

**AGENDA  
REGULAR CITY COUNCIL  
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall  
201 North Brushy Street ~ Leander, Texas



Thursday ~ March 19, 2015 at 7:00 PM

**Mayor – Christopher Fielder**  
**Place 1 – Andrea Navarrette (Mayor Pro Tem)**  
**Place 2 – Kirsten Lynch**  
**Place 3 – Vacant**

**Place 4 – Ron Abruzzese**  
**Place 5 – Jason Dishongh**  
**Place 6 – David Siebold**  
**City Manager – Kent Cagle**

1. Open meeting, Invocation, Pledges of Allegiance
2. Roll Call
3. Staff Comments: Chief Minton – Recognition of the Explorers  
Steve Bosak – Egg-Stravaganza
4. Citizen Comments: Three (3) minutes allowed per speaker  
*Please turn in speaker request form before the meeting begins*

**CONSENT AGENDA: ACTION**

5. Approval of the minutes: March 5, 2015
6. Second Reading of an Ordinance on Composite Zoning Ordinance Case #15-OR-002: amending section of the Composite Zoning Ordinance to update the architectural standards, update the garage setback requirements, update the use matrix table, and modify the landscape ordinance requirements
7. Interlocal Agreement with the City of Lago Vista

**REGULAR AGENDA**

8. Consider Economic Development Incentive Application for Cedar Park Medical Emergency Care Facility
9. Consider Ordinance Regulating Taxicab Service
10. Extension to Consider Variance to Construction Noise Bylaw for RC Management Services, LLC to Allow for Early Morning Concrete Pours for the Texan Self Storage on Old 2243 West
11. Consider a Resolution authorizing the Submittal of an Application to the Texas Water Development Board (TWDB) for a Flood Protection Planning Grant for the North and South Forks of the San Gabriel River
12. Consider Award of Construction Contract for Ridgmar Waterline Project

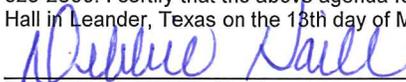
13. Consider an Ordinance amending Ordinance #15-012-00, which authorizes the Abandonment, closure, and conveyance of a portion of street Right-of-way known as Old 2243 West to revise the destruction of said property, and providing for related matters
14. Consider appointments to the Veterans Park Committee and the Mayor's Committee for People with Disabilities

**EXECUTIVE SESSION**

15. Convene into executive session:
  - a) pursuant to Section 551.072, Texas Government Code, to deliberate the acquisition and value of real property
  - b) pursuant to Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Cause No. 15-0088-C277, Premas Global Leander I v. City of Leander, et al., In the 277th Judicial District Court of Williamson County, Texas
16. Reconvene into open session to take action as deemed appropriate in the City Council's discretion Regarding:
  - a) the acquisition and value of real property
  - b) Cause No. 15-0088-C277, Premas Global Leander I v. City of Leander, et al., In the 277th Judicial District Court of Williamson County, Texas
17. Council Members Closing Statements
18. Adjournment

**CERTIFICATION**

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the Council 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 City Council of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas on the 13th day of March, 2015 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

  
Debbie Haile, TRMC, City Secretary



**MINUTES  
REGULAR CITY COUNCIL  
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall  
201 North Brushy Street ~ Leander, Texas



Thursday ~ March 5, 2015 at 7:00 PM

**Mayor – Christopher Fielder**  
**Place 1 – Andrea Navarrette (Mayor Pro Tem)**  
**Place 2 – Kirsten Lynch**  
**Place 3 – Vacant**

**Place 4 – Ron Abruzzese**  
**Place 5 – Jason Dishongh**  
**Place 6 – David Siebold**  
**City Manager – Kent Cagle**

1. Open meeting, Invocation, Pledges of Allegiance  
**Mayor Fielder opened the meeting at 7:00 pm and welcomed those in attendance**  
**Council Member Lynch delivered the invocation**
2. Roll Call  
**All present**
3. Staff Comments: Police Chief Minton: Presentation of the 2014 Leander Police Department Annual Report  
**Chief Minton spoke about the Police Department Annual Report**  
**Steve Bosak, Parks & Recreation Director spoke about the Vietnam War Commemoration Event**
4. Citizen Comments: Three (3) minutes allowed per speaker  
*Please turn in speaker request form before the meeting begins*
5. Presentation from Andrew Hoekzema with Capital Area Council of Governments (CAPCOG)  
**Andrew Hoekzema with CAPCOG gave a presentation**

**CONSENT AGENDA: ACTION**

6. Approval of the minutes: February 19, 2015
7. Second Reading of an Ordinance of the City of Leander, Texas annexing 35.48 acres of land, more or less, into the corporate limits of the City, including the abutting roadways and rights-of-way, at the request of the property owner; approving a service plan for the annexed area; making findings of fact; providing a severability clause; and providing an effective date.
8. Second Reading of an Ordinance of the City of Leander, Texas annexing 261.17 acres of land, more or less, into the corporate limits of the City, including the abutting roadways and rights-of-way, at the request of the property owner; approving a service plan for the annexed area; making findings of fact; providing a severability clause; and providing an effective date.
9. License Agreement with Capital Metro for Liberty Fest Fireworks
10. Second Reading of an Ordinance on Zoning Case #15-Z-002: amending Ordinance 05-018, the Composite Zoning Ordinance for the property located 1195 Sonny Drive, Leander, Williamson County, Texas
11. Receive Quarterly Investment Report for the period ending 12/31/14
12. Dedication and Acceptance of Subdivision Infrastructure Improvements for Northside Meadow Phase 2 Subdivision

13. Addendum #1 to the Palmera Ridge Development Agreement and Addendum #1 to the Palmera Ridge Facilities Agreement between the City of Leander and Palmera Ridge Development, Inc.; Hanna/Magee LP #1; and Palmera Ridge Municipal Utility District for 220 acres, more or less, generally located northwest of the intersection of Hero Way and Ronald Reagan Blvd. and within the extraterritorial jurisdiction of the City of Leander, Williamson County, Texas
14. Amendment to the Oak Creek PID Financing Agreement
15. Amendment to the Oak Creek TIRZ Development and Reimbursement Agreement

**Mayor Fielder pulled item # 7 from the consent agenda**

**Motion made by Mayor Pro Tem Navarrette to approve all consent items except #7. Second by Council Member Siebold. Motion passes, all voting "aye"**

**Tom Yantis, Asst. City Manager spoke about the changes to item # 7**

**Motion made by Council Member Dishongh to approve item #7. Second by Council Member Siebold. Motion passes, all voting "aye"**

#### PUBLIC HEARING: ACTION

16. **Public Hearing** on Ordinance Case #15-OR-002: Consider amending sections of the the Composite Zoning Ordinance, to update the architectural standards, modify Garage Setback requirements, update the use matrix table and modify the landscape requirements  
**Tom Yantis, Asst. City Manager explained**

**Action** on Ordinance Case #15-OR-002: Ordinance amending sections of the Composite Zoning Ordinance, to update the architectural standards, modify Garage Setback requirements, update the use matrix table and modify the landscape requirements

**Motion made by Council Member Siebold to approve with recommendation from the Planning & Zoning Commission . Second by Council Member Lynch.**

**Amended motion made by Council Member Siebold to approve with Planning & Zoning Commission recommendation #2 to clarify that the third car garage must be located flush or behind the ground floor living area. Second by Council Member Lynch. Motion passes, all voting "aye"**

#### REGULAR AGENDA

17. Consider An Ordinance of the City of Leander Amending Table V-B, Annual Projected Debt Service and Administrative Expenses and Appendix B, Payment of the Special Assessments in Periodic Annual Installments of the Service and Assessment Plan for the Oak Creek Public Improvement District.  
**Robert Powers, Finance Director explained**

**Motion made by Mayor Fielder to approve. Second by Mayor Pro Tem Navarrette. Motion passes, all voting "aye"**

18. Consider an Ordinance of the City of Leander, Texas, amending Ordinance No. 14-058-00 adopting the annual budget of the City of Leander, Texas for Fiscal Year 2014-2015  
**Robert Powers, Finance Director explained**

**Motion made by Mayor Pro Tem Navarrette to approve. Second by Council Member Siebold. Motion passes, all voting "aye"**

19. Consider Agreement for Consulting Services for Signal Modifications for US 183 and Crystal Falls Parkway Intersection submitted by R-K Traffic Engineering  
**Wayne Watts, City Engineer explained**

**Motion made by Council Member Siebold to approve. Second by Mayor Pro Tem Navarrette.  
Motion passes, all voting "aye"**

20. Consider approval of the expenditure of approximately \$1,724,620 by the Brushy Creek Regional Utility Authority to Leander as reimbursement for the acquisition of the Gross Tract  
**Robert Powers, Finance Director explained**

**Motion made by Council Member Lynch to approve. Second by Council Member Siebold.  
Motion passes, all voting "aye"**

21. Consider rescheduling of the March 19, 2015 City Council meeting  
**Mayor Fielder explained**

**No change in meeting date**

**EXECUTIVE SESSION**

Mayor Fielder announced that there will be no executive session

22. Convene into executive session pursuant to Section 551.072, Texas Government Code, to deliberate the acquisition and value of real property
23. Reconvene into open session to take action as deemed appropriate in the City Council's discretion regarding the acquisition and value of real property
24. Council Members Closing Statements  
**Council Members gave their closing statements**
25. Adjournment  
**With there being no further business, the meeting adjourned at 7:51 pm**

Attest:

\_\_\_\_\_  
Christopher Fielder, Mayor

\_\_\_\_\_  
Debbie Haile, TRMC, City Secretary

## MINUTES

### NOTICE OF ADDITIONAL ITEMS ON AGENDA



**REGULAR CITY COUNCIL MEETING  
CITY OF LEANDER, TEXAS  
March 5, 2015**



NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, WILL MEET AT 7:00 P.M. IN A REGULAR MEETING ON THE 5th DAY OF MARCH, 2015 AT ITS REGULAR MEETING PLACE, THE PAT BRYSON MUNICIPAL HALL, 201 N. BRUSHY STREET, IN THE CITY OF LEANDER, TEXAS, AND IN ADDITION TO THE ITEMS POSTED IN ACCORDANCE WITH THE MEETING REQUIREMENTS WILL ALSO CONSIDER THE ADDITIONAL ITEMS LISTED BELOW:

#### **REGULAR AGENDA ADDITIONAL ITEMS:**

1. *Consider Joint Election Agreement and Contract for Election Services with Williamson County*  
**Motion made by Council Member Dishongh to approve. Second by Council Member Siebold. Motion passes, all voting "aye"**

Attest:

\_\_\_\_\_  
Christopher Fielder, Mayor

\_\_\_\_\_  
Debbie Haile, TRMC, City Secretary



**Executive Summary**

**March 19, 2015**

---

**Agenda Subject:** Composite Zoning Ordinance Case 15-OR-002: Hold a public hearing and consider action on amending sections of the Composite Zoning Ordinance, to update the architectural standards, update the garage setback requirements, update the use matrix table, and modify the landscape ordinance requirements.

**Background:** Staff is proposing the following amendments to the Composite Zoning Ordinance:

1. Modify Single-Family Use Components regarding garages.
2. Update the Use Matrix
3. Update the Landscape Requirements
4. Update the setback table and exhibits.
5. Update the garage setback requirements.

**Origination:** City of Leander Planning Department

**Financial Consideration:** None

**Recommendation:** Staff recommends approval. The Planning & Zoning Commission unanimously recommended approval of amendments to the ordinance with the following conditions:

1. Permit staff the flexibility to allow minor deviations regarding the permitted garage width as a percentage of the ground floor living.
2. Clarify that the third car garage must be located flush or behind the ground floor living area.

The City Council unanimously recommended approval of the amendment to the ordinance with the following conditions:

1. Clarify that the third car garage must be located flush or behind the ground floor living area.

**Attachments:**

1. Summary of Proposed Amendments
2. Ordinance

**Prepared By:** Tom Yantis, AICP  
Assistant City Manager

03/06/2015

# COMPOSITE ZONING ORDINANCE AMENDMENTS

## ARTICLE III – USE COMPONENTS

### SECTION 5: SFC – SINGLE-FAMILY COMPACT

#### (d) Enclosed Garage and Parking

- (1) Dwelling units with three or more bedrooms and lots having an accessory dwelling: A minimum of two garage-enclosed parking spaces and two additional off-street parking spaces (driveway may be counted toward provision of off-street parking) shall be provided per lot.
- (2) Dwelling units with two or less bedrooms and not having an accessory dwelling: A minimum of one garage-enclosed parking space and two additional off-street parking spaces (driveway may be counted toward provision of off-street parking) shall be provided for each lot.
- (3) Parking for other uses shall be provided in accordance with Art. VI, Sec. 3.
- (4) ~~To keep the front of the structure from being dominated by garage doors, for dwellings less than fifty feet wide, a maximum of a two-car garage is permitted if the garage door(s) is (are) front facing or offset by less than forty five (45) degrees from such orientation.~~

### SECTION 6: SFL – SINGLE-FAMILY LIMITED

#### (d) Enclosed Garage and Parking

- (1) A minimum of one garage-enclosed parking space and two additional off-street parking spaces (driveway may be counted toward provision of off-street parking) shall be provided per lot.
- (2) Parking for other uses shall be provided in accordance with Art. VI, Sec. 3.
- (3) ~~To keep the front of the structure from being dominated by garage doors, for dwellings thirty-five (35') feet wide and less, the dwelling is limited to a single-wide garage if such garage door is front facing or within 45 degrees of such orientation. The garage may be a tandem garage or may be a double garage with rear or side access. For dwellings greater than thirty-five (35') feet wide, the dwelling is limited to a double-wide garage if the garage door(s) is (are) front facing or within 45 degrees of such orientation.~~
- (4) ~~In no case shall the garage be located in front of the primary structure for lots less than fifty (50') feet wide.~~

### SECTION 7: SFT – SINGLE-FAMILY TOWNHOUSE

#### (d) Enclosed Garage and Parking

- (1) A minimum of one garage-enclosed parking space and two additional off-street parking spaces (driveway may be counted toward provision of off-street parking) shall be provided for each lot.
- (2) Parking for other uses shall be provided in accordance with Art. VI, Sec. 3.
- (3) ~~To keep the front of the structure from being dominated by garage doors, for dwellings less than thirty-five feet wide, the dwelling is limited to a single-wide garage if such garage door is front facing. The garage may be a tandem garage or, if provided with rear or side access, may be a double garage.~~

**SECTION 17: USE MATRIX**

Certain uses listed also need to be supported by an appropriate site component in order to be permitted. P = Permitted and S = Special Use Permit Required

USE MATRIX																
Use	SFR	SFE	SFS	SFU	SFC	SFL	SFT	SFU/MH	TF	MF	LO	LC	GC	HC	HI	
<u>Residential (Including Accessory)</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Amenity Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<u>Apartment (Including Accessory)</u>										P	P	P	P	P	P	
<u>Artisan &amp; Handcraft Activities</u>											P	P	P	P	P	
<u>Assisted Living or Nursing Home</u>											P	P	P	P	P	
<u>Bar, Nightclub or Private Club</u>													P	P	P	
<u>Bank</u>												P	P	P	P	
Bed and Breakfast												P	P	P	P	
<u>Bingo</u>														P	P	
<u>Car Title Loan Shop</u>														P	P	
Carwash													P	P	P	
<u>Colleges, Universities, Vocational Schools, Higher Learning Institution</u>												P	P	P	P	
Commercial parking													P	P	P	
<u>Commercial Laundry</u>														P	P	
<u>Community Service including Community Center, Civic Organization, and cemetery/mausoleum (not including cremator or embalming)</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<u>Contractor &amp; Building Material</u>														P	P	

<u>Storage</u>															
<u>Cultural Facilities</u>												<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Day Care for 6 or fewer children	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Day Care, all other											P	P	P	P	P
Entertainment activities													P	P	P
<u>Florist Shop</u>												<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Funeral Home, No Embalming or Cremation</u>												P	P	P	P
<u>Funeral Home, Including Embalming &amp; Cremation</u>													<u>P</u>	<u>P</u>	<u>P</u>
Golf course/country club	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<u>Grocery Store</u>												<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Group Home <u>Class 1 (6 or fewer persons)</u>	P	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Group Home Class 2</u>											<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Group Home Class 3</u>											<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>
<u>Home Occupations</u>	<u>P</u>														
<u>Hooka Lounge</u>														<u>P</u>	<u>P</u>
Hospital													P	P	P
Hotel / Motel, <u>Boarding Houses</u>													P	P	P
<u>Liquor Store</u>													<u>P</u>	<u>P</u>	<u>P</u>
Major equipment sales and leasing													P	P	P
<u>Manufacture, Assembly or Processing of Materials of Non Hazardous Materials</u>														<u>P</u>	<u>P</u>
<u>Manufactured Homes</u>								<u>P</u>							
<u>Manufactured Housing Sales</u>													<u>P</u>	<u>P</u>	<u>P</u>
<u>Mixed Use/ Apartment</u>											<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Office											P	P	P	P	P
Office, Medical											P	P	P	P	P

<a href="#">Office/ Warehouse</a>														<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	
<a href="#">Outdoor Processing of Materials</a>															<a href="#">P</a>	<a href="#">P</a>	
Park and related facilities	<a href="#">P</a>																
Passenger terminal													<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>		
<a href="#">Personal Services (Barber Shop, Beauty Shop, Tailoring, Dressmaking, Shoe Repair, Small Appliance Repair, Bicycle Repair, Retail Bakeries, Catering, Dry Cleaning)</a>													<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	
<a href="#">Pet Shop</a>														<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	
<a href="#">Pharmacy</a>													<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	
Place of Worship	<a href="#">P</a>																
Public <del>and Civic</del> <del>Uses</del> Buildings	<a href="#">P</a>																
<a href="#">Medical Clinic</a>													<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	
<a href="#">Pawn Shop</a>															<a href="#">P</a>	<a href="#">P</a>	
<a href="#">Payday Lending</a>															<a href="#">P</a>	<a href="#">P</a>	
<a href="#">Real Estate Sales Office during the development and sale of a residential subdivision</a>	<a href="#">P</a>																
Cemetery, Mausoleum,	<a href="#">P</a>			<a href="#">P</a>													
Eating establishment <a href="#">Restaurants</a>													<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	
<a href="#">Research, Testing &amp; Development Laboratory</a>															<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>
Retail Sales of <a href="#">New Products</a> and Service													<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	
<a href="#">Retail Sales, Second Hand Resale and</a>															<a href="#">P</a>	<a href="#">P</a>	

<u>Services</u>																
<u>RV, Trailer, Commercial Motor Vehicle, or Boat Outdoor Storage</u>															P	P
<u>Schools: All curriculum levels Schools, public or private including all levels up to high school</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<u>Schools, Pre-, Elem. &amp; Mid-</u>	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P
<u>Self-service storage/Mini-Warehouse</u>															P	P
<u>Single-Family, Attached</u>							P									
<u>Single-Family, Detached</u>	P	P	P	P	P	P	P	P	P							
<u>Single-family, zero lot line</u>					P	P										
<u>Stand Alone Crematory or Embalming Establishment</u>															P	P
<u>Tattoo and/or Body Piercing</u>															P	P
<u>Townhouse</u>							P									
<u>Two-Family Dwelling</u>										P						
<u>Utility, Minor</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<u>Utility, Major</u>															P	P
<u>Vehicle Sales (New), Rental, Repair</u>														P	P	P
<u>Vehicle Sales (New &amp; Used), Rental, Repair</u>															P	P
<u>Veterinarian Office</u>											P	P	P	P	P	P
<u>Veterinarian Office, Animal Hospital or Animal Boarding</u>														P	P	P
<u>Warehouse and Distribution Freight</u>															P	P

<del>Movement</del>															
Wholesale Trade Activities														P	P
Wireless Communications - Stealth	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<del>Wood yard</del>														<del>P</del>	<del>P</del>
Wrecker Impoundment, Towing														P	P
WTF, Self-standing												P	P	P	P
<del>Light Ind. Man., Assem., Proc.</del>														<del>P</del>	<del>P</del>
<del>General Ind. Man., Assem., Proc.</del>															<del>P</del>

## ARTICLE VI – SITE STANDARDS

### SECTION 6: SETBACKS

(a) Building / Structure and Site Improvements:

BUILDING / STRUCTURE						
	Use Component	Architectural Component	Front	Side	Street Side	Rear
<b>Standard Setback</b>	SFR		25' <del>(30'-street facing garage)</del>	7'	15' <del>(20'-street facing garage)</del>	15'
	SFE, SFS, SFU, SFU/MH, TF		20' <del>(25'-street facing garage)</del>	5'	15' <del>(20'-street facing garage)</del>	15'
	SFC, SFL		20' <del>(25'-street facing garage)</del>	5' or 0' & 10'	15' <del>(20'-street facing garage)</del>	10'
	SFT		15' <del>(20'-street facing garage)</del>	0 or 10'	15' <del>(20'-street facing garage)</del>	10'
	MF	Type A	20'	10'	20'	20'
		Type B	25'	10'	25'	20'
	LO, LC, GC, HC, HI	Type A, B	15'	10'	15'	10'
		Type C	20'	10'	20'	10'
GC, HC, HI	Type D	25'	15'	25'	15'	

<b>Special Setback Where Adjacent to SFR, SFE, SFS, SFU, SFC, SFL, SFU/MH, TF*</b>	MF, LO, LC, GC, HC, HI	Type A	(NA)	20'	(N/A)	20'
		Type B	(NA)	25'	(N/A)	25'
	LO, LC, GC, HC, HI	Type C	(NA)	30'	(N/A)	30'
	GC, HC, HI	Type D	(NA)	50'	(N/A)	50'
<b><u>Garage Setback</u></b>	<u>SFR, SFE, SFS, SFU, SFU/MH, SFC, SFL, SFT, TF</u> See Article VIII Section 5(i)					

PARKING, AISLE, LOADING, CANOPIES, OUTDOOR DISPLAY						
	Use Component	Site Component	Front	Side	Street Side	Rear
<b>Standard Setback</b>	MF	All	20'	5'***	20'	5'***
	LO, LC, GC, HC, HI	Type 1, 2	15'	5'***	15'	5'***
		Type 3	20'	5'***	20'	5'***
		Type 4, 5	25'	5'***	25'	5'***
<b>Special Setback Where Adjacent to SF or TF*</b>	MF, LO, LC, GC, HC, HI	Type 1-3	(N/A)	15'	(N/A)	15'
		Type 4, 5	(N/A)	20'	(N/A)	20'

OUTDOOR STORAGE						
	Use Component	Site Component	Front	Side	Street Side	Rear
<b>Standard Setback</b>	LO, LC, GC, HC, HI	Type 3-4	**	5'***	**	0'
		Type 5	25'	0'***	25'	0'
<b>Special Setback Where Adjacent to SF or TF*</b>	LO, LC, GC, HC, HI	Type 3-5	(N/A)	25'	(N/A)	25'

\* Unless such district is utilized for a non-residential use

\*\* No closer than the street facing wall of the primary structure that utilizes such storage.

