



MINUTES

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

Thursday ~ August 22, 2013 at 7:00 pm

Place 1 Michelle Stephenson	Place 4 Sid Sokol
Place 2 Joel Wixson	Place 5 Richard Allen
Place 3 Ronald Abruzzese – Chairman	Place 6 Betty Saenz - Vice Chairman
	Place 7 Jeff Seiler

1. Call to Order
Meeting called to order at 7:05 pm.
2. Roll Call
All Commissioners were present.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: August 8, 2013
Motion made by Commissioner Allen to approve the minutes, seconded by Commissioner Saenz. Motion passed 5 to 0. 2 abstain.
4. Approval of Minutes:
Joint Work Session: August 1, 2013
Motion made by Commissioner Seiler to approve the minutes, seconded by Commissioner Allen. Motion passed 5 to 0. 2 abstain.

5. Director's report to P & Z Commissioners on actions taken by the City Council on recommendations from the Commission.

At the request of Chairman Abruzzese, Tom Yantis, Director of Development Services spoke to the P & Z Commissioners about himself and answered questions from the P & Z Commissioners.

Tom Yantis, Director of Development Services, reported on actions that were taken by the City Council, at their August 15, 2013 meeting, on items that were recommended from the P & Z Commission.

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

Public Hearing

7. Subdivision Case 12-SFP-002: Hold a public hearing and consider action on the Jardin Del Rey Short Form Final Plat, for approximately 3.373 acres, including WCAD Parcels R497988, R362985, R036235, and R322612; 701 and 703 S US 183 and 105 Sonny Drive, Williamson County, Texas. Applicant: Phil Moncada on behalf of Jardin Del Rey, Inc and Phillip Viccinelli.

a) Staff Presentation

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

b) Applicant Presentation

Phil Moncada spoke on the purpose of the Short Form Plat.

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

Some discussion took place.

f) Consider Action

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

8. Subdivision Case 13-CP-004: Hold a public hearing and consider action on the Pecan Creek Revised Concept Plan, for 97.19 acres more or less; WCAD Parcels R031572, R518873, R518872, and R031571 located at 303 & 451 CR 179; generally located approximately 4,500 feet to the east of the intersection of Ronald W. Reagan Blvd and CR 179; Leander, Williamson County Texas. Applicant/Agent: Randall Jones & Associates Engineering, INC on behalf of Jenn Texas III, LLC (Chris Lynch) and Tami Ramaker.

a) Staff Presentation

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

b) Applicant Presentation

Chris Lynch 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

No discussion took place.

f) Consider Action

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

9. Subdivision Case 13-FP-003: Hold a public hearing and consider action on the Reagan's Overlook, Phase 1 Final Plat for 105.33 acres more or less; WCAD Parcels R473795, R032338, R032126, R483563, R483561, and R032354; generally located near the northeast corner of the intersection of RM 2243 and Ronald Reagan Boulevard; Williamson County, Texas. Applicant/Agent: Brian A. Williams on behalf of Land Buddies, LLC.

a) Staff Presentation

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

b) Applicant Presentation

Brian Williams 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

Some discussion took place.

f) Consider Action

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

10. Zoning Case 13-Z-019: Hold a public hearing and consider action on the rezoning of a parcel located at 806 South West Drive for 0.49901 acres more or less; legally described as Lot 4, Blk B, Leander Heights Section 1; WCAD Parcel #R036241. Currently, the property is zoned SFU/MH-2-B (Single Family Urban / Manufactured Home). The property is proposed to be zoned GC-5-D (General Commercial), Leander, Williamson County, Texas. King Bravo on behalf of Dennis Powell & Leslie Moore.

a) Staff Presentation

Robin Griffin, Senior Planner, discussed request & surrounding land uses and recommended denial of the applicant's request and approval of GC-3-C.

b) Applicant Presentation

King Bravo 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 Sokol moved to disapprove the GC-5-D (General Commercial) and approve with GC-3-C (General Commercial)
Commissioner Stephenson seconded the motion.
Motion passed unanimously.**

11. Meeting adjourned at 7:42

Chairman, Abruzzese

ATTEST: _____
Ellen Pizalate, P & Z Secretary