



## Minutes

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

**Thursday ~ July 23, 2015 at 7:00 pm**

**Place 1 Chris Schwendenmann  
Place 2 Joel Wixson  
Place 3 Jason Anderson  
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen – Vice Chair  
Place 6 Betty Saenz  
Place 7 Marshall Hines**

1. Call to Order  
**Meeting called to order at 7:02 pm**
2. Roll Call  
**All Commissioners were present except Commissioner Schwendenmann and Commissioner Saenz**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: July 9, 2015  
**Motion made by Commissioner Anderson to approve the minutes, seconded by Vice Chair Allen. Motion passed unanimously.**
4. Director's report to P & Z Commissioners on actions taken by the City Council at the July 16, 2015 meeting. **Tom Yantis, Assistant City Manager, reported on actions that were taken by the City Council on July 16, 2015 meeting.**
5. Review meeting protocol  
**Chair Sokol referred to the printed meeting protocol.**
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker  
**No Citizens wished to speak.**

## Consent Agenda

7. Plat Vacate Case 15-PV-002: Consider action on the vacation of Lot 1 Block A of the Cantwell Tract Subdivision Final Plat for 15.516 acres more or less; generally located approximately 800 feet south of the southeast corner of the intersection of 183A Toll Rd and E. Woodview Dr, Leander, Williamson County, Texas. Applicant: Brian Parker on behalf of Crystal Falls LTD by GenCap Partners.
8. Subdivision Case 15-FP-010: Consider action on the Parkway Crossing Final Plat for 15.516 acres more or less; WCAD Parcel R497326; generally located approximately 800 feet south of the southeast corner of the intersection of 183A Toll Rd and E. Woodview Dr, Leander, Williamson County, Texas. Applicant/Agent: Brian Parker on behalf of Crystal Falls LTD.

Commissioner Wixson recued himself for item #7 and #8.

**Motion made by Vice Chair Allen to approve the consent agenda item seconded by Commissioner Anderson. Motion passed unanimously.**

## Public Hearing

9. Zoning Case 14-Z-034: Hold a public hearing and consider action on the rezoning of several parcels of land generally located to the northeast of the intersection of CR 279 and Collaborative Way, to the north of the Savanna Ranch Subdivision; 262 acres more or less; WCAD Parcels R031696, R031697, R031695 and R392814. Currently, the property is zoned Interim SFR-1-B (Single Family Rural). The applicant is proposing to zone the property to PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: David Singleton on behalf of Deerbrooke Land Austin, LLC.

a) Staff Presentation

**Robin Griffin, Senior Planner, stated that staff reviewed the request and recommends approval.**

b) Applicant Presentation

**David Singleton explained the purpose for the zoning request, addressed citizens concerns and answered P & Z Commissioners questions.**

c) Open Public Hearing

**Chairman Sokol opened the public hearing.  
Rebecca South spoke against  
Darrell Word had concerns  
Cheryl Hawkins had concerns  
Jacqueline Jordan had concerns  
Chris Dohring had concern with traffic**

d) Close Public Hearing

**Chairman Sokol closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

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

10. Comprehensive Plan Amendment Case 15-CPA-006: Hold a public hearing and consider action on a comprehensive plan amendment requesting to add a Community Center Node located at the intersection of Ronald W. Reagan Blvd and the future Gabriel's Horn Road to the Future Land Use Plan; Leander, Williamson County, Texas. Applicant: Jones & Carter, Inc on behalf of Pamela Christianson.

A) Staff Presentation

**Robin Griffin, Senior Planner, stated that staff reviewed the request and recommends denial of the Community Center Node and approval of a Neighborhood Center Node.**

b) Applicant Presentation

**Shawn Graham was agreeable to the staff recommendation of the Neighborhood Center Node.**

c) Open Public Hearing

**Chairman Sokol opened the public hearing. No one wished to speak**

d) Close Public Hearing

**Chairman Sokol closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Anderson moved to deny the requested Community Center Node and approve staff's recommendation of the Neighborhood Center Node, Vice Chair Allen seconded the motion. Motion passed unanimously.**

11. Zoning Case 15-Z-014: Hold a public hearing and consider action on the rezoning of two parcels of land located at 18130 Ronald W. Reagan Blvd; 58.675 acres more or less; WCAD Parcels R489942 and R021710. Currently, the property is zoned Interim SFR-1-B (Single Family Rural). The applicant is proposing to zone the property to SFC-2-A (Single Family Compact) and LC-2-A (Local Commercial), Leander, Williamson County, Texas. Applicant: Jones & Carter, Inc on behalf of Pamela Christianson.

a) Staff Presentation

**Robin Griffin, Senior Planner, stated that staff reviewed the request and recommends approval.**

b) Applicant Presentation

**Shawn Graham was present for questions.**

c) Open Public Hearing

**Chairman Sokol opened the public hearing.  
No one wished to speak**

d) Close Public Hearing

**Chairman Sokol closed the public hearing.**

e) Discussion

**Some discussion took place.**

f) Consider Action

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

12. Comprehensive Plan Amendment Case 15-CPA-005: Hold a public hearing and consider action on a comprehensive plan amendment requesting to add a Community Center Node located at the intersection of S US 183 and County Glen to the Future Land Use Plan. In addition, the request includes changing the land use mix to include 50% commercial uses within this proposed node; Leander, Williamson County, Texas. Applicant: James Knight on behalf of Robert Knight, Trustee.

a) Staff Presentation

**Martin Siwek, Planner, stated that staff reviewed the request and recommends denial.**

b) Applicant Presentation

**Dan Appling was present for questions.**

c) Open Public Hearing

**Chairman Sokol opened the public hearing.  
No one wished to speak**

d) Close Public Hearing

**Chairman Sokol closed the public hearing.**

e) Discussion

**Discussion was delayed until Item 13 was presented.**

f) Consider Action

**Commissioner Wixson made a motion to table Item 12 and move to Item 13 since the applicant is presenting both items and the cases are associated.**

**After hearing the presentation from the applicant on Item 13, Chairman Sokol brought Item 12 back for action by the Commission.**

**Commissioner Anderson moved to deny the request, Vice Chair Allen seconded the motion. Motion passed unanimously.**

13. Zoning Case 15-Z-015: Hold a public hearing and consider action on the rezoning of a parcel of land located to the south of the intersection of US 183 and the Union Pacific Railroad, and to the north of the southern city limits; 13.590 acres more or less; WCAD Parcel R031782. Currently, the property is zoned SFU-2-B (Single Family Urban). The applicant is proposing to zone the property to GC-5-D (General Commercial), Leander, Williamson County, Texas. Applicant: James Knight on behalf of Robert Knight, Trustee.

a) Staff Presentation

**Martin Siwek, Planner, stated that staff reviewed the request and recommends denial.**

b) Applicant Presentation

**Dan Appling explained the reason for both the Comprehensive Plan Amendment and Zoning request.**

c) Open Public Hearing

**Chairman Sokol opened the public hearing. David Wise spoke in favor.**

d) Close Public Hearing

**Chairman Sokol closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Chairman Sokol tabled Item 13 to take action on Item 12.**

**After action on Item 12 was taken, Chairman Sokol brought Item 13 back for action by the Commission.**

**Commissioner Wixson moved to deny the request, Commissioner Hines seconded the motion. Motion passed unanimously.**

14. Meeting adjourned **at 8:18 pm.**

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Chairman Sokol

ATTEST:

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Ellen Pizalate, Secretary