



MINUTES

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

Thursday ~ September 8, 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. Swearing in of the new Planning and Zoning Commissioner: Place 4 (Sid Sokol),
 - **New Commissioner takes his place on dais**
 - **Mayor Cowman swears in Commissioner Sokol and he takes his place on the dais.**
3. Roll Call
All Commissioners were present
4. Approval of Minutes:
Regular Planning & Zoning Meeting: August 25, 2011
Motion made by Vice Chairman Saenz to approve the minutes, seconded by Commissioner Stephenson. Motion passed unanimously.

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

PUBLIC HEARING

6. Special Use Case #11-SU-001: Hold a public hearing and consider action on a Special Use Permit for a temporary parking lot associated with the model home complex, located at 1936 Granite Springs Road; legally described as Lot 2, Block B, Cold Springs Section 1, Leander, Williamson County, Texas. Applicant: Agent Brent Baker (Vice President of Land) on behalf of Centex Homes of Texas Nevada General Partnership.

a) Applicant Presentation

Brent Baker explained the purpose for his special use permit.

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.
Ted Wood – spoke against**

d) Close Public Hearing

Chairman Tovar closed the public hearing.

e)

Commissioners had discussion and asked questions.

f) Consider Action

Commissioner Stephenson made the motion to approve the special use permit with staff conditions, Commissioner Seiler seconded the motion. Motion passed unanimously

REGULAR AGENDA

7. Work Session to discuss the Land Use Assumptions & Capital Improvements Plan relating to possible adoption of Roadway Impact Fees.

Eddie Haas with Freese and Nichols gave presentation and answered questions on the Roadway Impact Fees.

8. Adjournment

Meeting adjourned at 7:32 pm

Chris Tovar - Chairman

ATTEST: Ellen Pizalate, Planning Coordinator