



AGENDA

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

Thursday ~ January 8, 2015 at 7:00 pm

**Place 1 Michelle Stephenson, Vice Chairman
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:
Regular Planning & Zoning Meeting: December 23, 2014
4. Director's report to P & Z Commissioners on actions taken by the City Council at the January 1, 2015. No meeting took place January 1, 2015 because of the New Year Holiday. It was reschedule for January 29th, 2015.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Consent Agenda

7. Subdivision Case 13-SFP-007: Consider action on the HEB Leander Subdivision, Lot 1, Block A Short Form Final Plat for 53.4386 acres more or less; WCAD Parcels R448044 and R5051744; generally located to the northwest of the intersection of US 183 and Old 2243 W; Leander, Williamson County, Texas. Applicant/Agent: Doucet & Associates on behalf of HEB Grocery Company, LP

8. Subdivision Case 14-FP-025: Consider action on the Greatwood Phase 1, Section 1 Final Plat for 54.140 acres more or less; WCAD Parcel Numbers R473817 and R365151; generally located approximately $\frac{3}{4}$ of a mile from the northwest corner of the intersection of CR 280 and CR 279, Williamson County, Texas. Applicant/Agent: Tim Haynie on behalf of Ewing Development CO. LLC.

Public Hearing

9. Zoning Case 14-Z-032: Hold a public hearing and consider action on the rezoning of a parcel of land, for 2.53 acres more or less, located at 190 S Bagdad Road, WCAD Parcel R522925. Currently, the property is zoned SFU-2-B (Single Family Urban) the applicant is proposing to zone the property to HC-4-D (Heavy Commercial), Leander, Williamson County, Texas. Applicant: Mike Elmore on behalf of MPE Realty.
 - a) Staff Presentation
 - b) Applicant Presentation
 - c) Open Public Hearing
 - d) Close Public Hearing
 - e) Discussion
 - f) Consider Action

10. Zoning Case 14-Z-033: Hold a public hearing and consider action on the rezoning of a parcel of land, for 5.06 acres more or less, located at 602 and 604 Horseshoe, WCAD Parcel R036456. Currently, the property is zoned SFU/MH-2-B (Single Family Urban/Manufactured Homes) the applicant is proposing to zone the property to TF-2-B (Two-Family), Leander, Williamson County, Texas. Applicant: David W. Coombs, P.E. on behalf of Akram Amani.
 - a) Staff Presentation
 - b) Applicant Presentation
 - c) Open Public Hearing
 - d) Close Public Hearing
 - e) Discussion
 - f) Consider Action

Regular Agenda

11. Discussion regarding builder and developer feedback on the proposed ordinance revisions related to garage placement and tree preservation. Origin: P & Z and City Council

- a) Staff Presentation
- b) Discussion

12. 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 2 day of January, 2015 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Tom Yantis, AICP – Assistant City Manager