



## **MINUTES**

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

**Thursday ~ March 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  
**Vice Chairman Abruzzese called the meeting to order at 7:03 p.m.**
2. Roll Call  
**All Commissioners were present except Chairman Tovar and Commissioner Allen.**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: March 14, 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.**

<b>Public Hearing</b>
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5. Subdivision Case #12-PP-006: Hold a public hearing and consider action on the Northside Meadow Preliminary Plat for 82.00 acres more or less; WCAD Parcels R031635 and R086297; 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

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

d) Close Public Hearing

**Vice Chairman Abruzzese closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

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

6. Zoning Case 13-Z-005: Hold a public hearing and consider action on the rezoning of a parcel located at 208 S. Brushy St., for .2686 acres more or less; Parcels #R036124. Currently, the property is zoned SFU-2-B (Single-Family Urban). The property is proposed to be zoned PUD/TOD Planned Unit Development/Transit Oriented Development, Leander, Williamson County, Texas. Applicant: Michael A. Irene

a) Staff Presentation

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

b) Applicant Presentation

**Mike Irene spoke on the purpose of the zoning.**

c) Open Public Hearing

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

d) Close Public Hearing

**Vice Chairman Abruzzese closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Sokol motioned to approve PUD/TOD (Planned Unit  
Development/Transit Oriented Development) , Commissioner Seiler seconded  
the motion. Motion passed unanimously.**

7. Meeting adjourned  
**Meeting adjourn at 7:30 pm**

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Vice Chairman Abruzzese

ATTEST:  
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Ellen Pizalate P & Z Secretary