

MINUTES

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

Thursday ~ January 10, 2013 at 7:00 pm

**Place 1 Michelle Stephenson
Place 2 Chris Tovar – Chairman
Place 3 Ronald Abruzzese – Vice Chairmen**

**Place 4 Sid Sokol
Place 5 Richard Allen
Place 6 Betty Saenz
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 except Commissioner Allen.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: December 27, 2012
Motion made by Commissioner Sokol 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.

Public Hearing

5. Subdivision Case 12-SFP-007: Public hearing and consider action on the Fairways at Crystal Falls II, Phase 1-A Replat Short Form Final Plat; for approximately 1.1190 acres more or less; Parcel #782974 located at Lot 31, Block K, Fairways Phase 1-A at Crystal Falls II, Leander, Travis County, Texas. Applicant: Regina Cox on behalf of Wayne and Jeanne Follis.

Commissioner Sokol recused himself from the meeting.

- a) Staff Presentation

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

- b) Applicant Presentation

Wayne and Jeanne Follis were 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 Stephenson motion to approve with staff recommendation, Commissioner Seiler seconded the motion. Motion passed unanimously.

Commissioner Sokol came back into the room.

6. Subdivision Case 12-FP-011: Hold a public hearing and consider action on the Fairways at Crystal Falls, Section 2, Phase 2 Final Plat for 12.046 acres more or less; TCAD Parcel #807548 generally located to the northwest of the intersection of Long Bow Drive and Champions Corner Drive; Travis County, Texas. Applicant/Agent: Samuel D. Kiger, P.E. 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
Applicant was not present.

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
**Vice Chairman Abruzzese motion to approve with staff
recommendation, Commissioner Stephenson seconded the motion.
Motion passed unanimously.**

7. Zoning Case 12-Z-028: Hold a public hearing and consider action on the rezoning of a parcel located to the east of the intersection of Sam Bass Rd and CR 179; south of Parkside at Mayfield Ranch; northwest of Williamson County Regional Park, 105.998 acres more or less; Parcel #R031532. Currently, the property is not zoned and upon annexation it will be zoned interim SFR-1-B (Single-Family Rural). The property is proposed to be zoned SFS-2-B (Single-Family Suburban) and SFU-2-A (Single-Family Urban), Leander, Williamson County, Texas. Applicant: James A. Huffcut on behalf of Curtis and Julie Borho.

a) Staff Presentation
Robin Griffin, Planner, discussed request & surrounding land uses.

b) Applicant Presentation
James A. Huffcut explained the purpose for his zoning.

c) Open Public Hearing
**Chairman Tovar opened the public hearing
Patricia Eckart spoke about her concerns.**

d) Close Public Hearing
Chairman Tovar closed the public hearing.

e) Discussion
Discussion took place.

f) Consider Action
**Commissioner Sokol motion to approve the SFS-2-B (Single-Family
Suburban) and SFU-2-A (Single-Family Urban), Vice Chairman Abruzzese
seconded the motion. Motion passed unanimously.**

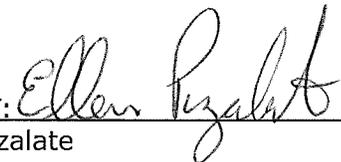
8. Work session to discuss amendment to SFL (Single Family Limited) use component and addition of SFA (Single Family Alley).

The Planning and Zoning Commissioners and staff discussed amending the SFL (Single Family Limited) component and the addition of SFA (Single Family Alley). No action was taken.

9. Meeting adjourn



Chairman Tovar

ATTEST: 

Ellen Pizalate