



## **AGENDA**

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

**Thursday ~ December 10, 2015 at 7:00 pm**

**Place 1 Chris Schwendenmann  
Place 2 Morgan Cotten  
Place 3 Jason Anderson  
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen – Vice Chair  
Place 6 Angela Means  
Place 7 Marshall Hines**

1. Call to Order
2. Roll Call
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: November 24, 2015
4. Director's report to P & Z Commissioners on actions taken by the City Council at the December 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-029: Consider action on the Reagan's Overlook, Phase 3 Final Plat for 86.467 acres more or less; WCAD Parcels R032354, R524615 and R524614 generally located to the north of the intersection of RM 2243 and Limestone Creek Road and to the east of Ronald W Reagan Blvd; Williamson County, Texas. Applicant/Agent: Gray Engineering (David Peek, PE) on behalf of Land Buddies, LLC (Joe Straub).
8. Subdivision Case 14-FP-032: Consider action on the Bluffs at Crystal Falls, Section 3, Phase 3F Final Plat for 12.862 acres more or less; TCAD Parcel 859553 generally located north of the northeast corner of the intersection of Long Lasso Pass and Yuma Trail; Leander, Travis County, Texas. Applicant/Agent: Sam Kiger on behalf of Taylor Morrison at Crystal Falls, LLC.
9. Subdivision Case 15-PP-004: Hold a public hearing and consider action on the Parker Tract Preliminary Plat, for 9.999 acres more or less; WCAD Parcel R346187, located to the northwest of the intersection of RM 2243 and Limestone Creek Road, Leander, Williamson County Texas. Applicant: Harrison Hudson (Bury, Inc) on behalf of GP Parker Ranch Holdings 91, LLC.

## Public Hearing

10. Subdivision Case 15-SFP-006: Hold a public hearing and consider action on the Ridgmar Landing Lots 12A & 12B Block 2 Replat for 6.531 acres more or less; WCAD Parcels R473622 and R037188; generally located 1,000 feet to the east of the southeast corner of the intersection of Ridgmar Rd and Warfield, Leander, Williamson County Texas. Applicant/Owner: 360 Homes, LLC. Travis Brown.
  - a) Staff Presentation
  - b) Applicant Presentation
  - c) Open Public Hearing
  - d) Close Public Hearing
  - e) Discussion
  - f) Consider Action
11. Zoning & Subdivision Cases 15-Z-012, 15-CP-003, & 15-PP-007: Hold a public hearing and consider action on the rezoning and approval of the Bar W Commercial Concept Plan, Preliminary Plat, and PUD zoning for 49.737 acres, more or less, generally located to the southeast of the intersection of Ronald W Reagan Blvd and SH 29; WCAD Parcels R534768, R491376, R344166, R484168, R534750, and R328209. Currently, the property is zoned Interim Single-Family Rural (SFR-1-B). The applicant is proposing to zone the property to Planned Unit Development (PUD) with a base zoning district of GC-3-C (General Commercial), Leander, Williamson County, Texas. Applicant: David Armbrust (Armbrust & Brown, PLLC) on behalf of Howard Barkley Wedemeyer and RR 29 Retail, LTD.
  - a) Staff Presentation
  - b) Applicant Presentation
  - c) Open Public Hearing
  - d) Close Public Hearing
  - e) Discussion
  - f) Consider Action

12. Zoning Case 15-Z-020: Hold a public hearing and consider action on the rezoning of a parcel of land generally located to the southeast of the intersection of San Gabriel Parkway and Bagdad Road/CR 279; 1.508 acres more or less; WCAD Parcel R476367. Currently, the property is zoned LC-2-B (Local Commercial). The applicant is proposing to zone the property to LC-3-A, Leander, Williamson County, Texas. Applicant: Danny Martin on behalf of JSL Commercial Investments, LLC.

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

13. Zoning Case 15-Z-023: Hold a public hearing and consider action on the rezoning of a lot located at 600 Municipal Drive; legally described as Lot 4, Block A, Leander Heights Section 2 Subdivision; 2.62 acres more or less; WCAD Parcel R036439. Currently, the property is zoned SFU/MH-2-B (Single-Family Urban / Manufactured Home). The applicant is proposing to zone the property to Planned Unit Development (PUD) with a base zoning district of MF-2-A (Multi-Family), Leander, Williamson County, Texas. Applicant: David Smith on behalf of Municipal Texas Investment Group, LLC.

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

14. Zoning Case 15-Z-032: Hold a public hearing and consider action on rezoning of two parcels of land located at 602 South Gabriel Dr; 6.19 acres more or less; WCAD Parcels R338733 and R035910. Currently, the property is zoned Interim SFS-2-B (Single-Family Suburban). The applicant is proposing to zone the property to SFT-2-B (Single-Family Townhome), Leander, Williamson County, Texas. Applicant: Ronald E & Serita Kay Butler.

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

15. Zoning Case 15-TOD-Z-035: Hold a public hearing and consider action on rezoning of one parcel of land generally located to the south of the intersection of US 183 and 183A Toll Road; 4.654 acres more or less; WCAD Parcel R433105. Currently, the property is zoned PUD/TOD (Planned Unit Development/Transit Oriented Development) and the applicant is proposing to amend the PUD to designate the base zoning district as GC-3-B (General Commercial) as permitted by the SmartCode, Leander, Williamson County, Texas. Applicant: Bruce Nakfoor on behalf of West Texas Trading Retirement, Ltd.

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

16. Meeting Adjourned at

**CERTIFICATION**

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the P & Z Commission reserves the right to adjourn into executive session on any of the above posted agenda items in accordance with the sections 551.071 [litigation and certain consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [contract for gift to city], 551.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the P & Z Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas on the 4th day of December, 2015 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

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Tom Yantis – Assistant City Manager