



AGENDA

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

Thursday ~May 8, 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: April 24, 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-013: Hold a public hearing and consider action on the Crystal Springs Preliminary Plat, for 135.76 acres more or less; WCAD Parcels #R031227, R432781, R051457, R523991, R031205, R031204, R031206; generally located on the south side of E. Crystal Falls Pkwy approximately 1/3 of a mile from the intersection of Hwy 183A and E Crystal Falls Pkwy; Williamson County, Texas. Applicant/Agent: Steven Crauford on behalf of BLD Crystal Springs, LLC.

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

7. Zoning Case 14-Z-007: Hold a public hearing and consider action on the rezoning of a tract of land generally located on the north side of W. San Gabriel Pkwy approximately 400 ft west from the intersection of US 183 and W San Gabriel Pkwy; 28.0 acres more or less out of the AW0134 – Cochran, C. Survey; WCAD Parcel #R031694. Currently, the property is zoned PUD (Planned Unit Development) and the applicant is proposing an amendment to the PUD, Leander, Williamson County, Texas. Applicant: Robert Wunsch on behalf of Waterstone Tylerville LP.

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

8. Discussion and possible action on the procedures regarding the approval process for concept plans associated with development agreements.

- a) Staff Presentation
- b) Discussion
- c) Consider Action

9. Subdivision Case 14-FP-006: Consider action on the Trivisso, Section 1, Phase 2 Final Plat for 122.674 acres more or less; TCAD Parcel 382583 and 513809; generally located to the northeast of the intersection of RM 1431 and Trivisso Parkway, more specifically located to the northeast of the intersection of Trivisso Parkway and Venezia View; Travis County, Texas. Applicant/Agent: Samuel Kiger on behalf of Trivisso, Ltd.

- a) Staff Presentation
- b) Applicant Presentation
- c) Discussion
- d) Consider Action

10. Zoning Ordinance Case 14-OR-004: Hold a public hearing and consider action on amending sections of the Composite Zoning Ordinance regarding the screening requirements for lots located adjacent to major roadways.

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

11. Meeting adjourned at

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 2 day of May, 2014 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Tom Yantis, AICP – Director of Development Services