



AGENDA

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

Thursday ~February 13, 2014 at 7:00 pm

**Place 1 Michelle Stephenson - Vice Chair
Place 2 Joel Wixson
Place 3 Jason Anderson**

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

1. Call to Order
2. Roll Call
3. Approval of Minutes:
Regular Planning & Zoning Meeting: January 23rd, 2014
4. Director's report to P & Z Commissioners on actions taken by the City Council
5. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Public Hearing

6. Subdivision Case 13-SFP-006: Hold a public hearing and consider action on Jackson Addition, Short Form Final Plat, for approximately 6.49 acres, including Travis property ID # 353079 and 808172 located at 23216 A Nameless Road, Travis County, TX. Applicant: Eric Scheibe on behalf of Darrell T and Jo L Leslie, Phillips and Cindy Jackson, and Bill Doan.

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

7. Subdivision Case 13-PP-006: Hold a public hearing and consider action on the Catalina Ranch Preliminary Plat for 30.320 acres more or less; WCAD Parcels R031544, R475132, R475133, and R031543; generally located approximately 1,800 feet to the east of the intersection of Ronald Reagan Blvd and Journey Parkway on the north side of Journey Parkway; Williamson County, Texas. Applicant/Agent: Gray Engineering, Inc (c/o John D. Hines, P.E.) on behalf of Catalina Ranch, LLC (c/o Joe Straub)

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

8. Subdivision Case 13-FP-011: Hold a public hearing and consider action on the Villas at Vista Ridge Final Plat for 18.726 acres more or less; WCAD Parcels R031366 and R430360; generally located to the southwest of the intersection of Vista Ridge Drive and Bagdad Road; Williamson County, Texas. Applicant/Agent: Geoff Guerrero (c/o CBD, Inc) on behalf of Lennar Homes of Texas.

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

9. Subdivision Case 13-FP-017: Hold a public hearing and consider action on the Cold Springs, Section 6 Final Plat for 11,810 acres more or less; WCAD Parcel R089488; generally located approximately 2,000 feet to the south of the intersection of Crystal Falls Parkway and Grand Lake Parkway, more specifically located to the south of the intersection of Shallow Springs Drive and Cactus Mound Drive; Williamson County, Texas. Applicant/Agent: CSF Civil Group (Christine Potts) on behalf of Pulte Homes of Texas.

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

10. Zoning Case 13-Z-025: Hold a public hearing and consider action on the rezoning of a tract of land located on the northwest corner of Osage Drive and Lakeline Blvd; 0.94 acres more or less out of the AW0896-Morris, J Survey; WCAD Parcels #R484296. Currently, the property is zoned SFU-2-B (Single-Family Urban). The property is proposed to be zoned PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Samuel Kiger, P.E. on behalf of Lookout Development Group LP.

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

11. Discussion and possible action on a proposed Subdivision Ordinance amendment relating to the option of posting fiscal surety for subdivision infrastructure improvements.

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

12. Work session to discuss Sign Ordinance

- a) Staff Presentation
- b) Discussion
- c) 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 day of February 7, 2014 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Tom Yantis, AICP – Director of Development Services