. Motion passed unanimously.**

**Public Hearing**

**Commissioner Wixson recused himself from agenda item #12**

12. Subdivision Case 14-CP-009: Hold a public hearing and consider action on the Parkway Crossing Concept Plan, for 27.62 acres more or less; WCAD Parcel R497326, generally located 800 ft north of the northeast corner of the intersection of 183A Toll Road and E. Crystal Falls Parkway, Leander, Williamson County Texas. Applicant: Brian Parker on behalf of Crystal Falls LTD

a) Staff Presentation

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

b) Applicant Presentation

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

13. Zoning & Subdivision Cases 14-Z-017, 14-CP-008, & 14-PP-007: Hold a public hearing and consider action on the rezoning and approval of the Red Oak Valley Concept Plan and Preliminary Plat for 112.895 acre tract of land, more or less, located at 17680 Ronald Reagan, WCAD Parcels #R021708, R021709, R021710, R489942, and R489943. Currently, the property is zoned Interim SFR-1-B (Single Family Rural) and the applicant is proposing to zone the property PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Jones & Carter, Inc on behalf of Mary Ann Garlock and Pamela Christianson.

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

**Shawn Graham was present for questions**

c) Open Public Hearing

**Chairman Seiler opened the public hearing.  
Andy Barrett spoke in support of the proposal and discussed street connectivity concerns associated with the adjacent property.**

d) Close Public Hearing

**Chairman Seiler closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Sokol moved to approve with staff recommendation and the condition that the height of the homes located in the MF-2-A portion of the property are limited to two stories, Commissioner Stephenson seconded the motion. Motion passed unanimously**

**14.Meeting Adjourned at 7:53**

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Chairman Seiler

ATTEST:  
Ellen Pizalate, P & Z Secretary