



MINUTES

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

Thursday ~ October 24, 2013 at 7:00 pm

**Place 1 Michelle Stephenson
Place 2 Joel Wixson
Place 3 Ronald Abruzzese – Chairman**

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

1. Call to Order
Meeting called to order at 7:07 pm.
2. Roll Call
All Commissioners were present except Commissioner Wixson.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: October 10, 2013
Motion made by Commissioner Seiler to approve the minutes, seconded by Commissioner Stephenson. Motion passed unanimously.
4. Director's report to P & Z Commissioners on actions taken by the City Council.
Tom Yantis, Director of Development Services, reported on actions that were taken by the City Council, at their October 17, 2013 meeting, on items that were recommended from the P & Z Commission.

5. Citizen Communications - Three (3) minutes of time is allowed, per speaker
Jennifer Pavlicek about limiting rental homes in a neighborhood.

6. P & Z Commission Progress Report for Oct. 2012 to Oct. 2013
A. Review and discuss Report
B. Make any changes or deletions if necessary.
C. Take action

Motion made by Commissioner Seiler to approve the Progress Report with the addition of the joint work session between P & Z Commission and City Council to discuss discrepancies between actions taken on zoning cases seconded by Commissioner Allen. Motion passed unanimously.

7. Election of Chairman
A. Nomination for position of Chairman
B. Discussion of nominees
C. Election of Chairman

Motion made by Commissioner Seiler to elect Chairman Abruzzese for Chairman, seconded by Commissioner Stephenson. Motion passed unanimously.

8. Election of Vice Chairman
A. Nomination for position of Vice Chairman
B. Discussion of nominees
C. Election of Vice Chairman

Motion made by Commissioner Stephenson to elect Commissioner Saenz for Vice Chairman, seconded by Commissioner Allen.

Motion made by Vice Chairman Saenz to elect Commissioner Seiler for Vice Chairman, seconded by Commissioner Sokol. Motion passed 4 to 1 with Commissioner Stephenson voting for Vice Chairman Saenz.

9. Election of Secretary
A. Nomination for position of Secretary
B. Discussion of nominees
C. Election of Secretary

Motion made by Commissioner Seiler to elect Ellen Pizalate for Secretary, seconded by Commissioner Stephenson. Motion passed unanimously.

Public Hearing

10. Subdivision Case 13-PP-005: Hold a public hearing and consider action on the Hawkes Landing Preliminary Plat, for 93.24 acres more or less; WCAD Parcel R031634; generally located approximately 3,500 feet to the west of the intersection of North Bagdad Road and Old 2243 West on the north side of Old 2243 West; Leander, Williamson County Texas. Applicant/Agent: Hence Distel (Hanrahan Pritchard Engineering) on behalf of BLG Hawkes, LLC.

a) Staff Presentation

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

b) Applicant Presentation

Chris Fields explained the Preliminary Plat for Hawkes Landing and answered questions from P & Z Commissioners.

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 Sokol moved to approve with staff recommendation and including the required eight (8') foot sidewalk along Old 2243 W on the preliminary plat, Commissioner Stephenson seconded the motion. Motion passed unanimously.

11. Subdivision Case 13-FP-008: Hold a public hearing and consider action on the Magnolia Creek, Section 5 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: Russ Hooper (BRD) on behalf of Continental Homes of Texas, LP.

a) Staff Presentation

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

b) Applicant Presentation

Russ Hooper was present for 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

No discussion took place.

f) Consider Action

Commissioner Seiler moved to approve with staff recommendation, Commissioner Allen seconded the motion. Motion passed unanimously.

12. Subdivision Case 12-FP-012: Hold a public hearing and consider action on the Northside Meadow, Phase 1A Final Plat for 22.535 acres more or less; WCAD Parcels R031635, R086297, and R522435; generally located at the northwest corner of Old 2243 W and US Hwy 183, approximately 600 feet west of N US Hwy 183 and 1,100 feet north of Old 2243 W; Leander, Williamson County, Texas. Applicant/Agent: Jenn Dermanci P.E. with Doucet & Associates on behalf of HEB Grocery Company, LP and Continental Homes of Texas, LP

a) Staff Presentation

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

b) Applicant Presentation

Bill Barton was present for 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

No discussion took place.

f) Consider Action

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

13. Subdivision Case 12-FP-013: Hold a public hearing and consider action on the Northside Meadow, Phase 1B Final Plat for 16.959 acres more or less; WCAD Parcel R522435; generally located at the northwest corner of Old 2243 W and US Hwy 183, approximately 600 feet west of N US Hwy 183 and 1,100 feet north of Old 2243 W; Leander, Williamson County, Texas. Applicant/Agent: Jenn Dermanci P.E. with Doucet & Associates on behalf of Continental Homes of Texas, LP

a) Staff Presentation

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

b) Applicant Presentation

Bill Barton was present for 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

No discussion took place.

f) Consider Action

Commissioner Sokol moved to approve with staff recommendation, Commissioner Stephenson seconded the motion. Motion passed unanimously.

14. Comprehensive Plan Amendment Case 13-CPA-001: Hold a public hearing and consider action on a comprehensive plan amendment requesting a change to the Roadway Plan. The applicant is proposing the relocation of Collector Road C8 generally located between RM 2243 and East Woodview Drive, to the west of 183A Toll, Leander, Williamson County, Texas. Applicant: Brian Birdwell on behalf of NK Land Development, LLC.

a) Staff Presentation

Robin Griffin, Planner, stated that staff reviewed the request and staff recommends amending the Roadway Plan to relocate collector road C8 to align with the existing CR271/Raider Way and extend north to RM 2243.

b) Applicant Presentation

Brian Birdwell was present for questions.

c) Open Public Hearing

Chairman Abruzzese opened the public hearing.

d) Close Public Hearing

Chairman Abruzzese closed the public hearing.

e) Discussion

**Discussion took place.
Ron Madden answered P & Z Commissioners questions.**

f) Consider Action

Commissioner Stephenson moved to approve with staff recommendation to amend the Roadway Plan to relocate collector road C8 to align with the existing CR271/Raider Way and extend north to RM 2243, Commissioner Seiler seconded the motion. Motion passed unanimously.

15. Meeting Adjourned at 8:28.

Chair, Abruzzese

ATTEST:

Ellen Pizalate, P & Z Secretary