



## **AGENDA**

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

**Thursday ~ April 25, 2013 at 7:00 pm**

**Place 1 Michelle Stephenson  
Place 2 Vacant  
Place 3 Ronald Abruzzese – Vice Chair**

**Place 4 Sid Sokol  
Place 5 Richard Allen  
Place 6 Betty Saenz  
Place 7 Jeff Seiler**

1. Call to Order
2. Roll Call
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: April 11, 2013
4. Citizen Communications - Three (3) minutes of time is allowed, per speaker

## Public Hearing

5. Subdivision Case #13-CP-001: Hold a public hearing and consider action on the Villas at Vista Ridge Concept Plan, for 18.732 acres more or less; WCAD Parcels #R031366, R420153, R430360, and R420154; generally located at the southwest corner of Vista Ridge Drive and South Bagdad Road, Leander, Williamson County Texas. Applicant/Agent: Geoff Guerrero (Carlson, Brigance & Doering) on behalf of SDC West Brook Partners, LP

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

6. Zoning Case 13-TOD-001: Hold a public hearing and consider action on the rezoning of two parcels, generally located 300 feet north of the intersection of CR 273/Mel Mathis and RM 2243 for 8.94 acres more or less; Parcels #R031324 & R0510026. Currently, the property is zoned PUD/TOD (Planned Unit Development/Transit Oriented Development) and the applicant is proposing an amendment to the PUD/TOD. Leander, Williamson County, Texas. Applicant Jeff Musgrove on behalf of TVI, LTD

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

7. Zoning Case 13-TOD-002: Hold a public hearing and consider action on the rezoning of a parcel located to the north east of the intersection of CR273/Mel Mathis & Hero Way for 9.74 acres more or less; Parcels #R510024. Currently, the property is zoned PUD/TOD (Planned Unit Development/Transit Oriented Development). The property is proposed to be zoned PUD/TOD (Planned Unit Development/Transit Oriented Development) Leander, Williamson County, Texas. Applicant Jeff Musgrove on behalf of TVI, LTD

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

8. Zoning Case 13-Z-007: Hold a public hearing and consider action on the rezoning of a parcel located at 8750 RM 2243 for 11.05 acres more or less; Parcel #R031348. Currently, the property is zoned interim SFR-1-B. The property is proposed to be zoned LI-5-D (Light Industrial) Leander, Williamson County, Texas. Applicant: Kurt Prossner on behalf of Presidential RV & Boat Storage, LLC

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

9. Zoning Case 13-Z-008: Hold a public hearing and consider action on the rezoning of a parcel located at 350 Bagdad Rd. North for 0.941 acres more or less; Parcels #R031388. Currently, the property is zoned GC-3-C (General Commercial). The property is proposed to be zoned GC-5-C (General Commercial) Leander, Williamson County, Texas. Applicant: Darren Quick on behalf of V & J Properties, LTD.

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

10. Zoning Case 13-Z-009: Hold a public hearing and consider action on the rezoning of two parcels located at 1504 & 1506 Leander Drive for 4.65 acres more or less; Parcels #R036538 & R036537. Currently, the property is zoned LI-4-D (Light Industrial). The property is proposed to be zoned LI-5-D (Light Industrial) Leander, Williamson County, Texas. Applicant Jim Herbert on behalf of ACI 2011 Property, LLC

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

11. Zoning Case 13-Z-011: Hold a public hearing and consider action on the rezoning of a parcel located at 205 Brushy St. for 0.355 acres more or less; Parcels #R036130. Currently, the property is zoned SFU-2-B (Single Family Urban). The property is proposed to be zoned PUD/TOD (Planned Unit Development/Transit Oriented Development), Leander, Williamson County, Texas. Applicant Holly Harris

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

12. Ordinance Case #13-OR-001: Hold a public hearing and consider action on amending sections of article 14.200, the Composite Zoning Ordinance, to add requirements for masonry walls; to add land uses to the use components. Planning Department

- a) Staff Presentation
- b) Open Public Hearing
- c) Close Public Hearing
- d) Discussion
- e) Consider Action

13. Meeting adjourned

**CERTIFICATION**

This meeting will be conducted pursuant to the Texas Government Code Section 551. The City of Leander is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at 512/ 528-2700 for information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may call 512/ 528-2800. I certify that the above notice of the Regular Meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall, in Leander, Texas, on the 22nd day of April, 2013 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.