



AGENDA

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

Thursday ~ November 10, 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 7:00 pm
2. Roll Call
**All Commissioners were present except Commissioner Saenz.
Commissioners Saenz arrived at 7:06 pm.**
3. Approval of Minutes:
Regular Planning & Zoning Meeting: October 27, 2011
**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 #11-PP-002: Hold a public hearing and consider action on the Bluffs at Crystal Falls, Section 2, Phases 2A, 2B, 2C, 2D, 2E, & 2F, Preliminary Plat, for 70.38 acres more or less; Williamson County Parcel #R484292 and Travis County Parcel #796294. Generally located to the south west of the intersection of Granite Hill Drive and Garnet Ridge Drive, to the south of Osage Drive; Williamson & Travis Counties, Leander, Texas. Applicant/Agent: Sam Kiger, on behalf of Taylor Morrison at Crystal Fall, LLC.

a) Applicant Presentation

Applicant Sam Kiger was present for questions.

b) Staff Presentation

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

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

6. Subdivision Case #10-PP-006: Hold a public hearing and consider action on the LISD Benbrook Ranch Preliminary Plat Subdivision for 171.436 acres more or less; Parcels #R501145 and #R347511; generally located to the northeast of the future intersection of Bagdad Road and the proposed San Gabriel Parkway; north of Benbrook Ranch Section 2 Subdivision, Leander, Williamson County Texas. Applicant/Agent: Terry S. Reynolds, Project Coordinator/Atkins Global on behalf of LISD.

a) Applicant Presentation

Applicant Mark McNeal was present for questions.

b) Staff Presentation

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

c) Open Public Hearing

**Chairman Tovar opened the public hearing.
Ronald Fuessel wanted more information on the Preliminary Plat.**

d) Close Public Hearing

Chairman Tovar closed the public hearing.

e) Discussion

Commissioner had discussion

f) Consider Action

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

7. Zoning Case #11-Z-006: Hold a public hearing and consider action on the rezoning of two parcels located at 808 Crystal Falls Parkway and 803 Shamrock Drive, 0.585 acres more or less; Parcels #R083626 and #R083627. Currently the parcels are zoned LO-1-A (Local Office) and SFE-2-B (Single Family Estate) and are proposed to be zoned LC-2-A (Local Commercial), Leander, Williamson County, Texas. Applicant: Shane Wilkinson on behalf of Roy & Patricia Nelson and Shane & Tasha Wilkinson

a) Applicant Presentation

Shane Wilkinson 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.
No Citizens wished to speak.**

d) Close Public Hearing

Chairman Tovar closed the public hearing.

e) Discussion

Discussion took place

f) Consider Action

Commissioner Sokol made the motion to approve the zoning; Commissioner Saenz seconded the motion. Motion passed unanimously.

REGULAR AGENDA

8. Adjournment

Meeting adjourned at 7:18 pm.

Chris Tovar - Chairman

ATTEST:

Ellen Pizalate, Secretary