



## MINUTES

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

**Thursday ~ April 26, 2012 at 7:00 pm**

**Place 1 Michelle Stephenson  
Place 2 Chris Tovar - Chairman  
Place 3 Ronald Abruzzese**

**Place 4 Sid Sokol  
Place 5 Richard Allen  
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 Saenz.**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: April 12, 2012  
**Motion made by Commissioner Abruzzese to approve the minutes,  
seconded by Commissioner Sokol. Motion passed unanimously.**
4. Citizen Communications - Three (3) minutes of time is allowed, per speaker  
**No Citizens wished to speak.**

## Public Hearing

5. Ordinance Case #12-OR-003: Hold a public hearing and consider action on an amendment to the *Roadway Plan*.

a) Staff and Applicant Presentation

**Pix Howell explained the proposed update to the Roadway Plan and answered questions.**

b) Open Public Hearing

**Chairman Tovar opened the public hearing.**

**Mark Kronkosky spoke in support of the Roadway Plan and would like more notice from the City beside a newspaper ad**

**Robert Hanson spoke on the Roadway Plan and would like more notice from the City beside a newspaper ad**

**Frank Stiles spoke on the Roadway Plan and would like more notice from the City beside a newspaper ad**

c) Close Public Hearing

**Chairman Tovar closed the public hearing.**

d) Discussion

**Commissioners had discussion.**

e) Consider Action

**Commissioner Stephenson made the motion to approve the proposed changes to the Roadway Plan to include the crossover at the creek. Commissioner Allen 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 Knue explained the purpose for her zoning request and the reason why she was bringing it back before P & Z.**

c) Open Public Hearing

**Chairman Tovar opened the public hearing.  
Frank Stiles spoke for the zoning request.  
Rose Waller – Was for the zoning**

d) Close Public Hearing

**Chairman Tovar closed the public hearing.**

e) Discussion

**Discussion took place**

f) Consider Action

**Commissioner Allen made the motion to approve with staffs original recommendation of GC-3-C, seconded by Commissioner Allen. Motion passed 5 to 1 with Commissioner Abruzzese opposing.**

7. Zoning Case #12-Z-007: Hold a public hearing and consider action on the rezoning of a parcel located at 1280 Bagdad Rd; 3.76 acres more or less; Parcel #R031329. Currently the property is zoned GC-3-C (General Commercial) and is proposed to be zoned PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Justin Sharrock on behalf of Esmaeil Rowshan, Saba Building Co, LLC

a) Staff Presentation

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

b) Applicant Presentation

**Justin Sharrock explained the purpose for his zoning request.**

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

**Discussion took place**

f) Consider Action

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

8. Subdivision Case #12-CP-001: Hold a public hearing and consider action on the Crystal Falls West Concept Plan, for 2118.6 acres more or less; TCAD Parcels 186323, 352969, 353024, 353246, 353247, 353650, 382583, 459376, 459380-459396, 459399-459401, 467140-467187, 467191-467197, 467200-467217, 467219-467228, 467230-467233, 467236-467238, 513803, 513809, 796296, 796297, and 796302; generally located west of Bloody Hollow, abutting FM 1431 on the south and Nameless Road on the west, Travis County Texas. Applicant/Agent: Samuel D. Kiger, P.E. on behalf of Lookout Partners, L.P. and Key-Deer Holdings, L.P.

a) Staff Presentation

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

b) Applicant Presentation

**Bill Hinckley explained the purpose for his request and was present for questions.**

c) Open Public Hearing

**Chairman Tovar opened the public hearing. Jim Swayze spoke about wanting to see more public parks inside Crystal Falls West and was concern about the water quality.**

d) Close Public Hearing

**Chairman Tovar closed the public hearing.**

e) Discussion

**Discussion took place**

f) Consider Action

**Commissioner Abruzzese motion to approve with staff recommendations and conditions. Commissioner Stephenson seconded the motion. Motion passed unanimously.**

9. Zoning Case #12-Z-011: Hold a public hearing and consider action on the rezoning of parcels located west of Bloody Hollow, abutting FM 1431 on the south and Nameless Road on the west; 2118.6 acres more or less; TCAD Parcels 186323, 352969, 353024, 353246, 353247, 353650, 382583, 459376, 459380-459396, 459399-459401, 467140-467187, 467191-467197, 467200-467217, 467219-467228, 467230-467233, 467236-467238, 513803, 513809, 796296, 796297, and 796302. The property will be interim zoned SFR-1-B (Single Family Rural) upon annexation and a portion is currently zoned SFR-2-B (Single-Family Rural), SFS-2-B (Single-Family Suburban), and SFU-2-B (Single-Family Urban). The applicant is proposing to rezone the property to SFC-2-A (Single-Family Compact), SFU-2-A (Single-Family Urban), SFS-2-A (Single-Family Suburban), SFS-2-B (Single-Family Suburban), SFE-2-A (Single-Family Estate), SFR-2-A (Single-Family Rural), SFR-2-B (Single-Family Rural), SFR-3-B (Single-Family Rural), MF-2-B (Multi-Family), GC-4-B (General Commercial), and GC-3-B (General Commercial), Leander, Travis County, Texas. Applicant: Samuel D. Kiger, P.E. on behalf of Lookout Partners, L.P. and Key-Deer Holdings, L.P.

a) Staff Presentation

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

b) Applicant Presentation

**Bill Hinckley explained the purpose for his zoning request.**

c) Open Public Hearing

**Chairman Tovar opened the public hearing.  
Jim Swayze – had concerns over the zoning.  
Myrna Herber –Would like to know about land next to private  
properties.**

d) Close Public Hearing

**Chairman Tovar closed the public hearing.**

e) Discussion

**Commissioners had discussion.**

f) Consider Action

**Commissioner Abruzzese made a motion to approve the zoning as requested except change GC-4-B to GC-4-A, Commissioner Allen seconded the motion. Commissioner Seiler countered the motion to recommend approval of the request with the following exceptions: change the proposed GC-4-B (approximately 41.55 acres at Spine Road) located along RM 1431 to GC-3-A, Change the proposed GC-3-B (approximately 12.25 acres at Buck Run) located along RM 1431 to GC-3-A, Commissioner Abruzzese seconded the motion. The motion passed unanimously.**



Chairman Tovar

ATTEST:

  
Ellen Pizalate, Secretary