



## **AGENDA**

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

**Tuesday ~ November 24, 2015 at 7:00 pm**

**Place 1 Chris Schwendenmann  
Place 2 Morgan Cotten  
Place 3 Jason Anderson  
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen – Vice Chair  
Place 6 Angela Means  
Place 7 Marshall Hines**

1. Call to Order
2. Roll Call
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: November 12, 2015
4. Director's report to P & Z Commissioners on actions taken by the City Council at the November 19, 2015 meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

## Consent Agenda

7. Subdivision Case 14-FP-022: Consider action on the extension of the expiration of the Crystal Springs, Phase 1 Final Plat for 36.494 acres more or less; WCAD Parcels R031203 – R031206, R523991, R52631, and R523989; generally located 1,140 ft from the southwest corner of the intersection of E. Crystal Falls Pkwy and Grand Lake Parkway, on the south side of E. Crystal Falls Parkway; Leander, Williamson County, Texas. Applicant/Agent: Steven Crauford on behalf of BLD Crystal Springs LLC.
8. Subdivision Case 15-FP-001: Consider action on the Borho Ph 9 Final Plat for 5.843 acres more or less; WCAD Parcel R031532; generally located 350 ft north from the northeast corner of the intersection of Big Tree Trail and Cherry Bark Dr.; Leander, Williamson County, Texas. Applicant/Agent: James Huffcut on behalf of Meritage Homes of Texas LLC.
9. Subdivision Case 15-FP-003: Consider action on the Borho Ph 6 Final Plat for 8.821 acres more or less; WCAD Parcel R031532; generally located 125 ft north from the northeast corner of the intersection of Abilene Ln and Casa Robles Dr.; Leander, Williamson County, Texas. Applicant/Agent: James Huffcut on behalf of Meritage Homes of Texas LLC.
10. Subdivision Case 15-FP-023: Consider action on the Mason Ranch, Phase 1, Section 4 Final Plat for 16.265 acres more or less; WCAD Parcels R524255 and R345684; generally located to the northeast of the intersection of Lakeline Boulevard and Carmine Drive; Leander, Williamson County, Texas. Applicant/Agent: Geoff Guerrero (CBD, Inc) on behalf of John Zinsmeyer (KB Home Lone Star, Inc).
11. Subdivision Case 15-PP-009: Consider action on the Deerbrooke, Phase 1 Preliminary Plat for 77.373 acres more or less; WCAD Parcels R392814, R433338, R031695, and R031696; generally located to the northeast of the intersection of CR 279 and Collaborative Way, to the north of the Savanna Ranch Subdivision; Leander, Williamson County, Texas. Applicant/Agent: Southwest Land Development Services (David Singleton) on behalf of Deerbrooke Austin, LLC.

## Public Hearing

12. Zoning Case 15-Z-010: Hold a public hearing and consider action on the rezoning of two parcels of land located at 1208 S. Bagdad Road for 51.84 acres more or less; WCAD Parcels R031330 and R031331. Currently, the property is zoned MF-2-B (Multi-Family) and GC-3-C (General Commercial). The applicant is proposing to zone the property to PUD (Planned Unit Development) with a base zoning district of MF-2-A (Multi-Family), Leander, Williamson County, Texas. Applicant: Anthony Goode on behalf of AHV-RS Trails at Leander, LLC.
  - a) Staff Presentation
  - b) Applicant Presentation
  - c) Open Public Hearing
  - d) Close Public Hearing
  - e) Discussion
  - f) Consider Action

### 13. 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 20th day of November, 2015 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

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Tom Yantis – Assistant City Manager