



MINUTES

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

Thursday ~ April 11, 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
Chairman Tovar called the meeting to order at 7:04 p.m.
2. Roll Call
All Commissioners were present.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: March 28, 2013
**Motion made by Commissioner Seiler to approve the minutes,
seconded by Commissioner Saenz. Motion passed unanimously**

4. Presentation of Service Plaque to Exiting Chairman Chris Tovar.
 - 15 minute recess**Mayor Fielder presented the Service Plaque to Chairman Tovar.**
A 15 minute recess was called by Chairman Tovar.

5. Citizen Communications - Three (3) minutes of time is allowed, per speaker
No Citizens wished to speak.

Public Hearing

6. Subdivision Case #12-CP-008: Hold a public hearing and consider action on the Kittie Hill Concept Plan for 145.26 acres more or less; WCAD Parcel #R031635; generally located approximately 1,300 feet to the northwest of the intersection of Ronald W. Reagan and Hero Way, Williamson County Texas.

a) Staff Presentation

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

b) Applicant Presentation

Alex Clarke spoke about the project.

c) Open Public Hearing

Chairman Tovar opened the public hearing
Mila Milliorn spoke against

d) Close Public Hearing

Chairman Tovar closed the public hearing

e) Discussion

Commissioners had discussion

f) Consider Action

Commissioner Seiler motion to approve with staff recommendation,
Commissioner Allen seconded the motion. Motion passed
unanimously.

7. Subdivision Case #12-PP-011: Hold a public hearing and consider action on the Borho Preliminary Plat for 106.00 acres more or less; WCAD Parcel #R031532; located to the east of the intersection of Sam Bass Rd and CR 179; south of Parkside at Mayfield Ranch; northwest of Williamson County Regional Park, Leander, Williamson County Texas.

a) Staff Presentation

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

b) Applicant Presentation

James Huffcut spoke about the project.

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

**Vice Chair Abruzzese motion to approve with staff recommendation,
Commissioner Sokol seconded the motion. Motion passed
unanimously.**

8. Subdivision Case 13-FP-001: Hold a public hearing and consider action on the Cold Springs, Section 5 Final Plat for 31.19 acres more or less; WCAD Parcel #R089488; generally located to the southwest of the intersection of E Crystal Falls Pkwy and Grand Lake Parkway; Williamson County, Texas.

a) Staff Presentation

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

b) Applicant Presentation

Randy Nixon spoke about the project.

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.**

9. Subdivision Case 13-FP-004: Hold a public hearing and consider action on the Sarita Valley, Phase 3 Final Plat for 31.19 acres more or less; WCAD Parcels #R512373, #R512372, #R515439, and #R515436; generally located to the northeast of the intersection of Sarita Drive and Ronald W. Reagan Blvd, more specifically to the northwest of the intersection of Silver Fountain Drive and Wedgescale Pass; Williamson County, Texas.

a) Staff Presentation

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

b) Applicant Presentation

Stephen Swan spoke about the project.

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. Special Use Permit Case #13-SU-001: Hold a public hearing and consider action on a Special Use Permit for a temporary parking lot associated with the model home complex, located at 2233 Grand Lake Parkway; legally described as Lot 9, Block M, Cold Springs Section 1, Leander, Williamson County, Texas. Applicant: Agent Brent Baker (Vice President of Land) on behalf of Pulte (Stephen Teodecki).

a) Staff Presentation

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

b) Applicant Presentation

Steven Ashlock spoke on the purpose of the zoning.

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 motioned to approve with staff recommendation and conditions, Commissioner Saenz seconded the motion. Motion passed unanimously.

