

Minutes

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

Thursday ~ November 8, 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 7:10 p.m.
2. Roll Call
All Commissioners were present.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: October 25, 2012
**Motion made by Commissioner Abruzzese to approve the minutes,
seconded by Commissioner Allen. Motion passed unanimously.**
4. Citizen Communications - Three (3) minutes of time is allowed, per speaker
No citizens wished to speak.

5. P & Z Commission Progress Report for Oct. 2011 to Oct. 2012
 - A. Review and discuss Report
 - B. Make any changes or deletions if necessary.
 - C. Take action
Motion made by Commissioner Seiler to approve the Progress Report, seconded by Commissioner Abruzzese. Motion passed unanimously.

6. Election of Chairman
 - A. Nomination for position of Chairman
 - B. Discussion of nominees
 - C. Election of Chairman
Motion made by Commissioner Sokol to elect Chairman Tovar for Chairman, seconded by Commissioner Stephenson. Motion passed unanimously.

7. Election of Vice Chairman
 - A. Nomination for position of Vice Chairman
 - B. Discussion of nominees
 - C. Election of Vice Chairman
Motion made by Commissioner Sokol to elect Commissioner Abruzzese for Vice Chairman, seconded by Commissioner Allen. Motion passed unanimously.

8. Election of Secretary
 - A. Nomination for position of Secretary
 - B. Discussion of nominees
 - C. Election of Secretary
Motion made by Commissioner Abruzzese to elect Ellen Pizalate for Secretary, seconded by Commissioner Sokol. Motion passed unanimously.

Public Hearing

9. Subdivision Case 12-FP-007: Hold a public hearing and consider action on the Sarita Valley, Phase 2A Final Plat for 10.33 acres more or less; WCAD Parcel #R513750; generally located to the northeast of the intersection of Sarita Drive and Ronald W. Reagan Blvd, more specifically to the northeast of Feather Reed Drive and Wedgescale Pass; Williamson County, Texas. Applicant/Agent: Don Walden on behalf of H4 Sarita Valley, LLC
 - a) Staff Presentation
Robin Griffin, Planner, stated that staff reviewed the request and it has staff approval with conditions.

 - b) Applicant Presentation
Don Walden gave presentation on behalf of H4 Sarita Valley, LLC.

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

10. Zoning Case 12-Z-020: Hold a public hearing and consider action on the rezoning of a parcel 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; 69.23 acres more or less; Parcel #R031635. Currently the property is zoned SFU-2-B (Single-Family Urban), LC-2-B (Local Commercial) and GC-3-C (General Commercial) and is proposed to be zoned SFL-2-B (Single-Family Limited), SFC-2-B (Single-Family Compact), and SFU-2-B (Single-Family Urban), Leander, Williamson County, Texas. Applicant: Jenn Dermanci on behalf of HEB Grocery Company, LP.

a) Staff Presentation
Robin Griffin, Planner, described request & discussed surrounding land uses.

b) Applicant Presentation
Sean Compton spoke on the purpose of the rezoning.

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 Stephenson motion to approve, Commissioner Saenz seconded the motion. Motion passed unanimously.

11. Zoning Case 12-Z-026: Hold a public hearing and consider action on the rezoning of eleven parcels generally located at the southwest corner of RM 2243 and Ronald W. Reagan Blvd; 23.28 acres more or less; Parcels #R031239, R031247, R031271, R031272, R031274, R037215, R443611, R473637, R037219, R037220, R473626. 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 interim SFS-2-B (Single-Family Suburban). The property is proposed to be zoned GC-3-C (General Commercial) and SFS-2-B (Single-Family Suburban) Leander, Williamson County, Texas. Applicant: Scott Foster on behalf of Beasley Tract, LP/Jeremy Smitheal and Williamson County / Dan A. Gattis.

a) Staff Presentation

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

b) Applicant Presentation

Steve Drenner spoke on the purpose of the rezoning.

c) Open Public Hearing

Chairman Tovar opened the public hearing

Vince Giaco – For

Dale Raveney – For

Vic Mahendru – For

B.J. Hogan – For

Maggie McLening – Against

John Sommerfeld – For

Jeff Griffith – Against

Ryan Tuttle – Against

Marci Cannon – For

Doug Launius – For

Swaram Mahendru – For

Nelson R. Shipman – For

Benny Latham – Against

Chairman Tovar called a ten minute break

John Sorrell – Against

Alan Adlock – Against

Larry Hupman – Against

Lisa Hupman – Against

Jeff Swindall – Against

Coral Swindall – Against

Joseph Greene – For

Bob Tesch – For

David Latimer – Against

Matt Tolber – Against

Marianne Lionandri – Against

d) Close Public Hearing

Chairman Tovar closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Stephenson motion to approve the zoning request and increase the SFS-2-B portion to one hundred (100') feet in width, Commissioner Sokol seconded the motion. Motion passed unanimously.

12. Zoning Case 12-Z-027: Hold a public hearing and consider action on the rezoning of a portion of a parcel generally located at the northwest corner of Osage Drive and Highland Trail; 0.881 acres more or less; Parcel #R484296. Currently the property is zoned SFU-2-B (Single-Family Urban), and is proposed to be zoned LO-1-A (Local Office), Leander, Williamson County, Texas. Applicant: Mike Siefert on behalf of Lookout Development Group, LP.

a) Staff Presentation

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

b) Applicant Presentation

Mike Siefert spoke on the purpose of the rezoning.

c) Open Public Hearing

Chairman Tovar opened the public hearing.

d) Close Public Hearing

Chairman Tovar closed the public hearing.

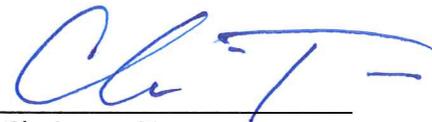
e) Discussion

Discussion took place.

f) Consider Action

Commissioner Sokol motion to deny the zoning request, Commissioner Seiler seconded the motion. Motion passed unanimously.

13. Meeting Adjourned at 10:10



Chairman Tovar

ATTEST:

Ellen Pizalate

