



MINUTES

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

Thursday ~ January 12, 2012 at 7:00 pm

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

1. Call to Order
Chairman Tovar called the meeting to order at 7:02 pm
2. Roll Call
**All Commissioners were present except Commissioner Sokol.
Commissioners Sokol arrived at 7:06 pm.**
3. Approval of Minutes:
Regular Planning & Zoning Meeting: December 8, 2011
**Motion made by Commissioner Abruzzese to approve the minutes, seconded by
Vice Chairman Saenz. Motion passed unanimously.**
4. Citizen Communications - Three (3) minutes of time is allowed, per speaker
No Citizens wished to speak.

WORKSHOP

5. Training session on laws and regulations governing the Planning and Zoning Commission.

The workshop is open to the public but does not allow for public participation.

Paige Saenz spoke on laws and regulations governing the Planning and Zoning Commission.

PUBLIC HEARING

6. Subdivision Case 11-FP-013: Hold a public hearing and consider action on the final plat for the Fairways at Crystal Falls, Section 3, Phase 2 (Caprock at Crystal Falls Phase 2) Subdivision, for 33.394 acres more or less; Parcel # 798217; located to the south of the intersection of Cantina Sky Drive and Crystal Falls Parkway, Travis County, Texas. Applicant/Agent: Samuel D. Kiger, P.E. on behalf of Lookout Group, Inc.

a) Applicant Presentation

Applicant Mike Siefert was present for questions.

b) Staff Presentation

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

c) Open Public Hearing

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

d) Close Public Hearing

Chairman Tovar closed the public hearing.

e) Discussion

No discussion took place

f) Consider Action

Commissioner Seiler made the motion to approve with staff recommendations, Vice Chairman Saenz seconded the motion. Motion passed unanimously

7. Ordinance Case #11-OR-002: Hold a public hearing and consider action on amending sections of article 14.200, the Composite Zoning Ordinance, to amend definitions to include “research, testing and development laboratory,” “research, testing and development laboratory (intense),” and “Fire Chief”; to provide regulations for “research, testing and development laboratory” and “research, testing and development laboratory (intense)”; to provide clarification of Outdoor Entertainment Venues, Outdoor Commercial Fueling and Washing of Vehicles; to correct minor

spelling errors and update general information; to resolve conflict associated with the measurement of tree caliper; to clarify screening requirement for detention facilities; to provide recommendations for residential fence design, providing a severability clause, providing savings, effective date and open meetings clauses, and providing for related matters.

a) Applicant Presentation

b) Staff Presentation

Robin Griffin, Planner explained the reason for amending sections of article 14.200, of the Composite Zoning Ordinance.

c) Open Public Hearing

Chairman Tovar opened the public hearing.

d) Close Public Hearing

Chairman Tovar closed the public hearing.

e) Discussion

No discussion took place.

f) Consider Action

Commissioner Sokol made the motion to approve with staff recommendations, Commissioner Seiler seconded the motion. Motion passed unanimously

REGULAR AGENDA

8. Subdivision Case 10-FP-008: Consider action on the extension of the expiration for the Benbrook Ranch, Section 3, Phase 1 Final Plat; for 21.648 acres more or less; Parcels R508012, R508009, and R508032; located to the northeast of the intersection of Heritage Grove Road and Halsey Drive, Leander, Williamson County, Texas. Applicant/Agent: Danny R. Martin, P.E. on behalf of Benbrook Development, Inc.

a) Applicant Presentation

Danny Martin was present for questions.

b) Staff Presentation

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

c) Discussion

No discussion took place.

d) Consider Action

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

9. Discuss and possible action of rescheduling Planning and Zoning meeting for November.

a) Staff Presentation

Robin Griffin, Planner discussed changing the P & Z date from Thursday, November 22, 2012 which falls on Thanksgiving to Tuesday, November 20, 2012.

b) Discussion

Discussion took place.

c) Consider Action

Commissioner Seiler made the motion to approve, Commissioner Sokol seconded the motion. Motion passed unanimously

10. Adjournment
Meeting adjourned at 8:08 pm.



Chris Tovar - Chairman

ATTEST:


Ellen Pizalate, Secretary