



## **MINUTES**

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

**Thursday ~ October 13, 2011 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 pm**
2. Roll Call  
**All Commissioners were present except Vice Chairman Saenz**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: September 22, 2011  
**Motion made by Commissioner Sokol to approve the minutes, seconded by Commissioner Abruzzese. 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 11-FP-005: Hold a public hearing and consider action on the final plat of Cold Springs, Section 2 Subdivision, for 53.030 acres more or less; Parcels #R089488, #R492653, and #R492654; Generally located to the southwest of the intersection of Crystal Falls Parkway and Ronald W. Reagan Blvd; west and adjacent to the Cold Springs, Section 1, Subdivision; Williamson County, Leander, Texas. Applicant/Agent: Randy Nixon, P.E. (CSF Civil Group, LLC) on behalf of Centex Homes.

a) Applicant Presentation

**Randy Nixon was present for questions.**

b) Staff Presentation

**Robin Griffin, Planner, stated that staff reviewed the request and it has staff approval with conditions listed in executive summary.**

c) Open Public Hearing

**Chairman Tovar opened the public hearing.  
No one wished to speak.**

d) Close Public Hearing

**Chairman Tovar closed the public meeting.**

e) Discussion

**No discussion took place**

f) Consider Action

**Commissioner Abruzzese made the motion to approve with staff recommendations, Commissioner Seiler seconded the motion. Motion passed unanimously**

6. Ordinance Case #11-OR-001: Hold a public hearing and consider action on amending the Subdivision Ordinance, Chapter 10, Exhibit A, Section 61 Park Land Dedication and Park Improvements, providing a severability clause, providing savings, effective date and open meetings clauses, and providing for related matters.

a) Applicant Presentation

**No applicant**

b) Staff Presentation

**Steve Bosak spoke on what items he wanted to amend to the Subdivision Ordinance Park Land Dedication and Park Improvements**

c) Open Public Hearing

**Chairman Tovar opened the public hearing.  
No one wished to speak.**

d) Close Public Hearing

**Chairman Tovar closed the public meeting.**

e) Discussion

**No discussion took place**

f) Consider Action

**Commissioner Stephenson made the motion to approve with changes;  
Commissioner Seiler seconded the motion. Motion passed unanimously**

7. Zoning Case #11-Z-005: Hold a public hearing and consider action on the rezoning of two parcels located at 17030 E. Crystal Falls Parkway, for 14.272 acres more or less; Parcels #R031743 and #R031744. Currently the parcels are zoned SFS-2-B (Single Family Suburban) and SFU-2-B (Single-Family Urban) and are proposed to be zoned GC-3-A (General Commercial), Leander, Williamson County, Texas. Applicant: Joe Giddens, Jr. and Tim Haynie on behalf of the Estate of Mavinee Bredthauer.

a) Applicant Presentation

**Tim Haynie explained the purpose for the zoning.**

b) Staff Presentation

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

c) Open Public Hearing

**Chairman Tovar opened the public hearing.  
Yrasema Galloway – asked for more clarification  
Charles Utz – requested modifications  
Maynard Bates – spoke against  
Josh Katkoski – spoke against  
Steve Fleming – spoke against  
Ronald K Johnson – spoke for modifications.**

d) Close Public Hearing

**Chairman Tovar closed the public hearing.**

e) Discussion

**Commissioners had discussion.**

f) Consider Action

**Commissioner Sokol made the motion to approve the zoning LC-2-B;  
Commissioner Seiler seconded the motion. Motion passed 5 to 1 with Chairman Tovar voting against.**

8. Subdivision Case 11-FP-003: Hold a public hearing and consider action on the final plat of Sarita Valley, Phase 1 Subdivision, for 33.05 acres more or less; Parcel #R032118, #R462987, #R032122, and #R094385; Generally located to the northeast of the intersection of Crystal Falls Parkway and Ronald W. Reagan Blvd and southeast of the intersection of RM 2243 and Ronald W. Reagan Blvd; Williamson County, Leander, Texas. Applicant/Agent: Scott Foster, P.E. (Kimley-Horn & Associates) on behalf of Regan & FM 2243 LTD.

a) Applicant Presentation

**Scott Foster was present for questions.**

b) Staff Presentation

**Robin Griffin, Planner, stated that staff reviewed the request and it has staff approval with conditions listed in executive summary.**

c) Open Public Hearing

**Chairman Tovar opened the public hearing.  
No one wished to speak.**

d) Close Public Hearing

**Chairman Tovar closed the public hearing.**

e) Discussion

**No discussion took place.**

f) Consider Action

**Commissioner Seiler made the motion to approve with staff recommendations;  
Commissioner Sokol seconded the motion. Motion passed unanimously**

<b>REGULAR AGENDA</b>
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9. Adjournment

**Meeting adjourned at 8:05 pm.**

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Chris Tovar - Chairman

ATTEST:

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Ellen Pizalate, Secretary