



## **AGENDA**

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

**Thursday ~ September 11, 2014 at 7:00 pm**

<b>Place 1 – Michelle Stephenson, Vice Chair</b>	<b>Place 5 – Richard Allen</b>
<b>Place 2 – Joel Wixson</b>	<b>Place 6 – Betty Saenz</b>
<b>Place 3 – Jason Anderson</b>	<b>Place 7 – Jeff Seiler, Chair</b>
<b>Place 4 – Sid Sokol</b>	

1. Call to Order
2. Roll Call
3. Approval of Minutes:
  - a. Regular Planning & Zoning Meeting: August 28, 2014
4. Director's report to P & Z Commissioners on actions taken by the City Council
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

**PUBLIC HEARING**

7. Subdivision Case 14-FP-002: Hold a public hearing and consider action on the Borho Phase 2 Final Plat for 8.881 acres more or less; WCAD Parcel R031532; generally located to the east of the intersection of Journey Pkwy and CR 175; Leander, Williamson County, Texas. Applicant/Agent: James A. Huffcut on behalf of Meritage Homes of Texas, LLC.

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

8. Subdivision Case 14-FP-010: Hold a public hearing and consider action on the Borho Phase 5 Final Plat for 21.224 acres more or less; WCAD Parcel R031532; generally located to the east of the intersection of Journey Pkwy and CR 175; Leander, Williamson County, Texas. Applicant/Agent: James A. Huffcut on behalf of Meritage Homes of Texas, LLC.

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

9. Subdivision Case 14-FP-018: Hold a public hearing and consider action on the Reagan's Overlook, Phase Two Final Plat for 61.273 acres more or less; WCAD Parcels R524614, R524613, R032354, R524615, and R483562; generally located to the north of the intersection of RM 2243 and Limestone Creek Road; Williamson County, Texas. Applicant/Agent: Brian Williams, P.E. (Gray Engineering, Inc) on behalf of Century Land Holdings II, LLC.

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

10. Subdivision Case 14-FP-026: Hold a public hearing and consider action on the Fairways at Crystal Falls, Section 2, Phase 6B Final Plat for 6.530 acres more or less; TCAD Parcel 831299; generally located to the northwest of the intersection of Long Bow Drive and Champion Corners Drive, more specifically located to the west of the terminus of Long Bow Drive; Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Taylor Morrison at Crystal Falls, LLC.

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

11. Subdivision Case 14-PP-010: Hold a public hearing and consider action on the Leander Crossing Preliminary Plat for 39.25 acres more or less; WCAD Parcels R305748, R322778, R474901, and R474912; generally located to the northwest of the intersection of Woodview Drive and 183A Toll Road, Leander, Williamson County Texas. Applicant/Agent: Brian Williams, P.E. (Gray Engineering, INC) on behalf of Leander Developers 4, Ltd. Applicant/Agent: Brian Williams, P.E. (Gray Engineering, INC) on behalf of Leander Developers 4, Ltd.

- 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 PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Gary Eli Jones and David Singleton on behalf of Lxor Homes.

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

### 13. Adjournment

#### **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 5th day of September 5, 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