



AGENDA

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

Thursday ~ March 10, 2016 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: February 25, 2016
4. Director's report to P & Z Commissioners on actions taken by the City Council at the March 3, 2016 meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Consent Agenda

7. Subdivision Case 15-PP-012: Consider action on the Travisso, Phase 2, Section 1K, 1L, & 1M Preliminary Plat for 53.78 acres more or less; TCAD Parcels 447948, 857393, and 471578; generally located to the northwest of the intersection of Travisso Parkway and RM 1431; Leander, Travis County, Texas Applicant/Agent: Sam Kiger, P.E. (Jay Engineering Co.) on behalf of LISD and Travisso, LTD.
8. Subdivision Case 15-FP-007: Consider action on the Pecan Creek, Phase 4 Final Plat for 14.95 acres more or less; WCAD Parcel R031571; generally located to the south of the intersection of Journey Parkway and Echo Park Drive; Leander, Williamson County, Texas. Applicant/Agent: Brent Jones, P.E. (Randall Jones & Associates Engineering) on behalf of Jen Texas III, LLC.
9. Subdivision Case 15-FP-008: Consider action on the Stewart Crossing, Phase 1 Final Plat for 26.910 acres more or less; WCAD Parcels R031260, R031261, R534550, R432795, R534560, R542768, and R542769; generally located to the north west of the intersection of E Woodview Drive and Raider Way; Leander, Williamson County, Texas. Applicant/Agent: Shawn Graham, P.E. (Jones & Carter) on behalf of Meritage Homes of Texas, LLC and B.W. and Carlene Pruett Family Trust.
10. Subdivision Case 15-FP-032: Consider action on the Travisso, Phase 2, Section 1H Final Plat for 19.205 acres more or less; TCAD Parcels 844740, 863593, and 353024; generally located to the northwest of the intersection of Sandorna View and Travisso Parkway, more specifically located to the northwest of the intersection of Fossetta View and Milan Meadows Drive; Leander, Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Travisso, Ltd.
11. Subdivision Case 16-FP-002: Consider action on the Crystal Falls Town Center, Phase 3 Final Plat for 11.065 acres more or less; WCAD Parcel R484293 and TCAD Parcel 823336; generally located to the south of the intersection of Local Rebel Street and Crystal Falls Parkway; Leander, Williamson and Travis Counties, Texas. Applicant/Agent: Samuel Kiger, P.E. (Jay Engineering Co) on behalf of Lookout Development Group, L.P.

Public Hearing

12. Zoning Case 16-Z-002: Hold a public hearing and consider action on the rezoning of one lot located at 523 Powell Drive; 6.948 acres more or less; legally described as Lot 15A, Block A, Leander Heights Section 2 Amended; WCAD Parcel R526956. Currently, the property is zoned PUD (Planned Unit Development) with a base zoning district of MF-1-B (Multi-Family). The applicant is proposing an amendment to the PUD, Leander, Williamson County, Texas. Applicant: Josh Becker on behalf of Lexor Homes, Inc.
 - 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 4th day of March, 2016 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Tom Yantis – Assistant City Manager