



AGENDA

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

Thursday ~ May 26, 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: May 12, 2016
4. Director's report to P & Z Commissioners on actions taken by the City Council at the May 19, 2016 meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Consent Agenda

7. Subdivision Case 16-PP-001: Consider action on the Valley Vista Preliminary Plat for 51.35 acres more or less; WCAD Parcels R473803, R497583, R497581, and R510101; generally located ½ mile north from the northwest corner of the intersection of CR 274 and Ronald W Reagan Blvd., Williamson County, Texas. Applicant/Agent: Shawn Graham on behalf of Robert Tesch.

8. Subdivision Case 15-FP-004: Consider action on the Borho Ph. 7 Final Plat for 16.437 acres more or less; WCAD Parcel R031532; generally located 100 ft. east from the southeast corner of the intersection of Cherry Bark Dr. & Sycamore Fig Bend; Leander, Williamson County, Texas. Applicant/Agent: James Huffcut on behalf of Meritage Homes of Texas LLC.

Regular Agenda

9. Subdivision Case 12-PP-005: Consider action on the extension of the expiration of the Reagan's Overlook Preliminary Plat for 253.07 acres more or less; including Reagan's Overlook Phases 1 & 2 and WCAD Parcels R032354 and R524615; generally located near the northeast corner of the intersection of RM 2243 and Ronald Reagan Boulevard; Williamson County, Texas. Applicant/Agent: Adib Khoury on behalf of Century Communities.

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

Public Hearing

10. Subdivision Case 15-CP-010: Hold a public hearing and consider action on the Greatwood South Concept Plan, for 119.93 acres more or less; WCAD Parcels R031730, R473812 generally located at the northwest corner of the future intersection of Lakeline Blvd. and San Gabriel Pkwy. Leander, Williamson County Texas. Applicant: 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

11. Comprehensive Plan Amendment Case 16-TOD-CPA-001: Hold a public hearing and consider action on a Comprehensive Plan amendment requesting a change to the Transportation Plan. The applicant is proposing to remove proposed collector roadway C12 from the Transportation Plan. This roadway is located between Broade Street and US 183 to the north of San Gabriel Pkwy; Leander, Williamson County, Texas. Applicant Angelica Andersson on behalf of RSI Maya Vista LLC.

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

12. Zoning Case 16-Z-011: Hold a public hearing and consider action on the rezoning of 1.384 acres more or less out of the William W. Hornsby Survey, located at 14000 Nameless Road, TCAD ID 354061. Currently, the property is zoned Interim SFR-1-B (Single-Family Rural). The applicant is proposing to zone the property to LO-2-B (Local Office), Leander, Travis County, Texas. Applicant: James & Jody Giddens on behalf of 6J Family Limited Partnership/6J GP, LLC (General Partner).

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

13. Zoning Case 16-Z-009: Hold a public hearing and consider action on the rezoning of 10.922 acres more or less out of the M.S. Hornsby Survey, generally located to the northwest corner of Crystal Falls Pkwy and Lakeline Blvd, WCAD ID R526317, R526318, & R514375. Currently, the property is zoned GC-3-B (General Commercial). The applicant is proposing to zone the property to PUD (Planned Unit Development) with base zoning districts of MF-2-A (Multi-Family) and LC-2-A (Local Commercial), Leander, Williamson County, Texas. Applicant: Adam Diskin on behalf of Bliss at Mason Hills, LLC.

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

Meeting Adjourned at

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 19th day of May, 2016 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Tom Yantis – Assistant City Manager