



## Minutes

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

**Thursday ~ May 24, 2012 at 7:00 pm**

**Place 1 Michelle Stephenson  
Place 2 Chris Tovar – Chairman  
Place 3 Ronald Abruzzese**

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

1. Call to Order  
**Chairman Tovar called the meeting to order at 7:15 pm**
2. Roll Call  
**All Commissioners were present except Commissioner Stephenson.**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: May 10, 2012  
**Motion made by Commissioner Seiler to approve the minutes,  
seconded by Commissioner Saenz. 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-SFP-001: Public hearing and consider action on the LES Industrial Short Form Final Plat; for approximately 9.228 acres more or less; Parcels #R315662 and #R372211 located at 1565 & 1621 CR 269, Leander, Williamson County, Texas. Applicant Stacy Shamblin

a) Staff Presentation

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

b) Applicant Presentation

**Stacy Shamblin was present for questions.**

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 Abruzzese motion to approve with staff recommendations and conditions. Commissioner Allen seconded the motion. Motion passed unanimously.**

6. Subdivision Case 11-SFP-003: Public hearing and consider action on the Eaton Subdivision Short Form Final Plat; for approximately 12.238 acres more or less; Parcels #R031639 located at 1450 Oak Grove Road, Leander, Williamson County, Texas. Applicant Chuck Walker on behalf of Dan and Grace Eaton

a) Staff Presentation

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

b) Applicant Presentation

**Chuck Walker was present for questions.**

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 Seiler motion to approve with staff recommendations and conditions. Vice Chairman, Saenz seconded the motion. Motion passed unanimously.**

7. Subdivision Case #12-PP-003: Hold a public hearing and consider action on the Crystal Falls Town Center Preliminary Plat for 52.43 acres more or less; WCAD Parcels #R435292, R489229, R491578, R491579 and TCAD parcel 796301; generally located to the southwest of the intersection of Lakeline Blvd and Crystal Falls Pkwy; Travis and Williamson Counties, Texas. Applicant/Agent: Samuel D. Kiger, P.E. on behalf of Lookout Partners, L.P.

a) Staff Presentation

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

b) Applicant Presentation

**Mike Siefert spoke on the preliminary plat and updated P & Z on the progress of the Town Center and that he was available for questions.**

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 a few questions for Mike and Robin**

f) Consider Action

**Commissioner Allen motion to approve with staff recommendations. Vice Chairman, Saenz seconded the motion. Motion passed unanimously.**

8. Zoning Case #12-Z-006: Hold a public hearing and consider action on the rezoning of two parcels located adjacent to and west of the Leander Public Library and being south of and along Old Quarry Road and west of South Bagdad Road; 16.15 acres more or less; Parcel #R031400, R032159. Currently the property is not zoned, upon annexation it will be zoned interim SFR-1-B (Single Family Rural) and is proposed to be zoned MF-2-A (Multi-Family) and MF-3-A (Multi-Family), Leander, Williamson County, Texas. Applicant: Blake Rue on behalf of Margaret Moser and Carolyn S. Meihaus.

a) Staff Presentation

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

b) Applicant Presentation

**Blake Rue explained the purpose for his zoning 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 discussed the issue of additional multi-family on that corner and work force housing.**

f) Consider Action

**Vice Chairman Saenz motioned to approve the zoning request and the motion failed due to lack of a second motion.**

**Commissioner Seiler made a motion to table the zoning request and the motion failed due to lack of a second motion.**

**Commissioner Sokol motioned to reject the zoning and Commissioner Abruzzese seconded the motion. The motion passed 4 to 2 vote with Chairman Tovar and Vice-Chairman Saenz voting against the motion.**

9. Meeting adjourned  
**Meeting was adjourned at 8:10.**



Chairman Tovar

ATTEST:



Ellen Pizalate, Secretary