



AGENDA

CITY OF LEANDER, TEXAS PLANNING & ZONING COMMISSION MEETING

**Pat Bryson Municipal Hall ~ 201 North Brushy Street
Leander, Texas**

Thursday ~ November 13, 2013 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 23, 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

6. Election of Chairman
 - A. Nomination for position of Chairman
 - B. Discussion of nominees
 - C. Election of Chairman
7. Election of Vice Chairman
 - A. Nomination for position of Vice Chairman
 - B. Discussion of nominees
 - C. Election of Vice Chairman
8. Election of Secretary
 - A. Nomination for position of Secretary
 - B. Discussion of nominees
 - C. Election of Secretary

Consent Agenda

9. Subdivision Case 13-FP-021: Consider action on the Savanna Ranch, Section 3 Final Plat for 19.967 acres more or less; WCAD Parcel R508032; generally located to the northwest of the intersection of San Gabriel Parkway and Halsey Drive, more specifically located to the northwest of the intersection of Hartman Drive and Halsey Drive; Williamson County, Texas. Applicant/Agent: Danny R. Martin, P.E. (Malone/Wheeler, Inc) on behalf of Benbrook Development, Inc (John Lloyd).
10. Subdivision Case 14-FP-014: Consider action on the Magnolia Creek, Section 3 Final Plat for 13.0595 acres more or less; WCAD Parcel R031307; generally located to the northwest of the intersection of Sonny Drive and West Drive; Leander, Williamson County, Texas. Applicant/Agent: Russell Kotara (Big Red Dog) on behalf of Continental Homes of Texas, L.P.
11. Subdivision Case 14-FP-028: Consider action on the Connelly's Crossing, Phase 2 Final Plat for 9.53 acres more or less; WCAD Parcel R032159; generally located to the northwest of the intersection of Sonny Drive and Peregrine Way; Leander, Williamson County, Texas. Applicant/Agent: Hunter Shadburne, P.E. (Austin Civil Engineering, Inc) on behalf of Continental Homes of Texas, L.P. (Richard Maier)
12. Subdivision Case 14-FP-031: Consider action on the Bluffs at Crystal Falls Section 3, Phase 3E Final Plat for 14.070 acres more or less; TCAD Parcel 831299; generally located west of the future extension of Osage Dr., Williamson County, Texas. Applicant/Agent: Sam Kiger on behalf of Taylor Morrison of Crystal Falls, LLC.
13. Subdivision Case 14-FP-033: Consider action on the Bluffs at Crystal Falls Section 3, Phase 3A Final Plat for 13.370 acres more or less; TCAD Parcel 831299; generally located west of the future extension of Osage Dr., Williamson County, Texas. Applicant/Agent: Sam Kiger on behalf of Taylor Morrison of Crystal Falls, LLC.

14. Subdivision Case 14-FP-034: Consider action on the Connelly's Crossing, Phase 1B Final Plat for 4.938 acres more or less; WCAD Parcel R031400 and R032159; generally located to the southeast of the intersection of Sonny Drive and Peregrine Way; Leander, Williamson County, Texas. Applicant/Agent: Hunter Shadburne, P.E. (Austin Civil Engineering, Inc) on behalf of Continental Homes of Texas, L.P. (Richard Maier)

Public Hearing

15. Subdivision Case 14-TOD-CP-002: Hold a public hearing and consider action on the Tylerville Tract Concept Plan for 42.3 acres more or less; WCAD Parcel R031694, generally located 850 feet from the northwest corner of the intersection of W. San Gabriel Pkwy and US 183, Leander, Williamson County, Texas. Applicant: Robert Wunsch on behalf of Waterstone Tylerville, LP.

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

16. Zoning Case 14-TOD-Z-026: Hold a public hearing and consider action on the rezoning of a 33.67 acre portion tract of land, AW0134 – Cochran, C. Sur., more or less, generally located 850 feet from the northwest corner of the intersection of W. San Gabriel Pkwy and US 183, WCAD Parcel# R031694. Currently, the property is zoned PUD/TOD (Planned Unit Development/Transit Oriented Development) and the applicant is proposing an amendment to the PUD, Leander, Williamson County, Texas. Applicant: Bob Wunsch.

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

17. Zoning Case 14-Z-027: Hold a public hearing and consider action on the rezoning of a 5.69 acre tract of land, more or less, located at 1001 Horizon Park Blvd, WCAD Parcel# R036572. Currently, the property is zoned TF-2-B (Two-Family) and the applicant is proposing to zone the property PUD (Planned Unit Development), Leander, Williamson County, Texas.

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

18. Zoning Case 14-Z-028: Hold a public hearing and consider action on the rezoning of a 18.00 acre tract of land, more or less, generally located at the northwest corner of the intersection of Old 2243 W. and N. Bagdad Rd. and the northwest corner of the intersection of Northcreek Dr. and N. Bagdad Rd, WCAD Parcels #R304545 and #R304546. Currently the property is zoned LC-2-B (Local Commercial), and the applicant is proposing to the zone the property GC-3-C (General Commercial) and MF-2-A (Multi-Family), Leander, Williamson County, Texas. Applicant: Bruce Nakfoor on behalf of Firstmark Credit Union.

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

19. Composite Zoning Ordinance Case 14-OR-008: Hold a public hearing and consider action on amending sections of the Composite Zoning Ordinance, to add definitions, update the site components regarding outdoor animal boarding and landscape requirements, to modify requirements for drainage and detention facilities, to amend the masonry wall requirements, to update the architectural standards, to update the site development standards, and to update the garage setback requirements. Applicant: City of Leander

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

20. Subdivision Ordinance Case 14-OR-009: Consider action on amending sections of the Subdivision Ordinance, to add provisions for the protection of heritage trees, to modify the transportation improvements, water utility improvements, and easement sections of the ordinance. Applicant: City of Leander

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

21. Comprehensive Plan Case 14-CPA-003: Hold a public hearing and consider action on amendments to the Leander Transportation Plan as set forth in the Comprehensive Plan.
Applicant: City of Leander

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

22. 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 18th day of November 7, 2014 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Tom Yantis, AICP – Director of Development Services