

## **AGENDA**

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

**Thursday ~ December 13, 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: November 8, 2012
4. Citizen Communications - Three (3) minutes of time is allowed, per speaker

## Public Hearing

5. Subdivision Case 12-SFP-008: Hold a public hearing and consider action on the Lot 80, Hidden Mesa Short Form Final Plat for 7.836 acres more or less; WCAD Parcel #R036202; generally located to the southwest of the intersection of Nameless Road and CR 290, more specifically located to the northeast of the intersection of Mesa Trail and Mesa Ridge. Applicant/Agent: Carl and Carolyn White.

**Due to a notification error, action cannot be taken on this plat  
The public hearing has been scheduled for December 27, 2012.**

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

6. Subdivision Case #12-CP-007: Hold a public hearing and consider action on the Northside Meadow Concept Plan, for 72.10 acres more or less; Parcel # R031635; generally located at the northwest corner of Old 2243 W and US Hwy 183, approximately 600 feet west of N US Hwy 183 and 1,100 feet north of Old 2243 W, Leander, Williamson County Texas. Applicant/Agent: Jenn Dermanci P.E. with Doucet & Associates on behalf of HEB Grocery Company, LP

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

7. Subdivision Case 12-SFP-004: Hold a public hearing and consider action on the Greener Acres Short Form Final Plat for 2.00 acres more or less; WCAD Parcels #R462463; located on southwest corner of Old 2243 West and Bagdad Road; Williamson County, Texas. Applicant/Agent: Bagdad Investment, LTD

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

8. Subdivision Case 12-SFP-006: Hold a public hearing and consider action on the Horizon Park, Section One, Lot 2, Block A, Replat Short Form Final Plat for 2.777 acres more or less; WCAD Parcels #R387884; located on southwest corner of Crystal Falls Parkway and Union Street; Williamson County, Texas. Applicant/Agent: Professional StruCivil Engineers, INC on behalf of GABS, INC.

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

9. Subdivision Case #12-PP-008: Hold a public hearing and consider action on the Crystal Falls West, Section 1 Preliminary Plat for 158.50 acres more or less; TCAD Parcels 353024, 352969, 353655, and 353650; generally located to the west of Bloody Hollow, abutting FM 1431 on the south and Nameless Road on the west; Travis County, Texas. Applicant/Agent: Samuel D. Kiger, P.E. on behalf of Lookout Partners, L.P. and Key Deer Holdings, L.P.

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

10. Subdivision Case #12-PP-012: Hold a public hearing and consider action on Fairways at Crystal Falls II, Sections 5 & 6 (Caprock Estates), Preliminary Plat Revision II for 73.12 acres more or less; TCAD Parcel #796313; generally located to the southwest of the intersection Cantina Sky Drive and Crystal Falls Parkway, north of the Crystal Falls Golf Course; Travis County, Texas Applicant/Agent: Samuel D. Kiger, P.E. on behalf of Lookout Development Group, L.P.

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

11. Subdivision Case 12-FP-009: Hold a public hearing and consider action on the Fairways at Crystal Falls, Section 5 Final Plat for 32.486 acres more or less; TCAD Parcel #796313 generally located to the southwest of the intersection Cantina Sky Drive and Crystal Falls Parkway, north of the Crystal Falls Golf Course; Travis County, Texas. Applicant/Agent: Samuel D. Kiger, P.E. on behalf of Lookout Development Group, L.P.

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

12. Subdivision Case 11-FP-010: Hold a public hearing and consider action on the Vista Ridge, Phase 2A Final Plat for 8.651 acres more or less; WCAD Parcels # R032169; generally located approximately 1,200 feet from the southwest of the intersection of Vista Ridge Drive and Bagdad Road; Williamson County, Texas. Applicant/Agent: Troy Ulman, P. E. on behalf of 2012 Vista Ridge, LLC.

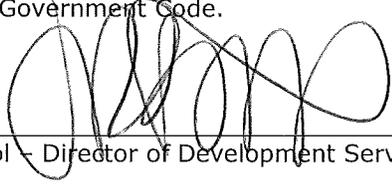
- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

13. Zoning Case 12-Z-029: Hold a public hearing and consider action on the rezoning of two parcels generally located at the southwest corner of the intersection of Bagdad Rd and Vista Ridge Drive; 18.732 acres more or less; Parcels #R430360 & R031366. Currently, the property is zoned, MF-2-B (Multi-Family). The property is proposed to be zoned SFL-2-B (Single-Family Limited) Leander, Williamson County, Texas. Applicant: Geoff Guerrero on behalf of SDC West Brook Partners LP.

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

**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 10th day of December, 2012 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



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Jim Bechtol - Director of Development Services