\*\*\* Setback does not apply for parking, drive aisles, storage etc. that are intended to cross lot line.

FIGURE G

SFR - BUILDING SETBACK

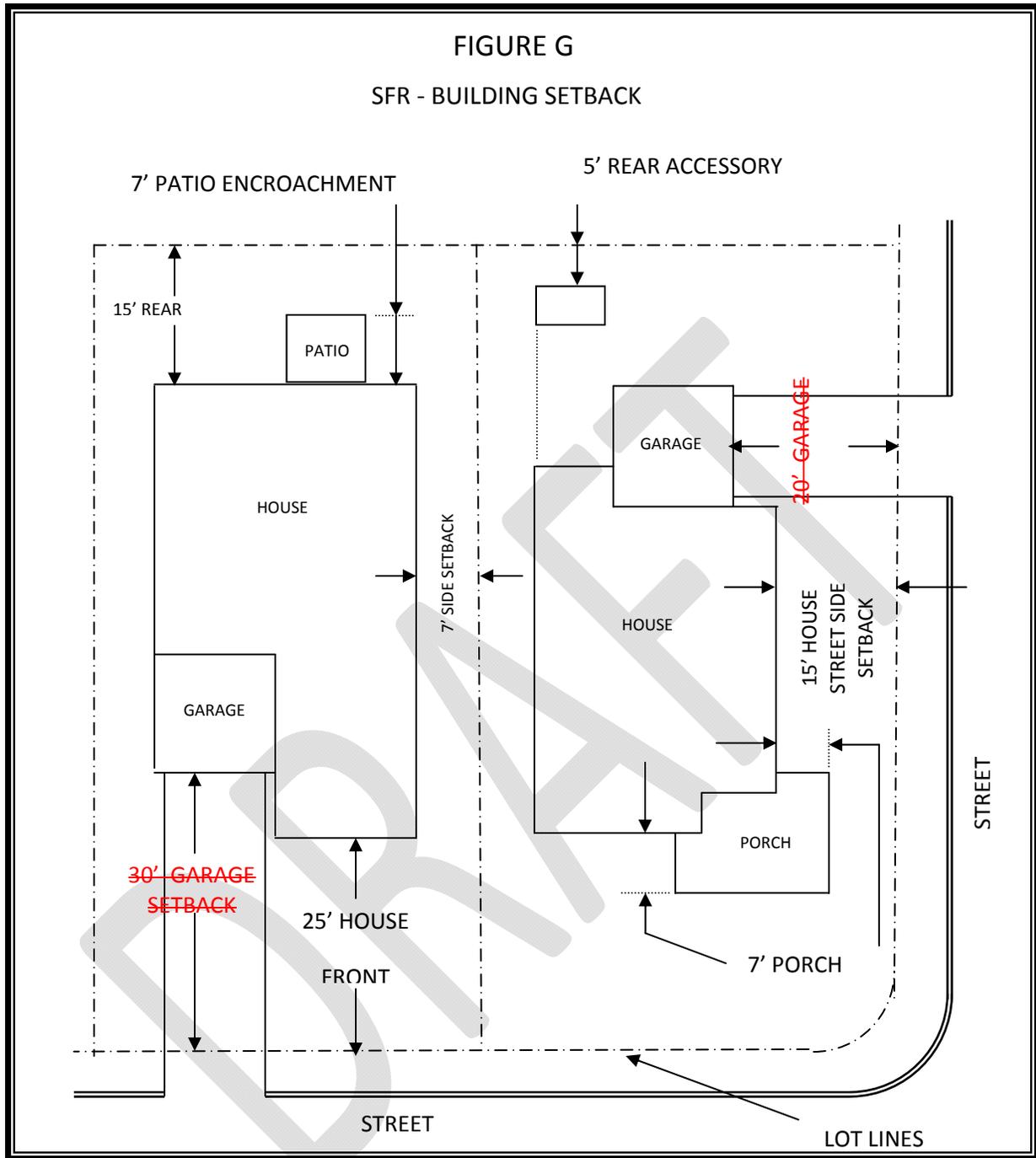


FIGURE H

SFE, SFS, SFU, SFU/MH & TF - BUILDING SETBACK

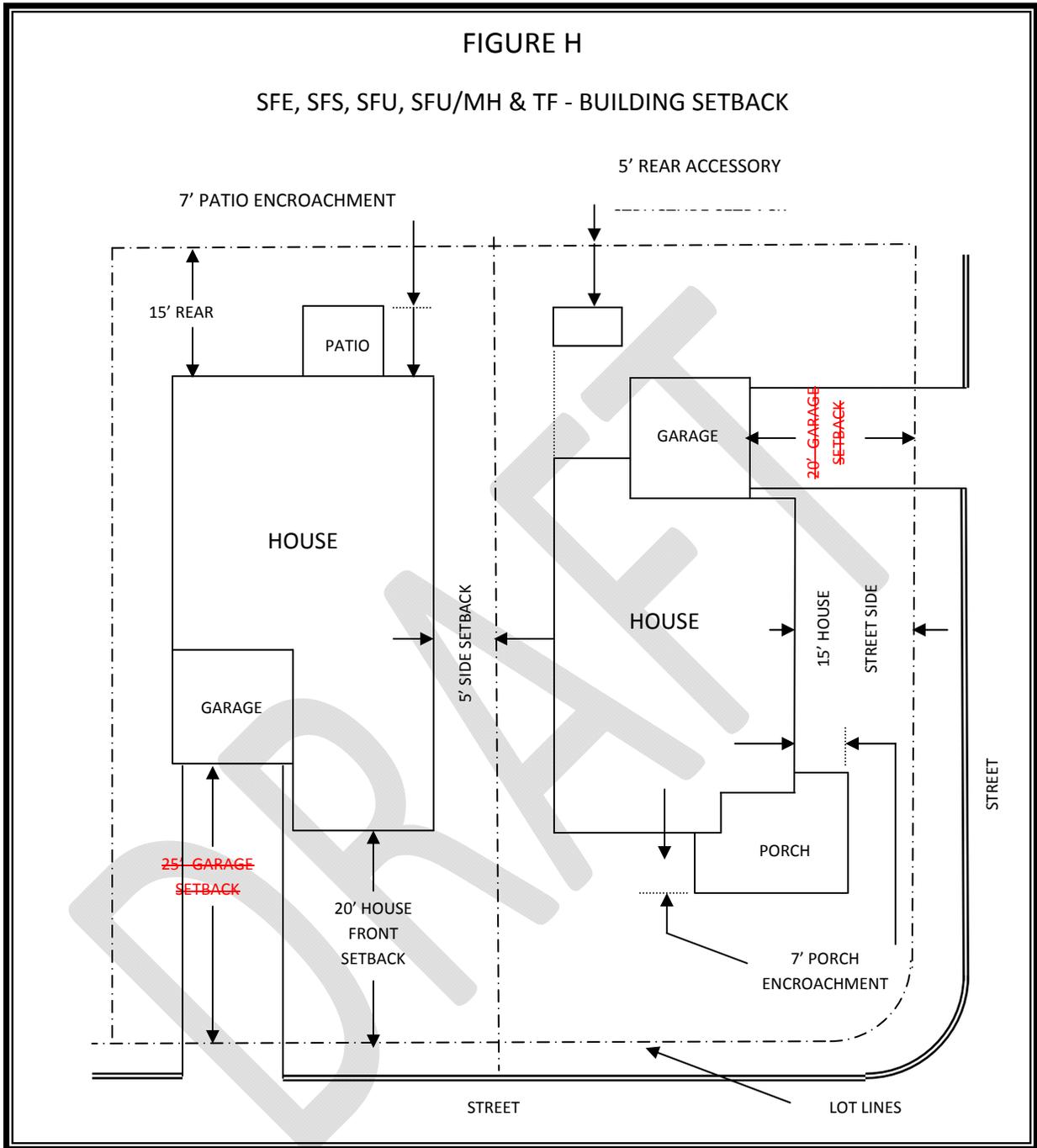


FIGURE I

SFC, SFL - BUILDING SETBACK

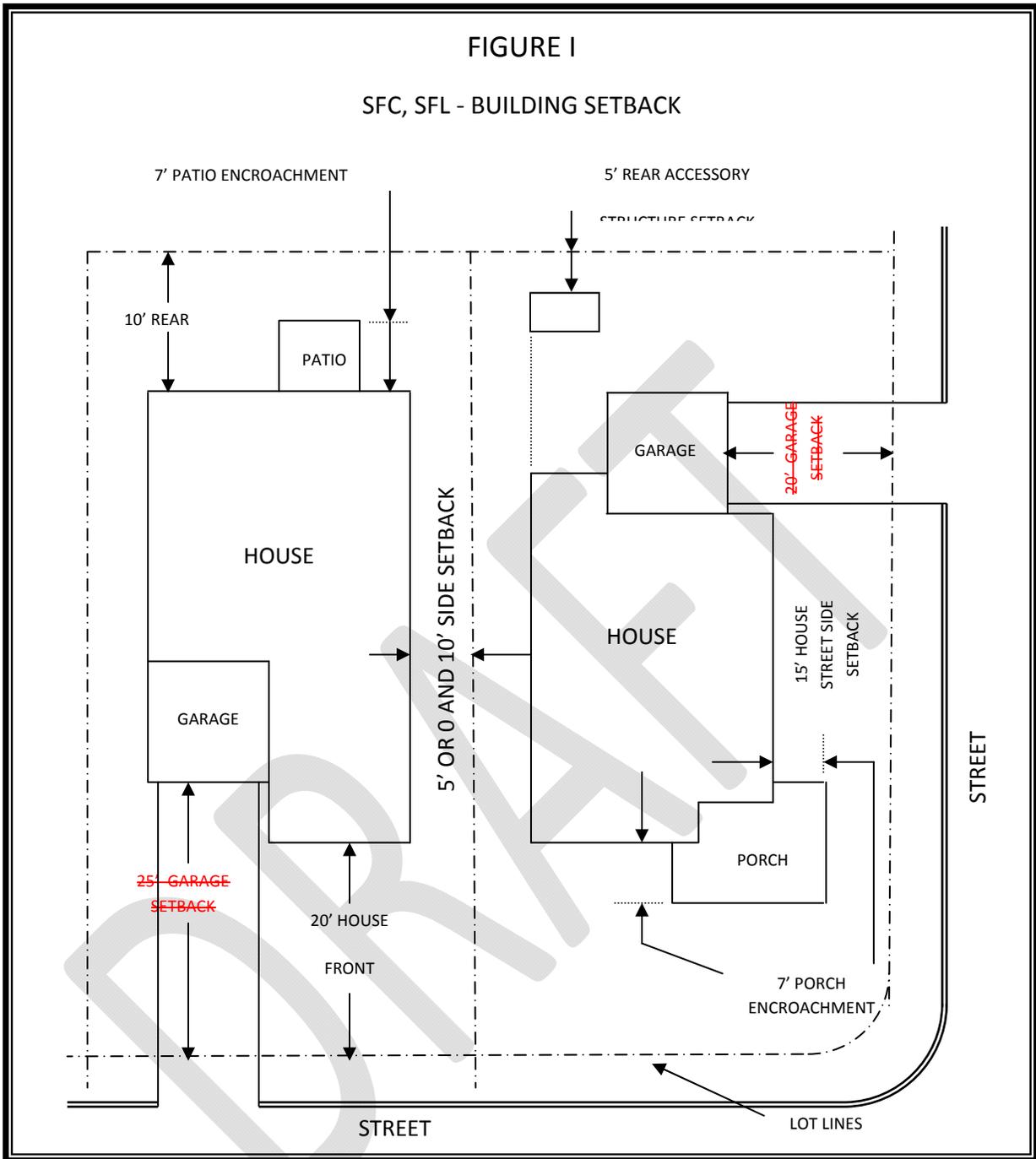
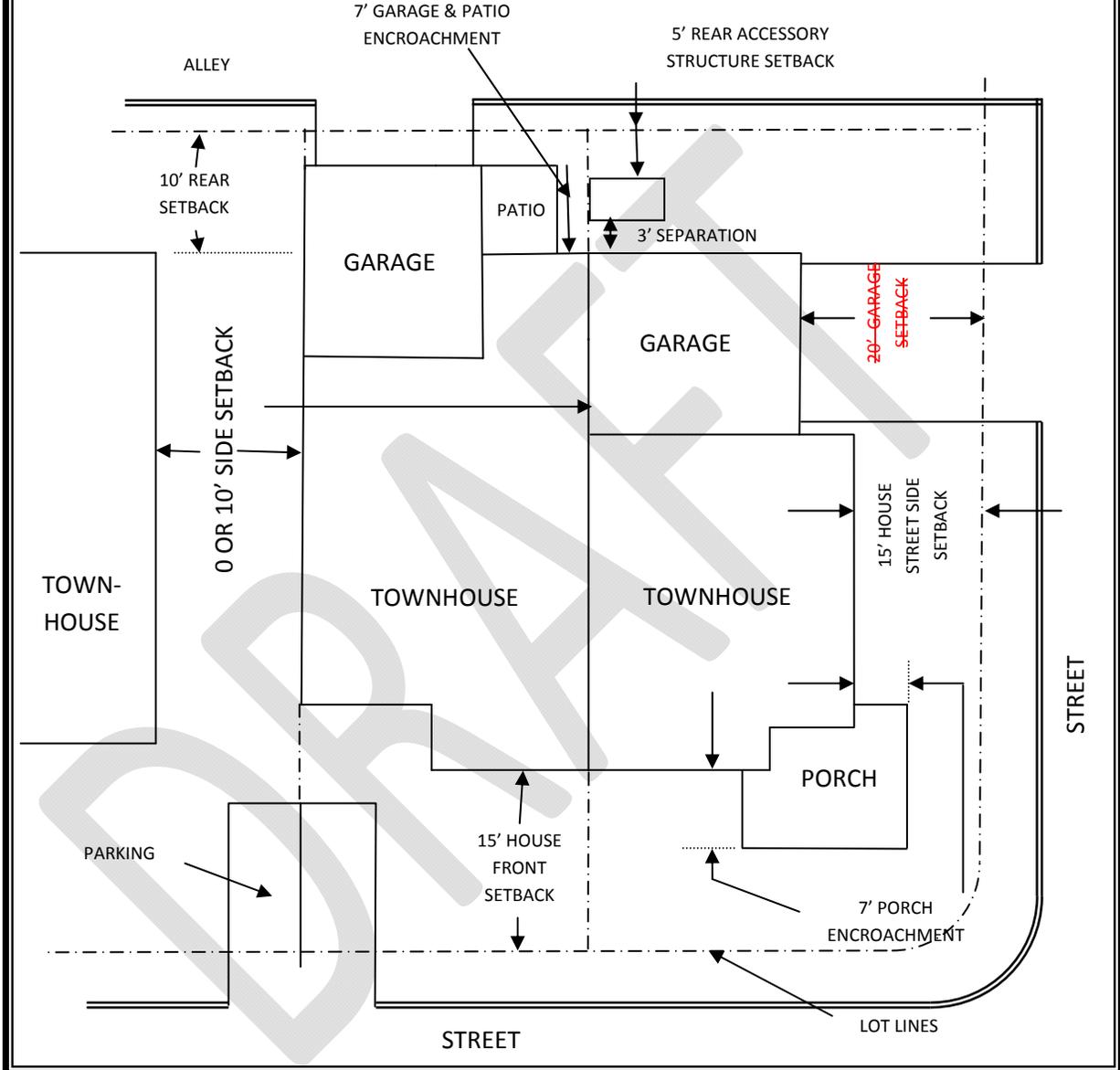


FIGURE J

SFT BUILDING - SETBACK



\*\*\*\*\*

(f) Exceptions:

~~(3) For lots less than sixty feet wide and zoned SFC or SFT, residential street facing garages shall be located no closer to the street than five feet in front of the dwelling or roof covered porch, with such dwelling or porch structure being not less than seven feet wide for all portions of the structure adjacent to the garage. For all other lots, residential street facing garages shall be located no closer to the street than the dwelling.~~

\*\*\*\*\*

## ARTICLE VI – SITE STANDARDS

### SECTION 1: LANDSCAPING, TREE PRESERVATION AND PROTECTION, AND SCREENING REQUIREMENTS

(c) Tree Preservation and Protection

(8) A non-disturbance zone shall be maintained on single-family and two-family lots. A disturbance area no more than five (5') feet from the foundation necessary for construction and grade transitions shall be permitted. This disturbance area shall be no more than ten (10') feet from the foundation for properties zoned with the SFR (Single-Family Rural) use component. The trees located on the remainder of the lot shall not be removed unless a unique situation is approved by the Planning Director.

(9) Tree Protection Plan Requirements

(i) An applicant for a single-family or two-family preliminary plat or final plat, or a site development permit shall provide a tree survey prepared within five years preceding the application date. This tree survey shall include the street and lot layout, or site plan superimposed at a scale of 1"=100' (or as appropriate) identifying significant trees located on the property that meet the requirements indicated in this section. Applicants for a single-family or two-family preliminary or final plat are only required to submit a tree survey for the portion of the property that the applicant is proposing to disturb with the subdivision construction. The applicant shall provide a tree preservation plan that identifies the surveyed trees and the mitigation of the protected trees that are proposed for removal. The applicant shall be required to demonstrate that lot lines, street layouts and site improvements have been designed and located and that lot width, depth and size flexibility as permitted by the applicable zoning district has been utilized to the maximum extent necessary to retain the maximum number of significant trees reasonably practicable. Applicants for a single-family or two-family preliminary or final plat may plant replacement trees within lots owned by the Homeowners Association including but not limited to landscape lots, park lots, or amenity center lots.

## ARTICLE VIII – ARCHITECTURAL STANDARDS

### SECTION 5: MASONRY AND OTHER ARCHITECTURAL STANDARDS

(a) Brick, stone, cast stone or other similar masonry product shall not be painted.

(b) All window trim shall be cementitious-fiber or similar product.

(c) The number of combinations of single-family or two-family residential floor plans and elevations in any final plat section shall, at a minimum, equal at least twenty-five percent

(25%) of the total lots in the final plat, but is not required to exceed fifteen. (For example, five floor plans with three different elevation options for each floor plan results in fifteen different floor plan / elevation combinations.)

- (d) No two homes side by side or across the street within one house (directly across the street or “caddy corner” across the street) shall have the same elevation plan or the same floor plan except for the SFT district.
- (e) In the event of a natural disaster (tornado, fire, etc.) the resident may replace the current structure with a new structure built of the same masonry percentages as the pre-existing residence.
- (f) All exterior walls on remodels and additions must be consistent with the exterior of the existing dwelling.
- (g) Supporting columns on the front of structures shall be constructed of clay brick, ledge stone, field stone, native stone, stucco, cementious-fiber planking or panel, aluminum, solid cedar, stripped cedar posts (sealed for protection), solid redwood, or similar materials and not less than eight by eight inches (8” x 8”) square. Standard trade sizes of preformed fiberglass columns shall be permitted. The use of dimensional lumber posts shall not be permitted.
- (h) The Director of Planning may approve premium architectural grade, decorative metal siding and other premium architectural materials for conformance with exterior wall building material standards as appropriate and applicable.
- (i) Recreational vehicles, travel trailers and manufactured/mobile homes shall not be used for on-site dwelling or for any nonresidential or other purpose except as authorized in an SFU/MH district, as provided in Article IV, Sec. 2, Special Use Permit or as otherwise permitted in this ordinance.
- (j) Single-family and two-family residential dwelling street-facing garage standards. To prevent residential streetscapes from being dominated by garage doors, and to allow the visually interesting features of the house to dominate the streetscape, the following standards shall apply:
  - a. Except as provided for in this section, street-facing garages must be recessed at least five (5) feet behind the ground floor living area of the dwelling or a roof-covered porch that is at least seven (7) feet wide by six (6) feet deep.
  - b. The total width of the garage door openings of a garage with street-facing doors shall be no more than fifty (50) percent of the ground floor street-facing linear building frontage.
  - c. Street-facing garages that have a total garage door opening width that is less than forty (40) percent of the ground floor street-facing linear building frontage width, may be in-line with the ground floor living area or roof-covered porch that is at least seven (7) feet wide by six (6) feet deep.
  - d. Street-facing garages that have a total garage door opening width of less than forty (40) percent of the ground floor street-facing linear building frontage width and that incorporate enhanced architectural features as described in this section, may protrude up to five (5) feet in front of the ground floor living area of the dwelling or roof-covered porch that is at least seven (7) feet wide by six (6) feet deep, but in no case shall the garage be setback from the street less than the minimum setback for the zoning district.
  - e. Street-facing three car garages that have a total garage door opening width of less than fifty (50) percent of the ground floor street-facing linear building frontage width and that incorporate enhanced architectural features as described in this section, may have up to two (2) bays of the garage protrude up to five (5) feet in front of the ground floor living area of the dwelling or roof-covered porch that is at least seven (7) feet wide by six (6) feet deep, but in no case shall the garage be setback from the street less than the minimum setback for the zoning district.

- f. For garages that meet the standards of subsection (d) or (e) and where the site topography (typically slopes greater than 10% or as approved by the Planning Director) requires stairs from the garage into the living space, the garage may protrude up to eight (8) feet in front of the ground floor living area of the dwelling or roof-covered porch that is at least seven (7) feet wide by six (6) feet deep, but in no case shall the garage be setback from the street less than the minimum building setback for the zoning district.
- g. The Planning Director may approve garage placement that does not meet the standards of this section in the case of unique site conditions including the existence of significant trees, extreme topography and similar natural features.
- h. For the purposes of this section, enhanced architectural features shall include architectural garage doors that are painted to match the color scheme of the house and include decorative hardware or doors that have a natural wood appearance and are combined with at least one of the following features:
  - i. a garage door recess of at least two (2) feet;
  - ii. a roof overhang over the garage doors with supporting architectural columns that extends at least two (2) feet in front of the garage doors;
  - iii. any similar architectural feature, approved by the Planning Director, that diminishes the prominence of the garage doors on the street-facing building facade.
- i. Garages accessed from rear alleys are exempt from the standards of this section.
- j. Second or higher floor living areas do not count toward the measurement of ground floor street-facing linear building frontage.

