

Minutes

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

Thursday ~ February 9, 2012 at 7:00 pm

Place 1 Michelle Stephenson	Place 4 Sid Sokol
Place 2 Chris Tovar - Chairman	Place 5 Richard Allen
Place 3 Ronald Abruzzese	Place 6 Betty Saenz – Vice Chairman
	Place 7 Jeff Seiler

1. Call to Order
Chairman Tovar called the meeting to order at 7:03 pm
2. Roll Call
All Commissioners were present
3. Approval of Minutes:
Regular Planning & Zoning Meeting: January 26, 2012
Motion made by Commissioner Seiler to approve the minutes, seconded by Commissioner Sokol. Motion passed unanimously.
4. Citizen Communications - Three (3) minutes of time is allowed, per speaker
No Citizen wished to speak.

PUBLIC HEARING

5. Zoning Case #12-Z-001: Hold a public hearing and consider action on the rezoning of two parcels located to the northwest of the intersection of Osage Drive and Lakeline Boulevard; 3.64 acres more or less; Parcel #R497700 and #R484296. Currently the property is zoned SFU-2-B (Single Family Urban) and LC-2-B (Local Commercial) and is proposed to be zoned LO-2-A (Local Office); LC-3-A (Local Commercial) and SFU-2-B (Single Family Urban), Leander, Williamson County, Texas. Applicant: Michael Siefert on behalf of Lookout Development Group, LP and Key-Deer Holdings, LP.

Zoning Case # 12-Z-001 was withdrawn by applicant.

- a) Applicant Presentation
- b) Staff Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

6. Zoning Case #11-Z-008: Hold a public hearing and consider action on the rezoning of a portion of parcel located at 100 East Evans Street; 3.12 acres more or less; Parcel #R302875. Currently the property is not zoned and is proposed to be zoned GC-3-C (General Commercial), Leander, Williamson County, Texas. Applicant: City of Leander.

- a) Applicant Presentation

Robin Griffin, Planner represented the City of Leander

- b) Staff Presentation

Robin Griffin, Planner, discussed surrounding land uses and the city request.

- 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

No discussion took place

f) Consider Action

Commissioner Sokol made the motion to approve the zoning; Commissioner Allen seconded the motion. Motion passed unanimously.

7. Zoning Case #12-Z-002: Hold a public hearing and consider action on the rezoning of a portion of a parcel generally located 5,000 feet to the northwest of the intersection of Vista Ridge Dr and Bagdad Road, south of the Westwood Subdivision, north of the Vista Ridge Subdivision, and east of the future extension of Lakeline Blvd; 18.85 acres more or less; WCAD Parcel #R032156 and TCAD Parcel #353977. Currently, the property is zoned SFU-2-B (Single Family Urban) and is proposed to be zoned LC-3-C (Local Commercial), Leander, Williamson and Travis Counties, Texas. Applicant: James M Cook, P.E, CSF Civil Group on behalf of Kennedy Properties of Texas, LP.

a) Applicant Presentation

Bob Schoen explained the purpose for his zoning request.

b) Staff Presentation

Robin Griffin, Planner, discussed surrounding land uses and the applicant's request.

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

Commissioners had discussion

f) Consider Action

Commissioner Sokol made the motion to approve the zoning with an alternative zoning designation of LC-2-B; Commissioner Seiler seconded the motion. Motion passed unanimously.

8. Ordinance Case #12-OR-001: Hold a public hearing and consider action on amending Leander Roadway Plan.

a) Applicant Presentation

Robin Griffin, Planner spoke about what was being amended on the Leander Roadway Plan.

b) Staff Presentation

Steve Bosak, Parks Director spoke about sidewalks, parks, recreation and open space Master Trail Plan.

c) Open Public Hearing

Chairman Tovar opened the public hearing.

**S. Attila Kovacs spoke on road connectivity in the Crystal Falls
Subdivision**

d) Close Public Hearing

Chairman Tovar closed the public hearing.

e) Discussion

Commissioners had discussion

f) Consider Action

**Commissioner Stephenson made the motion to approve the ordinance;
Commissioner Allen seconded the motion. Motion passed unanimously.**

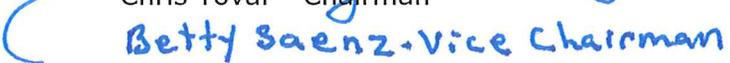
REGULAR AGENDA

9. Adjournment

Meeting adjourned at 7:39 pm

ATTEST:


Ellen Pizalate, Secretary


Chris Tovar - Chairman

Betty Saenz - Vice Chairman