



## MINUTES

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

**Thursday ~ June 14, 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 7:03 pm**
2. Roll Call  
**All Commissioners were present except Commissioner Stephenson and Commissioner Sokol.**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: May 24, 2012  
**Motion made by Commissioner Seiler to approve the minutes,  
seconded by Commissioner Saenz. Motion passed unanimously**

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

<b>Public Hearing</b>
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5. Zoning Case #12-Z-014: Hold a public hearing and consider action on the rezoning of a parcel located at 500 W Broade Street; 1.725 acres more or less; Parcel #R031378. Currently the property is zoned SFU-2-B (Single Family Urban) and is proposed to be zoned GC-3-C (General Commercial), Leander, Williamson County, Texas. Applicant: Gretchen Mickler.

a) Staff Presentation

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

b) Applicant Presentation

**Gretchen Mickler explained the purpose for her zoning request.**

c) Open Public Hearing

**Chairman Tovar opened the public hearing.  
Karen Thompson spoke  
Beth Duncan spoke against the zoning request of General Commercial but was for staff recommendation of Local Commercial.**

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 with a LC-2-B zoning and staff recommendations. Commissioner Allen seconded the motion. Motion passed unanimously.**

6. Subdivision Case 12-FP-003: Hold a public hearing and consider action on the final plat for the Bluffs at Crystal Falls, Section 2, Phase 2D Subdivision, for 9.715 acres more or less; located to the north of Osage Drive and to the northwest of the intersection of Outlook Ridge Loop and Osage Drive, Travis County, Texas. Applicant/Agent: Samuel D. Kiger (Jay Engineering Co., Inc) on behalf of Taylor Morrison at Crystal Falls, LLC.

a) Staff Presentation

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

b) Applicant Presentation

**Sam Kiger was present for questions.**

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 Seiler motioned to approve with staff recommendations and conditions. Commissioner Saenz seconded the motion. Motion passed unanimously.**

7. Meeting adjourned

**Meeting was adjourned at 8:10.**



Chairman Tovar

ATTEST:



Ellen Pizalate, Secretary