



AGENDA

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

Thursday ~ September 10, 2015 at 7:00 pm

**Place 1 Chris Schwendenmann
Place 2 Joel Wixson
Place 3 Jason Anderson
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen – Vice Chair
Place 6 Betty Saenz
Place 7 Marshall Hines**

1. Call to Order
2. Roll Call
3. Approval of Minutes:
Regular Planning & Zoning Meeting: August 27, 2015
4. Director's report to P & Z Commissioners on actions taken by the City Council at the September 3, 2015 meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Consent Agenda

7. Subdivision Case 14-FP-030: Consider action on the Mason Ranch, Phase 1, Section 3 Final Plat for 10.327 acres more or less; WCAD Parcels R419630 and R524313; generally located to the northeast of the intersection of Lakeline Boulevard and Carmine Drive; Leander, Williamson County, Texas. Applicant/Agent: Geoff Guerrero (CBD, Inc) on behalf of John Zinsmeyer (KB Home Lone Star, Inc)

8. Subdivision Case 15-TOD-FP-020: Consider action on the Oak Creek, Phase 1, Section 1 Final Plat for 8.076 acres more or less; WCAD Parcels R525192 and R395875; generally located to the north of the intersection of West Broade Street and Longhorn Cavern Road; Leander, Williamson County, Texas. Applicant/Agent: Pape Dawson Engineers (James A. Huffcut, Jr) on behalf of Sentinel/Cotter Leander, LLC.

9. Subdivision Case 15-TOD-FP-025: Consider action on the Oak Creek, Phase 1, Section 2 Final Plat for 28.997 acres more or less; WCAD Parcels R529005, R529009, R529001, R529002, R529003, and R529000; generally located to the south of the intersection of West Broade Street and San Gabriel Pkwy; Leander, Williamson County, Texas. Applicant/Agent: Pape Dawson Engineers (James A. Huffcut, Jr) on behalf of Sentinel/Cotter Leander, LLC.

Public Hearing

10. Zoning Case #15-Z-013: Hold a public hearing and consider action on the rezoning of 10.922 acres more or less out of the M.S. Hornsby Survey, generally located to the northwest corner of Crystal Falls Pkwy and Lakeline Blvd, WCAD ID R526317, R526318, & R514375. Currently, the property is zoned GC-3-B (General Commercial). The applicant is proposing to zone the property to PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Cunningham-Allen, Inc (Jana Rice) on behalf of KB Homes Lone Star, Inc.
 - a) Staff Presentation
 - b) Applicant Presentation
 - c) Open Public Hearing
 - d) Close Public Hearing
 - e) Discussion
 - f) Consider Action

11. Zoning Case 15-Z-016: Hold a public hearing and consider action on the rezoning of a parcel of land located at 1001 Crystal Falls Parkway for 1.58 acres more or less; WCAD Parcel R331474. Currently, the property is zoned LO-1-B (Local Office). The applicant is proposing to zone the property to LC-2-B (Local Commercial), Leander, Williamson County, Texas.
 - a) Staff Presentation
 - b) Applicant Presentation
 - c) Open Public Hearing
 - d) Close Public Hearing

- e) Discussion
- f) Consider Action

- 12. P & Z Commission Progress Report for Oct. 2013 to Oct. 2014
 - A. Review and discuss Report
 - B. Make any changes or deletions if necessary.
 - C. Take 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 September 3, 2015 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Tom Yantis – Assistant City Manager