



Minutes

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

Thursday ~ May 9, 2013 at 7:00 pm

**Place 1 Michelle Stephenson
Place 2 Vacant
Place 3 Ronald Abruzzese – Vice Chair**

**Place 4 Sid Sokol
Place 5 Richard Allen
Place 6 Betty Saenz
Place 7 Jeff Seiler**

1. Call to Order
Vice Chairman Abruzzese called the meeting to order at 7:08 p.m.
2. Roll Call
All Commissioners were present except Commissioner Allen and Commissioner Sokol.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: April 25, 2013
Motion made by Commissioner Seiler to approve the minutes, seconded by Commissioner Stephenson. Motion passed unanimously
4. Citizen Communications - Three (3) minutes of time is allowed, per speaker
No Citizens wished to speak.

Public Hearing

5. Zoning Case #13-Z-012: Hold a public hearing and consider action on the rezoning of three parcels located at 9200, 9204, & 9210 RM 2243 for 20.74 acres more or less; Parcel #R318744, R031293, R327081. Currently, the property is zoned interim SFR-1-B (Single-Family Rural), and SFS-2-B (Single Family Suburban). The property is proposed to be zoned HI-5-D (Heavy Industrial) Leander, Williamson County, Texas. Applicant: Duane Hutson, AICP on behalf of Tex Mix Land ltd (Logan Owens).

a) Staff Presentation

Robin Griffin, Planner, discussed request & surrounding land uses.

b) Applicant Presentation

Duane Hutson spoke on the purpose of the zoning.

c) Open Public Hearing

Vice Chairman Abruzzese opened the public hearing.

No one wished to speak

d) Close Public Hearing

Vice Chairman Abruzzese closed the public hearing.

e) Discussion

Some discussion took place

f) Consider Action

Commissioner Stephenson motioned to approve the HI-5-D zoning as proposed, Commissioner Saenz seconded the motion. Motion passed unanimously.

6. Zoning Case #13-Z-013: Hold a public hearing and consider action on the rezoning of three parcels located at 303 & 451 CR 179 for 97.19 acres more or less; Parcels #R518873, R518872 and R031571. Currently, the property is zoned SFC-2-A (Single-Family Compact) and interim SFR-1-B (Single-Family Rural). The property is proposed to be SFC-2-B (Single-Family Compact) and SFU-2-B (Single-Family Urban), Leander, Williamson County, Texas. Applicant: Chris Lynch on behalf of Jen Texas III, LLC. and Tamara L. Ramaker

a) Staff Presentation

Robin Griffin, Planner, discussed request & surrounding land uses.

b) Applicant Presentation

Chris Lynch spoke on the purpose of the zoning.

c) Open Public Hearing

Vice Chairman Abruzzese opened the public hearing.

No one wished to speak

d) Close Public Hearing

Vice Chairman Abruzzese closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Saenz motioned to approve the SFC-2-B (Single-Family Compact) and SFU-2-B (Single Family Urban) zoning as proposed. Commissioner Stephenson seconded the motion. Motion passed with a 3 to 1 vote with Vice Chair Abruzzese opposing.

7. Zoning Case #13-Z-010: Hold a public hearing and consider action on the rezoning of four parcels, located at the intersection of Peregrine and Sonny Drive for 51.88 acres more or less; Parcels #R031400, R032159, R517822 and R517823. Currently, the property is zoned PUD (Planned Unit Development) and the applicant is proposing an amendment to the PUD. Leander, Williamson County, Texas. Applicant Blake Rue on behalf of Oryx Holdings.

a) Staff Presentation

Robin Griffin, Planner, discussed request & surrounding land uses.

b) Applicant Presentation

Blake Rue spoke on the purpose of his amendment to the PUD.

c) Open Public Hearing

**Vice Chairman Abruzzese opened the public hearing
No one wished to speak**

d) Close Public Hearing

Vice Chairman Abruzzese closed the public hearing

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Stephenson motioned to approve the amendment to the Connelly's Crossing PUD (Planned Unit Development) with staff's recommendation regarding the varied setbacks exhibit. Commissioner Saenz seconded the motion. Motion passed with a 3 to 1 vote with Commissioner Seiler opposing.

8. Meeting adjourned at **8:10 pm**


Vice Chair, Abruzzese

ATTEST: 
Ellen Pizalate, P & Z Secretary