**ORDINANCE NO.**

**AN ORDINANCE OF THE CITY OF LEANDER, TEXAS AMENDING SECTIONS OF ARTICLE 14.200, THE COMPOSITE ZONING ORDINANCE, TO UPDATE THE ARCHITECTURAL STANDARDS, MODIFYING GARAGE SETBACK REQUIREMENTS; UPDATE THE USE MATRIX TABLE; AND MODIFY THE LANDSCAPE REQUIREMENTS; PROVIDING A SEVERABILITY CLAUSE, PROVIDING SAVINGS, EFFECTIVE DATE AND OPEN MEETINGS CLAUSES, AND PROVIDING FOR RELATED MATTERS.**

**Whereas**, the Planning & Zoning Commission held a public hearing on the proposed amendments to Article 14.200, Leander Code of Ordinances (the “Composite Zoning Ordinance”), and forwarded its recommendation on the amendments to the City Council;

**Whereas**, after publishing notice of the public hearing at least fifteen days prior to the date of such hearing, the City Council at a public hearing has considered the proposed amendments and finds that the amendments are reasonable and necessary to protect the health, safety, and welfare of the present and future residents of the City;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:**

**Section 1.** **Findings of Fact.** The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

**Section 2.** **Amendment to Article III, Section 5(d).** Article III, Section 5(d) of the Composite Zoning Ordinance is hereby amended in its entirety to read as follows:

**(d) Enclosed Garage and Parking**

- (1) Dwelling units with three or more bedrooms and lots having an accessory dwelling: A minimum of two garage-enclosed parking spaces and two additional off-street parking spaces (driveway may be counted toward provision of off-street parking) shall be provided per lot.
- (2) Dwelling units with two or less bedrooms and not having an accessory dwelling: A minimum of one garage-enclosed parking space and two additional off-street parking spaces (driveway may be counted toward provision of off-street parking) shall be provided for each lot.
- (3) Parking for other uses shall be provided in accordance with Art. VI, Sec. 3.

**Section 3.** **Amendment to Article III, Section 6(d).** Article III, Section 6(d) of the Composite Zoning Ordinance is hereby amended in its entirety to read as follows:

**(d) Enclosed Garage and Parking**

- (1) A minimum of one garage-enclosed parking space and two additional off-street parking spaces (driveway may be counted toward provision of off-street parking) shall be provided per lot.
- (2) Parking for other uses shall be provided in accordance with Art. VI, Sec. 3.

**Section 4. Amendment to Article III, Section 7(d).** Article III, Section 7(d) of the Composite Zoning Ordinance is hereby amended in its entirety to read as follows:

**(d) Enclosed Garage and Parking**

- (1) A minimum of one garage-enclosed parking space and two additional off-street parking spaces (driveway may be counted toward provision of off-street parking) shall be provided for each lot.
- (2) Parking for other uses shall be provided in accordance with Art. VI, Sec. 3.

**Section 5. Amendment to Article III, Section 17.** Article III, Section 17 of the Composite Zoning Ordinance is hereby amended in its entirety to read as follows:

**Section 17: Use Matrix**

Certain uses listed also need to be supported by an appropriate site component in order to be permitted. The uses set forth in this Use Matrix must also comply with any provisions governing that use set forth in Article III and Article V. In the event of a conflict between this Use Matrix and P = Permitted and S = Special Use Permit Required

Use	USE MATRIX														
	SFR	SFE	SFS	SFU	SFC	SFL	SFT	SFU/MH	TF	MF	LO	LC	GC	HC	HI
Amenity Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Apartment										P					
Artisan & Handcraft Activities											P	P	P	P	P
Assisted Living or Nursing Home													P	P	P
Bar, Nightclub or Private Club													P	P	P
Bank												P	P	P	P
Bed and Breakfast												P	P	P	P
Bingo														P	P
Car Title Loan Shop														P	P
Carwash													P	P	P
Colleges, Universities, Vocational Schools, Higher Learning Institution												P	P	P	P
Commercial parking													P	P	P
Commercial Laundry														P	P
Community Service including Community Center, Civic Organization, and	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

cemetery/ mausoleum (not including cremator or embalming)																
Contractor & Building Material Storage															P	P
Cultural Facilities												P	P	P	P	
Day Care for 6 or fewer children	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P
Day Care, all other											P	P	P	P	P	P
Entertainment activities													P	P	P	
Florist Shop												P	P	P	P	
Funeral Home, No Embalming or Cremation												P	P	P	P	
Funeral Home, Including Embalming & Cremation													P	P	P	
Golf course/country club	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Grocery Store												P	P	P	P	
Group Home Class 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Group Home Class 2											P	P	P	P	P	
Group Home Class 3											S	S	S	S	S	
Home Occupations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Hooka Lounge															P	P
Hospital													P	P	P	
Hotel / Motel, Boarding Houses														P	P	P
Liquor Store														P	P	P
Major equipment sales and leasing														P	P	P
Manufacture, Assembly or Processing of Materials of Non Hazardous Materials															P	P
Manufactured Homes								P								
Manufactured Housing Sales														P	P	P
Mixed Use/ Apartment											P	P	P	P	P	
Office											P	P	P	P	P	
Office, Medical											P	P	P	P	P	

Office/ Warehouse														P	P	P
Outdoor Processing of Materials															P	P
Park and related facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Passenger terminal														P	P	P
Personal Services (Barber Shop, Beauty Shop, Tailoring, Dressmaking, Shoe Repair, Small Appliance Repair, Bicycle Repair, Retail Bakeries, Catering, Dry Cleaning)													P	P	P	P
Pet Shop														P	P	P
Pharmacy													P	P	P	P
Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public Buildings	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Medical Clinic													P	P	P	P
Pawn Shop															P	P
Payday Lending															P	P
Real Estate Sales Office during the development and sale of a residential subdivision	P	P	P	P	P	P	P	P	P	P						
Restaurants													P	P	P	P
Research, Testing & Development Laboratory														P	P	P
Retail Sales of New Products and Service													P	P	P	P
Retail Sales, Second Hand Resale and Services															P	P
RV, Trailer, Commercial Motor Vehicle, or Boat Outdoor Storage															P	P
Schools, public or private including all levels up to high school	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Self-service storage/Mini-Warehouse															P	P
Single-Family,								P								

Attached															
Single-Family, Detached	P	P	P	P	P	P	P	P	P						
Single-family, zero lot line					P	P									
Stand Alone Crematory or Embalming Establishment														P	P
Tattoo and/or Body Piercing														P	P
Townhouse							P								
Two-Family Dwelling									P						
Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility, Major														P	P
Vehicle Sales (New), Rental, Repair													P	P	P
Vehicle Sales (New & Used), Rental, Repair														P	P
Veterinarian Office											P	P	P	P	P
Veterinarian Office, Animal Hospital or Animal Boarding													P	P	P
Warehouse and Distribution														P	P
Wholesale Activities														P	P
Wireless Communications - Stealth	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Wood yard														P	P
Wrecker Impoundment, Towing														P	P
WTF, Self-standing												P	P	P	P

**Section 6. Amendment to Article VI, Section 6(a).** Article VI, Section 6(a) of the Composite Zoning Ordinance is hereby amended in its entirety to read as follows:

(a) Building / Structure and Site Improvements:

BUILDING / STRUCTURE						
	Use Component	Architectural Component	Front	Side	Street Side	Rear
<b>Standard Setback</b>	SFR		25'	7'	15'	15'

	SFE, SFS, SFU, SFU/MH, TF		20'		15'	15'
	SFC, SFL		20'	5' or 0' & 10'	15'	10'
	SFT		15'	0 or 10'	15'	10'
	MF	Type A	20'	10'	20'	20'
		Type B	25'	10'	25'	20'
	LO, LC, GC, HC, HI	Type A, B	15'	10'	15'	10'
		Type C	20'	10'	20'	10'
	GC, HC, HI	Type D	25'	15'	25'	15'
<b>Special Setback Where Adjacent to SFR, SFE, SFS, SFU, SFC, SFL, SFU/MH, TF*</b>	MF, LO, LC, GC, HC, HI	Type A	(NA)	20'	(N/A)	20'
		Type B	(NA)	25'	(N/A)	25'
	LO, LC, GC, HC, HI	Type C	(NA)	30'	(N/A)	30'
	GC, HC, HI	Type D	(NA)	50'	(N/A)	50'
<b>Garage Setback</b>	SFR, SFE, SFS, SFU, SFU/MH, SFC, SFL, SFT, TF		See Article VIII Section 5(i)			

<b>PARKING, AISLE, LOADING, CANOPIES, OUTDOOR DISPLAY</b>						
	<b>Use Component</b>	<b>Site Component</b>	<b>Front</b>	<b>Side</b>	<b>Street Side</b>	<b>Rear</b>
<b>Standard Setback</b>	MF	All	20'	5'***	20'	5'***
	LO, LC, GC, HC, HI	Type 1, 2	15'	5'***	15'	5'***
		Type 3	20'	5'***	20'	5'***
		Type 4, 5	25'	5'***	25'	5'***
<b>Special Setback Where Adjacent to SF or TF*</b>	MF, LO, LC, GC, HC, HI	Type 1-3	(N/A)	15'	(N/A)	15'
		Type 4, 5	(N/A)	20'	(N/A)	20'

<b>OUTDOOR STORAGE</b>						
	<b>Use Component</b>	<b>Site Component</b>	<b>Front</b>	<b>Side</b>	<b>Street Side</b>	<b>Rear</b>
<b>Standard Setback</b>	LO, LC, GC, HC, HI	Type 3-4	**	5'***	**	0'
		Type 5	25'	0'***	25'	0'

<b>Special Setback Where Adjacent to SF or TF*</b>	LO, LC, GC, HC, HI	Type 3-5	(N/A)	25'	(N/A)	25'
--	-----------------------	----------	-------	-----	-------	-----

- \* Unless such district is utilized for a non-residential use
- \*\* No closer than the street facing wall of the primary structure that utilizes such storage.
- \*\*\* Setback does not apply for parking, drive aisles, storage etc. that are intended to cross lot line.

**Section 7. Amendment to Article VI, Section 6(a), Figures G, H, I & J.** Article VI, Section 6(a), Figures G, H, I, & J of the Composite Zoning Ordinance is hereby amended in its entirety to read as follows:

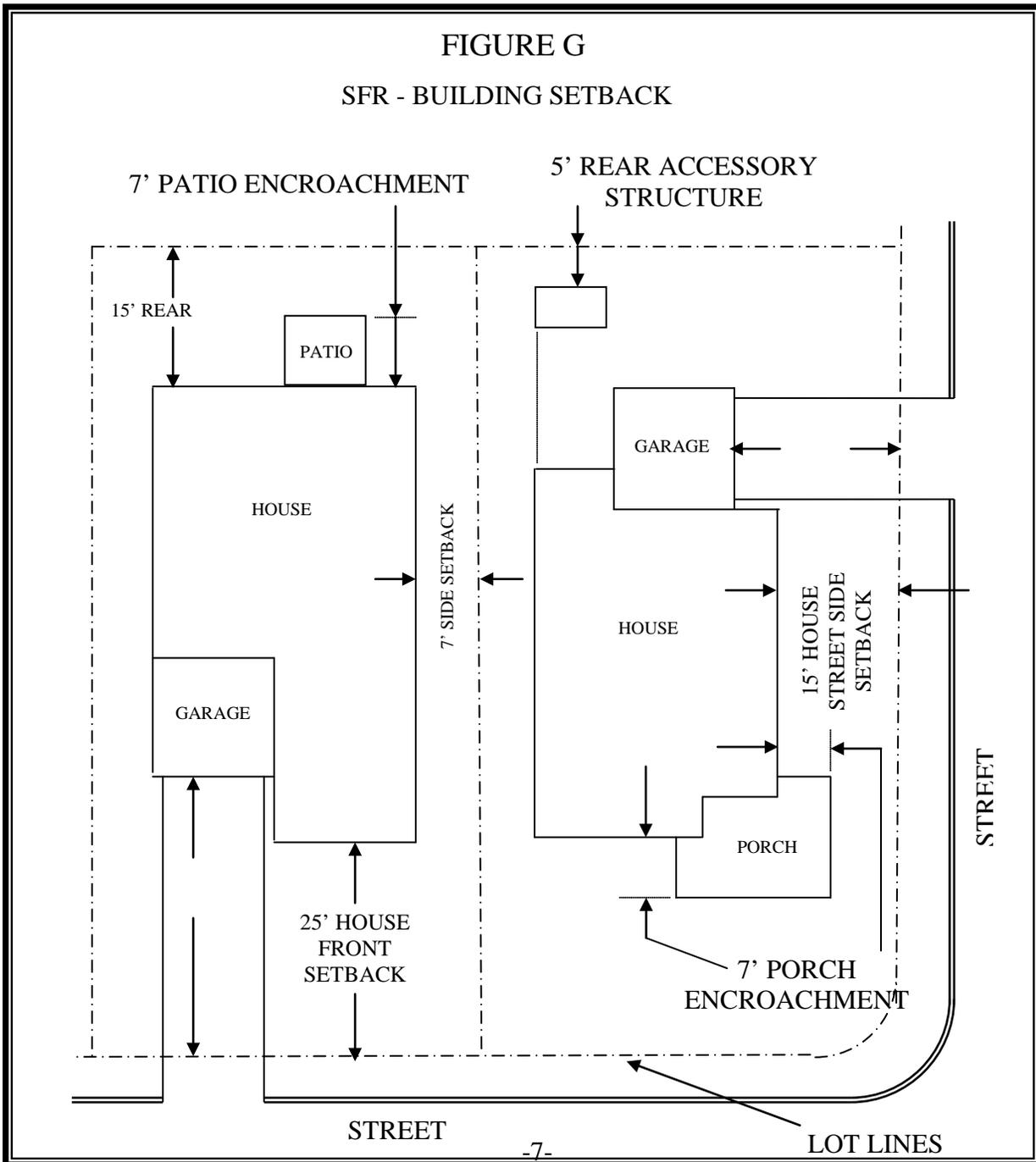


FIGURE H

SFE, SFS, SFU, SFU/MH & TF - BUILDING SETBACK

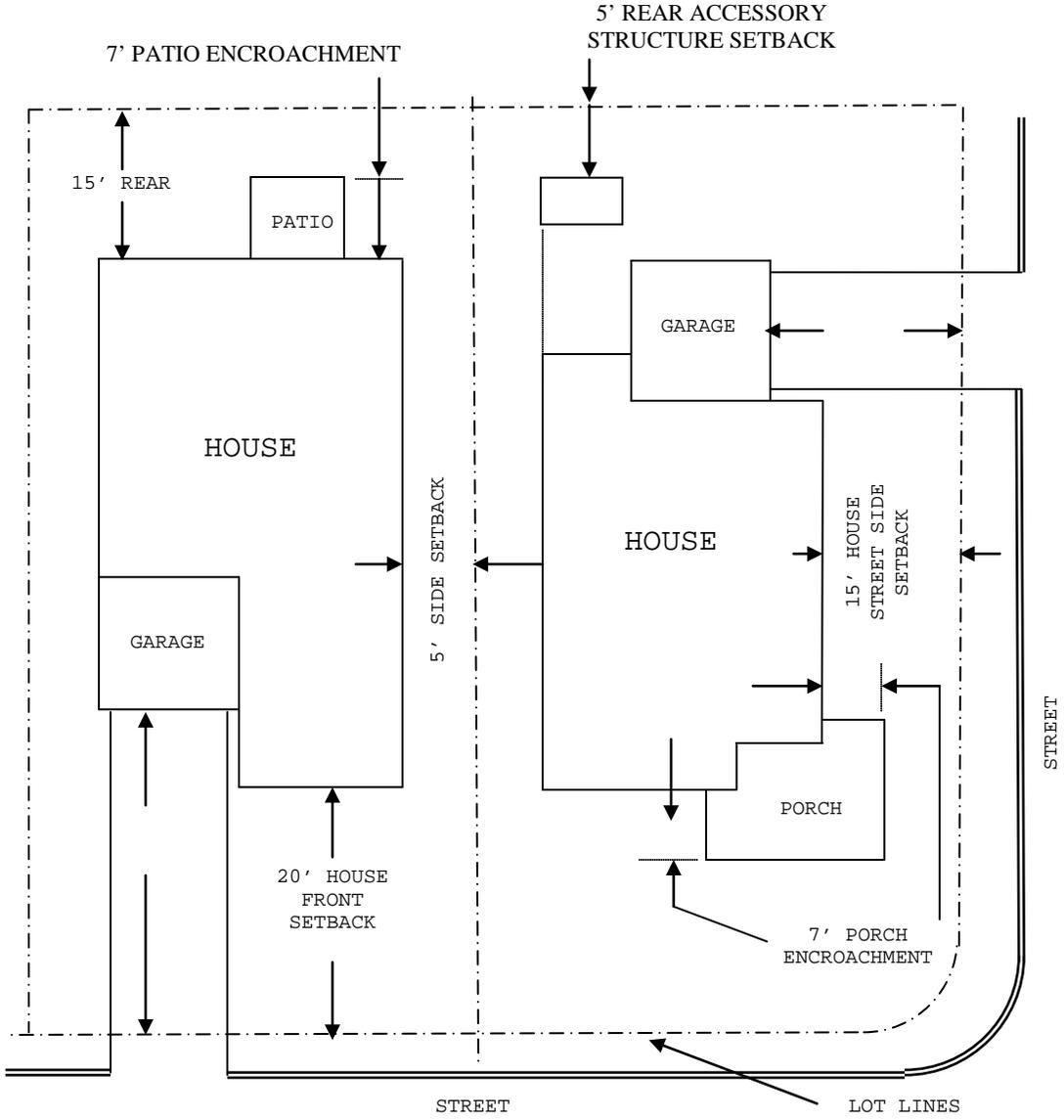


FIGURE I

SFC, SFL - BUILDING SETBACK

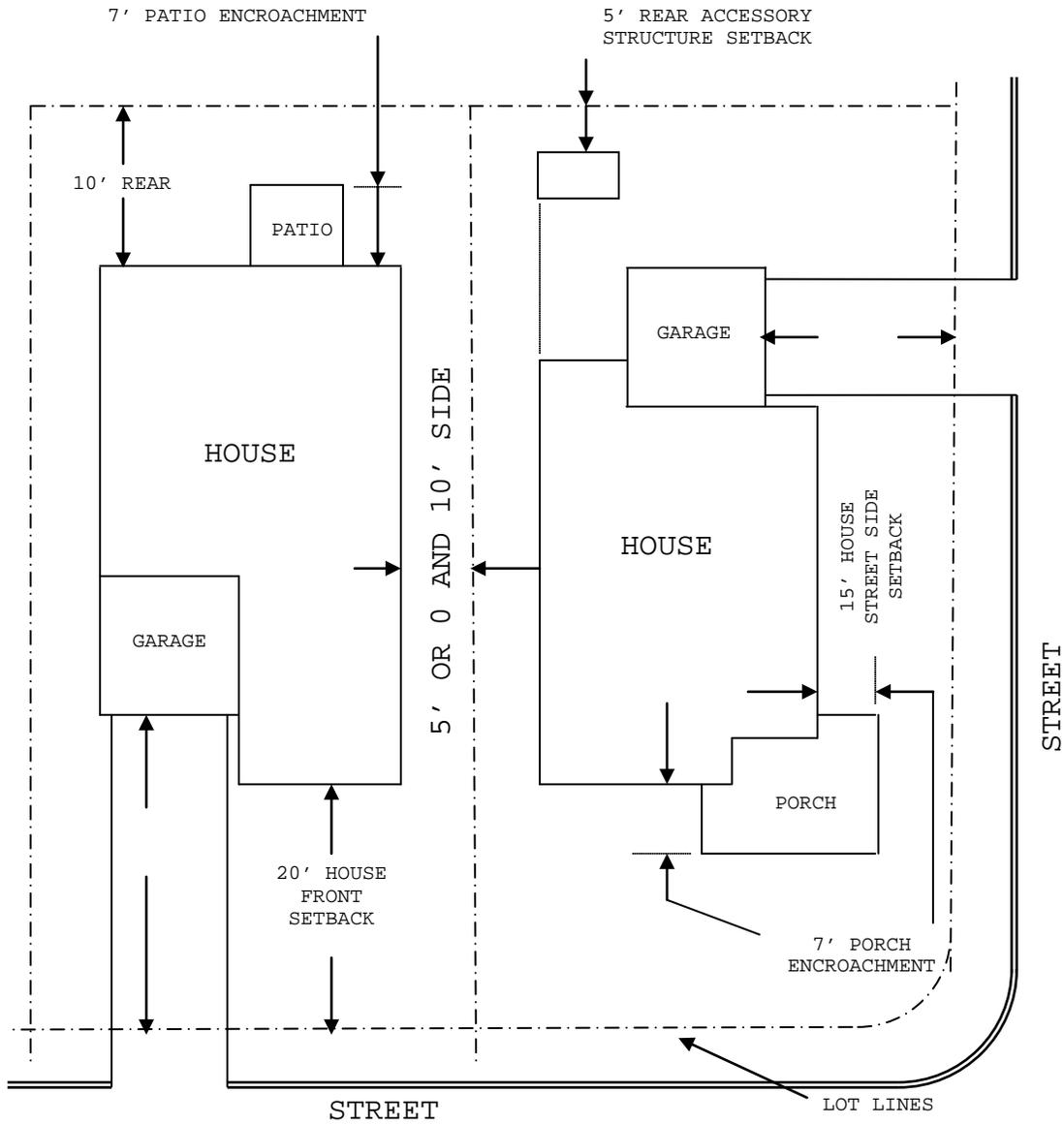
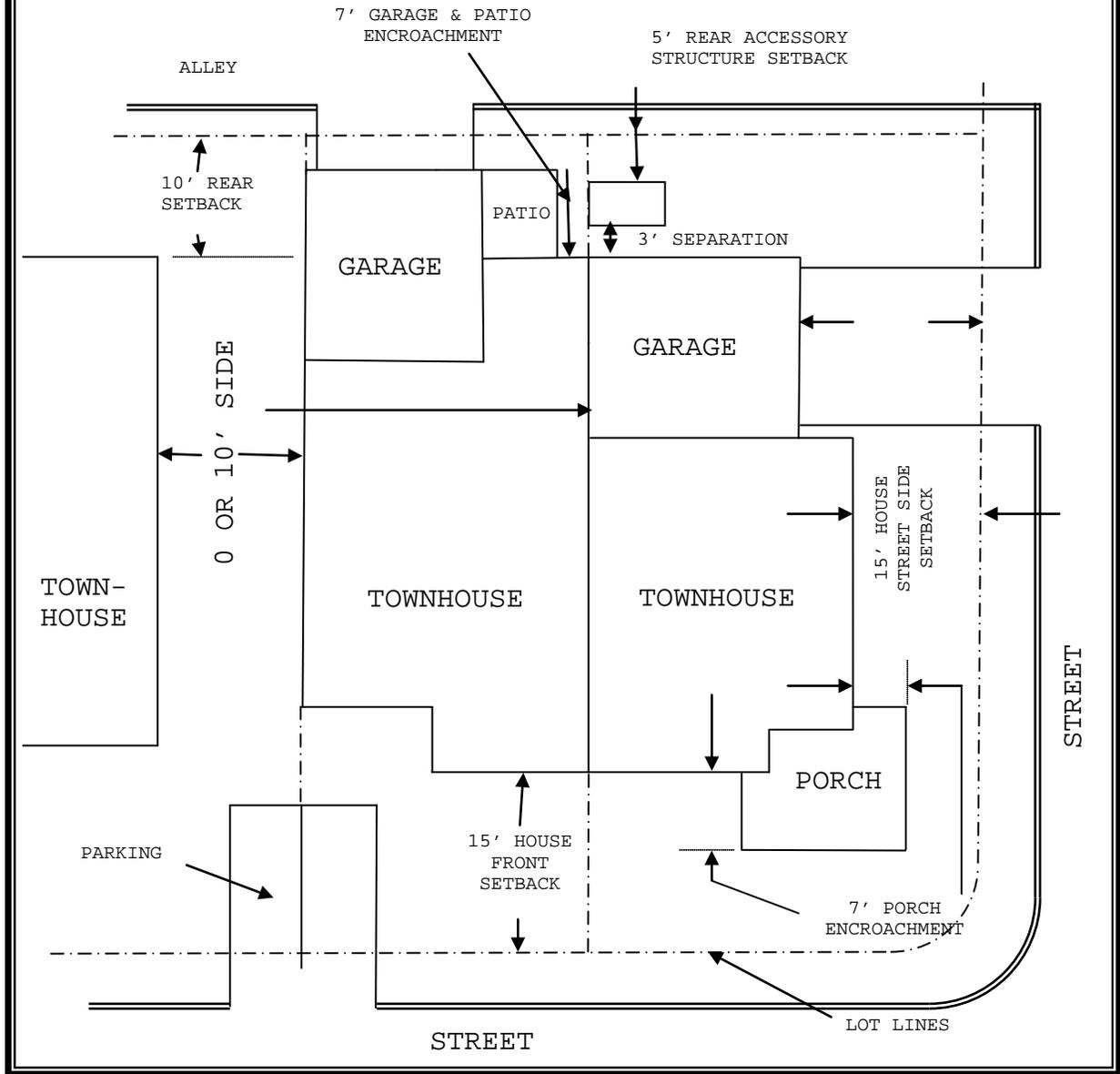


FIGURE J

SFT BUILDING - SETBACK



**Section 8. Amendment to Article VI, Section 6(f).** Article VI, Section 6(f) of the Composite Zoning Ordinance is removed.

