

AGENDA

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

Thursday ~ January 12, 2012 at 7:00 pm

**Place 1 Michelle Stephenson
Place 2 Chris Tovar - Chairman
Place 3 Ronald Abruzzese**

**Place 4 Sid Sokol
Place 5 Richard Allen
Place 6 Betty Saenz – Vice Chairman
Place 7 Jeff Seiler**

1. Call to Order
2. Roll Call
3. Approval of Minutes:
Regular Planning & Zoning Meeting: December 8, 2011
4. Citizen Communications - Three (3) minutes of time is allowed, per speaker

WORKSHOP

5. Training session on laws and regulations governing the Planning and Zoning Commission
The workshop is open to the public but does not allow for public participation.

PUBLIC HEARING

6. Subdivision Case 11-FP-013: Hold a public hearing and consider action on the final plat for the Fairways at Crystal Falls, Section 3, Phase 2 (Caprock at Crystal Falls Phase 2) Subdivision, for 33.394 acres more or less; Parcel # 798217; located to the south of the intersection of Cantina Sky Drive and Crystal Falls Parkway, Travis County, Texas. Applicant/Agent: Samuel D. Kiger, P.E. on behalf of Lookout Group, Inc.
- a) Applicant Presentation
 - b) Staff Presentation
 - c) Open Public Hearing
 - d) Close Public Hearing
 - e) Discussion
 - f) Consider Action
7. Ordinance Case #11-OR-002: Hold a public hearing and consider action on amending sections of article 14.200, the Composite Zoning Ordinance, to amend definitions to include “research, testing and development laboratory,” “research, testing and development laboratory (intense),” and “Fire Chief”; to provide regulations for “research, testing and development laboratory” and “research, testing and development laboratory (intense)”; to provide clarification of Outdoor Entertainment Venues, Outdoor Commercial Fueling and Washing of Vehicles; to correct minor spelling errors and update general information; to resolve conflict associated with the measurement of tree caliper; to clarify screening requirement for detention facilities; to provide recommendations for residential fence design, providing a severability clause, providing savings, effective date and open meetings clauses, and providing for related matters.
- a) Applicant Presentation
 - b) Staff Presentation
 - c) Open Public Hearing
 - d) Close Public Hearing
 - e) Discussion
 - f) Consider Action

REGULAR AGENDA

8. Subdivision Case 10-FP-008: Consider action on the extension of the expiration for the Benbrook Ranch, Section 3, Phase 1 Final Plat; for 21.648 acres more or less; Parcels R508012, R508009, and R508032; located to the northeast of the intersection of Heritage Grove Road and Halsey Drive, Leander, Williamson County, Texas. Applicant/Agent: Danny R. Martin, P.E. on behalf of Benbrook Development, Inc.

- a) Applicant Presentation
- b) Staff Presentation
- c) Discussion
- d) Consider Action

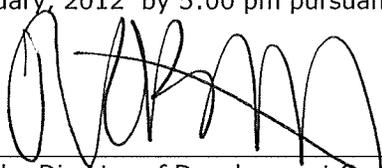
9. Discuss and possible action of rescheduling Planning and Zoning meeting for November.

- a) Staff Presentation
- b) Discussion
- c) Consider Action

10. Adjournment

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 6th day of January, 2012 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Jim Bechtol – Director of Development Services