



## **AGENDA**

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

**Thursday ~March 13, 2014 at 7:00 pm**

**Place 1 Michelle Stephenson - Vice Chair  
Place 2 Joel Wixson  
Place 3 Jason Anderson**

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

1. Call to Order
2. Roll Call
3. Approval of Minutes:
  - a. Regular Planning & Zoning Meeting: February 27, 2014
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

## Public Hearing

6. Subdivision Case 13-PP-011: Hold a public hearing and consider action on the Fairways at Crystal Falls, Section 6 Preliminary Plat Revision for 50.61 acres more or less; TCAD Parcel #796313; generally located to the southwest of the intersection Cantina Sky Drive and Crystal Falls Parkway, north of the Crystal Falls Golf Course; Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Lookout Development Group, L.P.

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

7. Zoning Case #14-Z-004: Hold a public hearing and consider action on the rezoning of two parcels of land located at 409 & 503 Horseshoe Drive for 3.37 acres more or less;. Parcels #R036482 and R036483. Currently, the property is zoned TF-2-B (Two-Family). The property is proposed to be zoned MF-2-B (Multi-Family), Leander, Williamson County, Texas. Applicant: Gary Eli Jones on behalf of Ricky Shipman

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

8. Zoning Case #14-Z-003: Hold a public hearing and consider action on the rezoning of a parcel of land located at 1101 CR 177 for 0.40 acres more or less;. Parcel #R031540. Currently, the property is zoned interim SFR-1-B (Single-Family Rural). The property is proposed to be zoned HC-4-D (Heavy Commercial) formerly known as LI-4-D (Light Industrial) Leander, Williamson County, Texas. Applicant: Richard E. & Sharon Kaydean Bott.

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

9. Zoning Case 13-Z-026: Hold a public hearing and consider action on the rezoning of several parcels of land generally located to the west of Bloody Hollow, abutting FM 1431 on the south and Nameless Road on the west; 2,118.6 acres more or less: Parcels: 186323, 352969, 353024, 353246, 353247, 353650, 382583, 459376, 459380-459395, 459399-459401, 467140-467160, 467162-467187, 467192-467197, 467200-467213, 467215-467217 467219-467228, 467230-467233, 467236-467238, 513803, 513809, 796296, 796297, 796302, 819093, 825510, 827467, 827468. Currently, the property is zoned SFR-2-A (Single-Family Rural), SFR-2-B (Single-Family Rural), SFR-3-B (Single-Family Rural), SFE-2-A (Single-Family Estate), SFS-2-A (Single-Family Suburban), SFS-2-B (Single-Family Suburban), SFU-2-A (Single-Family Urban), SFC-2-A (Single-Family Compact), MF-2-B (Multi-Family), GC-3-A (General Commercial), and GC-3-B (General Commercial). The property is proposed to be zoned PUD (Planned Unit Development); Leander, Travis County, Texas. Applicant: Nancy Stroder (Taylor Morrison) on behalf of Travidso, LTD (Taylor Morrison Homes of Texas, Inc).

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

10. 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 day of March 7, 2014 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

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Tom Yantis, AICP – Director of Development Services