



MINUTES

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

Thursday ~ April 25, 2013 at 7:00 pm

**Place 1 Michelle Stephenson
Place 2 Vacant
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
Commissioner Saenz called the meeting to order at 7:18 p.m.
2. Roll Call
**All Commissioners were present except Vice Chair Abruzzese.
Vice Chair Abruzzese took his seat at 8:00 pm**
3. Approval of Minutes:
Regular Planning & Zoning Meeting: April 11, 2013
**Motion made by Commissioner Sokol 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.

Public Hearing

5. Subdivision Case #13-CP-001: Hold a public hearing and consider action on the Villas at Vista Ridge Concept Plan, for 18.732 acres more or less; WCAD Parcels #R031366, R420153, R430360, and R420154; generally located at the southwest corner of Vista Ridge Drive and South Bagdad Road, Leander, Williamson County Texas. Applicant/Agent: Geoff Guerrero (Carlson, Brigance & Doering) on behalf of SDC West Brook Partners, LP

a) Staff Presentation

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

b) Applicant Presentation

Geoff Guerrero was present for questions.

c) Open Public Hearing

**Commissioner Saenz opened the public hearing
No one wished to speak.**

d) Close Public Hearing

Commissioner Saenz closed the public hearing

e) Discussion

Commissioners had discussion

f) Consider Action

**Commissioner Seiler motioned to approve with staff recommendation, Commissioner Stephenson seconded the motion.
Motion passed unanimously.**

6. Zoning Case 13-TOD-001: Hold a public hearing and consider action on the rezoning of two parcels, generally located 300 feet north of the intersection of CR 273/Mel Mathis and RM 2243 for 8.94 acres more or less; Parcels #R031324 & R0510026. Currently, the property is zoned PUD/TOD (Planned Unit Development/Transit Oriented Development) and the applicant is proposing an amendment to the PUD/TOD. Leander, Williamson County, Texas. Applicant Jeff Musgrove on behalf of TVI, LTD

a) Staff Presentation

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

b) Applicant Presentation

Pix Howell and Jeff Musgrove spoke on the purpose of the zoning and answered questions.

c) Open Public Hearing

**Commissioner Saenz opened the public hearing
No one wished to speak.**

d) Close Public Hearing

Commissioner Saenz closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

**Commissioner Seiler motioned to approve with staff
recommendation with the condition that they use 10% masonry on
the front facade, Commissioner Sokol seconded the motion.
Motion passed unanimously.**

7. Case 13-TOD-002: Hold a public hearing and consider action on the rezoning of a parcel located to the north east of the intersection of CR273/Mel Mathis & Hero Way for 9.74 acres more or less; Parcels #R510024. Currently, the property is zoned PUD/TOD (Planned Unit Development/Transit Oriented Development). The property is proposed to be zoned PUD/TOD (Planned Unit Development/Transit Oriented Development) Leander, Williamson County, Texas. Applicant Jeff Musgrove on behalf of TVI, LTD

a) Staff Presentation

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

b) Applicant Presentation

**Jeff Musgove spoke on the purpose of the zoning.
Pix Howell answered questions and help explain the Smart Code.**

c) Open Public Hearing

**Commissioner Saenz opened the public hearing
No one wished to speak.**

d) Close Public Hearing

Commissioner Saenz closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

**Commissioner Stephenson motioned to approve with staff
recommendation with the condition that they use wrought
iron/tubular metal with optional wood accents on the perimeter
fencing. Commissioner Sokol seconded the motion. Motion passed
unanimously.**

8. Zoning Case 13-Z-007: Hold a public hearing and consider action on the rezoning of a parcel located at 8750 RM 2243 for 11.05 acres more or less; Parcel #R031348. Currently, the property is zoned interim SFR-1-B. The property is proposed to be zoned LI-5-D (Light Industrial) Leander, Williamson County, Texas. Applicant: Kurt Prossner on behalf of Presidential RV & Boat Storage, LLC

a) Staff Presentation

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

b) Applicant Presentation

Chuck and Rebecca Richey spoke on the purpose of the zoning.

c) Open Public Hearing

**Commissioner Saenz opened the public hearing
No one wished to speak.**

d) Close Public Hearing

Commissioner Saenz closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

**Commissioner Sokol motioned to approve the zoning,
Commissioner Allen seconded the motion.
Motion passed unanimously.**

9. Zoning Case 13-Z-008: Hold a public hearing and consider action on the rezoning of a parcel located at 350 Bagdad Rd. North for 0.941 acres more or less; Parcels #R031388. Currently, the property is zoned GC-3-C (General Commercial). The property is proposed to be zoned GC-5-C (General Commercial) Leander, Williamson County, Texas. Applicant: Darren Quick on behalf of V & J Properties, LTD.

**Zoning Case 13-Z-011 was postponed and has been re-notified
for May 23, 2013 due to notification error.**

a) Staff Presentation

b) Applicant Presentation

c) Open Public Hearing

d) Close Public Hearing

e) Discussion

f) Consider Action

10. Zoning Case 13-Z-009: Hold a public hearing and consider action on the rezoning of two parcels located at 1504 & 1506 Leander Drive for 4.65 acres more or less; Parcels #R036538 & R036537. Currently, the property is zoned LI-4-D (Light Industrial). The property is proposed to be zoned LI-5-D (Light Industrial) Leander, Williamson County, Texas. Applicant Jim Herbert on behalf of ACI 2011 Property, LLC

a) Staff Presentation

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

b) Applicant Presentation

Jim Herbert spoke on the purpose of the zoning.

c) Open Public Hearing

Commissioner Saenz opened the public hearing

No one wished to speak.

Commissioner Saenz read into record a letter from Roberta and Gerald Brady who spoke against.

d) Close Public Hearing

Commissioner Saenz closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Stephenson motioned to approve the zoning,

Commissioner Seier seconded the motion.

Motion passed 4 to 2 with Vice Chair Abruzzese and Commissioner Sokol opposed.

11. Zoning Case 13-Z-011: Hold a public hearing and consider action on the rezoning of a parcel located at 205 Brushy St. for 0.355 acres more or less; Parcels #R036130. Currently, the property is zoned SFU-2-B (Single Family Urban). The property is proposed to be zoned PUD/TOD (Planned Unit Development/Transit Oriented Development), Leander, Williamson County, Texas. Applicant Holly Harris

Zoning Case 13-Z-011 was postponed and has been re-notified for May 23, 2013 due to notification error.

a) Staff Presentation

b) Applicant Presentation

c) Open Public Hearing

d) Close Public Hearing

e) Discussion

f) Consider Action

12. Ordinance Case #13-OR-001: Hold a public hearing and consider action on amending sections of article 14.200, the Composite Zoning Ordinance, to add requirements for masonry walls; to add land uses to the use components. Planning Department

a) Staff Presentation

Robin Griffin, Planner, discussed the requirements for masonry walls and land uses to the use components.

b) Open Public Hearing

**Commissioner Saenz opened the public hearing
No one wished to speak.**

c) Close Public Hearing

Commissioner Saenz closed the public hearing.

d) Discussion

Discussion took place.

e) Consider Action

Commissioner Sokol motioned to approve with additional deletions to chain link fence provisions, Commissioner Allen seconded the motion. Motion passed 4 to 2 with Commissioner Seiler and Vice Chair Abbruzzese opposed.

13. Meeting adjourned at 9:01 pm



Vice Chair Abbruzzese



ATTEST: Ellen Pizalate P & Z Secretary