



## **AGENDA**

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

**Thursday ~ August 23, 2012 at 7:00 pm**

**Place 1 Michelle Stephenson  
Place 2 Chris Tovar – Chairman  
Place 3 Ronald Abruzzese**

**Place 4 Sid Sokol  
Place 5 Richard Allen  
Place 6 Betty Saenz – Vice Chairman  
Place 7 Jeff Seiler**

1. Call to Order
2. Roll Call
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: August 9, 2012
4. Citizen Communications - Three (3) minutes of time is allowed, per speaker

## Public Hearing

5. Subdivision Case 12-FP-004: Hold a public hearing and consider action on the final plat for the Bluffs at Crystal Falls, Section 2, Phase 2A Subdivision, for 15.26 acres more or less; located to the south of Osage Drive and to the southwest of the intersection of Amber Valley Lane and Osage Drive, Travis County, Texas. Applicant/Agent: Samuel D. Kiger (Jay Engineering Co., Inc) on behalf of Taylor Morrison at Crystal Falls, LLC.

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

6. Zoning Case #12-Z-021: Hold a public hearing and consider action on the rezoning of a parcel located at 451 CR 179; 67.880 acres more or less; Parcel #R031572. Currently the property is not zoned, upon annexation it will be zoned interim SFR-1-B (Single Family Rural) and is proposed to be zoned SFC-2-B (Single-Family Compact), Leander, Williamson County, Texas. Applicant: Chris Lynch on behalf of Robert Katusak.

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

7. Zoning Case #12-Z-015: Hold a public hearing and consider action on the rezoning of two parcels located at 10820 E. Crystal Falls Pkwy; 13.832 acres more or less; Parcel #R031227 and R432781. Currently, a portion of the property is not zoned, upon annexation it will be zoned interim SFR-1-B (Single Family Rural). The portion located within the City is currently zoned LC-1-B (Local Commercial). The property is proposed to be zoned MF-3-B (Multi-Family), Leander, Williamson County, Texas. Applicant: Daniel Hart, P.E. on behalf of CWHS 272 Ltd. c/o McAllister & Associates – Jimbo Cotton.

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

8. Ordinance Case #12-OR-006: Hold a public hearing and consider action on amending sections of article 14.200, the Composite Zoning Ordinance, to modify sidewalk requirements.

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

9. 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 17th day of August 2012 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

  
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Jim Bechtol – Director of Development Services