

MINUTES

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

Thursday ~ March 8, 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 7:04 pm
2. Roll Call
All Commissioners were present
3. Approval of Minutes:
Regular Planning & Zoning Meeting: February 23, 2012
Motion made by Commissioner Seiler to approve the minutes, seconded by Commissioner Abruzzese. 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 11-FP-009: Hold a public hearing and consider action on the final plat for the Cold Springs, Section 3 Subdivision, for 6.801 acres more or less; Parcel # R089488; located to the south of the intersection of Grand Lake Parkway and Crystal Falls Parkway, Williamson County, Texas. Christine Potts, P.E. (CSF Civil Group) on behalf of Centex Homes of Texas

a) Staff Presentation

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

b) Applicant Presentation

Randy Nixon was present but did not wish to speak.

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 Abruzzese made the motion to approve the final plat with staff recommendations and conditions; Vice Chairman Saenz seconded the motion. Motion passed unanimously.

6. Zoning Case #12-Z-004: Hold a public hearing and consider action on the rezoning of a parcel located at 1501 CR 269; 1.469 acres more or less; Parcel #R031288. Currently the property is zoned interim SFR-1-B (Single Family Rural) and is proposed to be zoned GC-3-C (General Commercial), Leander, Williamson County, Texas. Applicant: Blaise T. and Janice K. Knue.

a) Staff Presentation

Robin Griffin, Planner, discussed surrounding land uses and the applicant's request.

b) Applicant Presentation

Janice K. Knue explained the purpose for her zoning request.

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 Seiler made the motion to approve the zoning from GC-3-C to GC-2-C; Commissioner Abruzzese seconded the motion. Motion passed unanimously.

7. Zoning Case #12-Z-005: Hold a public hearing and consider action on the rezoning of five parcels generally located to the southwest of the intersection of Lakeline Blvd and Crystal Falls Pkwy; 55.027 acres more or less; WCAD Parcels #R435292, R489229, R491578, R491579 and TCAD parcel 796301. Currently the property is zoned SFU-2-B (Single Family Urban) and SFS-2-B (Single Family Suburban) and is proposed to be zoned SFT-2-B (Single Family Townhouse), MF-2-B (Multi-Family), LO-2-B (Local Office), LC-2-B (Local Commercial), GC-3-B (General Commercial), Leander, Williamson and Travis Counties, Texas. Michael Siefert, P.E, on behalf of Lookout Development Group LP, and Key-Deer Holdings, LP.

a) Staff Presentation

Robin Griffin, Planner discussed surrounding land uses and the applicant's request.

Jim Bechtol, Director of Development Services, discussed history of project and surrounding development.

Kirk Clennan, spoke on the potential economic impact on this proposed development.

b) Applicant Presentation

Bill Hinkley explained the purpose for his zoning request.

c) Open Public Hearing

Chairman Tovar opened the public hearing.

Steven Brand spoke against the zoning and for following individuals using their minutes:

**Kathy Kovacs – against
Pete Christensen- against
Elizabeth Gerber**

The following citizens spoke individually:

**Jodie Reed
Rick Shirley – against
Priscille Henson – for
Tim Cushman – for
Jennifer Evrard
Al Papazoni
Don Semonick – against
Laurie Frederick – for
Noble Walker – for
Andrey Poche – against
Robert Ugiansky –against
James Bombach – for
Jennifer Baade – against
Julie Hoskins – against
Troy Stearns – against
Greg Van Scoy – against
Jerry Parker – against
Melissa Ugiansky – against
Aaron Root – against
Michael Delazerda – against
Beronica Lee-Brand – against
Jim Smit – against
Scott Trinkl – against
Paul Arcaeaux – for
Cheryl Vogel
Jennifer Foronato
Steven Kovacs**

**Wendy Sterns spoke – against
Jennifer Evrard gave her speaking minutes to Wendy Sterns**

John Ford spoke against the zoning and for the following individuals using their minutes:

**Teresa Ford – against
Angie Nordin
Mario Hernandez**

d) Close Public Hearing

Chairman Tovar closed the public hearing.

e) Discussion

Discussion took place

f) Consider Action

Commissioner Stephenson made the motion to change the requested LC-2-B to LO-2-A on Alamo Bound by Lake Line Blvd., MF-2-B to SFT-2-B,

f) Consider Action

Commissioner Stephenson made the motion to change the requested LC-2-B to LO-2-A on Alamo Bound by Lake Line Blvd., MF-2-B to SFT-2-B, leave LO-2-B by Fire Station, GC-3-B to GC-3-A and provided uniform 100 foot zoning set back. Commissioner Seiler seconded the motion with the amendment to recommend type "A" architectural for all zoning components. Commissioner Stephenson accepted the amendment. Motion passed unanimously.

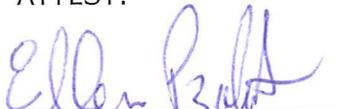
8. Meeting adjourned

Meeting adjourned 11:28 pm



Chairman Tovar

ATTEST:


Ellen Pizalate, Secretary