**Section 9. Amendment to Article VI, Section 1(c)(8) and (9).** Article VI, Section 1(c)(8) and (9) of the Composite Zoning Ordinance is hereby amended in its entirety to read as follows:

**(c) Tree Preservation and Protection**

(8) A non-disturbance zone shall be maintained on single-family and two-family lots. A disturbance area no more than five (5') feet from the foundation necessary for construction and grade transitions shall be permitted. This disturbance area shall be no more than ten (10') feet from the foundation for properties zoned with the SFR (Single-Family Rural) use component. The trees located on the remainder of the lot shall not be removed unless a unique situation is approved by the Planning Director.

(9) Tree Protection Plan Requirements

(i) An applicant for a single-family or two-family preliminary plat or final plat, or a site development permit shall provide a tree survey prepared within five years preceding the application date. This tree survey shall include the street and lot layout, or site plan superimposed at a scale of 1"=100' (or as appropriate) identifying significant trees located on the property that meet the requirements indicated in this section. Applicants for a single-family or two-family preliminary or final plat are only required to submit a tree survey for the portion of the property that the applicant is proposing to disturb with the subdivision construction. The applicant shall provide a tree preservation plan that identifies the surveyed trees and the mitigation of the protected trees that are proposed for removal. The applicant shall be required to demonstrate that lot lines, street layouts and site improvements have been designed and located and that lot width, depth and size flexibility as permitted by the applicable zoning district has been utilized to the maximum extent necessary to retain the maximum number of significant trees reasonably practicable. Applicants for a single-family or two-family preliminary or final plat may plant replacement trees within lots owned by the Homeowners Association including but not limited to landscape lots, park lots, or amenity center lots.

**Section 10. Amendment to Article VIII, Section 5.** Article VIII, Section 5 of the Composite Zoning Ordinance is hereby amended in its entirety to read as follows:

**Section 5: Masonry and Other Architectural Standards**

(a) Brick, stone, cast stone or other similar masonry product shall not be painted.

(b) All window trim shall be cementitious-fiber or similar product.

(c) The number of combinations of single-family or two-family residential floor plans and elevations in any final plat section shall, at a minimum, equal at least twenty-five percent (25%) of the total lots in the final plat, but is not required to exceed fifteen. (For example, five floor plans with three different elevation options for each floor plan results in fifteen different floor plan / elevation combinations.)

- (d) No two homes side by side or across the street within one house (directly across the street or “caddy corner” across the street) shall have the same elevation plan or the same floor plan except for the SFT district.
- (e) In the event of a natural disaster (tornado, fire, etc.) the resident may replace the current structure with a new structure built of the same masonry percentages as the pre-existing residence.
- (f) All exterior walls on remodels and additions must be consistent with the exterior of the existing dwelling.
- (g) Supporting columns on the front of structures shall be constructed of clay brick, ledge stone, field stone, native stone, stucco, cementious-fiber planking or panel, aluminum, solid cedar, stripped cedar posts (sealed for protection), solid redwood, or similar materials and not less than eight by eight inches (8” x 8”) square. Standard trade sizes of preformed fiberglass columns shall be permitted. The use of dimensional lumber posts shall not be permitted.
- (h) The Director of Planning may approve premium architectural grade, decorative metal siding and other premium architectural materials for conformance with exterior wall building material standards as appropriate and applicable.
- (i) Recreational vehicles, travel trailers and manufactured/mobile homes shall not be used for on-site dwelling or for any nonresidential or other purpose except as authorized in an SFU/MH district, as provided in Article IV, Sec. 2, Special Use Permit or as otherwise permitted in this ordinance.
- (j) Single-family and two-family residential dwelling street-facing garage standards. To prevent residential streetscapes from being dominated by garage doors, and to allow the visually interesting features of the house to dominate the streetscape, the following standards shall apply:
  - (1) Except as provided for in this subsection, street-facing garages must be recessed at least five (5) feet behind the ground floor living area of the dwelling or a roof-covered porch that is at least seven (7) feet wide by six (6) feet deep.
  - (2) The total width of the garage door openings of a garage with street-facing doors shall be no more than fifty (50) percent of the ground floor street-facing linear building frontage.
  - (3) Street-facing garages that have a total garage door opening width that is less than forty (40) percent of the ground floor street-facing linear building frontage width, may be in-line with the ground floor living area or roof-covered porch that is at least seven (7) feet wide by six (6) feet deep.
  - (4) Street-facing garages that have a total garage door opening width of less than forty (40) percent of the ground floor street-facing linear building frontage width and that incorporate enhanced architectural features as described in this section, may protrude up to five (5) feet in front of the ground floor living area of the dwelling or roof-covered porch that is at least seven (7) feet wide by six (6) feet deep, but in no case shall the garage be setback from the street less than the minimum setback for the zoning district.
  - (5) Street-facing three car garages that have a total garage door opening width of less than fifty (50) percent of the ground floor street-facing linear building frontage width and that incorporate enhanced architectural features as described in this section, may have up to two (2) bays of the garage protrude up to five (5) feet in front of the ground floor living area of the dwelling or roof-covered porch that is at least seven (7) feet wide by six (6) feet deep, but in no case shall the garage be setback from the street less than the

minimum setback for the zoning district. The third bay of the garage shall be located in-line with the ground floor living area of the dwelling or roof-covered porch that is at least seven (7) feet wide by six (6) feet deep.

- (6) For garages that meet the standards of subsection (d) or (e) and where the site topography (typically slopes greater than 10% or for other similar topography as allowed by the Planning Director) requires stairs from the garage into the living space, the garage may protrude up to eight (8) feet in front of the ground floor living area of the dwelling or roof-covered porch that is at least seven (7) feet wide by six (6) feet deep, but in no case shall the garage be setback from the street less than the minimum building setback for the zoning district.
- (7) The Planning Director may approve garage placement that does not meet the standards of this section in the case of unique site conditions including the existence of significant trees, extreme topography and similar natural features.
- (8) For the purposes of this subsection, enhanced architectural features shall include:
  - a. Architectural garage doors that are painted to match the color scheme of the house and include decorative hardware; or
  - b. Doors that have a natural wood appearance; and
  - c. Both a. and b. above must also be combined with at least one of the following features:
    - i. a garage door recess of at least two (2) feet;
    - ii. a roof overhang over the garage doors with supporting architectural columns that extends at least two (2) feet in front of the garage doors; or
    - iii. any similar architectural feature, approved by the Planning Director, that diminishes the prominence of the garage doors on the street-facing building facade.
- (9) Garages accessed from rear alleys are exempt from the standards of this section.
- (10) Second or higher floor living areas do not count toward the measurement of ground floor street-facing linear building frontage.

**Section 11. Conflicting Ordinances.** Exhibit “A”, Article 14.200, Leander Code of Ordinances and of Ordinance No. 05-018-00 is amended as provided herein. All ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance as adopted herein, are hereby amended to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any other code or ordinance of the City, the terms and provisions of this ordinance shall govern.

**Section 12. Savings Clause.** All rights and remedies of the City of Leander are expressly saved as to any and all violations of the provisions of any ordinances affecting zoning within the City which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

**Section 13. Effective Date; Applicability.** This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code

and the City Charter. The amendments affecting garage setback regulations set forth in this Ordinance shall apply to properties for which a preliminary plat is approved after the effective date of this Ordinance. Properties for which a preliminary plat was approved prior to the effective date of this Ordinance and such preliminary plat has not expired shall be subject to the regulations governing garage setbacks in effect immediately before the effective date of this ordinance; provided that the owner of such property may elect that the property be subject to the garage setback regulations set forth in this Ordinance; and provided further that an amendment to the preliminary plat shall cause the property to be subject to the garage setback regulations set forth in this Ordinance.

**Section 14. Severability.** It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance of any such invalid phrase, clause, sentence, paragraph or section. If any provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

**Section 15. Open Meetings.** It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act.

**PASSED AND APPROVED** on the 5<sup>th</sup> day of March, 2015.

**PASSED AND FINALLY APPROVED** on the 19<sup>th</sup> day of March, 2015.

**THE CITY OF LEANDER, TEXAS**

**ATTEST:**

\_\_\_\_\_  
Christopher Fielder, Mayor

\_\_\_\_\_  
Debbie Haile, City Secretary



**Executive Summary**

**March 19, 2015**

**Subject:** Approval of an Interlocal Agreement with the City of Lago Vista

**Background:** The City of Lago Vista requests approval to piggy-back on the City's Bledsoe Park Swimming Pool Management Services Contract that was competitively bid in 2013 and in-place for the remainder of the 2015 swim season.

Council approval of the proposed Interlocal Agreement would allow Lago Vista to contract with Lifeguard4Hire and utilize the existing pay rates without having to competitively bid the services, since the City has already gone through that process.

**Financial Consideration:** None

**Recommendation:** Staff respectfully requests Council approval of the proposed Interlocal Agreement with the City of Lago Vista and authorization for the City Manager to execute the Agreement.

**Attachments:** Interlocal Agreement

**Prepared by:** Stephen Bosak, Parks & Recreation Director

**INTERLOCAL AGREEMENT  
BETWEEN CITY OF LEANDER, TEXAS AND CITY OF LAGO VISTA, TEXAS**

This Interlocal Cooperation Agreement (“Agreement”) is made by and between the City of Leander, Texas (“Leander”) and the City of Lago Vista, Texas (“Lago Vista”), acting by and through their respective authorized officers.

**RECITALS**

**WHEREAS**, this Agreement is authorized by V.T.C.A., Government Code, Chapter 791, 791.001 et seq. and by Texas Local Government Code, Chapter 271, Subchapter F, 271.101 et seq.;

**WHEREAS**, Section 271.102(a) of the Texas Local Government Code authorizes a local government to participate in a cooperative purchasing program with another local government;

**WHEREAS**, Section 271.102(c) of the Texas Local Government Code states that a “local government that purchases goods or services under this subchapter satisfies any state law requiring the local government to seek competitive bids for the purchase of the goods or services”;

**WHEREAS**, Leander previously requested proposals for swimming pool management services;

**WHEREAS**, Leander previously duly selected Lifeguard4Hire as the firm to provide such services, and entered into a Swimming Pool Management Services Agreement commencing on or about February 13, 2013;

**WHEREAS**, such Swimming Pool Management Services Agreement was renewed by extension through September 15, 2015 by action taken on or about February 26, 2015;

**WHEREAS**, such Swimming Pool Management Services Agreement allows for “Interlocal Cooperative Purchasing/Piggyback Contracts”; and

**WHEREAS**, Leander and Lago Vista now desire to enter into a cooperative purchasing program with each other to allow Lago Vista to participate in such Swimming Pool Management Services Agreement with LifeGuard4Hire;

**NOW, THEREFORE**, in consideration of the mutual covenants and promises contained herein, and for good and sufficient consideration which is hereby acknowledged by the parties, the parties agree as follows:

## ARTICLE I - PURPOSE

The purpose of this Agreement is to establish a cooperative purchasing program between the parties which will allow Lago Vista to purchase goods and/or services pursuant to Leander's agreement.

## ARTICLE II - TERM

The term of this Agreement shall be for one (1) year, commencing on the date the last party hereto executes this Agreement as shown below ("Effective Date"). This Agreement shall automatically renew for successive periods of one (1) year under the terms and conditions state herein, unless superseded by a supplemental agreement or terminated as provided herein.

## ARTICLE III - TERMINATION

1. Either party may terminate this Agreement by providing thirty (30) days prior written notice to the other party.
2. The City Manager or his designee is authorized to act on behalf of Leander in all matters relating to the cooperative purchasing program established herein.
3. The City Manager or his designee is authorized to act on behalf of Lago Vista in all matters relating to the cooperative purchasing program established herein.
4. Lago Vista shall make payments directly to LifeGuard4Hire pursuant to the contract made under Leander's process. Lago Vista will enter into an agreement with LifeGuard4Hire and shall be responsible for LifeGuard4Hire's compliance with provisions relating to the quality of services and terms of delivery of services, to the extent provided in the agreement.

## ARTICLE IV - MISCELLANEOUS

1. **Relationship of Parties:** This Agreement is not intended to create, nor should it be construed as creating, a partnership, association, joint venture or trust.
2. **Notice:** Any notice required or permitted to be delivered hereunder shall be deemed received when sent in the United States Mail, Postage Prepaid, Certified Mail, Return Receipt Requested, or by hand delivery or transmission addressed to the respective party at the address set forth below:

**To Lago Vista At:**  
City of Lago Vista  
Attn: City Manager  
P.O. Box 4178  
Lago Vista, Texas 78645

**To Leander At:**  
City of Leander  
Attn: City Manager  
P.O. Box 319  
Leander, Texas 78646

9. **Amendment:** This Agreement may be amended by the mutual written agreement of both parties hereto.

10. **Severability:** In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect the other provisions, and the Agreement shall be construed as if such invalid, illegal or unenforceable provision(s) had not been contained herein.

11. **Governing Law:** The validity of this Agreement and any of its terms and provisions as well as the rights and duties of the parties, shall be governed by the laws and court decisions of the State of Texas; and venue for any action concerning this Agreement shall lie Travis County, Texas.

12. **Entire Agreement:** This Agreement represents the entire agreement among the parties with respect to the subject matter covered by this Agreement. There is no other collateral, oral or written agreement between the parties that in any manner relates to the subject matter of this Agreement.

13. **Recitals:** Three recitals to this Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

**IN WITNESS WHEREOF**, the Parties have executed this Agreement by their officers thereunto duly authorized.

**City of Lago Vista, Texas**

**City of Leander, Texas**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: Melissa Byrne Vossmer

Name: Kent Cagle

Title: City Manager

Title: City Manager

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Attest:

Attest:

By: \_\_\_\_\_

By: \_\_\_\_\_

Joyce Stapleton, City Secretary

Debbie Haile, City Secretary



**Executive Summary**

**3/19/2015**

**Agenda Subject:** Economic Development Incentive Application for Cedar Park Medical Emergency Care Facility

**Background:** The City has received an application for economic development incentives that meets the criteria in Section 1.09.036, but not 1.09.037 of the Code of Ordinances. The code requires that the City Manager forward the application to the City Council. The attached letter contains a recommendation for denial of the application.

**Origination:** Cedar Park Regional Medical Center Request

**Recommendation:** Staff recommends denial of the application

**Attachments:** Application, Code of Ordinances 1.09.001 through 1.09.038, City Manager letter.

**Prepared by:** Kent Cagle



# City of Leander, Texas



March 13, 2015

Honorable Mayor and City Councilmembers  
City of Leander, Texas  
P.O. Box 319  
Leander, Texas 78646

Re: Cedar Park Regional Medical Center request for economic development incentives

Dear Mayor and City Councilmembers:

The City received a request from Cedar Park Regional Medical Center (CPRMC) for economic development incentives, pursuant to Section 1.09.037 of the Code of Ordinances, related to the proposed construction of a free-standing emergency department at the corner of Crystal Falls Pkwy. and Lakeline Blvd. Pursuant to the Code of Ordinances, I am providing this letter and recommendation to you for your consideration at your March 19th meeting.

The City's economic development policy as defined in the Code of Ordinances, a copy of which is attached, requires a minimum level of investment and job creation for an entity to be eligible for incentives. Based upon the letter from CPRMC, the proposed emergency center meets most, but not all, of the requirements for consideration of the application.

After reviewing the application and considering the proposed improvements, it is my recommendation that the City Council not grant the requested incentives. This recommendation is based upon the following considerations:

- The City has other, similar health care facilities in the community that were not granted economic development incentives;
- Currently, the City's primary economic development focus is restaurant and retail uses within our commercial nodes;
- The proposed facility will not generate more than twice the sales tax revenue as is being requested in incentives, which is one of the goals of the economic development policy.
- The improvements will not be owned or operated by the City or used by the general public, which is one of the requirements in the ordinance.

The final determination for granting economic development incentives is solely at the discretion of the City Council. Please contact me if you have any questions regarding the application or my recommendation.

Sincerely,

Kent Cagle  
City Manager



Eric D. Zeno  
Economic Development Manager  
City of Leander, TX  
P.O. Box 319  
Leander TX 78646

February 17, 2015

## **Application for incentives in accordance with Sec. 1.09.037 of the City of Leander Code of Ordinances**

Dear Mr. Zeno:

This letter shall serve as a written application to the City of Leander made by CHSPSC, LLC and its affiliate Cedar Park Health System, LP (hereinafter, together referred to as "CHSPSC"). CHSPSC desires that the city consider providing economic development incentives to encourage the location of a free-standing emergency department ("FSED") within the City.

CHSPSC operates as one of the largest publically-traded hospital companies in the United States, and is a leading operator of general acute care hospitals in communities across the country. Headquartered in Franklin, TN, the Company includes 206 affiliated hospitals in 29 states, including Cedar Park Regional Medical Center in Cedar Park, Texas.

CHSPSC is currently in the process of considering several new projects throughout the United States, including the construction of a FSED in Leander. The FSED, if constructed, would serve as the first acute medical care facility in Leander, and would help alleviate emergency room overcrowding and wait times for Leander residents. In order for the project to move forward, the CHSPSC division that includes Leander must compete with other divisions across the country for capital allocations. As part of this process, the division presents its case to the CHSPSC capital committee, which has the final authority in deciding which projects are allocated capital.

The economic incentives requested herein would help strengthen the Leander FSED project's case for capital when the project is presented to the CHSPSC Capital Committee.

CHSPSC is proposing the construction of the FSED on the corner of Lakeline Boulevard and Crystal Falls Parkway in Leander. Although an independent contractor has submitted an application for permits, CHSPSC is under no contractual obligation to construct a FSED in Leander. As part of its capital preparation process, it routinely invests in sites and takes steps necessary to pursue quick development upon approval. If approved by the capital committee, construction of the project would be expected to begin in the summer of 2015. The proposed construction would result CHSPSC investing approximately \$10,500,000 over two years, detailed as follows:

- Real Property: \$6,800,000

- Personal Property: \$3,350,000
- Infrastructure: \$400,000

By constructing the FSED, CHSPSC would provide a material benefit in added tax value, employment, and public convenience to Leander and its citizens. Construction of the FSED would increase ad valorem and sales tax collections within the city by the following estimated amounts:

- Property Tax: \$2,600,000 (est. over 10 years; \$690,000 attributable to the City of Leander)
- Sales Tax: \$775,000 (over 10 years; includes \$180,000 generated from construction costs)

Further, the FSED project would result in the creation of approximately 34 new full-time equivalent employment positions over a 5-year period, each paying hourly wages between \$17 and \$46 per hour.

As such, CHSPSC meets the definition of an “eligible business” under Section 1.09.035 of the City of Leander Code of Ordinances.

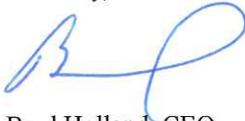
CHSPSC requests to partner with the City of Leander in order to move the FSED project forward and keep the project financially competitive prior to Capital Committee sign-off. CHSPSC requests the financial assistance of the City of Leander in the form of the following incentives:

- Real Property Tax Abatement of 50% for a period of 10 years
- Personal Property Tax Abatement of 50% for a period of 10 years
- Sales Tax Sharing Program; 50% of sales tax revenues generated by the project for a period of 10 years
- Waiver or refund of building permit fees
- Other assistance as may be available

If you have any questions regarding this application or request that the applicant provide further information, please contact CHSPSC’ tax advisor on this review, John Austin, EY Nashville, at (615) 782-6711.

CHSPSC appreciates the City’s consideration of this application for incentives.

