



## **Minutes**

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

**Thursday ~ July 25, 2013 at 7:00 pm**

<b>Place 1 Michelle Stephenson</b>	<b>Place 4 Sid Sokol</b>
<b>Place 2 Joel Wixson</b>	<b>Place 5 Richard Allen</b>
<b>Place 3 Ronald Abruzzese – Chairman</b>	<b>Place 6 Betty Saenz - Vice Chairman</b>
	<b>Place 7 Jeff Seiler</b>

1. Call to Order  
**Meeting called to order at 7:02 pm**
2. Roll Call  
**All Commissioners were present except Commissioner Stephenson and Commissioner Seiler.**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: July 11, 2013  
**Motion made by Vice Chairman Saenz to approve the minutes, seconded by Commissioner Allen. Motion passed unanimously**

4. Director's report to P & Z Commissioners on actions taken by the City Council on recommendations from the Commission.

**Tom Yantis, Director of Development Services, reported on actions that were taken by the City Council, at their July 18, 2013 meeting, on items that were recommended from the P & Z Commission. In addition, he discussed the City Council retreat that was held on July 13, 2013. At the retreat, the City Council requested a joint workshop with the Planning & Zoning Commission to discuss the TOD and Comprehensive Plan Action Items. This joint workshop is scheduled for August 1, 2013 starting at 6:00 pm.**

5. Citizen Communications - Three (3) minutes of time is allowed, per speaker  
**No one wished to speak.**

<b>Public Hearing</b>
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6. Special Use Permit Case #13-SU-002: Hold a public hearing and consider action on a Special Use Permit for a temporary parking lot associated with the model home complex, located at 2004 Champions Corner Court; legally described as Lot 3, Block G, The Bluffs at Crystal Falls Section 1, Phase 1B, Leander, Williamson County, Texas. Applicant: Agent Rick Wilmeth on behalf of Tim Towell, Division President, Taylor Morrison.

a) Staff Presentation

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

b) Applicant Presentation

**Rick Wilmeth spoke on the proposed special use permit.**

c) Open Public Hearing

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

d) Close Public Hearing

**Chairman Abruzzese closed the public hearing.**

e) Discussion

**Discussion took place**

f) Consider Action

**Commissioner Wixson motioned to approve the special use permit with staff recommendations, Commissioner Sokol seconded the motion. Motion passed unanimously.**

7. Subdivision Case 13-SFP-004: Hold a public hearing and consider action on Lot 66, Block K, Grand Mesa at Crystal Falls, Section 7 Replat, Short Form Final Plat, for approximately 1.105 acres, including Travis property ID # 819084 located at 701 Laughing Dog Court Leander, Travis County, TX. Applicant: Mike Siefert on behalf of Kevin and Amy Heritage.

a) Staff Presentation

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

b) Applicant Presentation

**Applicant was not present.**

c) Open Public Hearing

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

d) Close Public Hearing

**Chairman Abruzzese closed the public hearing.**

e) Discussion

**Some discussion took place**

f) Consider Action

**Commissioner Sokol motioned to approve with staff recommendation, Commissioner Saenz seconded the motion. Motion passed unanimously.**

8. Subdivision Case #12-PP-001: Hold a public hearing and consider action on the NWC Crystal Falls at 183A Preliminary Plat, for 5.876 acres more or less; WCAD Parcels #R351261, R395924, R472317, and R472206; generally located at the northwest corner of E Crystal Falls Parkway and 183A Toll Road, Leander, Williamson County Texas. Applicant/Agent: T. Walter Hoysa, P.E. (Longaro & Clarke) on behalf of 2951 Williams Drive, Ltd.

a) Staff Presentation

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

b) Applicant Presentation

**T. Walter Hoysa was present and answered questions**

c) Open Public Hearing

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

d) Close Public Hearing

**Chairman Abruzzese closed the public hearing.**

e) Discussion

**Some discussion took place**

f) Consider Action

**Commissioner Saenz motioned to approve with staff recommendation, Commissioner Allen seconded the motion. Motion passed unanimously.**

9. Discussion of attendance by P & Z Commissioners to the Texas APA Conference scheduled for October 2, 3, & 4, 2013

**P & Z Commissioners discussed the upcoming Texas APA Conference and who would attend.**

10. Meeting adjourned at 7:28 pm

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Chairman Abruzzese

ATTEST:

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Ellen Pizalate, P & Z Secretary