



AGENDA

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

Thursday ~ February, 28 2013 at 7:00 pm

**Place 1 Michelle Stephenson
Place 2 Chris Tovar – Chair
Place 3 Ronald Abruzzese – Vice Chair**

**Place 4 Sid Sokol
Place 5 Richard Allen
Place 6 Betty Saenz
Place 7 Jeff Seiler**

1. Call to Order
2. Roll Call
3. Approval of Minutes:
Regular Planning & Zoning Meeting: February 14, 2013
4. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Public Hearing

5. Subdivision Case #12-CP-007: Hold a public hearing and consider action on the Northside Meadow Concept Plan, for 72.10 acres more or less; Parcel # R031635; 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

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

6. Subdivision Case 12-SFP-010: Public hearing and consider action on the D.M.R. #1 Subdivision Short Form Final Plat; for approximately 1.942 acres more or less; Parcel #R356067; generally located approximately 1,200 feet to the southwest of the intersection of S US 183 and County Glen, Leander, Williamson County, Texas. Applicant: Jennifer Garcia, PE on behalf of Daniel Brown

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

7. Zoning Case 13-Z-002: Hold a public hearing and consider action on the rezoning of two parcels located at 1048 and 1120 CR 179, for 10.00 acres more or less; Parcels #R475132 and R475133. Currently, the property is zoned interim SFR-1-B (Single-Family Rural). The property is proposed to be zoned SFC-2-B (Single-Family Compact), Leander, Williamson County, Texas. Applicant: John Avery on behalf of G & P Investments.

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

8. Ordinance Case #13-OR-001: Hold a public hearing and consider action on amending sections of article 14.200, the Composite Zoning Ordinance, to modify the Single-Family Limited (SFL) use component. Planning Department

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

9. Meeting adjourn

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 22nd day of February, 2013 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Jim Bechtol – Director of Development Services