MINUTES

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

Thursday ~ June 28, 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 7:08 pm

2. Roll Call
   All Commissioners were present except Commissioner Saenz.

3. Approval of Minutes:
   Regular Planning & Zoning Meeting: June 14, 2012
   Motion made by Commissioner Abruzzese to approve the minutes, seconded by Commissioner Allen. Motion passed unanimously

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

Public Hearing

5. Zoning Case #12-Z-016: Hold a public hearing and consider action on the rezoning of two parcels located to the northwest of the intersection of Osage Drive and Lakeline Boulevard; 3.123 acres more or less; Parcels #R497700 and #R484296. Currently the property is zoned SFU-2-B (Single Family Urban) and LC-2-B (Local Commercial) and are proposed to be zoned LO-2-A (Local Office); LC-3-A (Local Commercial), Leander, Williamson County, Texas. Applicant: Kristiana Alfsen 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.

b) Applicant Presentation

Kristiana Alfsen explained the purpose for her zoning request.

c) Open Public Hearing

Chairman Tovar opened the public hearing.
Brent Peffer was Kristiana Alfsen expert on underground gas tanks and he spoke on the safety issue of underground gas tanks.
Steve Brand – Spoke against
Jim Smit – Spoke against
Angela Blair spoke for Debbie Schmidt – Spoke against
Tam Mershon – Spoke against
Amy Romig – Spoke against
Lauri Smit – Spoke against
Winnie Igau – Spoke against
Donna Rodriguez – Spoke against
Megan Passe – Spoke against
Allie Paul – Spoke against
Eric Gardiner – Spoke against
Thomas Bertone – Spoke against
Laura Garza Yambrick – against
Angela Blair – Spoke against
Yannicb Miquel – Spoke against
Catherine DeBellis – Spoke against
Mike Sweeney – Spoke against
Denise Childress – Spoke against
Andrey Poche – Spoke against
Bill Springer – Spoke against
Steven A. Kovacs – Spoke against
Denise Jantzen – Spoke against
Jerry Parker – Spoke against
Ken Lince – Spoke against

Wendy Stearns – Spoke against
Carl Norman – Spoke against
Michael Childers – Spoke against
Bob Ugiansky – Spoke against
Burks Bauerlein – Spoke against
Jennifer Hughes – Spoke against
John Ford – Spoke against
Kevin Clement – Spoke against
Jennifer Baade – Spoke against
Lance Bayless – Spoke against
Michael DeLazerda – Spoke against
Frank Escobedo – Spoke against
Anthony Hagood – Spoke against
John Schwartz didn't speak but left his card he was against the rezoning.

d) Close Public Hearing

Chairman Tovar closed the public hearing.
Kristiana Alfsen came back to address some of the residents issues.

e) Discussion

Commissioners had discussion.

f) Consider Action

Commissioner Abruzzese made a motion to recommend & approve alternative zoning proposal to include Lot 1 as LC-1-A, Lot 2 and Lot 3 as LO-1-A. Commissioner Sokol seconded the motion. Motion passed unanimously.

6. Zoning Case #12-Z-017: Hold a public hearing and consider action on the rezoning of two parcels located adjacent to and west of the Leander Public Library and being south of and along Old Quarry Road and west of South Bagdad Road; 51.88 acres more or less; Parcels #R031400 and R032159. Currently the property is not zoned, upon annexation it will be zoned interim SFR-1-B (Single Family Rural) and is proposed to be zoned PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Blake Rue on behalf Margaret Moser and Carolyn S. Meihaus.

a) Staff Presentation

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

b) Applicant Presentation

Blake Rue explained the purpose for his zoning request.

c) Open Public Hearing

Chairman Tovar opened the public hearing.
Colby Denison – spoke for
Frank Pollacia – spoke for

Michelle Zoeller – wanted to know the impact on the surrounding properties not currently annexed.

Rona Flores did not speak but was for the zoning change.

Katherine Wilm – did not speak but was for the zoning change.

d) Close Public Hearing

Chairman Tovar closed the public hearing.

e) Discussion

Commissioners had discussion.

f) Consider Action

Commissioner Sokol made a motion to approve with PUD zoning Commissioner Allen seconded the motion. Motion passed 4 to 2 with Commissioner Seiler and Commissioner Abruzzese voting against.

7. Meeting adjourned

Meeting was adjourned at 12:05.