11. Zoning Case 13-Z-003: Hold a public hearing and consider action on the rezoning of nineteen parcels located at 15900, 15880, 15860, 15840, 15800, 15780, 15750, 15700, 15670, 15860, 15400, Ronald W Reagan Blvd for 77.4790 acres more or less; Parcels #R392170, R392171, R392172, R392173, R392174, R392175, R392176, R392177, R392178, R473458, R485239, R485240, R485241, R485242, R485243, R485244, R485245, R485246, R031552. Currently, a portion of the property is not zoned and upon annexation it will be zoned interim SFR-1-B (Single Family Rural) and the remainder of the property is currently zoned interim SFS-2-B (Single Family Suburban). The property is proposed to be zoned GC-3-B (General Commercial), GC-2-B (General Commercial) LC-2-B (Local Commercial), LO-2-B (Local Office) SFC-2-B, (Single Family Compact), and MF-2-B (Multi-Family); Leander, Williamson County, Texas. Applicant: Peter Verdicchio, on behalf of Joseph Land & Cattle Company, Ltd.

a) Staff Presentation

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

b) Applicant Presentation

Peter Verdicchio spoke on the purpose of the zoning.

c) Open Public Hearing

Chairman Tovar opened the public hearing

Larre Thomas Jr. - concerns about multi-family and utilities

Jerry Adair – spoke against

Chuck Griffin – spoke against

Naomi Boyar – spoke against

Benjamin Beaty – spoke against

d) Close Public Hearing

Chairman Tovar closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Seiler motioned to approve the following:

- **3.83 acres of SFC-2-A (Single Family Compact)**
- **18.80 acres of MF-2-B (Multi-Family)**
- **95' strip of SFC-2-A (Single-Family Compact) to the north of the MF-2-B (Multi-Family)**
- **4.00 acres of LO-2-A (Local Commercial)**
- **14.49 acres of GC-2-A (General Commercial)**
- **2.66 acres GC-3-A (General Commercial)**
- **13.53 acres LC-2-A (Local Commercial)**
- **9.03 acres LC-2-A (Local Commercial)**
- **2.74 acres LC-2-A (Local Commercial)**
- **5.16 acres LO-2-A (Local Commercial)**
- **4.00 acres GC-3-A (General Commercial)**
- **No access to Valley View Cir. is permitted except for emergency access.**

Commissioner Sokol seconded the motion. Motion passed 5 to 2 with Commissioner Stephenson and Chairman Tovar opposing.

12. Zoning Case 13-Z-006: Hold a public hearing and consider action on the rezoning of eight parcels located at 10760, 10824, 10850, 10860, & 10870 E. Crystal Falls Parkway for 131.42 acres more or less; Parcels #R031199, R432785, R051457, R432778, R051458, R031205, R031204 and R031206. Currently, the property is zoned interim SFR-1-B (Single Family Rural), interim SFS-2-B (Single-Family Suburban), LI-3-D (Light Industrial). The property is proposed to be zoned GC-3-C (General Commercial), LC-1-C (Local Commercial), SFC-2-B (Single Family Compact), SFU-2-B (Single Family Urban), LC-2-B (Local Commercial), Leander, Williamson County, Texas. Applicant: John Avery, Jr. on behalf of Richard & Linda Davis, CS Leander I, Ltd., David & Mary Brown, Robert & Eva Jean Waley, and Cathy L. Cluck.

a) Staff Presentation

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

b) Applicant Presentation

Blake Contine spoke on the purpose of the zoning.

c) Open Public Hearing

**Chairman Tovar opened the public hearing
Serene Hart - For**

d) Close Public Hearing

Chairman Tovar closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Stephenson motioned to approve with the zoning as proposed except for 2.3 acres LC-1-C (Local Commercial) to LC-1-B (Local Commercial) and 7.8 acres GC-3-C (General Commercial) to GC-2-A (General Commercial) Commissioner Seiler seconded the motion. Motion passed 6 to 1 with Vice Chair Abruzzese opposing.

13. Work session to discuss amendments to the Composite Zoning Ordinance including:

- Masonry wall requirements between commercial and resident properties
- Classification of land uses

P&Z Commissioners discussed masonry walls heights and material use between commercial and residential properties. They also discussed the classification of land uses.

14. Meeting adjourned – **10:15 pm**

Vice Chair Abruzzese

ATTEST:

Ellen Pizalate P & Z Secretary