Sincerely,



Brad Holland, CEO  
Cedar Park Regional Medical Center

**CHAPTER 1 GENERAL PROVISIONS****ARTICLE 1.09 ECONOMIC DEVELOPMENT\*****ARTICLE 1.09 ECONOMIC DEVELOPMENT\*****Division 1. Generally****Division 1. Generally****Sec. 1.09.001 Economic development department**

The economic development department is hereby established. The city manager shall appoint a director who shall be responsible for the management and administration of the economic development department and who shall carry out such economic development projects as directed by the city manager and approved by the city council. (2003 Code, sec. 9.1121)

**Division 1. Generally****Secs. 1.09.002–1.009.030 Reserved****ARTICLE 1.09 ECONOMIC DEVELOPMENT\*****Division 2. Economic Development Policy****Division 2. Economic Development Policy****Sec. 1.09.031 Authority**

This division is adopted pursuant to the general police powers of the city, the city charter, chapter 380, Tex. Loc. Gov't. Code, and the constitution and general laws of the state. (2003 Code, sec. 1.201)

Division 2. Economic Development Policy

**Sec. 1.09.032 Title**

This division shall be known and may be cited as the city economic development policy. (2003 Code, sec. 1.202)

Division 2. Economic Development Policy

**Sec. 1.09.033 Purpose**

The city is committed to the promotion of quality development in all parts of the city and to improving the quality of life for its citizens. In order to help meet these goals, the city will consider appropriate incentives to stimulate economic development within the city. It is the policy of the city that any such incentives will be provided in accordance with the procedures and criteria outlined in an economic development program adopted by the city council. However, nothing in this policy shall imply or suggest, by implication or otherwise, that the city is under any obligation to provide any incentive to any applicant, and all such decisions and actions shall be at the sole discretion of the city council. All applicants for an economic development incentive will be considered on an individual basis. (2003 Code, sec. 1.203)

Division 2. Economic Development Policy

**Sec. 1.09.034 Scope**

This division provides for an economic development policy for the city, and establishes only the initial phase of the policy. It is the intent of the city council that this policy will be studied, expanded, modified, amended and further developed over time through the participation of the citizens and advisory committees of the city. (2003 Code, sec. 1.204)

Division 2. Economic Development Policy

**Sec. 1.09.035 Definitions**

For the purposes of this division, the following words and terms shall, when used, have the meaning given in this section:

Eligible business. A new or existing business that will provide a material benefit in added tax value, employment, or public convenience, and that will materially increase ad valorem and sales tax collections within the city.

Eligible facility. A structure or building that is designed, constructed or remodeled for use as a commercial or industrial business within the corporate limits of the city.

New value. The net increase in the value of an eligible facility, including the real estate, improvements and fixtures, together with the machinery and equipment therein.

(2003 Code, sec. 1.205)

## Division 2. Economic Development Policy

### Sec. 1.09.036 Eligibility for incentives

The following are the minimum requirements that must be satisfied for any application for incentives to be considered:

- (1) Development.
  - (A) The proposed development and/or redevelopment must maintain or create at least thirty (30) jobs;
  - (B) The applicant must qualify as an eligible business;
  - (C) The applicant must create at least \$4,000,000.00 of new value in an eligible facility; and
  - (D) The proposed project must comply with the city's comprehensive plan, zoning ordinances, building codes and other applicable city ordinances.
- (2) Offsets and adjustments.
  - (A) At the discretion of the city council, the assessed value of any property that is demolished will be subtracted from the value of the property replacing it, for the purpose of calculating the eligibility for incentives; and
  - (B) Businesses relocating within the city will not be eligible for the incentives unless new value, over and above the value of the prior location, is being created in an amount at least equal to \$4,000,000.00.

(3) Public purpose. The eligible business must be found by the city council to be consistent with the stated purpose of this division.

(2003 Code, sec. 1.206)

## Division 2. Economic Development Policy

### Sec. 1.09.037 Application for incentives

(a) Any person, organization, joint venture, partnership, association, or corporation desiring that the city consider providing economic development incentives to encourage the location of a business or expanded business operation within the city will be required to comply with the following procedures:

- (1) Applicants shall make a verbal or written application to the city;
- (2) A complete legal description of the property, along with a plat showing the precise location of the project, will be submitted prior to execution of any agreement;
- (3) A brief description of the proposed improvements or expansion must be provided along with the project's estimated cost, the type of business operation proposed, the projected date of beginning operation and the type and value of the economic development incentives requested;
- (4) Applicants shall provide other information as required by the city;
- (5) Applicants must show that the applicant's business within the city will generate additional city sales taxes equal to twice the amount of the proposed incentives; and
- (6) The applicant must show that the incentives requested are for the purpose of reimbursing the applicant for expenses required to provide public access or city services to the eligible facility, and that the required improvements will be owned and operated by the city, or used by the general public.

(b) All applications will be reviewed by the city manager and comments will be received from appropriate city departments. Once this information is compiled, the matter will be forwarded to members of the city council. After the review by the city council, additional information may be requested of the applicant.

(2003 Code, sec. 1.207)

Division 2. Economic Development Policy
---

**Sec. 1.09.038 Approval of incentive agreement; conditions**

(a) If the city council determines in its sole discretion that it is in the best interest of the city to grant incentives to a particular applicant, a resolution shall be adopted approving the terms and conditions of an economic development incentive agreement consisting of an annual rebate of a percentage of the city sales taxes collected by the applicant during the term of the agreement. The incentives agreement will enumerate the time over which the applicant will be eligible to receive incentives; will provide that the incentives will be paid only from sales taxes collected at the eligible facility; and will terminate if the applicant fails to open the eligible business within a set time, or thereafter closes the eligible business for more than one year.

(b) All such incentive agreements must, at minimum, be in writing and include:

- (1) A description of each of the incentives to be provided and their duration;
- (2) A legal description of the property and the eligible facility;
- (3) A statement of the minimum new value required to be added;
- (4) Allow access to and inspection of the property and proposed improvements by city inspectors and officials to ensure that the improvements are made according to the requirements and conditions of the agreement;
- (5) A provision limiting the uses of the property while the economic development incentives are in effect; and
- (6) A method to limit the incentives if the applicant fails to perform its obligations under the agreement.

(2003 Code, sec. 1.208)



**Executive Summary**  
**January 29, 2015**

**Agenda Subject:** Consider Ordinance Regulating Taxicab Service

**Background:** The current Ordinance regulating taxicabs was written and approved in May 1985. Many of the rules regulating taxicabs are now written into state laws. This ordinance was outdated and included many regulations that do not apply now. The cities of Cedar Park, Round Rock, Pflugerville and Hutto do not have any rules or regulations regarding taxicab service. The City of Georgetown has an ordinance but they are currently in the process of revamping or revoking the ordinance. Attached is a new ordinance and it has been reviewed by Paige.

**Origination:** Debbie Haile TRMC, City Secretary

**Recommendation:** N/A

**Attachments:** Ordinance  
Previous Ordinance

**Prepared by:** Debbie Haile TRMC, City Secretary

**ORDINANCE NO.**

**AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING ARTICLE 4.11, TO ESTABLISH REGULATIONS FOR TAXICABS AND FEES FOR PERMITS TO OPERATE WITHIN THE CITY**

**WHEREAS**, the City Council herein establishes regulations for operating a taxicab in the City of Leander and fees for permitting of taxicab service;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:**

**Section 1. Taxicab Regulations.** Article 4.11 of the City of Leander Code of Ordinances is hereby amended in its entirety to read as follows:

**ARTICLE 4.11 TAXICABS**

**Sec. 4.11.001 Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except when the content clearly indicates a different meaning.

Conduct a taxicab business: The use of one or more taxicabs within the city, by the owner thereof, for the purpose of carrying passengers for hire, either by driving the same himself or having the same driven by some other person.

Taxicab: Any and all vehicles carrying passengers for hire, except motor buses or motor coaches operated by bus lines over designated routes in and through the city

**Sec. 4.11.002 Setting and Posting of Rates**

Each taxicab company holding a permit issued pursuant to this Article may operate under its own rate schedule and such rate schedule shall be posted at all times in each operating taxicab.

**Sec. 4.11.003 Violation**

It shall be unlawful for any person conducting a taxicab business in the city to use or operate as a taxicab any vehicle not owned or leased by said company. It shall be unlawful for any person to conduct a taxicab company without holding a current permit issued pursuant to this Article.

**Sec. 4.11.004 Condition of Vehicles**

Each vehicle operated as a taxicab within the city shall comply with all the requirements for

vehicles operated on public highways by the Texas Department of Transportation.

**Sec. 4.11.005 Identification of Vehicles**

Each vehicle operating as a taxicab shall have the name of the taxicab company and car number on each vehicle. Each vehicle shall be equipped with a top light.

**Sec. 4.11.006 Liability Insurance**

The taxicab company will be required to carry a liability insurance policy for at least the minimum amounts as established by state law for each vehicle operated by the taxicab company and a copy of each policy will be filed with the City Secretary before issuance of a permit or renewal permit.

**Sec. 4.11.007 Application and Permit**

a) Before any person shall conduct a taxicab business in the city, an application for a permit to conduct such business shall be filed with the City Secretary and a permit to conduct such business shall be issued. Upon approval of the application the following will be required prior to the issuance of a permit:

- 1) \$100.00 fee to be paid annually upon renewal of permit
- 2) Copy of liability insurance for each vehicle
- 3) List of vehicle identification number (VIN) for each vehicle

b) A copy of the permit issued to the taxicab company will be carried in each vehicle operating in the city. Each permit shall be valid for one year and shall be renewed annually.

c) The City Secretary may deny an application for a permit or renewal of a permit due to a taxicab's lack of compliance with this Article or due to the taxicab company violating this Article while operating under a permit issued under this Article. The City Secretary's decision may be appealed to the City Manager within ten day's of the decision. The City Manager's decision is final.

**Section 2. Penalty.** Any person firm or corporation violating a provision of this Ordinance shall be guilty of Class C misdemeanor and upon conviction of such violation shall be punished by a penalty not to exceed \$500.00 for each offense. Each day the violation continues shall constitute a separate offense. Proof of a culpable mental state shall not be required to establish a violation of this ordinance.

**Section 3. Amendment of Conflicting Ordinances.** All ordinances or parts of ordinances in conflict with this Ordinance are hereby amended to the extent of a conflict herewith. In the event of a conflict between another ordinance of the City and this Ordinance, this Ordinance shall control.

**Section 4. Severability.** It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any section, paragraph, sentence, clause or phrase of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such invalid section, paragraph, sentence, clause or phrase. If any provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

**Section 5. Open Meetings.** It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

**Section 6. Effective Date.** This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code.

**PASSED AND APPROVED** on this 19th day of March, 2015.

ATTEST:

**The City of Leander, Texas**

\_\_\_\_\_  
Debbie Haile, City Secretary

\_\_\_\_\_  
Christopher Fielder, Mayor

ORDINANCE NO. 24-85

AN ORDINANCE REGULATING TAXICABS AND ESTABLISHING RATES TO BE CHARGED IN THE CITY; ESTABLISHING TAXICAB STANDARDS; AND PROVIDING PENALTIES FOR THE VIOLATION OF THIS ORDINANCE.

SECTION 1. DEFINITIONS.

A. Conduct a taxicab business: The use of one or more taxicabs within the city, by the owner thereof, for the purpose of carrying passengers for hire, either by driving the same himself or having the same driven by some other person, provided that this definition shall not apply to any licensed chauffeur hired as a driver by any person holding a permit to conduct a taxicab business in the city.

B. Taxicab: Any and all vehicles carrying passengers for hire, except motor buses or motor coaches operated by bus lines over designated routes in and through the city.

SECTION 2. EXCLUSION FROM PROVISIONS.

The provisions of this article shall not apply to passenger buses operating under the regulations of the State Railroad Commission and coming into or passing through the city for the purpose of loading and unloading passengers.

SECTION 3. CRUISING PROHIBITED.

It shall be unlawful for any driver of any taxicab to drive or cruise about on the streets of the city seeking passengers who have not theretofore ordered or called for a taxicab.

SECTION 4. MAXIMUM SEATING.

No taxicab shall be operated overloaded with passengers, and no permittee shall carry more than five (5) passengers at a time.

SECTION 5. COUNCIL TO SET RATES; SCHEDULE; DISPLAY.

A. The city council shall have the power to set the rates, charges and fares of all taxicabs operating within the city.

B. The city council may authorize permittees to implement new rate schedules under the following provisions:

1. Taxicab companies may propose their own rates by providing a copy of the proposed rate schedule and the proposed effective date to the city secretary at least fourteen (14) days prior to the proposed date of said rates being placed into effect, which rates shall be published in the official newspaper as soon as possible.

2. The city council or city administrator may suspend the implementation of the new proposed rates by written notice to the taxicab companies within fourteen (14) days of receipt of proposed rates changes; if no such

suspension notice is given the proposed rates may be placed into effect on the proposed date.

3. The city council shall, if the suspension notice herein provided for is given, hold a public hearing within thirty (30) days of filing for rate increase if in the opinion of the city administrator or of the city council such a hearing will be in the public interest. The city council at such hearing may accept the proposed rates, refuse said rates, or set such rates as it may see fit and proper.

4. Each taxicab permittee may operate under its own rate schedule in accordance with the provision of this subsection.

5. There shall be posted at all times in each operating taxicab within the city limits of the City of Leander, a zoned map of the City of Leander (if applicable) and a rate schedule.

6. Initial rate schedules for taxicab companies will be submitted in accordance with the subsections of this ordinance.

#### SECTION 6. CONFORMANCE TO RATE REQUIRED.

If any owner, driver, licensee or operator of any taxicab shall refuse to convey a passenger at the rate specified on the rate card displayed in the taxicab or shall demand or receive an amount in excess of the rate displayed on the card, he shall be deemed guilty of a misdemeanor.

#### SECTION 7. REFUSAL TO PAY FARE.

It shall be unlawful for any person to refuse to pay the legal fare of any taxicab after having hired the same, and it shall be unlawful for any person to hire any taxicab with intent to defraud the person from whom it is hired of the value of such service.

#### SECTION 8. OWNERSHIP OF VEHICLE.

It shall be unlawful for any person conducting a taxicab business in the city to use or operate, or cause to be used or operated as a taxicab, any vehicle not owned or leased by him.

#### SECTION 9. CONDITION OF VEHICLE.

Each vehicle operated as a taxicab within this city shall comply with all the requirements for vehicles operated on the public highways by the State Department of Highways and Public Transportation insofar as inspection and mechanical safety is concerned, and the city may demand and require special inspection by a competent resident mechanic at any time and may require the owner of such taxicab to keep and maintain such vehicle in a safe mechanical condition.

#### SECTION 10. TRANSPORTATION OF CRIMINALS.

It shall be unlawful for any taxicab driver or owner to knowingly transport any criminal, narcotic peddler, prostitute,

bootlegger or any other person in the commission of a crime or infraction of the law in any manner.

SECTION 11. ACTING ON BEHALF OF PROSTITUTES OR UNLAWFUL ESTABLISHMENTS.

It shall be unlawful for any taxicab driver or owner to act in any manner as a panderer or pimp for prostitutes or as contact for unlawful establishments of any character, or to knowingly transport any passenger to the abode of a prostitute.

SECTION 12. CONSUMPTION OF ALCOHOLIC BEVERAGES IN VEHICLE.

It shall be unlawful for any driver or passenger of any taxicab to drink alcoholic beverages of any kind while inside the taxicab.

SECTION 13. SALE OF ALCOHOLIC BEVERAGES.

No driver of a taxicab or owner of a taxicab shall engage in selling intoxicating liquors or soliciting business for any person selling intoxicating liquors.

SECTION 14. RECEIPT, DISCHARGE OF PASSENGERS.

No driver of a taxicab shall receive or discharge passengers in the roadway of any street, but shall drive to the right-hand sidewalk, as nearly as possible, or, in the absence of a sidewalk, to the extreme right-hand side of the road, and there receive or discharge passengers.

SECTION 15. PERMIT.

It shall be unlawful for any person to conduct a taxicab business within the city without having first obtained a permit from the city.

SECTION 16. APPLICATION.

Before any person shall conduct a taxicab business in the city he shall file with the city secretary an application to the city council for a permit to conduct such business in the city. The application shall state the name and address of such applicant; whether the applicant is an individual, firm or corporation; and if a firm, the name and address of each member thereof, and the number of vehicles proposed to be operated under such permit.

SECTION 17. ACTION BY CITY COUNCIL.

It shall be the duty of the city secretary, when an application for a permit required by this article is filed with her, at the next regular meeting of the city council following the filing of such application, to call the attention of the city council thereto. Upon consideration of such application, the city council may grant or refuse such application as in its discretion may seem to the best interest of the citizenship of the city and the public in general.

#### SECTION 18. ISSUANCE.

All permits for the conduct of a taxicab business in the city shall be issued and signed by the city secretary and sealed with the seal of her office.

#### SECTION 19. CONTENTS.

Every permit of a taxicab business in the city shall be dated on the day of issuance; shall bear a serial number; shall show the name and address of the permittee; and shall state that the permittee has been authorized by the city council to conduct a taxicab business in the city until the expiration of the thirty-first day of December next following the date of issuance.

#### SECTION 20. STATEMENT OF INDIVIDUAL VEHICLES.

Each permittee under this article shall file with the city secretary a statement in writing under oath signed by him showing the make, model, VIN and state license number of each taxicab operated by him.

#### SECTION 21. FEE.

At the time of issuance of a permit under this article, the permittee shall pay to the city secretary the sum of fifty dollars (\$50.00) for each taxicab to be operated in the city for a twelve-month period ending December 31; provided that, if such permit is granted for less than the full year, the permittee shall pay to the city an amount prorated according to the number of months for which the permit is issued. Provided, however, that the fifty dollar (\$50.00) permit fee is not intended to exceed two (2) percent of the gross receipts per annum, as allowed by Art. 6698, Texas Statutes, and that in the event that two (2) percent of the gross receipts do not exceed fifty dollars (\$50.00), the permittee may at the end of the year file a written request for refund setting out the facts on gross receipts, and the city secretary shall after examination and approval of said request refund any amount due so that the permit fee shall not exceed (2) percent of gross receipts per annum.

#### SECTION 22. ADDITIONAL VEHICLES.

If at any time the holder of a taxicab permit shall desire to use any additional vehicles under the permit, he may do so only after he has made application to the city council for a permit to operate such additional vehicles and has had his application for such permit granted. He shall furnish to the city secretary the same information regarding such additional vehicles as is required regarding those covered by the original permit, and shall pay to the city secretary the required fee for each additional vehicle.

#### SECTION 23. EXAMINATION OF BOOKS.

The city, through a designated official, shall at all times have the right to examine and audit the books of each person conducting a taxicab business to determine its gross income from the operation of the business. Every such person shall keep a

complete set of books and records as would be necessary to make the proper calculations.

#### SECTION 24. DISPLAY.

The permit issued for the operation of a taxicab under the terms of this ordinance shall be posted within the taxicab in a conspicuous place, and failure so to post the permit shall be a misdemeanor.

#### SECTION 25. NONASSIGNABLE.

Any permit issued under the provision of this ordinance shall be nonassignable.

#### SECTION 26. CANCELLATION, REVOCATION, SUSPENSION.

Any permit issued under the provisions of this ordinance may be cancelled, revoked or suspended by the city council for the violation by the permittee of any applicable provision of this city ordinance.

#### SECTION 27. IDENTIFICATION OF VEHICLES AND DRIVERS.

A. Every holder of a license granted under the terms of this ordinance for a taxicab shall have and keep painted in fast colors contrasting with the color of the vehicle on each side of each and every vehicle used by him as a motor cab the words "TAXI LICENSE NO.....," filling the blank with figures denoting the serial number of his license. The letters and figures shall be not less than three (3) inches in height. He shall also paint the words "CAR NO....." in letters of a minimum height of two (2) inches on the left front side of the hood and the right rear side of the trunk and fill in the number of the vehicle. Each vehicle shall be equipped with a toplight.

B. There shall be displayed inside each vehicle visible from the rear seat and side windows, an identification card with a picture of the driver and verification that he works for the cab company.

#### SECTION 28. LIABILITY INSURANCE.

Before any license shall be issued to any owner or operator of a taxicab, or before any renewal of the license shall be granted, the owner or operator shall be required to file with the city secretary, and thereafter keep in full force and effect, a liability policy in a form approved by the board of insurance commissioners, issued by an insurance company duly authorized to transact liability insurance in the state, covering bodily injuries and injury to or destruction of property resulting from the operation of such vehicle.

#### SECTION 29. MINIMUM AMOUNT OF COVERAGE.

A. The maximum amount of recovery in a policy of insurance required by this article shall not be less than the following sums, to wit:

1. For the injury or death of any one person in any one accident, one hundred thousand dollars (\$100,000.00);
  2. For total liability in any one accident or personal injuries or death, two hundred thousand dollars (\$200,000.00);
  3. For injury or destruction of property in any one accident, twenty five thousand dollars (\$25,000.00).
- B. The minimum amount of insurance liability shall never be less than the amount established by the statutes of the state under the Texas Safety Responsibility Act or amendments thereto.

#### SECTION 30. PERSONS PROTECTED.

The above public liability insurance required by this ordinance shall be for the protection of the passengers of the insured taxicab and for the public, but shall not cover personal injuries sustained by the servants, agents or employees of the person filing the insurance.

#### SECTION 31. PROVISION FOR CONTINUING LIABILITY.

All policies of public liability insurance required by this ordinance shall contain a provision for a continuing liability thereon up to the full amount thereof, notwithstanding any recovery thereon.

#### SECTION 32. INCREASING AMOUNT UPON RETURN OF EXECUTION UNSATISFIED.

In the event of the return unsatisfied of any execution issued on any final judgment rendered against any taxicab owner in any suit for damages on account of injury to person or property occasioned by the operation of any taxicab, such owner, within ten (10) days after the return of such execution unsatisfied, provided the judgment is still unpaid, shall increase the amount of his insurance by the amount of such judgment, and failing to do so shall forthwith cease the operation of taxicabs in the city until such additional insurance is deposited or such judgment is paid.

#### SECTION 33. CANCELLATION.

- A. In the event that any insurer desires to be released from any insurance filed under this ordinance, it may give written notice of such desire to the chief of police at least thirty (30) days before it desires its liability released, and the chief of police shall thereupon give written notice, by personal delivery or by mail, to the insured and demand that he furnish new assurance by the expiration of thirty (30) day period above provided for, and shall discharge such first insurer after the expiration of such thirty (30) day period.
- B. In the event any policy is so cancelled upon the request of the insurer, and no new insurance policy is filed before the cancellation of the original insurance, the permit to

operate taxicabs granted to the insured shall be automatically revoked.

SECTION 34. CITY NOT LIABLE FOR SOLVENCY OF INSURER; OWNER'S LIABILITY NOT AFFECTED; SUITS ON POLICY.

Neither the city nor any officer thereof shall be held liable for the pecuniary responsibility or solvency of any insurer under the provisions of this ordinance, or in any manner become liable for any sum on account of any such claim or act or omission relating to the insured vehicle, nor shall the liability changed by reason of the provisions of this ordinance, but the judgment creditors having causes of action secured thereby shall be authorized to sue directly on such policy of insurance without impleading the city, and all persons known to any insurer to have been injured or damaged in the same accident and claiming damages thereunder may be made parties without priority of claim on payment in any suit had or instituted on account of such matters.

SECTION 35. DRIVER'S APPEARANCE.

It shall be the responsibility of every person operating a taxicab business or service in the city to require the drivers in his employ to be neat and clean in appearance while on duty.

SECTION 36. SOLICITATION OF BUSINESS.

No driver of a taxicab shall solicity patronage in a loud or annoying tone of voice or in any manner annoy any person or obstruct the movement of any person or follow any person for the purpose of solicity patronage.

