



AGENDA

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

Thursday ~ July 23, 2015 at 7:00 pm

**Place 1 Chris Schwendenmann
Place 2 Joel Wixson
Place 3 Jason Anderson
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen – Vice Chair
Place 6 Betty Saenz
Place 7 Marshall Hines**

1. Call to Order
2. Roll Call
3. Approval of Minutes:
Regular Planning & Zoning Meeting: July 9, 2015
4. Director's report to P & Z Commissioners on actions taken by the City Council at the July 16, 2015 meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Consent Agenda

7. Plat Vacate Case 15-PV-002: Consider action on the vacation of Lot 1 Block A of the Cantwell Tract Subdivision Final Plat for 15.516 acres more or less; generally located approximately 800 feet south of the southeast corner of the intersection of 183A Toll Rd and E. Woodview Dr, Leander, Williamson County, Texas. Applicant: Brian Parker on behalf of Crystal Falls LTD by GenCap Partners.

8. Subdivision Case 15-FP-010: Consider action on the Parkway Crossing Final Plat for 15.516 acres more or less; WCAD Parcel R497326; generally located approximately 800 feet south of the southeast corner of the intersection of 183A Toll Rd and E. Woodview Dr, Leander, Williamson County, Texas. Applicant/Agent: Brian Parker on behalf of Crystal Falls LTD.

Public Hearing

9. Zoning Case 14-Z-034: Hold a public hearing and consider action on the rezoning of several parcels of land generally located to the northeast of the intersection of CR 279 and Collaborative Way, to the north of the Savanna Ranch Subdivision; 262 acres more or less; WCAD Parcels R031696, R031697, R031695 and R392814. Currently, the property is zoned Interim SFR-1-B (Single Family Rural). The applicant is proposing to zone the property to PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: David Singleton on behalf of Deerbrooke Land Austin, LLC.
 - a) Staff Presentation
 - b) Applicant Presentation
 - c) Open Public Hearing
 - d) Close Public Hearing
 - e) Discussion
 - f) Consider Action

10. Comprehensive Plan Amendment Case 15-CPA-006: Hold a public hearing and consider action on a comprehensive plan amendment requesting to add a Community Center Node located at the intersection of Ronald W. Reagan Blvd and the future Gabriel's Horn Road to the Future Land Use Plan; Leander, Williamson County, Texas. Applicant: Jones & Carter, Inc on behalf of Pamela Christianson.
 - a) Staff Presentation
 - b) Applicant Presentation
 - c) Open Public Hearing
 - d) Close Public Hearing
 - e) Discussion
 - f) Consider Action

11. Zoning Case 15-Z-014: Hold a public hearing and consider action on the rezoning of two parcels of land located at 18130 Ronald W. Reagan Blvd; 58.675 acres more or less; WCAD Parcels R489942 and R021710. Currently, the property is zoned Interim SFR-1-B (Single Family Rural). The applicant is proposing to zone the property to SFC-2-A (Single Family Compact) and LC-2-A (Local Commercial), Leander, Williamson County, Texas. Applicant: Jones & Carter, Inc on behalf of Pamela Christianson.

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

12. Comprehensive Plan Amendment Case 15-CPA-005: Hold a public hearing and consider action on a comprehensive plan amendment requesting to add a Community Center Node located at the intersection of S US 183 and County Glen to the Future Land Use Plan. In addition, the request includes changing the land use mix to include 50% commercial uses within this proposed node; Leander, Williamson County, Texas. Applicant: James Knight on behalf of Robert Knight, Trustee.

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

13. Zoning Case 15-Z-015: Hold a public hearing and consider action on the rezoning of a parcel of land located to the south of the intersection of US 183 and the Union Pacific Railroad, and to the north of the southern city limits; 13.590 acres more or less; WCAD Parcel R031782. Currently, the property is zoned SFU-2-B (Single Family Urban). The applicant is proposing to zone the property to GC-5-D (General Commercial), Leander, Williamson County, Texas. Applicant: James Knight on behalf of Robert Knight, Trustee.

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

14. 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 July 17th, 2015 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Tom Yantis – Assistant City Manager