



## MINUTES

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

**Thursday ~ December 10, 2015 at 7:00 pm**

**Place 1 Chris Schwendenmann  
Place 2 Morgan Cotten  
Place 3 Jason Anderson  
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen – Vice Chair  
Place 6 Angela Means  
Place 7 Marshall Hines**

1. Call to Order  
**Meeting called to order at 7:00 p.m.**
2. Roll Call  
**All Commissioners were present except Commissioner Means and Vice Chair Allen. Vice Chair Allen took his seat at 7:02 pm.**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: November 24, 2015  
**Motion made by Commissioner Anderson to approve the minutes, seconded by Commissioner Cotten. Motion passed unanimously.**
4. Director's report to P & Z Commissioners on actions taken by the City Council at the December 3, 2015 meeting. **Tom Yantis, Assistant City Manager, reported on actions taken by the City Council at the December 3, 2015 meeting.**
5. Review meeting protocol  
**Chairman 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. Subdivision Case 14-FP-029: Consider action on the Reagan's Overlook, Phase 3 Final Plat for 86.467 acres more or less; WCAD Parcels R032354, R524615 and R524614 generally located to the north of the intersection of RM 2243 and Limestone Creek Road and to the east of Ronald W Reagan Blvd; Williamson County, Texas. Applicant/Agent: Gray Engineering (David Peek, PE) on behalf of Land Buddies, LLC (Joe Straub).
8. Subdivision Case 14-FP-032: Consider action on the Bluffs at Crystal Falls, Section 3, Phase 3F Final Plat for 12.862 acres more or less; TCAD Parcel 859553 generally located north of the northeast corner of the intersection of Long Lasso Pass and Yuma Trail; Leander, Travis County, Texas. Applicant/Agent: Sam Kiger on behalf of Taylor Morrison at Crystal Falls, LLC.
9. Subdivision Case 15-PP-004: Hold a public hearing and consider action on the Parker Tract Preliminary Plat, for 9.999 acres more or less; WCAD Parcel R346187, located to the northwest of the intersection of RM 2243 and Limestone Creek Road, Leander, Williamson County Texas. Applicant: Harrison Hudson (Bury, Inc) on behalf of GP Parker Ranch Holdings 91, LLC.

**Commissioner Hines moved to approve the consent agenda with staff recommendation. Vice Chair Allen seconded the motion. Motion passed unanimously.**

## Public Hearing

10. Subdivision Case 15-SFP-006: Hold a public hearing and consider action on the Ridgmar Landing Lots 12A & 12B Block 2 Replat for 6.531 acres more or less; WCAD Parcels R473622 and R037188; generally located 1,000 feet to the east of the southeast corner of the intersection of Ridgmar Rd and Warfield, Leander, Williamson County Texas. Applicant/Owner: 360 Homes, LLC. Travis Brown.

a) Staff Presentation

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

b) Applicant Presentation

**Travis Brown, applicant, 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 took place.**

f) Consider Action

**Commissioner Anderson moved to approve the Short Form Plat. Commissioner Hines seconded the motion. Motion passed unanimously.**

11. Zoning & Subdivision Cases 15-Z-012, 15-CP-003, & 15-PP-007: Hold a public hearing and consider action on the rezoning and approval of the Bar W Commercial Concept Plan, Preliminary Plat, and PUD zoning for 49.737 acres, more or less, generally located to the southeast of the intersection of Ronald W Reagan Blvd and SH 29; WCAD Parcels R534768, R491376, R344166, R484168, R534750, and R328209. Currently, the property is zoned Interim Single-Family Rural (SFR-1-B). The applicant is proposing to zone the property to Planned Unit Development (PUD) with a base zoning district of GC-3-C (General Commercial), Leander, Williamson County, Texas. Applicant: David Armbrust (Armbrust & Brown, PLLC) on behalf of Howard Barkley Wedemeyer and RR 29 Retail, LTD.

a) Staff Presentation

**Robin Griffin, Senior Planner, stated that staff reviewed the request and recommends approval of the PUD (Planned Unit Development) with a base zoning district of GC-3-C (General Commercial).**

b) Applicant Presentation

**David Armbrust, applicant, explained the purpose for the zoning request.**

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 Schwendenmann moved to approve with staff recommendation of PUD (Planned Unit Development) with a base zoning district of GC-3-C (General Commercial). Commissioner Anderson seconded the motion. Motion passed 5 to 1 with Commissioner Hines opposing.**

**Commissioner Hines opposed the request because he did not completely understand the PUD regulations and the enforcement of the landscape provisions.**

12. Zoning Case 15-Z-020: Hold a public hearing and consider action on the rezoning of a parcel of land generally located to the southeast of the intersection of San Gabriel Parkway and Bagdad Road/CR 279; 1.508 acres more or less; WCAD Parcel R476367. Currently, the property is zoned LC-2-B (Local Commercial). The applicant is proposing to zone the property to LC-3-A, Leander, Williamson County, Texas. Applicant: Danny Martin on behalf of JSL Commercial Investments, LLC.

