



Minutes

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

Thursday ~ August 23, 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 7:07 p.m.
2. Roll Call
All Commissioners were present except Commissioner Stephenson and Commissioner Allen. Commissioner Stephenson arrived at 7:09 pm.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: August 9, 2012
Motion made by Commissioner Sokol to approve the minutes, seconded by Vice Chairman 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-FP-004: Hold a public hearing and consider action on the final plat for the Bluffs at Crystal Falls, Section 2, Phase 2A Subdivision, for 15.26 acres more or less; located to the south of Osage Drive and to the southwest of the intersection of Amber Valley Lane and Osage Drive, Travis County, Texas. Applicant/Agent: Samuel D. Kiger (Jay Engineering Co., Inc) on behalf of Taylor Morrison at Crystal Falls, LLC.

a) Staff Presentation

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

b) Applicant Presentation

No one was present to speak.

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 Abruzzese motion to approve, Vice Chairman Saenz seconded the motion. Motion passed unanimously.

6. Zoning Case #12-Z-021: Hold a public hearing and consider action on the rezoning of a parcel located at 451 CR 179; 67.880 acres more or less; Parcel #R031572. 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 SFC-2-B (Single-Family Compact), Leander, Williamson County, Texas. Applicant: Chris Lynch on behalf of Robert Katusak.

a) Staff Presentation

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

b) Applicant Presentation

Chris Lynch 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

Discussion took place.

f) Consider Action

Commissioner Abruzzese motion to approve with a SFC-2-A zoning, Commissioner Seiler seconded the motion. Motion passed unanimously.

7. Zoning Case #12-Z-015: Hold a public hearing and consider action on the rezoning of two parcels located at 10820 E. Crystal Falls Pkwy; 13.832 acres more or less; Parcel #R031227 and R432781. Currently, a portion of the property is not zoned, upon annexation it will be zoned interim SFR-1-B (Single Family Rural). The portion located within the City is currently zoned LC-1-B (Local Commercial). The property is proposed to be zoned MF-3-B (Multi-Family), Leander, Williamson County, Texas. Applicant: Daniel Hart, P.E. on behalf of CWHS 272 Ltd. c/o McAllister & Associates – Jimbo Cotton.

a) Staff Presentation

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

b) Applicant Presentation

Daniel Hart, P.E., explained the purpose for his zoning request.

c) Open Public Hearing

**Chairman Tovar opened the public hearing
Serene Hart spoke for**

d) Close Public Hearing

Chairman Tovar closed the public hearing

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Seiler made a motion to approve with MF-2-A, discussion took place and Commissioner Seiler withdrew his motion.

Commissioner Sokol motion to approve with MF-2-B, Commissioner Stephenson seconded the motion. Motion passed unanimously.

8. Ordinance Case #12-OR-006: Hold a public hearing and consider action on amending sections of article 14.200, the Composite Zoning Ordinance, to modify sidewalk requirements.

a) Staff Presentation

Robin Griffin, Planner briefly described the ordinance.

b) Open Public Hearing

Chairman Tovar opened the public hearing.

No one wished to speak

c) Close Public Hearing

Chairman Tovar closed the public hearing.

d) Discussion

Discussion took place.

e) Consider Action

Vice Chairman Saenz motioned to approve, Commissioner Stephenson seconded the motion. Motion passed 5 to 1 with Commissioner Sokol opposing.

9. Meeting adjourned

Meeting was adjourned at 7:58 pm.

ATTEST:


Ellen Pizalate


Chairman Tovar

Vice Chairman Saenz