



## Minutes

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

**Thursday ~ February, 28 2013 at 7:00 pm**

**Place 1 Michelle Stephenson  
Place 2 Chris Tovar – Chair  
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  
**Chairman Tovar called the meeting to order at 7:02 p.m.**
2. Roll Call  
**All Commissioners were present except Commissioner Stephenson and Commission Allen.**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: February 14, 2013  
**Motion made by Commissioner Sokol to approve the minutes, seconded by Commissioner Seiler. Motion passed unanimously.**
4. Citizen Communications - Three (3) minutes of time is allowed, per speaker  
**No citizens wished to speak.**

## Public Hearing

5. Subdivision Case #12-CP-007: Hold a public hearing and consider action on the Northside Meadow Concept Plan, for 82.00 acres more or less; Parcel # R031635; 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

a) Staff Presentation

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

b) Applicant Presentation

**Tom Moody spoke about the project.**

c) Open Public Hearing

**Chairman Tovar opened the public hearing  
No Citizens wished to speak.**

d) Close Public Hearing

**Chairman Tovar closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

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

6. Subdivision Case 12-SFP-010: Public hearing and consider action on the D.M.R. #1 Subdivision Short Form Final Plat; for approximately 1.942 acres more or less; Parcel #R356067; generally located approximately 1,200 feet to the southwest of the intersection of S US 183 and County Glen, Leander, Williamson County, Texas. Applicant: Jennifer Garcia, PE on behalf of Daniel Brown

a) Staff Presentation

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

b) Applicant Presentation

**Jennifer Garcia spoke on the purpose for the short form plat.**

c) Open Public Hearing

**Chairman Tovar opened the public hearing  
No Citizens wished to speak.**

d) Close Public Hearing

**Chairman Tovar closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Vice Chair Abruzzese motion to approve with staff recommendation, Commissioner Seiler seconded the motion. Motion passed unanimously.**

7. Zoning Case 13-Z-002: Hold a public hearing and consider action on the rezoning of two parcels located at 1048 and 1120 CR 179, for 10.00 acres more or less; Parcels #R475132 and R475133. Currently, the property is zoned interim SFR-1-B (Single-Family Rural). The property is proposed to be zoned SFC-2-B (Single-Family Compact), Leander, Williamson County, Texas. Applicant: John Avery on behalf of G & P Investments.

**Chairman Tovar noted that 13-Z-002 should have been 13-Z-004**

a) Staff Presentation

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

b) Applicant Presentation

**Blake Contine spoke on the purpose of the zoning.**

c) Open Public Hearing

**Chairman Tovar opened the public hearing  
No Citizens wished to speak.**

d) Close Public Hearing

**Chairman Tovar closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Vice Chair Abruzzese motioned to approve SFC-2-A (Single-Family Compact), Commissioner Sokol seconded the motion. Motion passed unanimously.**

8. Ordinance Case #13-OR-001: Hold a public hearing and consider action on amending sections of article 14.200, the Composite Zoning Ordinance, to modify the Single-Family Limited (SFL) use component. Planning Department

a) Staff Presentation

**Robin Griffin, Planner, explained the proposed revisions to the Composite Zoning Ordinance on the Single-Family Limited (SFL) use component**

b) Applicant Presentation

**N/A**

c) Open Public Hearing

**Chairman Tovar opened the public hearing  
No Citizens wished to speak.**

d) Close Public Hearing

**Chairman Tovar closed the public hearing.**

e) Discussion

**Discussion took place. The Commission felt like the current SFL (Single-Family Limited) use component as stated in the Composite Zoning Ordinance is appropriate and no major changes are necessary.**

f) Consider Action

**Vice Chair Abruzzese motioned to approve the following amendments to Article III, Section 6 (a) of the Composite Zoning Ordinance, Commissioner Saenz seconded the motion. Motion passed unanimously.**

**Section 2. Amendment of Article III, Section 6.** Article III, Section 6 of the Composite Zoning Ordinance is hereby amended in its entirety as follows:

**(a) Statement of Intent**

The Single-Family Limited use component provides for the development of single-family detached dwellings on small lots, including zero lot line development, and for other compatible and complimentary uses. The purpose of this component is to provide regulations to maintain and protect the City's single-family residences and neighborhoods in areas where it is appropriate to have small lot sizes and reduced setbacks. This component is generally intended as follows:

- (1) To provide an orderly transition to and create a buffer between larger lot neighborhoods and more intensive uses such as multi-family or commercial uses or arterial roadways.
- (2) To create more variety in housing opportunities **and** in the fabric of neighborhoods.
- (3) To be located in planned developments of greater than 100 acres and comprising less than twenty percent (20%) of the lots, or to provide infill opportunities in appropriate areas of the City **such as in areas under transition.**
- (4) To include or be located within six hundred feet of parkland or other recreational open space **and/or transit opportunities.**

**9. Meeting adjourn at 8:00 pm**

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Chairman Tovar

ATTEST:

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Ellen Pizalate P & Z Secretary