

AGENDA

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

Thursday ~ August 9, 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: July 26, 2012
4. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Public Hearing

5. 12-CP-005: Hold a public hearing and consider action on Connelly's Crossing, Concept Plan, for 51.88 acres more or less, parcels #R031400 and R032159, located adjacent to and west of the Leander Public Library and being south of and along Old Quarry Road and west of South Bagdad Road; Leander, Williamson County, Texas. Applicant: Blake Rue on behalf Margaret Moser and Carolyn S. Meihaus.
 - a) Staff Presentation
 - b) Applicant Presentation
 - c) Open Public Hearing
 - d) Close Public Hearing
 - e) Discussion
 - f) Consider Action

6. Zoning Case #12-TOD-001: Hold a public hearing and consider action on the rezoning of a parcel located at the 305 Willis Street; 0.388 acres more or less; Parcel #R036090. Currently the property is zoned SFU-2-B (Single-Family Urban) and is proposed to be zoned PUD – TOD (Planned Unit Development – Transit Oriented Development), Leander, Williamson County, Texas. Applicant: William and Richele Davies.
 - a) Staff Presentation
 - b) Applicant Presentation
 - c) Open Public Hearing
 - d) Close Public Hearing
 - e) Discussion
 - f) Consider Action

7. Zoning Case #12-Z-020: Hold a public hearing and consider action on the rezoning of a parcel located at the northwest corner of Old 2243 W and US Hwy 183; 69.23 acres more or less; Parcel #R031635. Currently the property is zoned SFU-2-B (Single-Family Urban), LC-2-B (Local Commercial) and GC-3-C (General Commercial) and is proposed to be zoned SFL-2-B (Single-Family Limited), SFC-2-B (Single-Family Compact), and SFU-2-B (Single-Family Urban), Leander, Williamson County, Texas. Applicant: Jenn Dermanci on behalf of HEB Grocery Company.
 - a) Staff Presentation
 - b) Applicant Presentation
 - c) Open Public Hearing
 - d) Close Public Hearing
 - e) Discussion
 - f) Consider Action

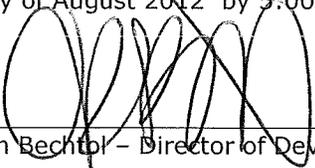
8. Ordinance Case #12-OR-005: Hold a public hearing and consider action on amending sections of article 14.200, the Composite Zoning Ordinance, to add definitions for assisted living and nursing home; to add such use to the General Commercial Districts.

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

9. 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 3rd day of August 2012 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Jim Bechtol - Director of Development Services