



## **AGENDA**

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

**Thursday ~ October 23, 2014 at 7:00 pm**

**Place 1 Michelle Stephenson, Vice Chairman  
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: October 9, 2014
4. Director's report to P & Z Commissioners on actions taken by the City Council at the October 16, 2014.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

|                       |
|-----------------------|
| <b>Consent Agenda</b> |
|-----------------------|

7. Subdivision Case 14-TOD-PP-008: Consider action on the Bryson, Phase 1, Section 1A, 1B, & 1C Preliminary Plat for 46.641 acres more or less; WCAD Parcels R032237, R485832, R032239, and R485834; generally located to the northeast of the intersection of Hwy 183A & E San Gabriel Pkwy, Williamson County Texas, Applicant/Agent: Bury, Inc (Keith Young) on behalf of Crescent Leander, TX, LLC (Tommy Tucker).
8. Subdivision Case 14-FP-004: Consider action on the Northside Meadow, Phase 2 Final Plat for 17.278 acres more or less; WCAD Parcel R522435; generally located to the northwest of the intersection of Old 2243 W and US 183, more specifically located to the north of Phase 1B of the Northside Meadow Subdivision; Williamson County, Texas. Applicant/Agent: Doucet & Associates on behalf of Continental Homes of Texas, LP.
9. Subdivision Case 14-FP-007: Consider action on the Magnolia Creek, Section 2 Final Plat for 20.40 acres more or less; WCAD Parcel R031307; generally located to the southwest of the intersection of Sonny Drive and West Drive; Leander, Williamson County, Texas. Applicant/Agent: Doucet & Associates on behalf of Continental Homes of Texas, LP.
10. Subdivision Case 14-FP-019: Consider action on the Northside Meadow, Phase 4 Final Plat for 11.885 acres more or less; WCAD Parcel R522435; generally located to the northwest of the intersection of Old 2243 W and US 183, more specifically located to the west of Phase 1B of the Northside Meadow Subdivision; Williamson County, Texas. Applicant/Agent: Doucet & Associates on behalf of Continental Homes of Texas, LP.
11. Subdivision Case 13-SFP-005: Consider action on the Bagdad Meadows, Unit 2 Second Replat for 6.40 acres more or less; WCAD Parcel R522925; generally located approximately 1,200 feet to the south of the intersection of North Bagdad Road and Old 2243 W on the east side of North Bagdad Road; Williamson County, Texas. Applicant/Agent: Kurt M. Prossner, P.E. on behalf of Michael Elmore.

|                       |
|-----------------------|
| <b>Public Hearing</b> |
|-----------------------|

12. Subdivision Case 14-CP-009: Hold a public hearing and consider action on the Parkway Crossing Concept Plan, for 27.62 acres more or less; WCAD Parcel R497326, generally located 800 ft north of the northeast corner of the intersection of 183A Toll Road and E. Crystal Falls Parkway, Leander, Williamson County Texas. Applicant: Brian Parker on behalf of Crystal Falls LTD

a) Staff Presentation

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

13. Zoning & Subdivision Cases 14-Z-017, 14-CP-008, & 14-PP-007: Hold a public hearing and consider action on the rezoning and approval of the Red Oak Valley Concept Plan and Preliminary Plat for 112.895 acre tract of land, more or less, located at 17680 Ronald Reagan, WCAD Parcels #R021708, R021709, R021710, R489942, and R489943. Currently, the property is zoned Interim SFR-1-B (Single Family Rural) and the applicant is proposing to zone the property PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Jones & Carter, Inc on behalf of Mary Ann Garlock and Pamela Christianson.

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

14. 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 17th day of October, 2014 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

---

Tom Yantis, AICP – Director of Development Services