SECTION 37. OPERATION WHILE INCAPACITATED.

No person shall operate any taxicab in a state of intoxication or otherwise incapacitated or unable to properly and safely operate such vehicle.

SECTION 38. PROPERTY LEFT IN VEHICLE.

All drivers of taxicabs shall promptly deliver to the police department, or to authorized agencies of their companies, all property left in such vehicles by passengers. Whoever violates the provisions of this section shall be guilty of a misdemeanor.

SECTION 39. VALIDITY.

If any part or section of this ordinance is found to be invalid or void, then the remainder of the ordinance shall be, if possible, valid.

PASSED THIS 30th DAY OF May, 1985.

Pat Bryson  
MAYOR, PAT BRYSON

ATTESTED:

Pat Williams  
CITY SECRETARY



**Executive Summary**

**March 19, 2015**

**Council Agenda Subject:** Extension to Consider Variance to Construction Noise Bylaw for RC Management Services, LLC to allow for Early Morning Concrete Pours for the Texan Self Storage on Old 2243 West

**Background:** The City's noise ordinance limits construction generated noises to the hours of 7:00 a.m. to 9:00 p.m. Any modification to this operating time period requires approval from City Council. At the February 5<sup>th</sup> Council Meeting Texan Self Storage had requested a variance to pour concrete between the hours of **3:00 am and 7:00 am** for the following days: **Monday, February 9<sup>th</sup> through Friday, February 13<sup>th</sup> with February 16<sup>th</sup> through 17<sup>th</sup> for bad weather contingency days.** Additionally, they had requested a variance during the same hours beginning **Monday, March 9<sup>th</sup> through Friday, March 13<sup>th</sup> with March 16<sup>th</sup> through 17<sup>th</sup> for bad weather contingency days.**

Due to the rains received during the above time frames Texan Self Storage was not able to pour concrete for any of these days. They are requesting an extension to the variance for completion time to extend from **March 17<sup>th</sup> through March 27<sup>th</sup>, 2015**, in order to complete the concrete pours for this project.

RC Management Services, LLC has agreed to make every effort to communicate with properties neighboring the construction site and take all reasonable precautions to reduce early morning disturbances. This includes acquiring a cap to place on the trucks to lessen the backup indicator device.

**Origination:** Wayne S. Watts, P.E., CFM, City Engineer

**Financial Consideration:** Not Applicable

**Recommendation:** Staff recommends extension of work hours for a concrete pour for RC Management Services, LLC for the hours described above.

**Attachments:** Letter Request and Site Plan

**Prepared by:** Wayne S. Watts, P.E. CFM, City Engineer

## Lorraine Eldred

---

**From:** Glenda <gglendaj@aol.com>  
**Sent:** Wednesday, March 11, 2015 3:42 PM  
**To:** Lorraine Eldred  
**Subject:** Texan storage

We are requesting additional time to pour out drives due to serious weather delays. Requesting from 17th of March until 27th

Thank you

Glenda Jacoby  
210-861-9216  
[Glenda@rcmservices.net](mailto:Glenda@rcmservices.net)



**Executive Summary**

**March 19, 2015**

**Council Agenda Subject:** Consideration of a Resolution Authorizing the Submittal of an Application to the Texas Water Development Board (TWDB) for a Flood Protection Planning Grant for the North and South Forks of the San Gabriel River

**Background:** The proposed planning study would be conducted in order to adequately evaluate the North and South Forks of the San Gabriel River and the watersheds located within and outside of the City of Leander. The funding for this project will be established in the FY'16 budget.

**Origination:** Wayne S. Watts, P.E., CFM, City Engineer

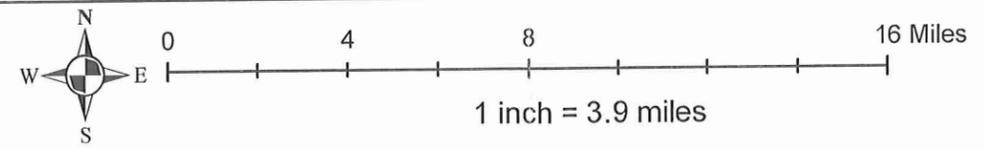
**Financial Consideration:** City of Leander local matching funds not to exceed \$40,000 toward the regional study, GL# TBD

**Recommendation:** Staff requests approval of this Resolution authorizing the submittal of an application to the TWDB with a commitment to match local funds up to \$40,000.

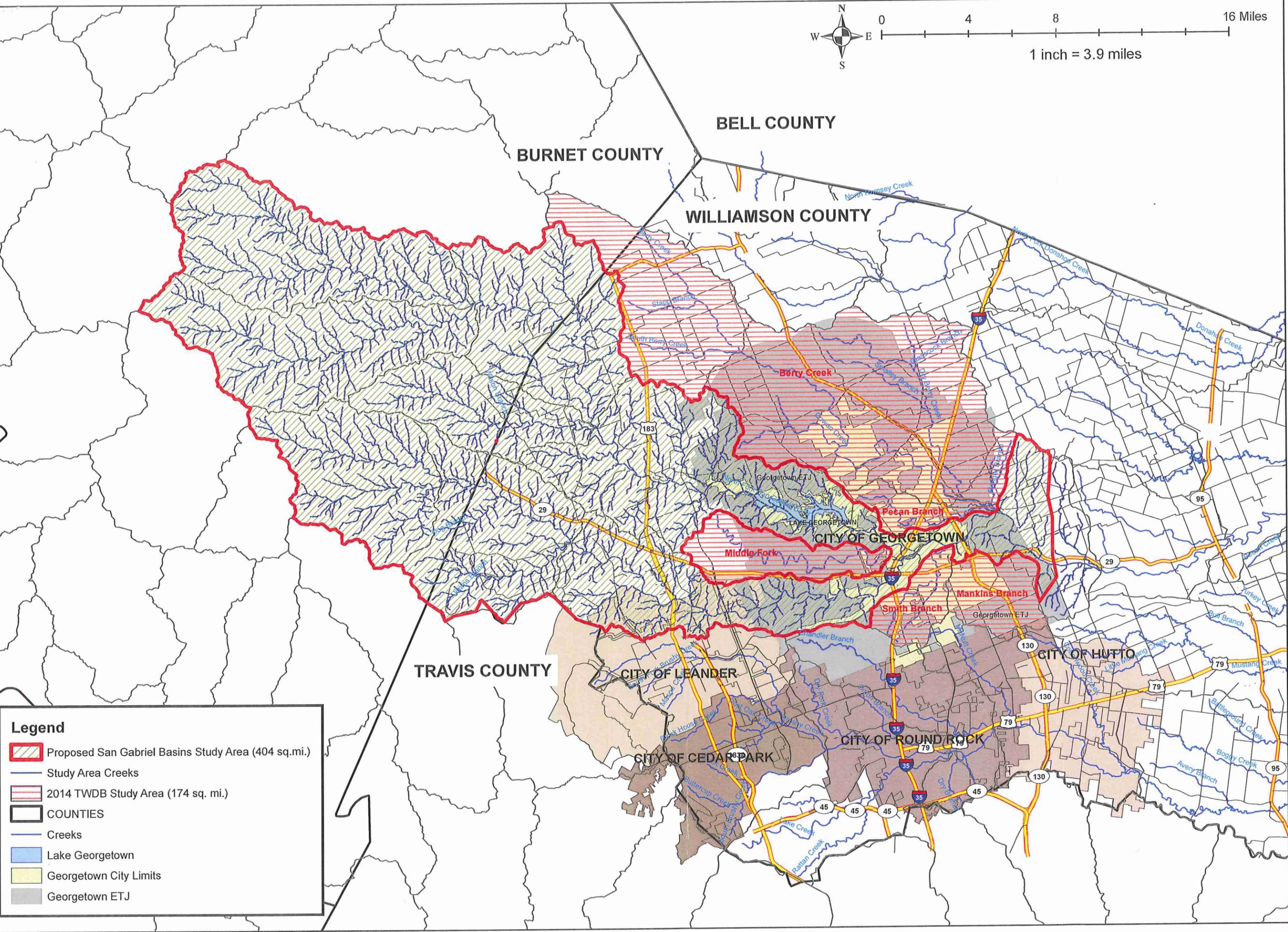
**Attachments:** Resolution and Proposed Study Area Map

**Prepared by:** Wayne S. Watts, P.E., CFM, City Engineer

N:\RFQ\RC&A Prime\08-City of Georgetown\TWDB Flood Protection Grant\Arview\City Limits and ETJ.mxd



Chan & Partners Engineering, LLC  
4319 James Casey #300  
Austin, Texas 78745  
(512) 480-8155  
www.chanpartners.com  
TBPE #F-13013



**Legend**

- Proposed San Gabriel Basins Study Area (404 sq.mi.)
- Study Area Creeks
- 2014 TWDB Study Area (174 sq. mi.)
- COUNTIES
- Creeks
- Lake Georgetown
- Georgetown City Limits
- Georgetown ETJ

# PROPOSED STUDY AREA MAP

RESOLUTION NO. \_\_\_\_\_

A Resolution of **the City of Leander**, Texas, ("**City**") Authorizing the submittal of an application to the Texas Water Development Board for a Flood Protection Planning Grant

WHEREAS, the Texas Water Development Board (TWDB) published a request for applications for flood protection planning, pursuant to 31 Texas Administrative Code (TAC) §355.3, in November 2014; and

WHEREAS, the TWDB offers grants to political subdivisions of the State of Texas for the evaluation of structural and non-structural solutions to flooding problems with consideration of flood protection need of the entire watershed(s); and

WHEREAS, the City of Georgetown, a political subdivision of the State of Texas, has the authority to apply for a grant, enter into a contract and participate in a study with the Texas Water Development Board for this planning grant program; and

WHEREAS, the proposed planning study would be conducted in order to adequately evaluate the North and South Forks of the San Gabriel River and the watersheds located within and outside of **the City of Leander**.

NOW THEREFORE, BE IT RESOLVED BY **THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS**:

SECTION 1. The **City Council of the City of Leander** finds it to be in the best interest of the citizens of **Leander** to participate with the City of Georgetown in the City of Georgetown's submittal of an application to the Texas Water Development Board for potential grant funds to conduct a flood protection planning study.

SECTION 2. **The City of Leander** will commit local matching funds of **\$40,000** cash toward the regional study.

SECTION 3. The **Mayor** is hereby authorized to sign this Resolution and the **City Secretary** is authorized to attest thereto, on behalf of **the City of Leander**.

This resolution shall be effective immediately upon adoption

Resolved this the \_\_\_\_ day of \_\_\_\_\_, 2015.

ATTEST:

CITY OF LEANDER:

\_\_\_\_\_  
Debbie Haile, City Secretary

\_\_\_\_\_  
Mr. Christopher Fielder, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney, Paige H. Saenz



**March 19, 2015**

**Council Agenda Subject:** Consideration of Award of Construction Contract for Ridgmar Waterline Project

**Background:** Bids were received and opened on Thursday, March 5, 2015, for the Ridgmar Waterline Project. Nine bid proposals were received, opened, and read aloud. A detailed tabulation of unit price bid items is attached. Central Road and Utilities, Ltd. is the low bidder with a bid of \$887,061.00. Central Road and Utilities, Ltd., has demonstrated adequate project experience for projects of comparable size, scope and complexity. The consulting engineer's recommendation of award is attached.

**Origination:** Wayne S. Watts, P.E., CFM, City Engineer

**Financial Consideration:** \$887,061.00 from 2015 Certificates of Obligation, GL# TBD

**Recommendation:** Staff recommends award of the construction contract for the Ridgmar Waterline Project to Central Road and Utilities, Ltd. in the amount of \$887,061.00.

**Attachments:** Consultant's Recommendation of Award and Bid Tabulation

**Prepared by:** Wayne S. Watts, P.E., CFM, City Engineer



March 11, 2015

Mr. Wayne Watts, P.E.  
City Engineer  
City of Leander  
200 W. Willis St.  
Leander, Texas 78641

RE: Ridgmar Waterline

Dear Mr. Watts,

On March 5, 2015 at 2:00 PM bids were received and opened at 200 W. Willis Street, Leander, Texas for the Ridgmar Waterline project. Nine bids were received as shown in the summary tabulation below. A detailed tabulation of unit price items is attached to this letter.

1. Central Road and Utilities, Ltd. - \$887,061.00
2. Rockin' Q Construction, LLC - \$898,333.00
3. Prota Construction, Inc. - \$984,760.00
4. Skyblue Utilities, Inc - \$987,993.64
5. JKB Construction Company, LLC - \$1,017,057.00 (corrected for errors in bid form)
6. Smith Contracting Company, Inc - \$1,172,004.90
7. Louis Contractors, Inc - \$1,219,255.0
8. Santa Clara Construction, Ltd - \$1,247,482.50
9. Aaron Concrete Contractors, LP - \$1,298,618.25

One bid contained mathematical errors and each error was interpreted as Unit Price governs per the Specifications, with corrected values represented above and on the attached bid tabulation. These errors are highlighted on the attached bid tabulation. None of these interpretations impacted the order of the low bidders.

The low bidder is Central Road and Utilities, Ltd. and the second low bidder is Rockin' Q Construction. We have reviewed the qualifications submitted by the low bidder and second low bidder and verified project references. Central Road and Utilities demonstrated adequate project experience for projects of comparable size, scope and complexity. We therefore recommend that the contract be awarded to Central Road and Utilities in the amount of \$887,061.00.

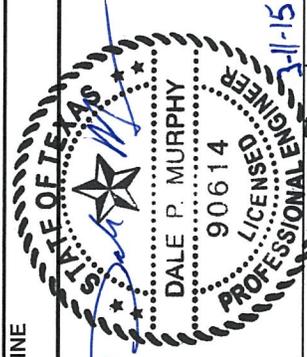
Should you have any questions, please feel free to contact me.

Sincerely,

Dale P. Murphy, PE  
Project Manager

Attachments: Bid Tabulation

**CITY OF LEANDER RIDGMAR WATERLINE  
 BID TABULATION - MARCH 5, 2015**



BASE BID ITEMS		BIDDERS													
		Central Road and Utility Ltd 8760 A Research Blvd #192 Austin, TX 78758 (512) 989-2602				Rockin' Q Construction, LLC 612 Oakwood Loop San Marcos, TX 78666				Protia Construction Inc & Protia Inc, JV P.O. Box 342195 Austin, TX 78374					
Item	Description	Unit	Qty	Unit Cost	Total Cost	Addendum 1	Addendum 2	Bid Bond	Unit Cost	Total Cost	Addendum 1	Addendum 2	Bid Bond	Unit Cost	Total Cost
1	Clearing and Grubbing, per Linear Foot of water main installed	LF	13,272	\$1.00	\$13,272.00	Y	Y	Y	\$1.00	\$13,272.00	Y	Y	Y	\$1.00	\$13,272.00
2	Tree Protection Fencing (All Types), per Linear Foot	LF	320	\$3.00	\$960.00	Y	Y	Y	\$4.00	\$1,280.00	Y	Y	Y	\$4.00	\$1,280.00
3	Silt Fence, complete in place, per Linear Foot	LF	5,715	\$2.00	\$11,430.00	Y	Y	Y	\$3.00	\$17,145.00	Y	Y	Y	\$3.00	\$17,145.00
4	Rock Berm, complete in place, per Linear Foot	LF	200	\$19.00	\$3,800.00	Y	Y	Y	\$35.00	\$7,000.00	Y	Y	Y	\$26.00	\$5,200.00
5	Restoration and Revegetation, per Linear Foot of water main installed	LF	13,272	\$1.50	\$19,908.00	Y	Y	Y	\$1.00	\$13,272.00	Y	Y	Y	\$2.00	\$26,544.00
6	Construction Staking, per Linear Foot of water main	LF	13,272	\$1.00	\$13,272.00	Y	Y	Y	\$0.50	\$6,636.00	Y	Y	Y	\$1.00	\$13,272.00
7	Traffic Control, per Lump Sum	LS	1	\$16,000.00	\$16,000.00	Y	Y	Y	\$12,000.00	\$12,000.00	Y	Y	Y	\$17,000.00	\$17,000.00
8	Field Locate and Pothole Existing Utilities, per Lump Sum	LS	1	\$22,000.00	\$22,000.00	Y	Y	Y	\$10,000.00	\$10,000.00	Y	Y	Y	\$17,000.00	\$17,000.00
9	Trench Safety System, all depths, per Linear Foot of water main installed	LF	13,272	\$1.00	\$13,272.00	Y	Y	Y	\$0.50	\$6,636.00	Y	Y	Y	\$1.00	\$13,272.00
10	Pipe, 2-Inch PVC ASTM D2241 SDR-21, including excavation and backfill, and joint restraints, per Linear Foot	LF	10	\$39.00	\$390.00	Y	Y	Y	\$15.00	\$150.00	Y	Y	Y	\$85.00	\$850.00
11	Restrained Pipe Fittings, 2-inch 90 degree bend, per Each	EA	1	\$200.00	\$200.00	Y	Y	Y	\$80.00	\$80.00	Y	Y	Y	\$220.00	\$220.00
12	Restrained Pipe Fittings, 2-inch plug, per Each	EA	1	\$185.00	\$185.00	Y	Y	Y	\$80.00	\$80.00	Y	Y	Y	\$80.00	\$80.00
13	Restrained Pipe Fittings, 8" x 2" outlet, per Each	EA	1	\$530.00	\$530.00	Y	Y	Y	\$420.00	\$420.00	Y	Y	Y	\$400.00	\$400.00
14	Restrained Pipe Fittings, 12" x 2" outlet, per Each	EA	1	\$880.00	\$880.00	Y	Y	Y	\$750.00	\$750.00	Y	Y	Y	\$800.00	\$800.00
15	Pipe, 8-Inch PVC C-900, including excavation and backfill, and joint restraints, per Linear Foot	LF	9,103	\$27.00	\$245,781.00	Y	Y	Y	\$35.00	\$318,605.00	Y	Y	Y	\$35.00	\$318,605.00
16	Restrained Pipe Fittings, 8-inch 45 degree bend, per Each	EA	3	\$785.00	\$2,355.00	Y	Y	Y	\$375.00	\$1,125.00	Y	Y	Y	\$300.00	\$900.00
17	Restrained Pipe Fittings, 8-inch 22.5 degree bend, per Each	EA	2	\$640.00	\$1,280.00	Y	Y	Y	\$375.00	\$750.00	Y	Y	Y	\$300.00	\$600.00
18	Restrained Pipe Fittings, 8-inch 11.25 degree bend, per Each	EA	4	\$940.00	\$3,760.00	Y	Y	Y	\$375.00	\$1,500.00	Y	Y	Y	\$300.00	\$1,200.00
19	Restrained Pipe Fittings, 8" x 8" cross, per Each	EA	1	\$545.00	\$545.00	Y	Y	Y	\$565.00	\$565.00	Y	Y	Y	\$550.00	\$550.00
20	Restrained Pipe Fittings, 8-inch plug, per Each	EA	4	\$570.00	\$2,280.00	Y	Y	Y	\$266.00	\$1,064.00	Y	Y	Y	\$240.00	\$960.00
21	Pipe, 12-Inch PVC C-900, including excavation and backfill, and joint restraints, per Linear Foot	LF	4,168	\$42.00	\$175,056.00	Y	Y	Y	\$50.00	\$208,400.00	Y	Y	Y	\$45.00	\$187,560.00
22	Restrained Pipe Fittings, 12-inch 45 degree bend, per Each	EA	1	\$545.00	\$545.00	Y	Y	Y	\$562.00	\$562.00	Y	Y	Y	\$500.00	\$500.00
23	Restrained Pipe Fittings, 12-inch 22.5 degree bend, per Each	EA	5	\$520.00	\$2,600.00	Y	Y	Y	\$540.00	\$2,700.00	Y	Y	Y	\$500.00	\$2,500.00
24	Restrained Pipe Fittings, 12-inch 11.25 degree bend, per Each	EA	2	\$520.00	\$1,040.00	Y	Y	Y	\$590.00	\$1,180.00	Y	Y	Y	\$500.00	\$1,000.00
25	Restrained Pipe Fittings, 12 inch x 8 inch tee, per Each	EA	2	\$675.00	\$1,350.00	Y	Y	Y	\$678.00	\$1,356.00	Y	Y	Y	\$660.00	\$1,320.00
26	Restrained Pipe Fittings, 12 inch x 8 inch reducer, per Each	EA	1	\$400.00	\$400.00	Y	Y	Y	\$436.00	\$436.00	Y	Y	Y	\$400.00	\$400.00
27	Replace Existing Pipe, 18-Inch RCP, including removal, excavation and backfill, per Linear Foot	LF	8	\$5.00	\$40.00	Y	Y	Y	\$515.00	\$4,120.00	Y	Y	Y	\$127.00	\$1,016.00
28	Replace Existing Pipe, 6-Inch PVC, including removal, excavation and backfill, per Linear Foot	LF	20	\$73.00	\$1,460.00	Y	Y	Y	\$20.00	\$400.00	Y	Y	Y	\$76.00	\$1,520.00
29	Replace Existing Pipe, 12-Inch CMP, including removal, excavation and backfill, per Linear Foot	LF	108	\$48.00	\$5,184.00	Y	Y	Y	\$25.00	\$2,700.00	Y	Y	Y	\$55.00	\$5,940.00
30	Replace Existing Pipe, 16-Inch CMP, including removal, excavation and backfill, per Linear Foot	LF	18	\$57.00	\$1,026.00	Y	Y	Y	\$27.00	\$486.00	Y	Y	Y	\$55.00	\$990.00

