



## **Minutes**

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

**Thursday ~ June 13, 2013 at 7:00 pm**

<b>Place 1 Michelle Stephenson</b>	<b>Place 4 Sid Sokol</b>
<b>Place 2 Vacant</b>	<b>Place 5 Richard Allen</b>
<b>Place 3 Ronald Abruzzese – Vice Chair</b>	<b>Place 6 Betty Saenz</b>
	<b>Place 7 Jeff Seiler</b>

1. Call to Order  
**Meeting called to order at 7:01 pm**
2. Roll Call  
**All Commissioners were present**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: May 23, 2013  
**Motion made by Commissioner Saenz to approve the minutes,  
seconded by Commissioner Sokol. Motion passed unanimously**

4. Swearing in of the new Planning and Zoning Commissioner: Place 2 (Joel Wixson).
  - New Commissioner takes his place on dais  
**Mayor Fielder conducted the swearing in of Commissioner Wixson who then took his place on the dais.**
  
5. Election of Chairman
  - A. Nomination for position of Chairman
  - B. Discussion of nominees
  - C. Election of Chairman**Motion made by Commissioner Sokol to nominate Vice Chairman Abruzzese as P & Z Chairman, seconded by Commissioner Allen. Motioned passed unanimously**
  
6. Election of Vice Chairman
  - A. Nomination for position of Vice Chairman
  - B. Discussion of nominees
  - C. Election of Vice Chairman**Motion made by Commissioner Stephenson to nominate Commissioner Saenz as Vice Chairman, seconded by Commissioner Sokol. Motioned passed unanimously**
  
7. Director's report to P & Z Commissioners on actions taken by the City Council on recommendations from the Commission.  
**Tom Yantis, Planning Director, reported on actions that were taken by the City Council, at their June 6, 2013 meeting, on items that were recommended from the P & Z Commission.**
  
8. Citizen Communications - Three (3) minutes of time is allowed, per speaker  
**No one wished to speak.**

<b>Public Hearing</b>
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9. Subdivision Case 12-SFP-009: Public hearing and consider action on the Hidden Mesa Subdivision, Resubdivision of Lot 42, Short Form Final Plat; for approximately 6.016 acres more or less; Parcels #345040 and 354044; located at 201 Hidden Mesa, Lot 43 Hidden Mesa, Leander, Travis County, Texas. Applicant: Steve Womack on behalf of Larry Ford

a) Staff Presentation

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

b) Applicant Presentation

**Larry Ford was present for questions.**

c) Open Public Hearing

**Chairman Abruzzese opened the public hearing.  
Michael Zuclke spoke in support of the request.**

d) Close Public Hearing

**Chairman Abruzzese closed the public hearing.**

e) Discussion

**No discussion took place.**

f) Consider Action

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

10. 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 21.80 acres more or less; Parcels #R031324 & R510026. 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

**Jeff Musgrove was present for questions.**

c) Open Public Hearing

**Chairman Abruzzese opened the public hearing  
No one wished to speak.**

d) Close Public Hearing

**Chairman Abruzzese closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Stephenson moved to approve, Commissioner Sokol  
seconded the motion with the following waivers. Motion passed  
unanimously.**

- **Average lot size shall be 4,000 square feet**
- **Garage shall be located in the 2nd layer**
- **Parking shall be located in front of the house**
- **10% of the front facade shall be masonry (not including hardi-plank)**

11. Zoning Case #13-Z-016: Hold a public hearing and consider action on a Comprehensive Plan Amendment and the rezoning of two parcels located on the northwest and northeast corners of RM 2243 and Mel Mathis/CR273 for 11.49 acres more or less; Parcels #R031323 & R510300. Currently, the property is zoned PUD/TOD (Planned Unit Development/Transit Oriented Development). The property is proposed to be zoned GC-3-C (General Commercial), Leander, Williamson County, Texas. Applicant: Doyle Leslie, Sawtooth Enterprises, LTD

a) Staff Presentation

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

**Pix Howell discussed the importance of this property remaining within the TOD.**

b) Applicant Presentation

**Doyle Leslie explained his purpose for his zoning request**

c) Open Public Hearing

**Chairman Abruzzese opened the public hearing.**

d) Close Public Hearing

**Chairman Abruzzese closed the public hearing.  
No one wished to speak**

e) Discussion

**Discussion took place**

f) Consider Action

**The applicant requested to postpone his rezoning until further notice.**

12. Zoning Case #13-Z-014: Hold a public hearing and consider action on the rezoning of three parcels located at 10820 and 10824 E. Crystal Falls Parkway for 15.41 acres more or less; Parcels #R031227, R432781 and R051457. Currently, the property is zoned LC-1-B (Local Commercial) MF-2-B (Multi-Family) and SFC-2-B (Single Family Compact). The property is proposed to be zoned LC-1-C (Local Commercial) and SFC-2-B (Single Family Compact) Leander, Williamson County, Texas. Applicant: John Avery, Jr. on behalf of CWHS 272 LTD and CS Leander I, LTD.

a) Staff Presentation

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

b) Applicant Presentation

**Blake Contine explained his purpose for his zoning request**

c) Open Public Hearing

**Chairman Abruzzese opened the public hearing.**

d) Close Public Hearing

**Chairman Abruzzese closed the public hearing.  
No one wished to speak.**

e) Discussion

**Discussion took place**

f) Consider Action

**Commissioner Seiler moved to approve the zoning with the exception that the requested LC-1-C (Local Commercial) was changed to LC-1-B (Local Commercial), Commissioner Sokol seconded the motion. Motion passed unanimously.**

13. Zoning Case #13-Z-015: Hold a public hearing and consider action on the rezoning of a parcel located at approximately 6,000 ft. to the northeast of the intersection of RM 1431 and Nameless Rd, in Crystal Falls West, Section One for 41.40 acres more or less; Parcel #382583. Currently, the property is zoned SFU-2-A (Single Family Urban), SFS-2-A (Single Family Suburban), and SFE-2-A (Single Family Estate). The property is proposed to be zoned SFC-2-A (Single Family Compact), SFU-2-A (Single Family Urban) SFS-2-A (Single Family Suburban), Leander, Travis County, Texas. Applicant: Samuel Kiger on behalf of Travisso, Ltd.

### **Postponed**

a) Staff Presentation

b) Applicant Presentation

c) Open Public Hearing

d) Close Public Hearing

e) Discussion

f) Consider Action

14. Zoning Case #13-Z-017: Hold a public hearing and consider action on the rezoning of a parcel located at Lot 22, Blk, B Leander Heights, Sec. 2, 503 Horseshoe Dr. for 1.65 acres more or less; Parcel #R036483. Currently, the property is zoned SFU/MH-2-B (Single Family Urban/Manufactured Homes). The property is proposed to be zoned TF-2-B (Two-Family), Leander, Williamson County, Texas. Applicant: Gary Eli Jones, P.E. on behalf of Ricky Shipman.

a) Staff Presentation

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

b) Applicant Presentation

**Gary Eli Jones explained his purpose for his zoning request**

c) Open Public Hearing

**Chairman Abruzzese opened the public hearing.  
No one wished to speak.**

d) Close Public Hearing

**Chairman Abruzzese closed the public hearing.**

e) Discussion

**Discussion took place**

f) Consider Action

**Commissioner Allen moved to approve the zoning TF-2-B (Two Family), Commissioner Stephenson seconded the motion. Motion passed unanimously.**

15. Discussion of future workshop topics.

**Commissioners had discussion on workshop topics.**

16. Meeting Adjourned at 8:05

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Ronald Abruzzese - Chairman

ATTEST:

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Ellen Pizalate, Secretary