



## **AGENDA**

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

**Thursday ~March 27, 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:
  - a. Regular Planning & Zoning Meeting: March 13, 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-FP-019: Hold a public hearing and consider action on the Sarita Valley Final Plat for 25.61 acres more or less; WCAD Parcel R516398; generally located on the east side of Ronald W. Reagan Blvd, approximately ½ mile from the northeast corner of the intersection of E Crystal Falls Pkwy and Ronald W. Reagan Blvd.; Williamson County, Texas. Applicant/Agent: Brian Parker on behalf of Toll Dallas TX LLC.

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

7. Zoning Case #14-Z-005: Hold a public hearing and consider action on the rezoning of a tract of land located at 1001 Horizon Park Blvd; 5.69 acres more or less; WCAD Parcel #R036572. Currently, the property is zoned SFU/MH-2-B (Single-Family Urban / Manufactured Home). The property is proposed to be zoned TF-2-B (Two-Family), Leander, Williamson County, Texas. Applicant: Michael and Theresa Kopecky on behalf of Willie and Sue A. Kopecky.

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

8. Zoning Case 13-Z-028: Hold a public hearing and consider action on the rezoning of several tracts of land located at 2680 CR 268, 17851 Ronald W. Reagan, generally located north of Hero Way, West of Ronald Reagan Blvd. & south of San Gabriel; Legal Description AW0125 Chambers, T. Sur. 197.55 acres more or less; WCAD Parcels #R098020, R031606, R473799, R473798, R473797, R333713, R031617, R031607. Currently, the property is zoned GC-3-C (General Commercial), Interim SFS-2-B (Single-Family Suburban) and Interim SFR-1-B (Single-Family Rural). The property is proposed to be zoned PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Blake J. Magee on behalf of Palmera Ridge Development, Inc. and MP52, 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-027: Hold a public hearing and consider action on the rezoning of several tracts of land generally located to the Southwest of the intersection of San Gabriel Pkwy & US 183; 150.894 acres more or less; WCAD Parcels #R395875, R031699, R524552, and R525192. Currently, the property is zoned PUD (Planned Unit Development) and the applicant is proposing an amendment to the PUD, Leander, Williamson County, Texas. Applicant: Mark Baker on behalf of Sentinel Cotter Leander LLC.

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

10. Subdivision Case 13-TOD-S2-PP-001: Hold a public hearing and consider action on the Oak Creek Preliminary Plat for 151.3 acres more or less; WCAD Parcels #R395875, R031699, R524552, and R525192; generally located to the Southwest of the intersection of San Gabriel Pkwy & US 183; Williamson County, Texas. Applicant/Agent: Jim Huffcutt, P.E. on behalf of Sentinel Cotter Leander 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-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 Highland Trail; 0.94 acres more or less out of the AW0896 – Morris, J Survey; WCAD Parcel #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

#### **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 March 21, 2014 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

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Tom Yantis, AICP – Director of Development Services