

## **AGENDA**

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

**Thursday ~ April 26, 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: April 12, 2012
4. Citizen Communications - Three (3) minutes of time is allowed, per speaker

## Public Hearing

5. Ordinance Case #12-OR-003: Hold a public hearing and consider action on an amendment to the *Roadway Plan*.

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

6. Zoning Case #12-Z-004: Hold a public hearing and consider action on the rezoning of a parcel located at 1501 CR 269; 1.469 acres more or less; Parcel #R031288. Currently the property is zoned interim SFR-1-B (Single Family Rural) and is proposed to be zoned GC-3-C (General Commercial), Leander, Williamson County, Texas. Applicant: Blaise T. and Janice K. Knue.

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

7. Zoning Case #12-Z-007: Hold a public hearing and consider action on the rezoning of a parcel located at 1280 Bagdad Rd; 3.76 acres more or less; Parcel #R031329. Currently the property is zoned GC-3-C (General Commercial) and is proposed to be zoned PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Justin Sharrock on behalf of Esmaeil Rowshan, Saba Building Co, LLC

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

8. Subdivision Case #12-CP-001: Hold a public hearing and consider action on the Crystal Falls West Concept Plan, for 2118.6 acres more or less; TCAD Parcels 186323, 352969, 353024, 353246, 353247, 353650, 382583, 459376, 459380–459396, 459399–459401, 467140–467187, 467191–467197, 467200–467217, 467219–467228, 467230–467233, 467236–467238, 513803, 513809, 796296, 796297, and 796302; generally located west of Bloody Hollow, abutting FM 1431 on the south and Nameless Road on the west, Travis County Texas. Applicant/Agent: Samuel D. Kiger, P.E. on behalf of Lookout Partners, L.P. and Key-Deer Holdings, L.P.

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

9. Zoning Case #12-Z-011: Hold a public hearing and consider action on the rezoning of parcels located west of Bloody Hollow, abutting FM 1431 on the south and Nameless Road on the west; 2118.6 acres more or less; TCAD Parcels 186323, 352969, 353024, 353246, 353247, 353650, 382583, 459376, 459380–459396, 459399–459401, 467140–467187, 467191–467197, 467200–467217, 467219–467228, 467230–467233, 467236–467238, 513803, 513809, 796296, 796297, and 796302.

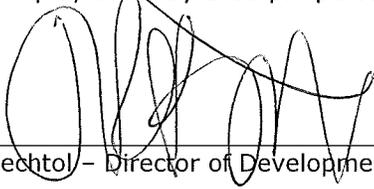
The property will be interim zoned SFR-1-B (Single Family Rural) upon annexation and a portion is currently zoned SFR-2-B (Single-Family Rural), SFS-2-B (Single-Family Suburban), and SFU-2-B (Single-Family Urban).

The applicant is proposing to rezone the property to SFC-2-A (Single-Family Compact), SFU-2-A (Single-Family Urban), SFS-2-A (Single-Family Suburban), SFS-2-B (Single-Family Suburban), SFE-2-A (Single-Family Estate), SFR-2-A (Single-Family Rural), SFR-2-B (Single-Family Rural), SFR-3-B (Single-Family Rural), MF-2-B (Multi-Family), GC-4-B (General Commercial), and GC-3-B (General Commercial), Leander, Travis County, Texas. Applicant: Samuel D. Kiger, P.E. on behalf of Lookout Partners, L.P. and Key-Deer Holdings, L.P.

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

**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 20th day of April, 2012 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



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Jim Bechtol - Director of Development Services