**CITY OF LEANDER RIDGMAR WATERLINE  
 BID TABULATION - MARCH 5, 2015**

BASE BID ITEMS		BIDDERS											
		Skyblue Utilities, Inc.				JKB Construction Company, LLC				Smith Contracting Company, Inc.			
		P.O. Box 1001 Kingsland, TX 78639				P.O. Box 1001 Liberty Hill, TX 78642 (512) 260-2600				15308 Ginger Street Austin, TX 78728 (512) 990-7640			
		Addendum	Bid Bond	Y	Y	Addendum	Bid Bond	Y	Y	Addendum	Bid Bond	Y	Y
1	2	Y	Y	1	2	Y	Y	1	2	Y	Y		
Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost		
1	Clearing and Grubbing, per Linear Foot of water main installed	LF	13,272	\$0.92	\$12,210.24	\$3.00	\$39,816.00	\$2.00	\$26,544.00				
2	Tree Protection Fencing (All Types), per Linear Foot	LF	320	\$4.88	\$1,561.60	\$3.00	\$960.00	\$5.00	\$1,600.00				
3	Silt Fence, complete in place, per Linear Foot	LF	5,715	\$3.05	\$17,430.75	\$2.10	\$12,001.50	\$2.50	\$14,287.50				
4	Rock Berm, complete in place, per Linear Foot	LF	200	\$36.60	\$7,320.00	\$17.00	\$3,400.00	\$20.00	\$4,000.00				
5	Restoration and Revegetation, per Linear Foot of water main installed	LF	13,272	\$1.53	\$20,306.16	\$1.00	\$13,272.00	\$1.20	\$15,926.40				
6	Construction Staking, per Linear Foot of water main	LF	13,272	\$0.73	\$9,688.56	\$1.00	\$13,272.00	\$1.00	\$13,272.00				
7	Traffic Control, per Lump Sum	LS	1	\$12,200.00	\$12,200.00	\$9,000.00	\$9,000.00	\$5,000.00	\$5,000.00				
8	Field Locate and Pothole Existing Utilities, per Lump Sum	LS	1	\$9,150.00	\$9,150.00	\$7,600.00	\$7,600.00	\$14,500.00	\$14,500.00				
9	Trench Safety System, all depths, per Linear Foot of water main installed	LF	13,272	\$0.61	\$8,095.92	\$1.00	\$13,272.00	\$1.00	\$13,272.00				
10	Pipe, 2-Inch PVC ASTM D2241 SDR-21, including excavation and backfill, and joint restraints, per Linear Foot	LF	10	\$18.97	\$189.70	\$23.00	\$230.00	\$25.00	\$250.00				
11	Restrained Pipe Fittings, 2-inch 90 degree bend, per Each	EA	1	\$212.28	\$212.28	\$73.00	\$73.00	\$200.00	\$200.00				
12	Restrained Pipe Fittings, 2-inch plug, per Each	EA	1	\$163.48	\$163.48	\$53.00	\$53.00	\$200.00	\$200.00				
13	Restrained Pipe Fittings, 8" x 2" outlet, per Each	EA	1	\$751.52	\$751.52	\$300.00	\$300.00	\$500.00	\$500.00				
14	Restrained Pipe Fittings, 12" x 2" outlet, per Each	EA	1	\$1,163.88	\$1,163.88	\$620.50	\$620.50	\$1,500.00	\$1,500.00				
15	Pipe, 8-Inch PVC C-900, including excavation and backfill, and joint restraints, per Linear Foot	LF	9,103	\$37.15	\$338,176.45	\$36.00	\$327,708.00	\$45.00	\$409,635.00				
16	Restrained Pipe Fittings, 8-inch 45 degree bend, per Each	EA	3	\$619.76	\$1,859.28	\$240.00	\$720.00	\$500.00	\$1,500.00				
17	Restrained Pipe Fittings, 8-inch 22.5 degree bend, per Each	EA	2	\$618.54	\$1,237.08	\$240.00	\$480.00	\$500.00	\$1,000.00				
18	Restrained Pipe Fittings, 8-inch 11.25 degree bend, per Each	EA	4	\$608.78	\$2,435.12	\$235.00	\$940.00	\$500.00	\$2,000.00				
19	Restrained Pipe Fittings, 8" x 8" cross, per Each	EA	1	\$991.86	\$991.86	\$480.00	\$480.00	\$1,400.00	\$1,400.00				
20	Restrained Pipe Fittings, 8-inch plug, per Each	EA	4	\$315.98	\$1,263.92	\$90.00	\$360.00	\$2,000.00	\$8,000.00				
21	Pipe, 12-Inch PVC C-900, including excavation and backfill, and joint restraints, per Linear Foot	LF	4,168	\$51.91	\$216,360.88	\$46.00	\$191,728.00	\$60.00	\$250,080.00				
22	Restrained Pipe Fittings, 12-inch 45 degree bend, per Each	EA	1	\$923.54	\$923.54	\$450.00	\$450.00	\$900.00	\$900.00				
23	Restrained Pipe Fittings, 12-inch 22.5 degree bend, per Each	EA	5	\$897.92	\$4,489.60	\$430.00	\$2,150.00	\$900.00	\$4,500.00				
24	Restrained Pipe Fittings, 12-inch 11.25 degree bend, per Each	EA	2	\$885.72	\$1,771.44	\$425.00	\$850.00	\$900.00	\$1,800.00				
25	Restrained Pipe Fittings, 12 inch x 8 inch tee, per Each	EA	2	\$1,145.58	\$2,291.16	\$580.00	\$1,160.00	\$1,100.00	\$2,200.00				
26	Restrained Pipe Fittings, 12 inch x 8 inch reducer, per Each	EA	1	\$769.82	\$769.82	\$320.00	\$320.00	\$800.00	\$800.00				
27	Replace Existing Pipe, 18-Inch RCP, including removal, excavation and backfill, per Linear Foot	LF	8	\$89.06	\$712.48	\$47.00	\$376.00	\$65.00	\$520.00				
28	Replace Existing Pipe, 6-Inch PVC, including removal, excavation and backfill, per Linear Foot	LF	20	\$36.91	\$738.20	\$24.00	\$480.00	\$35.00	\$700.00				
29	Replace Existing Pipe, 12-Inch CMP, including removal, excavation and backfill, per Linear Foot	LF	108	\$36.60	\$3,952.80	\$37.00	\$3,996.00	\$35.00	\$3,780.00				
30	Replace Existing Pipe, 16-Inch CMP, including removal, excavation and backfill, per Linear Foot	LF	18	\$40.26	\$724.68	\$42.00	\$756.00	\$45.00	\$810.00				

**CITY OF LEANDER RIDGMAR WATERLINE  
 BID TABULATION - MARCH 5, 2015**

BASE BID ITEMS		BIDDERS											
		Lewis Contractors, Inc.				Santa Clara Construction, Ltd				Aaron Concrete Contractors, LP			
Item	Description	Unit	Qty	Unit Cost	Total Cost	Addendum	Bid Bond	Unit Cost	Total Cost	Addendum	Bid Bond	Unit Cost	Total Cost
1	Clearing and Grubbing, per Linear Foot of water main installed	LF	13,272	\$2.00	\$26,544.00	Y	Y	\$0.75	\$9,954.00	Y	Y	\$3.00	\$39,816.00
2	Tree Protection Fencing (All Types), per Linear Foot	LF	320	\$3.50	\$1,120.00	Y	Y	\$4.00	\$1,280.00	Y	Y	\$3.00	\$960.00
3	Silt Fence, complete in place, per Linear Foot	LF	5,715	\$2.00	\$11,430.00	Y	Y	\$2.00	\$11,430.00	Y	Y	\$2.75	\$15,716.25
4	Rock Berm, complete in place, per Linear Foot	LF	200	\$25.00	\$5,000.00	Y	Y	\$30.00	\$6,000.00	Y	Y	\$30.00	\$6,000.00
5	Restoration and Revegetation, per Linear Foot of water main installed	LF	13,272	\$0.50	\$6,636.00	Y	Y	\$0.50	\$6,636.00	Y	Y	\$2.00	\$26,544.00
6	Construction Staking, per Linear Foot of water main	LF	13,272	\$1.50	\$19,908.00	Y	Y	\$1.00	\$13,272.00	Y	Y	\$1.50	\$19,908.00
7	Traffic Control, per Lump Sum	LS	1	\$6,000.00	\$6,000.00	Y	Y	\$3,000.00	\$3,000.00	Y	Y	\$4,000.00	\$34,000.00
8	Field Locate and Pothole Existing Utilities, per Lump Sum	LS	1	\$12,000.00	\$12,000.00	Y	Y	\$6,000.00	\$6,000.00	Y	Y	\$20,000.00	\$20,000.00
9	Trench Safety System, all depths, per Linear Foot of water main installed	LF	13,272	\$1.00	\$13,272.00	Y	Y	\$1.00	\$13,272.00	Y	Y	\$1.00	\$13,272.00
10	Pipe, 2-Inch PVC ASTM D2241 SDR-21, including excavation and backfill, and joint restraints, per Linear Foot	LF	10	\$60.00	\$600.00	Y	Y	\$26.00	\$260.00	Y	Y	\$30.00	\$300.00
11	Restrained Pipe Fittings, 2-inch 90 degree bend, per Each	EA	1	\$150.00	\$150.00	Y	Y	\$250.00	\$250.00	Y	Y	\$150.00	\$150.00
12	Restrained Pipe Fittings, 2-inch plug, per Each	EA	1	\$50.00	\$50.00	Y	Y	\$150.00	\$150.00	Y	Y	\$110.00	\$110.00
13	Restrained Pipe Fittings, 8" x 2" outlet, per Each	EA	1	\$425.00	\$425.00	Y	Y	\$1,000.00	\$1,000.00	Y	Y	\$400.00	\$400.00
14	Restrained Pipe Fittings, 12" x 2" outlet, per Each	EA	1	\$775.00	\$775.00	Y	Y	\$1,500.00	\$1,500.00	Y	Y	\$720.00	\$720.00
15	Pipe, 8-Inch PVC C-900, including excavation and backfill, and joint restraints, per Linear Foot	LF	9,103	\$46.00	\$418,738.00	Y	Y	\$44.50	\$405,083.50	Y	Y	\$40.00	\$364,120.00
16	Restrained Pipe Fittings, 8-inch 45 degree bend, per Each	EA	3	\$350.00	\$1,050.00	Y	Y	\$650.00	\$1,950.00	Y	Y	\$350.00	\$1,050.00
17	Restrained Pipe Fittings, 8-inch 22.5 degree bend, per Each	EA	2	\$350.00	\$700.00	Y	Y	\$650.00	\$1,300.00	Y	Y	\$310.00	\$620.00
18	Restrained Pipe Fittings, 8-inch 11.25 degree bend, per Each	EA	4	\$325.00	\$1,300.00	Y	Y	\$650.00	\$2,600.00	Y	Y	\$300.00	\$1,200.00
19	Restrained Pipe Fittings, 8" x 8" cross, per Each	EA	1	\$800.00	\$800.00	Y	Y	\$2,000.00	\$2,000.00	Y	Y	\$520.00	\$520.00
20	Restrained Pipe Fittings, 8-inch plug, per Each	EA	4	\$350.00	\$1,400.00	Y	Y	\$350.00	\$1,400.00	Y	Y	\$245.00	\$980.00
21	Pipe, 12-Inch PVC C-900, including excavation and backfill, and joint restraints, per Linear Foot	LF	4,168	\$67.00	\$279,256.00	Y	Y	\$57.00	\$237,576.00	Y	Y	\$60.00	\$250,080.00
22	Restrained Pipe Fittings, 12-inch 45 degree bend, per Each	EA	1	\$550.00	\$550.00	Y	Y	\$1,000.00	\$1,000.00	Y	Y	\$500.00	\$500.00
23	Restrained Pipe Fittings, 12-inch 22.5 degree bend, per Each	EA	5	\$550.00	\$2,750.00	Y	Y	\$1,000.00	\$5,000.00	Y	Y	\$1,450.00	\$7,250.00
24	Restrained Pipe Fittings, 12-inch 11.25 degree bend, per Each	EA	2	\$525.00	\$1,050.00	Y	Y	\$1,000.00	\$2,000.00	Y	Y	\$475.00	\$950.00
25	Restrained Pipe Fittings, 12 inch x 8 inch tee, per Each	EA	2	\$700.00	\$1,400.00	Y	Y	\$1,600.00	\$3,200.00	Y	Y	\$610.00	\$1,220.00
26	Restrained Pipe Fittings, 12 inch x 8 inch reducer, per Each	EA	1	\$400.00	\$400.00	Y	Y	\$1,000.00	\$1,000.00	Y	Y	\$400.00	\$400.00
27	Replace Existing Pipe, 18-Inch RCP, including removal, excavation and backfill, per Linear Foot	LF	8	\$90.00	\$720.00	Y	Y	\$200.00	\$1,600.00	Y	Y	\$532.00	\$4,256.00
28	Replace Existing Pipe, 6-Inch PVC, including removal, excavation and backfill, per Linear Foot	LF	20	\$29.00	\$580.00	Y	Y	\$40.00	\$800.00	Y	Y	\$35.00	\$700.00
29	Replace Existing Pipe, 12-Inch CMP, including removal, excavation and backfill, per Linear Foot	LF	108	\$28.00	\$3,024.00	Y	Y	\$54.00	\$5,832.00	Y	Y	\$55.00	\$5,940.00
30	Replace Existing Pipe, 16-Inch CMP, including removal, excavation and backfill, per Linear Foot	LF	18	\$39.00	\$702.00	Y	Y	\$60.00	\$1,080.00	Y	Y	\$62.00	\$1,116.00

**CITY OF LEANDER RIDGMAR WATERLINE  
 BID TABULATION - MARCH 5, 2015**

BASE BID ITEMS		BIDDERS																	
		Central Road and Utility Ltd						Rockin' Q Construction, LLC						Proto Construction Inc & Proto Inc, JV					
		8760 A Research Blvd #192 Austin, TX 78758 (512) 989-2602						612 Oakwood Loop San Marcos, TX 78666						P.O. Box 342195 Austin, TX 78374					
		Addendum	Bid Bond	Unit Cost	Total Cost	Addendum	Bid Bond	Unit Cost	Total Cost	Addendum	Bid Bond	Unit Cost	Total Cost						
1	2	Y	Y	1	2	Y	Y	1	2	Y	Y								
Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y								
31	Replace Existing Pipe, 18-Inch CMP, including removal, excavation and backfill, per Linear Foot	LF	110	\$59.00	\$6,490.00	\$30.00	\$3,300.00	\$60.00	\$6,600.00										
32	Replace Existing Pipe, 24-Inch CMP, including removal, excavation and backfill, per Linear Foot	LF	24	\$95.00	\$2,280.00	\$34.00	\$816.00	\$60.00	\$1,440.00										
33	Replace Existing Pipe, 36-Inch CMP, including removal, excavation and backfill, per Linear Foot	LF	8	\$120.00	\$960.00	\$44.00	\$352.00	\$80.00	\$640.00										
34	Replace Existing Inlet, 4.5' by 4.5' Grate Inlet, including removal, per Each	EA	1	\$6,000.00	\$6,000.00	\$500.00	\$500.00	\$1,700.00	\$1,700.00										
35	Connection to Existing 24-Inch Water Main including tapping sleeve and valve, per Each	EA	1	\$11,500.00	\$11,500.00	\$10,370.00	\$10,370.00	\$8,500.00	\$8,500.00										
36	Connection to Existing 2-Inch water main, per Each	EA	2	\$600.00	\$1,200.00	\$950.00	\$1,900.00	\$900.00	\$1,800.00										
37	Reconnect to Existing Private Services, complete in place	EA	25	\$800.00	\$20,000.00	\$250.00	\$6,250.00	\$600.00	\$15,000.00										
38	Extend 5/8 inch Private Services to new water main, per Linear Foot	LF	230	\$55.00	\$12,650.00	\$10.00	\$2,300.00	\$98.00	\$22,540.00										
39	2-Inch Gate Valve, complete in place, per Each	EA	2	\$980.00	\$1,960.00	\$615.00	\$1,230.00	\$760.00	\$1,520.00										
40	8-Inch Gate Valve, complete in place, per Each	EA	10	\$1,800.00	\$18,000.00	\$1,280.00	\$12,800.00	\$2,300.00	\$23,000.00										
41	12-Inch Gate Valve, complete in place, per Each	EA	4	\$3,500.00	\$14,000.00	\$2,205.00	\$8,820.00	\$3,500.00	\$14,000.00										
42	Fire Hydrant Assembly, including hydrant, tee, gate valve, blue reflectors, and up to 10 feet of lead piping, per Each	EA	28	\$4,600.00	\$128,800.00	\$4,400.00	\$123,200.00	\$4,800.00	\$134,400.00										
43	Disinfection and Testing of Potable Water Lines, per Lump Sum	LS	1	\$9,000.00	\$9,000.00	\$10,000.00	\$10,000.00	\$8,900.00	\$8,900.00										
44	Mailboxes, including removal, installation of temporary, and installation, per Each	EA	26	\$250.00	\$6,500.00	\$550.00	\$14,300.00	\$170.00	\$4,420.00										
45	Repair Asphalt Paving, per Linear Foot of water main installed under existing asphalt paving	LF	276	\$65.00	\$17,940.00	\$15.00	\$4,140.00	\$78.00	\$21,528.00										
46	Gravel Driveway Repair, per Square Yard	LF	190	\$25.00	\$4,750.00	\$25.00	\$4,750.00	\$40.00	\$7,600.00										
47	Asphalt Driveway Repair, per Square Yard	LF	283	\$60.00	\$16,980.00	\$45.00	\$12,735.00	\$48.00	\$13,584.00										
48	Concrete Driveway Repair, per Square Yard	LF	101	\$70.00	\$7,070.00	\$100.00	\$10,100.00	\$116.00	\$11,716.00										
49	Paver Driveway Repair, per Square Yard	LF	36	\$80.00	\$2,880.00	\$120.00	\$4,320.00	\$116.00	\$4,176.00										
50	Remove and Replace Pedestrian Ramp including Detectable Warning Pavers, sidewalk, and curb and gutter, per Each	EA	1	\$2,600.00	\$2,600.00	\$2,500.00	\$2,500.00	\$3,150.00	\$3,150.00										
51	Signs, including removal, storage, and installation, per Each	EA	2	\$500.00	\$1,000.00	\$1,500.00	\$3,000.00	\$870.00	\$1,740.00										
52	Abandon existing 2 inch waterline including removal of existing valves, cutting and plugging waterline, per Lump Sum	LS	1	\$4,750.00	\$4,750.00	\$1,100.00	\$1,100.00	\$850.00	\$850.00										
53	Mobilization for waterline construction, per Lump Sum	LS	1	\$28,950.00	\$28,950.00	\$25,000.00	\$25,000.00	\$39,360.00	\$39,360.00										
<b>Total Bid</b>				\$887,061.00	\$887,061.00	\$698,333.00	\$698,333.00	\$984,760.00	\$984,760.00										

Denotes Mathematical Error on Original Bid Form

**CITY OF LEANDER RIDGMAR WATERLINE  
BID TABULATION - MARCH 5, 2015**

BASE BID ITEMS		BIDDERS											
		Skyblue Utilities, Inc.				JKB Construction Company, LLC				Smith Contracting Company, Inc.			
		P.O. Box 1001 Kingsland, TX 78639				P.O. Box 1001 Liberty Hill, TX 78642 (512) 260-2600				15308 Ginger Street Austin, TX 78728 (512) 990-7640			
		Addendum	Bid Bond	Unit Cost	Total Cost	Addendum	Bid Bond	Unit Cost	Total Cost	Addendum	Bid Bond	Unit Cost	Total Cost
1	2	Y	Y	1	2	Y	Y	1	2	Y	Y		
31	Replace Existing Pipe, 18-Inch CMP, including removal, excavation and backfill, per Linear Foot	LF	110	\$45.14	\$4,965.40	\$46.00	\$5,060.00	\$50.00	\$5,500.00				
32	Replace Existing Pipe, 24-Inch CMP, including removal, excavation and backfill, per Linear Foot	LF	24	\$51.24	\$1,229.76	\$54.00	\$1,296.00	\$55.00	\$1,320.00				
33	Replace Existing Pipe, 36-Inch CMP, including removal, excavation and backfill, per Linear Foot	LF	8	\$58.56	\$468.48	\$71.00	\$568.00	\$90.00	\$720.00				
34	Replace Existing Inlet, 4.5' by 4.5' Grate Inlet, including removal, per Each	EA	1	\$6,267.14	\$6,267.14	\$2,500.00	\$2,500.00	\$5,500.00	\$5,500.00				
35	Connection to Existing 24-Inch Water Main including tapping sleeve and valve, per Each	EA	1	\$10,346.82	\$10,346.82	\$16,800.00	\$16,800.00	\$17,500.00	\$17,500.00				
36	Connection to Existing 2-Inch water main, per Each	EA	2	\$1,200.48	\$2,400.96	\$800.00	\$1,600.00	\$1,100.00	\$2,200.00				
37	Reconnect to Existing Private Services, complete in place	EA	25	\$1,134.44	\$28,361.00	\$1,100.00	\$27,500.00	\$1,500.00	\$37,500.00				
38	Extend 5/8 inch Private Services to new water main, per Linear Foot	LF	230	\$20.50	\$4,715.00	\$36.00	\$8,280.00	\$25.00	\$5,750.00				
39	2-Inch Gate Valve, complete in place, per Each	EA	2	\$750.30	\$1,500.60	\$900.00	\$1,800.00	\$900.00	\$1,800.00				
40	8-Inch Gate Valve, complete in place, per Each	EA	10	\$1,600.03	\$16,000.30	\$1,500.00	\$15,000.00	\$1,500.00	\$15,000.00				
41	12-Inch Gate Valve, complete in place, per Each	EA	4	\$2,574.20	\$10,296.80	\$2,400.00	\$9,600.00	\$3,000.00	\$12,000.00				
42	Fire Hydrant Assembly, including hydrant, tee, gate valve, blue reflectors, and up to 10 feet of lead piping, per Each	EA	28	\$4,649.86	\$130,196.08	\$4,100.00	\$114,800.00	\$4,900.00	\$137,200.00				
43	Disinfection and Testing of Potable Water Lines, per Lump Sum	LS	1	\$6,075.60	\$6,075.60	\$24,000.00	\$24,000.00	\$9,500.00	\$9,500.00				
44	Mailboxes, including removal, installation of temporary, and installation, per Each	EA	26	\$366.00	\$9,516.00	\$180.00	\$4,680.00	\$850.00	\$22,100.00				
45	Repair Asphalt Paving, per Linear Foot of water main installed under existing asphalt paving	LF	276	\$51.24	\$14,142.24	\$25.00	\$6,900.00	\$48.00	\$13,248.00				
46	Gravel Driveway Repair, per Square Yard	LF	190	\$24.40	\$4,636.00	\$21.00	\$3,990.00	\$15.00	\$2,850.00				
47	Asphalt Driveway Repair, per Square Yard	LF	283	\$43.92	\$12,429.36	\$33.00	\$9,339.00	\$30.00	\$8,490.00				
48	Concrete Driveway Repair, per Square Yard	LF	101	\$79.30	\$8,009.30	\$150.00	\$15,150.00	\$50.00	\$5,050.00				
49	Paver Driveway Repair, per Square Yard	LF	36	\$85.40	\$3,074.40	\$120.00	\$4,320.00	\$100.00	\$3,600.00				
50	Remove and Replace Pedestrian Ramp including Detectable Warning Pavers, sidewalk, and curb and gutter, per Each	EA	1	\$4,880.00	\$4,880.00	\$1,300.00	\$1,300.00	\$5,000.00	\$5,000.00				
51	Signs, including removal, storage, and installation, per Each	EA	2	\$640.00	\$1,280.00	\$200.00	\$400.00	\$1,000.00	\$2,000.00				
52	Abandon existing 2 inch waterline including removal of existing valves, cutting and plugging waterline, per Lump Sum	LS	1	\$3,660.00	\$3,660.00	\$1,350.00	\$1,350.00	\$2,500.00	\$2,500.00				
53	Mobilization for waterline construction, per Lump Sum	LS	1	\$24,400.00	\$24,400.00	\$94,000.00	\$94,000.00	\$55,000.00	\$55,000.00				
<b>Total Bid</b>					\$987,993.64	\$1,017,057.00	\$1,172,004.90						

