



AGENDA

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

Thursday ~ August 8, 2013 at 7:00 pm

Place 1 Michelle Stephenson	Place 4 Sid Sokol
Place 2 Joel Wixson	Place 5 Richard Allen
Place 3 Ronald Abruzzese – Chairman	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 25, 2013
4. Director's report to P & Z Commissioners on actions taken by the City Council on recommendations from the Commission.
5. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Public Hearing

6. Subdivision Case 12-SFP-005: Hold a public hearing and consider action on the Lakeline Northwest Commercial Short Form Final Plat, for approximately 6.311 acres, including Williamson County property ID # R435290, R429323, and R482524; generally located on the northwest corner of the intersection of Lakeline Boulevard and Crystal Falls Parkway, Williamson County, Texas. Applicant: Jonah Mankovsky on behalf of Lookout Group, Inc (Mike Siefert).

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

7. Subdivision Case 13-FP-005: Hold a public hearing and consider action on the Crystal Crossing, Phase 3 Final Plat for 12.85 acres more or less; WCAD Parcel #R031396 and R031390; generally located to the north of the intersection of Calla Lily Boulevard and Crystal Falls Parkway; Williamson County, Texas. Applicant/Agent: Steven Ihnen, P.E. on behalf of KB Homes (John Zinsmeyer)

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

8. Subdivision Case 12-FP-006: Hold a public hearing and consider action on the Hazlewood, Phase 2A Final Plat for 13.851 acres more or less; WCAD Parcel #R512976; generally located to the northwest of the intersection of Republic Trails Boulevard and Ronald W. Reagan Boulevard; Williamson County, Texas. Applicant/Agent: Dustin Goss, P.E. on behalf of Continental Homes of Texas, LP.

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

9. Subdivision Case 12-FP-015: Hold a public hearing and consider action on the Hazlewood, Phase 2B Final Plat for 8.667 acres more or less; WCAD Parcel #R512976; generally located to the northwest of the intersection of Republic Trails Boulevard and Ronald W. Reagan Boulevard; Williamson County, Texas. Applicant/Agent: Dustin Goss, P.E. on behalf of Continental Homes of Texas, LP.

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

10. Subdivision Case 13-FP-010: Hold a public hearing and consider action on the Pecan Creek, Phase 1 Final Plat for 20.46 acres more or less; WCAD Parcel #R518873 and R518872; located at 451 CR 179; generally located approximately 4,500 feet to the east of the intersection of Ronald W. Reagan Blvd and CR 179; Williamson County, Texas. Applicant/Agent: Randall Jones & Associates on behalf of Jen Tex III, LLC.

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

11. Discussion of attendance by P & Z Commissioners to the Texas APA Conference scheduled for October 2, 3, & 4, 2013

12. 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 2nd day of July, 2013 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Tom Yantis, AICP – Planning Director