



## **AGENDA**

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

**Thursday ~ October 22, 2015 at 7:00 pm**

**Place 1 Chris Schwendenmann  
Place 2 Vacant  
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
  - 1a. Welcome newly appointed Commissioners.
2. Roll Call
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: October 5, 2015
4. Director's report to P & Z Commissioners on actions taken by the City Council at the October 15, 2015 meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

## Consent Agenda

7. Subdivision Case 15-TOD-PP-005: Consider action on the Bryson, Phase 1, Sections 1A, 1B, & 1C Preliminary Plat Revision for 48.861 acres more or less; WCAD Parcels R032237, R485832, R032239, and R485834; generally located to the northeast of the intersection of Hwy 183A & E San Gabriel Pkwy, Williamson County Texas. Applicant/Agent: Bury, Inc (Keith Young) on behalf of Crescent Leander, TX, LLC (Tommy Tucker).
8. Subdivision Case 15-FP-022: Consider action on the Bluffs at Crystal Falls Section 3, Phase 3B Final Plat for 10.272 acres more or less; TCAD Parcel 844910; generally located approximately 105 feet from the southwest corner of Granite Hill Dr and Yaupon Range Dr; Leander, Williamson County, Texas. Applicant/Agent: Sam Kiger on behalf of Taylor Morrison at Crystal Falls, LLC.
9. Subdivision Case 15-TOD-FP-021: Consider action on the Oak Creek, Phase 2, Section 2 Final Plat for 13.941 acres more or less; WCAD Parcel R529006; generally located to the southwest of the intersection of Middle Brook Drive and W Broade Street; Leander, Williamson County, Texas. Applicant/Agent: Pape Dawson Engineers (James A. Huffcut, Jr) on behalf of Sentinel/Cotter Leander, LLC.
10. Subdivision Case 15-TOD-FP-026: Consider action on the Bryson, Phase 1, Section 1B Final Plat for 22.509 acres more or less; WCAD Parcels R485832 and R485834; generally located to the northeast of the intersection of Hwy 183A & E San Gabriel Pkwy; located to the east of the Bryson. Phase 1, Section 1A subdivision, Leander, Williamson County Texas. Applicant/Agent: Bury, Inc (Keith Young) on behalf of Crescent Leander, TX, LLC (Tommy Tucker).

## Public Hearing

11. Zoning Case 14-Z-029: Hold a public hearing and consider action on the rezoning of two tracts of land, for 53.985 acres more or less, located at 10744 E. Crystal Falls Parkway, WCAD Parcels R031201 & R080605. Currently, the property is zoned Interim SFR-1-B (Single Family Rural) and the applicant is proposing to zone the property GC-2-A (General Commercial), Leander, Williamson County, Texas. Applicant: Bowman Consulting (W.L. Gabler) on behalf of Premas Global Leander, LLC.
  - a) Staff Presentation
  - b) Applicant Presentation
  - c) Open Public Hearing
  - d) Close Public Hearing
  - e) Discussion
  - f) Consider Action
12. Zoning Case 15-TOD-Z-022: Hold a public hearing and consider action on the rezoning of one tract of land, for 19 acres more or less, generally located 2,100 feet to the west of the intersection of US 183 and San Gabriel Pkwy on the north side of San Gabriel Pkwy, WCAD Parcel R522995. Currently, the property is zoned PUD/TOD (Planned Unit Development/Transit Oriented Development) and the applicant is proposing to amend the PUD to designate the base zoning district as SFR-3-A (Single-Family Rural) as permitted by the SmartCode, Leander, Williamson County, Texas. Applicant: Hill Country Bible Church.
  - a) Staff Presentation
  - b) Applicant Presentation
  - c) Open Public Hearing

- d) Close Public Hearing
- e) Discussion
- f) Consider Action

13. Zoning Case 15-Z-025: Hold a public hearing and consider action on the rezoning of a tracts of land, for 18.598 acres more or less, located to the northwest of the intersection of RM 1431 & Travisso Pkwy, TCAD Parcel 447948. Currently, the property is zoned Interim SFR-1-B (Single Family Rural) and the applicant is proposing to zone the property PUD (Planned Unit Development), Leander, Travis County, Texas.. Applicant: Nancy Stroder on behalf of Travisso, LTD (Taylor Morrison of Texas is the Managing partner)

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

<b>Work Session</b>
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14. Work Session to discuss the proposed zoning of the property 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. Currently, the property is zoned SFU-2-B (Single-Family Urban)

- a) Applicant Presentation
- b) Discussion

15. Meeting Adjourned

**CERTIFICATION**

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the P & Z Commission reserves the right to adjourn into executive session on any of the above posted agenda items in accordance with the sections 551.071 [litigation and certain consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [contract for gift to city], 551.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the P & Z Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas on the 16th day of October, 2015 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

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Tom Yantis – Assistant City Manager