



MINUTES

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

Thursday ~ September 22, 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 7:02 pm
2. Roll Call
All Commissioners were present
3. Approval of Minutes:
Regular Planning & Zoning Meeting: September 8, 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 #09-CP-001: Hold a public hearing and consider action on the LISD Benbrook Ranch Concept Plan, 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 Reynolds with Atkins Global on behalf Leander Independent School District.

a) Applicant Presentation

Terry Reynolds 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 meeting.

e) Discussion

No discussion took place

f) Consider Action

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

6. Subdivision Case 11-FP-006: Hold a public hearing and consider action on the final plat for the Highlands at Crystal Falls, Section 2, Phase 3B Subdivision, for 9.178 acres more or less; Parcel #R085662 & R508211; located to southwest of the intersection of Osage Drive and Homecoming, Leander, Williamson County, Texas. Applicant: Agent Sam Kiger with Jay Engineering on behalf Lookout Development Group.

a) Applicant Presentation

Mike Siefert, P.E. Introduced himself to the P & Z Commissioners and was available for questions.

b) Staff Presentation

Robin Griffin, Planner, stated that staff reviewed the request and staff recommends approval w/conditions listed in the 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

Commissioners had discussion and asked questions.

f) Consider Action

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

7. Subdivision Case 11-FP-007: Hold a public hearing and consider action on the final plat of the Hazlewood, Section 1A Subdivision, for 13.338 acres more or less; Parcels #R031216 and #R510079; Generally located to the west of the intersection of Ronald W. Reagan Blvd and CR 179, to the south of Cold Springs, Section 1 Subdivision; Williamson County, Leander, Texas. Applicant: Agent Charles Wirtanen with Cobb Fendley on behalf Ten Hazlewood Investment, LLC.

a) Applicant Presentation

Charles Wirtanen spoke on behalf of Ten Hazlewood and was present for questions.

b) Staff Presentation

Robin Griffin, Planner, stated that staff reviewed the request and staff recommends approval w/conditions listed in the 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 Sokol made the motion to approve with staff conditions,
Commissioner Seiler seconded the motion. Motion passed unanimously**

8. Subdivision Case 11-FP-008: Hold a public hearing and consider action on the final plat of Lot 2, Bagdad Falls Subdivision, for 1.107 acres more or less; Parcel #R332046; Generally located east of the intersection of Crystal Falls Parkway and Bagdad Road; Williamson County, Leander, Texas. Applicant: Agent Chad Kimbell, P.E. (Kimbell-Bruehl) on behalf of 408 Sixth, LP

a) Applicant Presentation

Chad Kimbell introduced himself and 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

Commissioners had discussion.

f) Consider Action

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

REGULAR AGENDA

9. Consider recommendation to City Council on the Land Use Assumptions & Capital Improvements Plan relating to the adoption of Roadway Impact Fees.

Commissioner Allen made the motion to recommend to Council the Land Use Assumptions Growth Rate at 8%, Vice Chairman Saenz seconded the motion. Motion passed unanimously

Commissioner Abruzzese made the motion to recommend approval of the CIP with the changes to Osage, Commissioner Seiler seconded the motion. Motion passed unanimously

10. Adjournment

Chairman Tovar adjourned the meeting at 8:05 pm.

Chris Tovar - Chairman

ATTEST:

Ellen Pizalate, Planning Coordinator