



AGENDA

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

Thursday ~ December 8, 2016 at 7:00 pm

Place 1 Laura Lantrip	Place 5 Vacant
Place 2 John Cosgrove	Place 6 Angela Means
Place 3 Jason Anderson – Vice Chair	Place 7 Marshall Hines
Place 4 Sid Sokol - Chair	

1. Call to Order
2. Roll Call
3. Recognition of Service to Exiting Commissioner Richard Allen.
4. Approval of Minutes:
Regular Planning & Zoning Meeting: November 22, 2016
5. Director's report to P & Z Commissioners on actions taken by the City Council at the December 1, 2016 meeting.
6. Review meeting protocol
7. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Consent Agenda

8. Subdivision Case 16-TOD-SFP-003: Consider action on the US 183/183A Subdivision Short Form Final Plat for 4.152 acres more or less; WCAD Parcel R433105; generally located at the intersection of N US Hwy 183 and 183A Toll Rd; Leander, Williamson County, Texas. Applicant/Agent: Bruce Nakfoor on behalf of West Texas Trading Retirement, Ltd.; Holyoke LLC.

9. Subdivision Case 16-FP-027: Consider action on the Travisso, Phase 2, Section 2A Final Plat for 52.114 acres more or less; TCAD Parcels 863593, 323024, and 844740; generally located to the northwest of the intersection of Travisso Pkwy and RM 1431; Leander, Travis County, Texas. Applicant/Agent: Sam Kiger, Jay Engineering Co., Inc. on behalf of Travisso Ltd.

Public Hearing

10. Subdivision Case 16-FP-012 and Variance Case 16-VA-001: Hold a public hearing and consider action on the Parkway Crossing Final Plat for 12.107 acres more or less; and consider a request for a variance from Article III, Section 45(a)(3) of the Subdivision Ordinance regarding perimeter block length requirements; WCAD Parcel R489217; generally located approximately 850 feet south of the southeast corner of the intersection of 183A Toll Rd and E. Woodview Dr., Leander, Williamson County, Texas. Applicant/Agent: Andrew Evans 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

11. Subdivision Case 16-PP-014 and 16-VA-004: Hold a public hearing and consider action on the Valley Vista Preliminary Plat Revision for 52.06 acres more or less; and consider a request for a variance from Article III, Section 49 of the Subdivision Ordinance regarding the proposed averaging of the required Riparian Corridor Setback. WCAD Parcels R510101, R473803, R497581, and R497583; located at 18175 Ronald W Reagan Blvd., Leander, Williamson County Texas. Applicant/Agent: Josh Miksch on behalf of Robert Tesch.
 - a) Staff Presentation
 - b) Applicant Presentation
 - c) Open Public Hearing
 - d) Close Public Hearing
 - e) Discussion
 - f) Consider Action

12. Zoning Case 16-TOD-Z-023 & Subdivision Case 16-TOD-CP-007: Hold a public hearing and consider action on the rezoning and St. David's Healthcare Leander Campus concept plan for a parcel of land including 51.993 acres more or less; located at 4181 N Hwy 183, WCAD Parcel R433110. Currently, the property is zoned PUD/TOD (Planned Unit Development / Transit Oriented Development District) within the Conventional Development Sector and the S1 General Sector. The applicant is proposing to amend the PUD to designate a Medical Services Special District (base zoning district of GC-2-A General Commercial) within the Conventional Development Sector portion of the property and to designate the T5 Urban Center Zone Transect Zone within the S1 General Sector portion of the property; Leander, Williamson County, Texas. Applicant: Michael J. Whellan on behalf of Butler Family Shinoak LTD & J Sam W.

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

13. Comprehensive Plan Amendment Case 16-TOD-CPA-002: Hold a public hearing and consider action on a Comprehensive Plan Amendment requesting to remove a portion of the proposed extension of Mel Mathis from the Transportation Plan. This portion of Mel Mathis Ave extends north from San Gabriel Pkwy through the property located on the northwest corner of 183A Toll Road and San Gabriel Parkway. Leander, Williamson County, Texas. Applicant Michael J. Whellan on behalf St. David's HealthCare Partners, L.P., LLP

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

14. Zoning Case 16-Z-029: Hold a public hearing and consider action on the rezoning of several parcels of land including 8.78 acres more or less; located at 15841 Ronald W. Reagan Blvd.; WCAD Parcels R319362 and R031223. Currently, the property is zoned Interim SFR-1-B (Single Family Rural) and Interim SFS-2-B (Single Family Suburban) and the applicant is proposing to rezone the property to SFR-3-B (Single Family Rural); Leander, Williamson County, Texas. Applicant: James Massaro on behalf of Glad Tidings Assembly of God, Inc.

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

Regular Agenda

15. 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 2nd day of December 2016 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Tom Yantis – Assistant City Manager