a) Staff Presentation

**Martin Siwek, Planner, stated that staff reviewed the request and recommends approval of the requested LC-3-A (Local Commercial).**

b) Applicant Presentation

**Danny Martin applicant explained the purpose for the zoning request.**

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 Schwendenmann moved to deny the zoning request. There was no second.**

**Vice Chair Allen moved to approve the zoning request of LC-3-A (Local Commercial). Commissioner Cotten seconded the motion. Motion passed 4 to 2 with Commissioner Schwendenmann and Commissioner Hines opposing.**

**Commissioner Schwendenmann opposed the request because there was no change in the request from the first submittal.**

**Commissioner Hines opposed the request because fuel pumps were too close to the residential development.**

13. Zoning Case 15-Z-023: Hold a public hearing and consider action on the rezoning of a lot located at 600 Municipal Drive; legally described as Lot 4, Block A, Leander Heights Section 2 Subdivision; 2.62 acres more or less; WCAD Parcel R036439. Currently, the property is zoned SFU/MH-2-B (Single-Family Urban / Manufactured Home). The applicant is proposing to zone the property to Planned Unit Development (PUD) with a base zoning district of MF-2-A (Multi-Family), Leander, Williamson County, Texas. Applicant: David Smith on behalf of Municipal Texas Investment Group, LLC.

a) Staff Presentation

**Robin Griffin, Senior Planner, stated that staff reviewed the request and recommends approval of the PUD (Planned Unit Development) with a base zoning district of MF-2-A (Multi-Family) and the condition that a building rendering is provided.**

b) Applicant Presentation

**David Smith, applicant, 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 took place.**

f) Consider Action

**Commissioner Schwendenmann moved to approve the PUD (Planned Unit Development) with a base zoning district of MF-2-A (Multi-Family) with the following conditions:**

- 1. Lighting shall be provided in common areas.**
- 2. A six (6') foot wide concrete sidewalk shall be constructed connecting Lion Drive and Municipal Drive.**
- 3. The Type A Architectural Component is modified to limit the amount of stucco that qualifies as masonry to 35%.**

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

14. Zoning Case 15-Z-032: Hold a public hearing and consider action on rezoning of two parcels of land located at 602 South Gabriel Dr; 6.19 acres more or less; WCAD Parcels R338733 and R035910. Currently, the property is zoned Interim SFS-2-B (Single-Family Suburban). The applicant is proposing to zone the property to SFT-2-B (Single-Family Townhome), Leander, Williamson County, Texas. Applicant: Ronald E & Serita Kay Butler.

a) Staff Presentation

**Martin Siwek, Planner, stated that staff reviewed the request and recommends approval of the SFT-2-A (Single-Family Townhome) district.**

b) Applicant Presentation

**David Cavalier spoke on behalf of the applicant and explained the purpose for the zoning request.**

c) Open Public Hearing

**Chairman Sokol opened the public hearing.**

**Darren Brummitt discussed concerns regarding the building materials, height, preservation of trees, density of project, and availability of infrastructure.**

**Bruce Chatham discussed concerns regarding the adjacent uses and tree preservation**

**Jolaine Chatham discussed concerns regarding the density, perimeter screening fencing, and the current fence that is encroaching on to her property.**

d) Close Public Hearing

**Chairman Sokol closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Hines moved to approve the north portion of the property with a zoning of SFT-2-A (Single-Family Townhome) which includes parcel R338733 and is 4.03 acres more or less in size. Commissioner Anderson seconded the motion. Motion passed 4 to 2 with Commissioner Cotten and Chair Sokol opposing.**

**Commissioner Cotten opposed the request because a plan needs to be provided to demonstrate what the project will look like.**

**Chair Sokol opposed the request because he agreed with Commissioner Cotten and felt that the developer needs to provide a site plan.**

15. Zoning Case 15-TOD-Z-035: Hold a public hearing and consider action on rezoning of one parcel of land generally located to the south of the intersection of US 183 and 183A Toll Road; 4.654 acres more or less; WCAD Parcel R433105. Currently, the property is zoned PUD/TOD (Planned Unit Development/Transit Oriented Development) and the applicant is proposing to amend the PUD to designate the base zoning district as GC-3-B (General Commercial) as permitted by the SmartCode, Leander, Williamson County, Texas. Applicant: Bruce Nakfoor on behalf of West Texas Trading Retirement, Ltd.

a) Staff Presentation

**Robin Griffin, Senior Planner, stated that staff reviewed the request and recommends approval of the amendment to the PUD with the base zoning district as GC-3-B (General Commercial) and the waivers listed in the analysis.**

b) Applicant Presentation

**Bruce Nakfoor, applicant, 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 took place.**

f) Consider Action

**Commissioner Hines moved to approve with staff recommendation to amend the PUD with a base zoning district of GC-3-B (General Commercial) and the request waivers. Commissioner Vice Chair Allen seconded the motion. Motion passed unanimously.**

Meeting Adjourned at 9:15 p.m.

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Chairman Sokol

ATTEST:

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Ellen Pizalate, Secretary