



AGENDA

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

Thursday ~ July 24, 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: July 10, 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 12-FP-001: Hold a public hearing and consider action on the LISD Benbrook Ranch Final Plat for 171.436 acres more or less; WCAD Parcel R501145; generally located to the northeast of the intersection of N. Bagdad Road and W. San Gabriel Pkwy; Leander, Williamson County Texas. Applicant/Agent: Terry Reynolds (Atkins) on behalf of LISD.

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

7. Subdivision Case 14-FP-017: Hold a public hearing and consider action on the Hazlewood, Phase 3 Final Plat for 11.315 acres more or less; WCAD Parcel R031216; generally located 100 feet from the southwest corner of the intersection of Ericanna Ln. and Pecan Valley Dr.; Leander, Williamson County Texas. Applicant/Agent: Dustin Goss, P.E. 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

8. Subdivision Case 14-CP-004: Hold a public hearing and consider action on the Springwoods Concept Plan, for 104.23 acres more or less; WCAD Parcels R496874, R032138, R031736, and R496876 generally located approximately $\frac{3}{4}$ of a mile from the southeast corner of the intersection of RM 2243 and CR 175, Leander, Williamson County Texas. Applicant: Fred Lockwood on behalf of Cannon 140 L.P.

Withdrawn

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

9. Zoning Case #14-Z-008: Hold a public hearing and consider action on the rezoning of a parcel located at 17400 Ronald Reagan Blvd. for 4.2 acres more or less; Parcel #R334861. Currently the property is zoned GC-2-B (General Commercial). The property is proposed to be zoned GC-3-B (General Commercial), Leander, Williamson County, Texas. Applicant: Scott J. Foster, P.E. on behalf of Vince & Nanette Giaco

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

10. Zoning Case 14-Z-009: Hold a public hearing and consider action on the rezoning of a tract of land generally located to the southwest of the intersection of Crystal Falls Pkwy & Christine Dr. for 9.604 acres more or less of land located in the Lucius B. Johnson Sur 426 & the Bittick Sur. 144, TCAD Parcel #823336 and WCAD Parcel #R484293. Currently, the property is zoned SFT-2-A (Single Family Townhome) and LO-2-A (Local Office) and the applicant is proposing to zone the property PUD (Planned Unit Development), Leander, Travis and Williamson Counties, Texas. Applicant: Mike Siefert on behalf of Lookout Partners LP.

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

11. Zoning Case #14-Z-011: Hold a public hearing and consider action on the rezoning of a parcel located at 1001 CR 280 for 150.176 acres more or less; Parcel #R365151 & R473817. Currently the property is zoned Interim SFR-1-B (Single Family Rural). The property is proposed to be zoned SFR-2-A (Single Family Rural), Leander, Williamson County, Texas. Applicant: Haynie Consulting, Inc. on behalf of Ewing Development Co, LLC.

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

12. Zoning Case 14-Z-019: Hold a public hearing and consider action on the rezoning of two tracts of land located at 523 Powell Drive for 6.95 acres more or less, WCAD Parcels #R036452 and # R036453. Currently, the property is zoned SFU/MH-2-B (Single Family Urban/Manufactured Home) and the applicant is proposing to zone the property MF-3-B (Multi-Family), Leander, Williamson County, Texas. Applicant: Gary Eli Jones and David Singleton on behalf of Lexor Homes.

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

13. Zoning Case #14-Z-020: Hold a public hearing and consider action on the rezoning of five tracts of land generally located at 3034 Hero Way approximately 3,330 feet to the east of the intersection of Hero Way and 183A Tool Road; for 41.666 acres more or less; WCAD Parcels #R031586, #R031588, #R031589, #R031584 and #R031585. Currently, the property is zoned Interim SFR-1-B (Single Family Rural) and the applicant is proposing to zone the property HC-5-D (Heavy Commercial), Leander, Williamson County, Texas. Applicant: Ryan Betz on behalf of Charles H and Arleen W. Wilde.

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

14. Zoning Case #14-Z-021: Hold a public hearing and consider action on the rezoning of two tracts of land located at 2937 Hero Way for 6.42 acres more or less; WCAD Parcels #R508107 and #R031283. Currently, the property is zoned Interim SFR-1-B (Single Family Rural) and the applicant is proposing to zone the property HI-5-D (Heavy Industrial), Leander, Williamson County, Texas. Applicant: Ryan Betz on behalf Noel Larson, Fab-Con Products, Inc.

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

15. Ordinance Case 14-OR-002: Hold a public hearing and consider action on an ordinance adopting Chapter 3, Article 3.08, Code of Ordinances, City of Leander, Texas, regarding the regulation of signs; and providing for a savings clause and repealing conflicting ordinances and resolutions. City of Leander Planning Department.

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

16. Comprehensive Plan Amendment Case 14-CPA-002: Hold a public hearing and consider action on an amendment to the comprehensive plan adopting a node plan that provides guidance for appropriate zoning and land use regulations within each node type and between the nodes and surrounding neighborhoods. City of Leander Planning Department.

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

17. 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 18th day of July, 2014 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Tom Yantis, AICP – Director of Development Services