



MINUTES

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

Thursday ~ February, 14 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 7:05 p.m.
2. Roll Call
All Commissioners were present except Commissioner Saenz and Commissioner Stephenson.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: January 10, 2013
Motion made by Vice Chairman Abruzzese to approve the minutes, seconded by Commissioner Sokol. Motion passed unanimously.
4. Approval of Minutes:
Joint Worksession with Leander City Council and Planning & Zoning Commission: January 24, 2013
Motion made by Commissioner Seiler to approve the minutes, seconded by Commissioner Allen. Motion passed unanimously

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

Public Hearing

6. Zoning Case #13-Z-001: Hold a public hearing and consider action on the rezoning of two parcels located at 950 CR 179, for 20.290 acres more or less; Parcels #R031543 and R031544. Currently, the property is zoned interim SFR-1-B (Single-Family Rural). The property is proposed to be zoned SFC-2-B (Single-Family Compact), Leander, Williamson County, Texas. Applicant: Jerel Choate on behalf of Emory P. Montgomery.
- a) Staff Presentation
Robin Griffin, Planner, discussed request & surrounding land uses.
 - b) Applicant Presentation
Jerel Choate explained the purpose for his zoning.
 - c) Open Public Hearing
Chairman Tovar opened the public hearing
No Citizen wished to speak.
 - d) Close Public Hearing
Chairman Tovar closed the public hearing.
 - e) Discussion
Discussion took place.
 - f) Consider Action
Vice Chairman Abruzzese motioned to approve SFC-2-A (Single-Family Compact) , Commissioner Seiler seconded the motion. Motion passed unanimously.
7. Zoning Case #13-Z-002: Hold a public hearing and consider action on the rezoning of a parcel located on the northwest corner of the intersection of 183A and CR 271, for 1.191 acres more or less; Parcel #R499347. Currently, the property is zoned GC-3-A (General Commercial). The property is proposed to be zoned GC-4-C (General Commercial), Leander, Williamson County, Texas. Applicant: Javier Barajas, P.E. on behalf of Douglas L. Harbison

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

b) Applicant Presentation
Javier Barajas, explained the purpose for his zoning.

c) Open Public Hearing
Chairman Tovar opened the public hearing

No Citizen wished to speak.

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

e) Discussion
Discussion took place.

f) Consider Action
Vice Chairman Abruzzese motioned to approve GC-4-B (General Commercial) , Commissioner Allen seconded the motion. Motion passed unanimously.

8. Subdivision Case #12-PP-005: Hold a public hearing and consider action on the Reagan's Overlook Preliminary Plat for 253.07 acres more or less; WCAD Parcels R483561, R032126, R473795, R483564, R483562, R032338, R032354, R483563, and R032360; generally located near the northeast corner of the intersection of RM 2243 and Ronald Reagan Boulevard; Williamson County, Texas. Applicant/Agent: Brian A. Williams, P.E. on behalf of Land Buddies, LLC

a) Staff Presentation
Robin Griffin, Planner, stated that staff reviewed the request and it has staff approval.

b) Applicant Presentation
Brian Williams 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 with staff recommendation, Commissioner Sokol seconded the motion. Motion passed unanimously.

9. Meeting adjourn at 7:55 pm

Chairman Tovar

ATTEST: _____
Ellen Pizalate P & Z Secretary