



## **AGENDA**

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

**Thursday ~ October 24, 2013 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: October 10, 2013
4. Director's report to P & Z Commissioners on actions taken by the City Council.
5. Citizen Communications - Three (3) minutes of time is allowed, per speaker

6. P & Z Commission Progress Report for Oct. 2012 to Oct. 2013
  - A. Review and discuss Report
  - B. Make any changes or deletions if necessary.
  - C. Take action
7. Election of Chairman
  - A. Nomination for position of Chairman
  - B. Discussion of nominees
  - C. Election of Chairman
8. Election of Vice Chairman
  - A. Nomination for position of Vice Chairman
  - B. Discussion of nominees
  - C. Election of Vice Chairman
9. Election of Secretary
  - A. Nomination for position of Secretary
  - B. Discussion of nominees
  - C. Election of Secretary

<b>Public Hearing</b>
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10. Subdivision Case 13-PP-005: Hold a public hearing and consider action on the Hawkes Landing Preliminary Plat, for 93.24 acres more or less; WCAD Parcel R031634; generally located approximately 3,500 feet to the west of the intersection of North Bagdad Road and Old 2243 West on the north side of Old 2243 West; Leander, Williamson County Texas. Applicant/Agent: Hence Distel (Hanrahan Pritchard Engineering) on behalf of BLG Hawkes, LLC.
  - a) Staff Presentation
  - b) Applicant Presentation
  - c) Open Public Hearing
  - d) Close Public Hearing
  - e) Discussion
  - f) Consider Action
11. Subdivision Case 13-FP-008: Hold a public hearing and consider action on the Magnolia Creek, Section 5 Final Plat for 20.40 acres more or less; WCAD Parcel R031307; generally located to the southwest of the intersection of Sonny Drive and West Drive; Leander, Williamson County, Texas. Applicant/Agent: Russ Hooper (BRD) 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

12. Subdivision Case 12-FP-012: Hold a public hearing and consider action on the Northside Meadow, Phase 1A Final Plat for 22.535 acres more or less; WCAD Parcels R031635, R086297, and R522435; generally located at the northwest corner of Old 2243 W and US Hwy 183, approximately 600 feet west of N US Hwy 183 and 1,100 feet north of Old 2243 W; Leander, Williamson County, Texas. Applicant/Agent: Jenn Dermanci P.E. with Doucet & Associates on behalf of HEB Grocery Company, LP and Continental Homes of Texas, LP

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

13. Subdivision Case 12-FP-013: Hold a public hearing and consider action on the Northside Meadow, Phase 1B Final Plat for 16.959 acres more or less; WCAD Parcel R522435; generally located at the northwest corner of Old 2243 W and US Hwy 183, approximately 600 feet west of N US Hwy 183 and 1,100 feet north of Old 2243 W; Leander, Williamson County, Texas. Applicant/Agent: Jenn Dermanci P.E. with Doucet & Associates 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

14. Comprehensive Plan Amendment Case 13-CPA-001: Hold a public hearing and consider action on a comprehensive plan amendment requesting a change to the Roadway Plan. The applicant is proposing the relocation of Collector Road C8 generally located between RM 2243 and East Woodview Drive, to the west of 183A Toll, Leander, Williamson County, Texas. Applicant: Brian Birdwell on behalf of NK Land Development, LLC.

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

15. 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 18th day of October, 2013 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

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Tom Yantis, AICP – Director of Development Services