



Minutes

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

Thursday ~ September 13, 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 p.m.
2. Roll Call
All Commissioners were present.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: August 23, 2012
Motion made by Commissioner Seiler 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. Subdivision Case #12-CP-004: Hold a public hearing and consider action on the Pecan Creek Concept Plan, for 73.32 acres more or less; Parcel # R031572; generally located approximately 1,150 feet to the east of the western City Limits and to the South of CR 179 on the south side of CR 179, 451 CR 179, Leander, Williamson County Texas. Applicant/Agent: Randall Jones & Associates Engineering on behalf of Robert Katusak.

a) Staff Presentation

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

b) Applicant Presentation

Chris Lynch spoke about the purpose for his 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

No Discussion took place

f) Consider Action

Commissioner Sokol motion to approve, Commissioner Allen seconded the motion. Motion passed unanimously.

6. Subdivision Case #12-PP-007: Hold a public hearing and consider action on the Connelly's Crossing, Phase 1A Preliminary Plat for 14.351 acres more or less; WCAD Parcels #R031400 and R032159; generally 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; Williamson County, Texas. Applicant/Agent: Blake Rue on behalf of Carolyn S. Meihaus and Margaret Croslin.

a) Staff Presentation

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

b) Applicant Presentation

Blake Rue 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 motion to approve, Commissioner Stephenson seconded the motion. Motion passed unanimously.

Moved to item # 7 due to applicants were still in traffic.

7. Zoning Case #12-Z-019: Hold a public hearing and consider action on the rezoning of one parcel located at 10930 E. Crystal Falls Pkwy; 17.337 acres more or less; Parcel #R031208. Currently the property is zoned Interim SFR-1-B (Single Family Rural) and is proposed to be zoned PUD (Planned Unit Development), Leander, Williamson County, Texas. Ron Marullo on behalf of Williamson County Humane Society.

a) Staff Presentation

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

b) Applicant Presentation

Ron Marullo spoke on the purpose of his 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

Some discussion took place.

f) Consider Action

Commissioner Allen motion to approve, Commissioner Sokol seconded the motion. Motion passed unanimously.

8. Zoning Case #12-Z-023: Hold a public hearing and consider action on the rezoning of three parcels generally located to the northwest of the intersection of RM 1431 and the western City Limits; 15.11 acres more or less; Parcels #353655, 352969, and 353024. Currently the property is zoned SFS-2-A (Single Family Suburban) and is proposed to be zoned SFU-2-A (Single-Family Urban), Leander, Travis County, Texas. Applicant: Mike Siefert on behalf of Lookout Partners, L.P.

a) Staff Presentation

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

b) Applicant Presentation
Mike Siefert spoke on the purpose for his 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 Stephenson motion to approve, Commissioner Allen
seconded the motion. Motion passed 6 to 1 with Commissioner Sokol
opposing.**

9. Special Use Permit Case 12-SU-001: Hold a public hearing and consider action on a special use permit for a mobile office associated with the current business, located at 2101 S Hwy 183; 0.6887 acres more or less; Parcel # R413035; Leander, Williamson County, Texas. Applicant: Jennifer Carter on behalf of Broaddus Carter Properties, LLC.

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

b) Applicant Presentation
Jennifer Carter spoke on the purpose for her request.

c) Open Public Hearing
**Chairman Tovar opened the public hearing
No Citizens wished to speak.**

d) Close Public Hearing
Chairman Tovar opened the public hearing

e) Discussion
Commissioner had discussion.

f) Consider Action
**Vice Chairman Saenz made a motion to approve with a bond to
cover the cost of the removal of the mobile office in the event that
the property owner did not remove it when the special use permit
expired. Motion failed due to a lack of a second motion.**

Commissioner Abruzzese made a motion to amend Vice Chairman Saenz motion to include that all utilities on the mobile office be brought up to safety standards and appropriate City permits are issued. Motion failed due to a lack of a second motion.

Vice Chairman Saenz made a motion to approve with the conditions that the time frame of the special use permit is reduced to one year, that staff will work with the applicant on getting a bond for the removal of the mobile office, and the safety issues regarding the utilities will be worked out before taking this item to City Council.

All approved except Chairman Tovar and Commissioner Abruzzese. Motion passed five to two.

Commissioner moved back to item # 6

10. Meeting adjourned 7:43 PM

ATTEST:
Ellen Pizalate



Chairman Tovar