



## MINUTES

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

**Thursday ~ August 9, 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 7:04 p.m.**
2. Roll Call  
**All Commissioners were present except for Commissioner Allen.  
Commissioner Allen arrived at 7:05 pm**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: July 26, 2012  
**Motion made by Commissioner Seiler 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.**

## Public Hearing

5. 12-CP-005: Hold a public hearing and consider action on Connelly's Crossing, Concept Plan, for 51.88 acres more or less, parcels #R031400 and R032159, 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; Leander, Williamson County, Texas. Applicant: Blake Rue on behalf Margaret Moser and Carolyn S. Meihaus.

a) Staff Presentation

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

b) Applicant Presentation

**Britt Benton explained the Concept Plan and answered Commissioners questions.**

c) Open Public Hearing

**Chairman Tovar opened the public hearing.**

d) Close Public Hearing

**Chairman Tovar closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Vice Chairman Saenz motion to approve, Commissioner Allen seconded the motion. Motion passed unanimously.**

6. Zoning Case #12-TOD-001: Hold a public hearing and consider action on the rezoning of a parcel located at the 305 Willis Street; 0.388 acres more or less; Parcel #R036090. Currently the property is zoned SFU-2-B (Single-Family Urban) and is proposed to be zoned PUD – TOD (Planned Unit Development – Transit Oriented Development), Leander, Williamson County, Texas. Applicant: William and Richele Davies.

a) Staff Presentation

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

b) Applicant Presentation

**William Davies explained the purpose for his zoning request.**

c) Open Public Hearing

**Chairman Tovar opened the public hearing.**

d) Close Public Hearing

**Chairman Tovar closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Vice Chairman Saenz motion to approve, Commissioner Allen seconded the motion. Motion passed unanimously.**

7. Zoning Case #12-Z-020: Hold a public hearing and consider action on the rezoning of a parcel located at the northwest corner of Old 2243 W and US Hwy 183; 69.23 acres more or less; Parcel #R031635. Currently the property is zoned SFU-2-B (Single-Family Urban), LC-2-B (Local Commercial) and GC-3-C (General Commercial) and is proposed to be zoned SFL-2-B (Single-Family Limited), SFC-2-B (Single-Family Compact), and SFU-2-B (Single-Family Urban), Leander, Williamson County, Texas. Applicant: Jenn Dermanci on behalf of HEB Grocery Company.

**ZONING CASE POSTPONED BY APPLICANT**

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

8. Ordinance Case #12-OR-005: Hold a public hearing and consider action on amending sections of article 14.200, the Composite Zoning Ordinance, to add definitions for assisted living and nursing home; to add such use to the General Commercial Districts.

- a) Staff Presentation

**Robin Griffin, Planner briefly described the ordinance.**

- b) Open Public Hearing

**Chairman Tovar opened the public hearing.**

- c) Close Public Hearing

**Chairman Tovar closed the public hearing.**

- d) Discussion

**Discussion took place.**

- e) Consider Action

**Commissioner Sokol motioned to approve the amendment with the condition that provisions for independent living are added to the definition of assisted living, Commissioner Seiler seconded the motion. Motion passed unanimously.**

9. Meeting adjourned

**Meeting was adjourned at 7:45 pm.**



Chairman Tovar

ATTEST:

  
Ellen Pizalate, Secretary