



AGENDA

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

Thursday ~June 12, 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: May 22, 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 14-CP-004: Hold a public hearing and consider action on the Leander Crossing Concept Plan, for 63.33 acres more or less; WCAD Parcels R305748, R457903, R474901, R474912, R322778, R500607, and R485578, generally located to the northwest of the intersection of Woodview Drive and 183A Toll Road, Leander, Williamson County Texas. Applicant: Ryan Betz on behalf of Willey Joseph Leavitt Decedents Trust, Leander Developers 4, LTD, and Noel Larson.

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

7. Subdivision Case 14-TOD-CP-001: Hold a public hearing and consider action on the Leander 183 Concept Plan, for 490 acres more or less; WCAD Parcels R032104, R032237, R485832, R485833, R485834, R032103, R032211, R032196, R525991, R525993 and R032213 generally located to the east of 183 A Toll and north of East San Gabriel Parkway, Leander, Williamson County Texas. Applicant: Stefan Pharis on behalf Crescent Leander, TX LLC.

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

8. Subdivision Case 13-PP-012: Hold a public hearing and consider action on the Bluffs at Crystal Falls II, Section 3, Phases 3A – 3O Preliminary Plat, for 191.28 acres more or less; TCAD Parcel #831299; generally located to the west of the future extension of Osage Dr; Leander, Travis County, Texas. Applicant/Agent: Sam Kiger on behalf of Taylor Morrison of Crystal Falls, LLC.

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

9. Zoning Case #14-Z-010: Hold a public hearing and consider action on the rezoning of a parcel located at 1405 Leander Dr. for 4.64 acres more or less; Parcel #R036497. Currently the property is zoned HC-4-D (Heavy Commercial). The property is proposed to be zoned HC-5-D (Heavy Commercial), Leander, Williamson County, Texas. Applicant: Keith Stuart on behalf of Robert M Campbell and Campbell Girls Partnership Ltd.

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

10. Zoning Case #14-Z-012: Hold a public hearing and consider action on the rezoning of a parcel generally located approximately 190 feet north of the intersection of Vista Ridge Drive and Bagdad Road on the west side of Bagdad Road; 3.537 acres more or less out of the Moses S. Hornsby Survey Abstract No. 259; Parcel #R032162. Currently the property is zoned interim SFR-1-B (Single Family Rural). The property is proposed to be zoned SFU-2-B (Single Family Urban), Leander, Williamson County, Texas. Applicant: James Cook on behalf MHI Partnership, LTD.

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) 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 6th day of June, 2014 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.