



AGENDA

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

Thursday ~ May 28, 2015 at 7:00 pm

**Place 1 Vacant
Place 2 Joel Wixson
Place 3 Jason Anderson
Place 4 Sid Sokol**

**Place 5 Richard Allen
Place 6 Betty Saenz
Place 7 Vacant**

1. Selection of Presiding Officer
2. Roll Call
3. Swearing in of the new Planning and Zoning Commissioners
4. Election of Chairman
 - A. Nomination for position of Chairman
 - B. Discussion of nominees
 - C. Election of Chairman
5. Election of Vice Chairman
 - A. Nomination for position of Vice Chairman
 - B. Discussion of nominees
 - C. Election of Vice Chairman

6. Approval of Minutes:
Regular Planning & Zoning Meeting: May 14, 2015
7. Director's report to P & Z Commissioners on actions taken by the City Council at the May 21, 2015 meeting.
8. Citizen Communications - Three (3) minutes of time is allowed, per speaker

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| Consent Agenda |
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9. Plat Vacate Case 14-PV-002: Consider action on the vacation of Lot 3, Block A of the Crystal Springs Short Form Final Plat for 23.706 acres more or less; document #2014003978; generally located approximately ¼ of a mile from the southeast corner of the intersection of 183A Toll Rd and E. Crystal Falls Pkwy, Leander, Williamson County Texas. Applicant: Pape-Dawson Engineering Inc. on behalf of BLD Crystal Springs, LLC.
10. Subdivision Case 14-FP-022: Consider action on the Crystal Springs Phase 1 Final Plat for 36.494 acres more or less; WCAD Parcel numbers R031227, R432781, R051457, R432778, R031204, R031205, R031206; generally located 890 ft from the southeast corner of the intersection of Raider Way and E. Crystal Falls Pkwy., Williamson County, Texas. Applicant/Agent: Pape-Dawson Engineers, Inc. on behalf of BLD Crystal Springs, LLC & CWHS 272, LTD
11. Subdivision Case 14-FP-050: Consider action on the Crystal Falls Town Center, Phase 2 Final Plat for 16.399 acres more or less; TCAD Parcel 823336 and WCAD Parcel R484293; generally located to the southeast of the intersection of Christine Drive and Crystal Falls Parkway, Williamson and Travis Counties, Texas. Applicant/Agent: Jay Engineering on behalf of Lookout Partners, LP.
12. Subdivision Case 14-FP-039: Consider action on the Palmera Ridge Section 2 Final Plat for 10.30 acres more or less; WCAD Parcel R031617; generally located ¼ of a mile north of the west end of Airport Dr., Williamson County, Texas. Applicant/Agent: Randall Jones Engineering and Associates Inc. on behalf of Palmera Ridge Development Inc.
13. Subdivision Case 15-SFP-002: Consider action on the second replat of North Creek Commercial Park, Short Form Final Plat, for approximately 13.274 acres, more or less, Williamson County Property ID #R304545; generally located 216 feet from the northwest corner of the intersection of Old 2243 W. and N. Bagdad Rd. on the west side of N. Bagdad Rd., Leander, Williamson County, TX. Applicant: Bruce Nakfoor.

Public Hearing

14. Special Use Case 15-SU-001: Hold a public hearing and consider action on a Special Use Permit for a temporary parking lot associated with the model home complex, generally located to the northwest of the intersection of West Broade Street and Longhorn Cavern Road within the Oak Creek Subdivision, Leander, Williamson County, Texas. Applicant: Pape-Dawson Engineers on behalf of Sentinel Cotter Leander, LLC.

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

15. Comprehensive Plan Amendment Case 15-CPA-004: Hold a public hearing and consider action on a comprehensive plan amendment requesting a change to a community center node and a neighborhood center node shown on the Future Land Use Plan. The applicant is proposing to reduce the size of portions of the community center node located at the future intersection of the Lakeline Blvd and San Gabriel Pkwy and the neighborhood center node located at the future intersection of Lakeline Blvd and CR 280 that are located within their proposed subdivision boundaries, Leander, Williamson County, Texas. Applicant/Agent: Danny Martin on behalf of J.L. Development, Inc (John Lloyd)

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

16. Zoning Case 15-Z-004: Hold a public hearing and consider action on the rezoning of several tracts of land generally located to the north of Hero Way, west of Ronald Reagan Blvd and south of San Gabriel Pkwy; 197.55 acres more or less; WCAD Parcels #R098020, R031606, R473799, R473798, R473797, R333713, R031617, R031607. The applicant is proposing an amendment to the Palmera Ridge PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Blake J. Magee on behalf of Palmera Ridge Development, Inc.

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

17. 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 day of May 22, 2015 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Tom Yantis, AICP – Assistant City Manger