



## **AGENDA**

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

**Thursday ~ August 22, 2013 at 7:00 pm**

<b>Place 1 Michelle Stephenson</b>	<b>Place 4 Sid Sokol</b>
<b>Place 2 Joel Wixson</b>	<b>Place 5 Richard Allen</b>
<b>Place 3 Ronald Abruzzese – Chairman</b>	<b>Place 6 Betty Saenz - Vice Chairman</b>
	<b>Place 7 Jeff Seiler</b>

1. Call to Order
2. Roll Call
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: August 8, 2013
4. Approval of Minutes:  
Joint Work Session: August 1, 2013
5. Director's report to P & Z Commissioners on actions taken by the City Council on recommendations from the Commission.
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

## Public Hearing

7. Subdivision Case 12-SFP-002: Hold a public hearing and consider action on the Jardin Del Rey Short Form Final Plat, for approximately 3.373 acres, including WCAD Parcels R497988, R362985, R036235, and R322612; 701 and 703 S US 183 and 105 Sonny Drive, Williamson County, Texas. Applicant: Phil Moncada on behalf of Jardin Del Rey, Inc and Phillip Viccinelli.
  - a) Staff Presentation
  - b) Applicant Presentation
  - c) Open Public Hearing
  - d) Close Public Hearing
  - e) Discussion
  - f) Consider Action
  
8. Subdivision Case 13-CP-004: Hold a public hearing and consider action on the Pecan Creek Revised Concept Plan, for 97.19 acres more or less; WCAD Parcels R031572, R518873, R518872, and R031571 located at 303 & 451 CR 179; generally located approximately 4,500 feet to the east of the intersection of Ronald W. Reagan Blvd and CR 179; Leander, Williamson County Texas. Applicant/Agent: Randall Jones & Associates Engineering, INC on behalf of Jenn Texas III, LLC (Chris Lynch) and Tami Ramaker.
  - a) Staff Presentation
  - b) Applicant Presentation
  - c) Open Public Hearing
  - d) Close Public Hearing
  - e) Discussion
  - f) Consider Action
  
9. Subdivision Case 13-FP-003: Hold a public hearing and consider action on the Reagan's Overlook, Phase 1 Final Plat for 105.33 acres more or less; WCAD Parcels R473795, R032338, R032126, R483563, R483561, and R032354; generally located near the northeast corner of the intersection of RM 2243 and Ronald Reagan Boulevard; Williamson County, Texas. Applicant/Agent: Brian A. Williams on behalf of Land Buddies, LLC.
  - a) Staff Presentation
  - b) Applicant Presentation
  - c) Open Public Hearing
  - d) Close Public Hearing
  - e) Discussion
  - f) Consider Action

10. Zoning Case 13-Z-019: Hold a public hearing and consider action on the rezoning of a parcel located at 806 South West Drive for 0.49901 acres more or less; legally described as Lot 4, Blk B, Leander Heights Section 1; WCAD Parcel #R036241. Currently, the property is zoned SFU/MH-2-B (Single Family Urban / Manufactured Home). The property is proposed to be zoned GC-5-D (General Commercial), Leander, Williamson County, Texas. King Bravo on behalf of Dennis Powell & Leslie Moore.

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

11. 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 16th day of August, 2013 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

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Tom Yantis, AICP – Planning Director