Denotes Mathematical Error on Original Bid Form

**CITY OF LEANDER RIDGMAR WATERLINE  
BID TABULATION - MARCH 5, 2015**

BASE BID ITEMS		BIDDERS											
		Lewis Contractors, Inc.				Santa Clara Construction, Ltd				Aaron Concrete Contractors, LP			
		P.O. Box 2342 Leander, TX 78641 (512) 260-9900				9811 Anderson Mill Rd, Ste 201 Austin, TX 78750 (512) 250-8310				P.O. Box 27107 Austin, TX 78755 (512) 926-7326			
		Addendum	Bid Bond	Y	Y	Addendum	Bid Bond	Y	Y	Addendum	Bid Bond	Y	Y
1	2	Y	Y	1	2	Y	Y	1	2	Y	Y		
Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost		
31	Replace Existing Pipe, 18-Inch CMP, including removal, excavation and backfill, per Linear Foot	LF	110	\$35.00	\$3,850.00	\$56.00	\$6,160.00	\$67.00	\$7,370.00				
32	Replace Existing Pipe, 24-Inch CMP, including removal, excavation and backfill, per Linear Foot	LF	24	\$51.00	\$1,224.00	\$97.00	\$2,328.00	\$85.00	\$2,040.00				
33	Replace Existing Pipe, 36-Inch CMP, including removal, excavation and backfill, per Linear Foot	LF	8	\$92.00	\$736.00	\$120.00	\$960.00	\$130.00	\$1,040.00				
34	Replace Existing Inlet, 4.5' by 4.5' Grate Inlet, including removal, per Each	EA	1	\$5,500.00	\$5,500.00	\$5,700.00	\$5,700.00	\$1,300.00	\$1,300.00				
35	Connection to Existing 24-Inch Water Main including tapping sleeve and valve, per Each	EA	1	\$12,500.00	\$12,500.00	\$10,000.00	\$10,000.00	\$8,600.00	\$8,600.00				
36	Connection to Existing 2-Inch water main, per Each	EA	2	\$900.00	\$1,800.00	\$850.00	\$1,700.00	\$850.00	\$1,700.00				
37	Reconnect to Existing Private Services, complete in place	EA	25	\$1,750.00	\$43,750.00	\$750.00	\$18,750.00	\$1,000.00	\$25,000.00				
38	Extend 5/8 inch Private Services to new water main, per Linear Foot	LF	230	\$40.00	\$9,200.00	\$45.00	\$10,350.00	\$45.00	\$10,350.00				
39	2-Inch Gate Valve, complete in place, per Each	EA	2	\$500.00	\$1,000.00	\$1,000.00	\$2,000.00	\$400.00	\$800.00				
40	8-Inch Gate Valve, complete in place, per Each	EA	10	\$1,550.00	\$15,500.00	\$2,000.00	\$20,000.00	\$1,500.00	\$15,000.00				
41	12-Inch Gate Valve, complete in place, per Each	EA	4	\$2,800.00	\$11,200.00	\$3,000.00	\$12,000.00	\$2,200.00	\$8,800.00				
42	Fire Hydrant Assembly, including hydrant, tee, gate valve, blue reflectors, and up to 10 feet of lead piping, per Each	EA	28	\$5,825.00	\$163,100.00	\$8,000.00	\$224,000.00	\$4,200.00	\$117,600.00				
43	Disinfection and Testing of Potable Water Lines, per Lump Sum	LS	1	\$8,500.00	\$8,500.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00				
44	Mailboxes, including removal, installation of temporary, and installation, per Each	EA	26	\$400.00	\$10,400.00	\$430.00	\$11,180.00	\$620.00	\$16,120.00				
45	Repair Asphalt Paving, per Linear Foot of water main installed under existing asphalt paving	LF	276	\$85.00	\$23,460.00	\$150.00	\$41,400.00	\$200.00	\$55,200.00				
46	Gravel Driveway Repair, per Square Yard	LF	190	\$15.00	\$2,850.00	\$73.00	\$13,870.00	\$50.00	\$9,500.00				
47	Asphalt Driveway Repair, per Square Yard	LF	283	\$85.00	\$24,055.00	\$125.00	\$35,375.00	\$370.00	\$104,710.00				
48	Concrete Driveway Repair, per Square Yard	LF	101	\$100.00	\$10,100.00	\$184.00	\$18,584.00	\$320.00	\$32,320.00				
49	Paver Driveway Repair, per Square Yard	LF	36	\$250.00	\$9,000.00	\$80.00	\$2,880.00	\$120.00	\$4,320.00				
50	Remove and Replace Pedestrian Ramp including Detectable Warning Pavers, sidewalk, and curb and gutter, per Each	EA	1	\$4,500.00	\$4,500.00	\$1,160.00	\$1,160.00	\$1,750.00	\$1,750.00				
51	Signs, including removal, storage, and installation, per Each	EA	2	\$350.00	\$700.00	\$630.00	\$1,260.00	\$650.00	\$1,300.00				
52	Abandon existing 2 inch waterline including removal of existing valves, cutting and plugging waterline, per Lump Sum	LS	1	\$3,000.00	\$3,000.00	\$500.00	\$500.00	\$5,000.00	\$5,000.00				
53	Mobilization for waterline construction, per Lump Sum	LS	1	\$35,000.00	\$35,000.00	\$49,900.00	\$49,900.00	\$40,000.00	\$40,000.00				
<b>Total Bid</b>					\$1,219,255.00		\$1,247,482.50		\$1,298,618.25				

Denotes Mathematical Error on Original Bid Form



**Executive Summary**

**March 19, 2015**

**Council Agenda Subject:** Consideration of an Ordinance Amending Ordinance No. 15-012-00, Which Authorizes the Abandonment, Closure, and Conveyance of a Portion of Street Right-Of-Way Known as Old 2243 West, to Revise the Description of Said Property, and Providing for Related Matters

**Background:** This attached ordinance amending Ordinance No. 15-012-00 has been prepared by the City Attorney's office. Ordinance No. 15-012-00 is also attached. The purpose of this amending ordinance is to revise the square footage cited by Staff as 7,475 square feet during the February 19, 2015, Council Meeting to the correct square footage of 4,872 square feet to be vacated and conveyed. The abutting property is the vacant land parent tract from which the City of Leander purchased this right-of-way on March 14, 2005, at a price of \$4.00 per square foot. Williamson County Appraisal District's current valuation of the property is \$3.22 per square foot. An appraisal by The Aegis Group, Inc., dated February 2, 2015, of a comparable vacant property located on the south side of Old 2243 West approximately 600 feet east of the abutting parent tract property determined the current fair market value to be \$4.50 per square foot. As a result, the fair market value considered and found to be \$4.50 per square foot during the February 19, 2015, Council Meeting requires a revised compensation for this action of \$21,924.00..

**Origination:** Wayne S. Watts, P.E., CFM, City Engineer

**Financial Consideration:** General Fund Revenue Account - \$21,924.00

**Recommendation:** Staff recommends approval of the proposed ordinance amending Ordinance No. 15-012-00.

**Attachments:** Ordinance Amending Ordinance No. 15-012-00, Ordinance No. 15-012-00

**Prepared by:** Wayne S. Watts, P.E., CFM, City Engineer

ORDINANCE No. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING ORDINANCE NUMBER 15-012-00, WHICH AUTHORIZES THE ABANDONMENT, CLOSURE, AND CONVEYANCE OF A PORTION OF STREET RIGHT-OF-WAY KNOWN AS OLD 2243 WEST, TO REVISE THE DESCRIPTION OF SAID PROPERTY; AND PROVIDING FOR RELATED MATTERS.**

**Whereas**, by Ordinance No. 15-012-00, the City Council of the City of Leander, Texas (the “City”) authorized the abandonment, closure, and conveyance of a portion of street right-of-way known as Old 2243West;

**Whereas**, after approval of Ordinance No. 15-012-00, a more accurate legal description of said right-of-way was obtained, and the actual square footage shown in the survey conflicts with the estimated acreage set forth in the materials providing background information for the ordinance;

**Whereas**, such conflicts could create title issues for the purchaser and future owners of the right-of-way;

**Whereas**, the City wishes to amend Ordinance No. 15-012-00 to describe the right-of-way as set forth in Exhibit A attached hereto;

**Whereas**, the right-of-way is surplus and not necessary for use by the City, the general public, or the landowners adjacent thereto as an alley or street, and Chapter 272, Tex. Local Gov’t Code authorizes political subdivision to sell and convey rights-of-way to abutting owners in proportion to abutting ownership at an appraised fair market value;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:**

**Section 1. Findings of Fact.** The findings and recitations set out hereinabove are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

**Section 2. Right-of-Way.** Exhibit A of Ordinance No. 15-012-00 is hereby replaced with Exhibit A attached hereto. The portion of the right-of-way described in Exhibit “A” (the “Property”), attached hereto and incorporated herein for all purposes, is hereby permanently closed, vacated, and abandoned by the City and the general public, and is authorized to be conveyed to the abutting property owner in proportion to said property owner’s ownership of abutting property for the purchase price set forth in Ordinance No. 15-012-00. The easement described in Section 4 of the Ordinance No. 15-012-00 shall be retained over the Property. The legal description set forth in the special warranty deed shall be revised as appropriate to describe the Property.

**Section 3. Amendment of Ordinance No. 15-012-00.** Ordinance No. 15-012-00 shall remain in effect except as specifically amended herein. In the event of a conflict between this ordinance and Ordinance No. 15-012-00, this ordinance shall control.

**Section 4. Effective Date.** This Ordinance shall be in force and effect from and after its passage on the date shown below.

**Section 5. Open Meetings.** It is hereby officially found and determined that this meeting was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by the Open Meetings Act, Chapter 551, Texas Government Code.

**FINALLY PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**Attest:**

**The City of Leander, Texas**

\_\_\_\_\_  
Debbie Haile, City Secretary

\_\_\_\_\_  
Christopher Fielder, Mayor

**EXHIBIT A**  
**The Property**

**ORDINANCE NO. 15-012-00**

**AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, CLOSING, VACATING, AND ABANDONING A PORTION OF STREET RIGHT-OF-WAY COMMONLY KNOWN AS OLD 2243 WEST; AUTHORIZING CONVEYANCE TO THE ABUTTING PROPERTY OWNER IN PROPORTION TO ABUTTING OWNERSHIP; PROVIDING FINDINGS OF FACT; AUTHORIZING CONVEYANCE OF SUCH ABANDONED STREET RIGHT-OF-WAY BY SPECIAL WARRANTY DEED; PROVIDING SEVERABILITY, EFFECTIVE DATE AND OPEN MEETINGS CLAUSES; AND PROVIDING FOR RELATED MATTERS.**

**WHEREAS**, the portion of the street right-of-way as shown in Exhibit "A", known as Old 2243 West, is surplus and is not necessary for use by the City of Leander, Texas (the "City"), the general public, or the landowners adjacent thereto as streets;

**WHEREAS**, Chapt. 272, *Tex. Loc. Gov't Code*, authorizes political subdivisions to sell and convey rights-of-way to abutting owners in proportion to abutting ownership at an appraised fair market value;

**WHEREAS**, the City has established the fair market value of the above described street right-of-way as being \$4.50 per square foot; and,

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:**

**Section 1. Findings.** The foregoing recitals are hereby found to be true and correct and are incorporated into this Ordinance as findings of fact by the City Council of Leander, Texas.

**Section 2. Right-of-Way.** The portion of street right-of-way described in Exhibit "A", attached hereto and incorporated herein for all purposes, commonly known as Old 2243 West, located in Leander, Williamson County, Texas, is hereby permanently closed, vacated, and abandoned by the City and the general public. The portion of right-of-way described in Exhibit "A" is hereinafter referred to together as the Property or the street right-of-way.

**Section 3. Consideration and Authorization to Execute Special Warranty Deed.** The Mayor and the City Secretary be and are hereby authorized, empowered, instructed and directed to execute a special warranty deed or deeds in a form substantially similar to that set forth in Exhibit "B", conveying the rights and interests of the City in the Property to the abutting property owner, in proportion to said property owner's ownership of the abutting property; provided that said special warranty deed shall reserve a water, wastewater, and drainage easement to be held by the City as described in the special warranty deed attached as Exhibit "B", and provided that the purchase price to be paid for such property shall be \$4.50 per square foot of such tract of right-of-way. Upon the payment of the purchase price and the attorneys' fees related to drafting and reviewing documents necessary to convey the Property, and the execution of such deed, such deed shall be and become a

valid and binding act and deed of the City of Leander, Texas.

**Section 4. Retain Utility Easement.** A water, wastewater, and drainage easement in, upon, under, and across the Property is hereby retained by the City and the general public for use as a water, wastewater, and drainage easement as described in the special warranty deed attached as Exhibit "B".

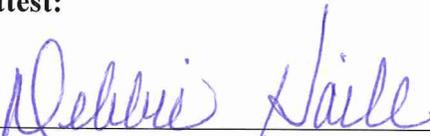
**Section 5. Severability.** Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

**Section 6. Effective Date.** This ordinance shall take effect immediately from and after its passage.

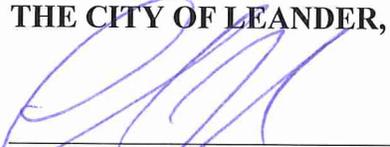
**Section 7. Open Meetings.** It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551, Tex. Gov't. Code.*

**PASSED AND APPROVED** on this 19th day of February, 2015.

**Attest:**

  
Debbie Haile, City Secretary

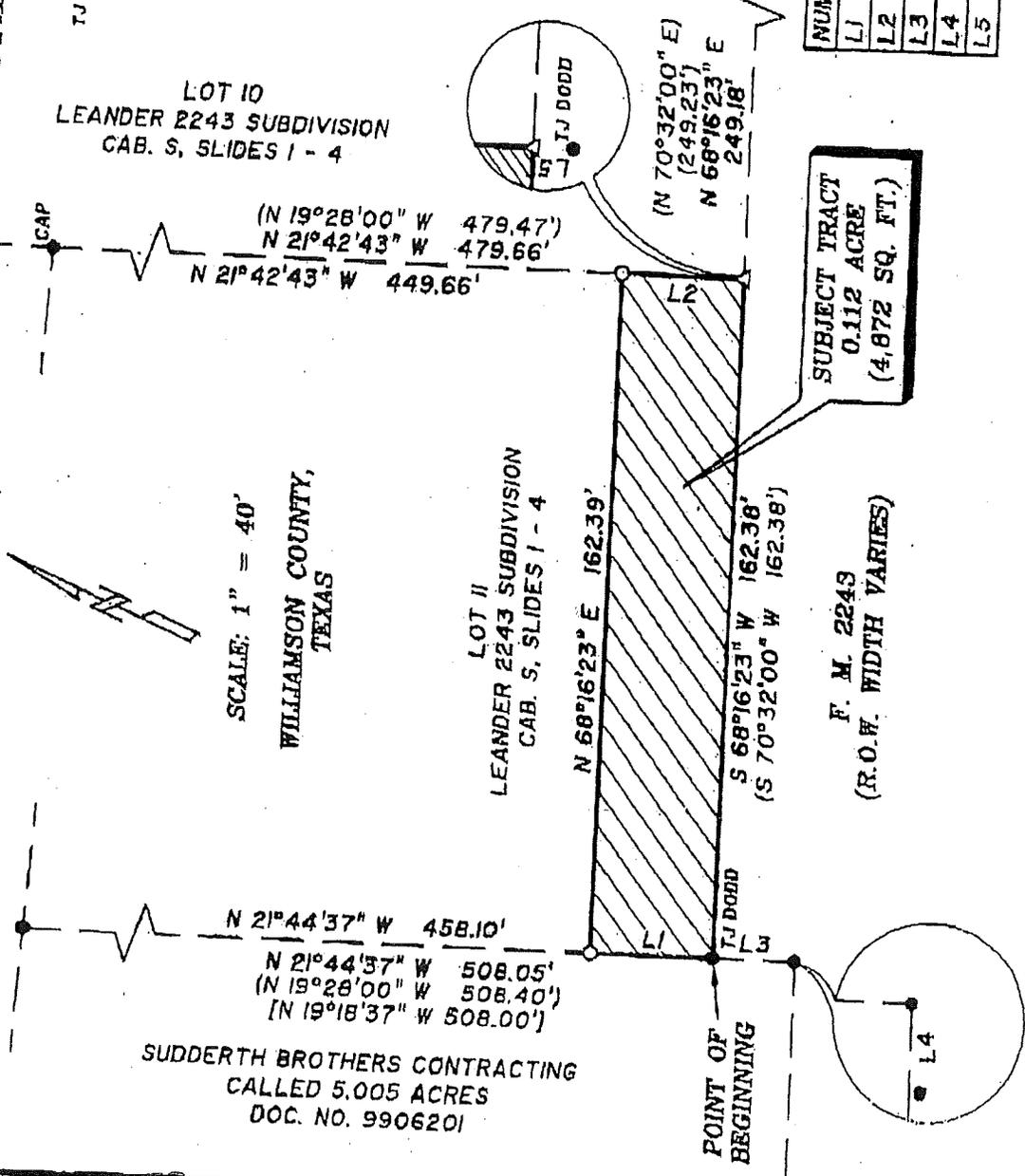
**THE CITY OF LEANDER, TEXAS**

  
Christopher Fielder, Mayor



# SKETCH TO ACCOMPANY DESCRIPTION

- LEGEND**
- TJ DODD ● IRON ROD FOUND WITH "TJ DODD" CAP
  - CAP ● IRON ROD FOUND WITH CAP
  - 1/2" IRON ROD FOUND
  - 1/2" IRON ROD SET WITH "BAKER-AICKLEN" CAP
  - △ CALCULATED POINT
  - ( ) RECORD BEARING AND DISTANCE PER CAB. S, SLIDES 1 - 4
  - ( ) RECORD BEARING AND DISTANCE PER DOC. NO. 9906201



NUMBER	BEARING	DISTANCE
L1	N 21°44'37" W	30.00'
L2	S 21°42'43" E	30.00'
L3	S 21°44'37" E	19.95'
L4	S 60°29'11" W	1.09'
L5	S 21°42'43" E	0.12'



**BAKER-AICKLEN & ASSOCIATES, INC.**  
ENGINEERS/SURVEYORS

DATE: SEPT., 2004  
JOB NO.: 0674-2-006-20  
BY: M. NOLEN  
PAGE 3 OF 3

CHARLES COCHRAN SURVEY,  
ABSTRACT NO. 134

PROJECT: \COL\arch\2243\ROW\TAR\G105G1\PM2243 PARCEL 8.899 (PAGE 3) 9 September 15, 2004 - 3:47pm

SUDDERTH BROTHERS CONTRACTING  
CALLED 5,005 ACRES  
DOC. NO. 9906201

RETURN TO  
*Langhorn Title Co., Inc.*

**Exhibit "B"**  
**SPECIAL WARRANTY DEED**  
**AND WATER, WASTEWATER, AND DRAINAGE EASEMENT**

**THE STATE OF TEXAS                    §**

**COUNTY OF WILLIAMSON       § KNOW ALL PERSONS BY THESE PRESENTS:**

That the **City of Leander, Texas**, a Texas municipal corporation, whose mailing address is P.O. Box 319, Leander, Williamson County, Texas 78646-0319, hereinafter called "**GRANTOR**," for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), together with other good and valuable consideration, to **GRANTOR** cash in hand paid by

\_\_\_\_\_ (insert name(s) of buyer(s)), whose mailing address is \_\_\_\_\_, \_\_\_\_\_ County, Texas \_\_\_\_\_, hereinafter called "**GRANTEE**", the receipt of which is hereby acknowledged, has **GRANTED, SOLD** and **CONVEYED**, and by these presents does **GRANT, SELL** and **CONVEY** unto the said **GRANTEE**, all that certain lot, tract or parcel of land known and described as follows:

That certain portion of the street right-of-way commonly known as Old 2243 West, being 0.172 acres, more or less, located in Leander, Williamson County, Texas, as more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

This conveyance is expressly made subject to the easements reserved in this instrument, and the restrictions, covenants and easements, if any, apparent on the ground, in use or existing of record in the office of the County Clerk of Williamson County, Texas, to which reference is here made for all purposes.

**GRANTOR** hereby expressly reserves an exclusive, water, wastewater, and drainage easement for the purpose of placing, constructing, operating, repairing, maintaining, rebuilding, replacing, relocating and removing or causing to be placed, constructed, operated, repaired, maintained, rebuilt, replaced, relocated and removed structures or improvements reasonably necessary and useful for drainage and conveyance of storm water run-off, the City's drainage system, or the supplying of water, sanitary sewer service, and/or any other utility services or public facility in, upon, under and across the Property (the "Easement"), and Grantee hereby consents and agrees to the reservation of said easement.

The Easement is subject to the following covenant, which Grantee consents and agrees to: The Grantor has the right to place, construct, operate, repair, replace and maintain driveways, parking, and landscaping on, over and across the Property, and to dedicate and grant public or private easements for such purposes, so long as such use is in compliance with applicable local state, and federal laws and regulations and does not unreasonably interfere with or prevent Grantee's use of the Property as provided herein. But Grantor may not construct any buildings or similar

improvements on the Property or any structure of any kind in such proximity to the Easement as would constitute a violation of the City's building and electrical codes in effect at the time the structure is erected.

**TO HAVE AND TO HOLD** the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging, unto the said **GRANTEE**, the heirs, executors, successors and assigns forever, and **GRANTOR** does hereby bind its successors and assigns to **WARRANT AND FOREVER DEFEND**, all and singular, the said premises unto the said **GRANTEE**, successors and assigns, against every person whomsoever lawfully claiming or to claim the same by, through or under the City of Leander, Texas, but not otherwise.

This deed is subject to the drainage and public utility easements reserved in this instrument and all other easements, restrictions, covenants, conditions and other instruments of record.

**EXECUTED** at Leander, Williamson County, Texas, this the \_\_\_ day of \_\_\_\_\_ 2015.

Attest:

**City of Leander, Texas**

\_\_\_\_\_  
Debbie Haile, City Secretary

\_\_\_\_\_  
Christopher Fielder, Mayor

**THE STATE OF TEXAS** §

**COUNTY OF WILLIAMSON** §

**BEFORE ME**, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Christopher Fielder, Mayor, of the City of Leander, Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_ day of \_\_\_\_\_ 2015.

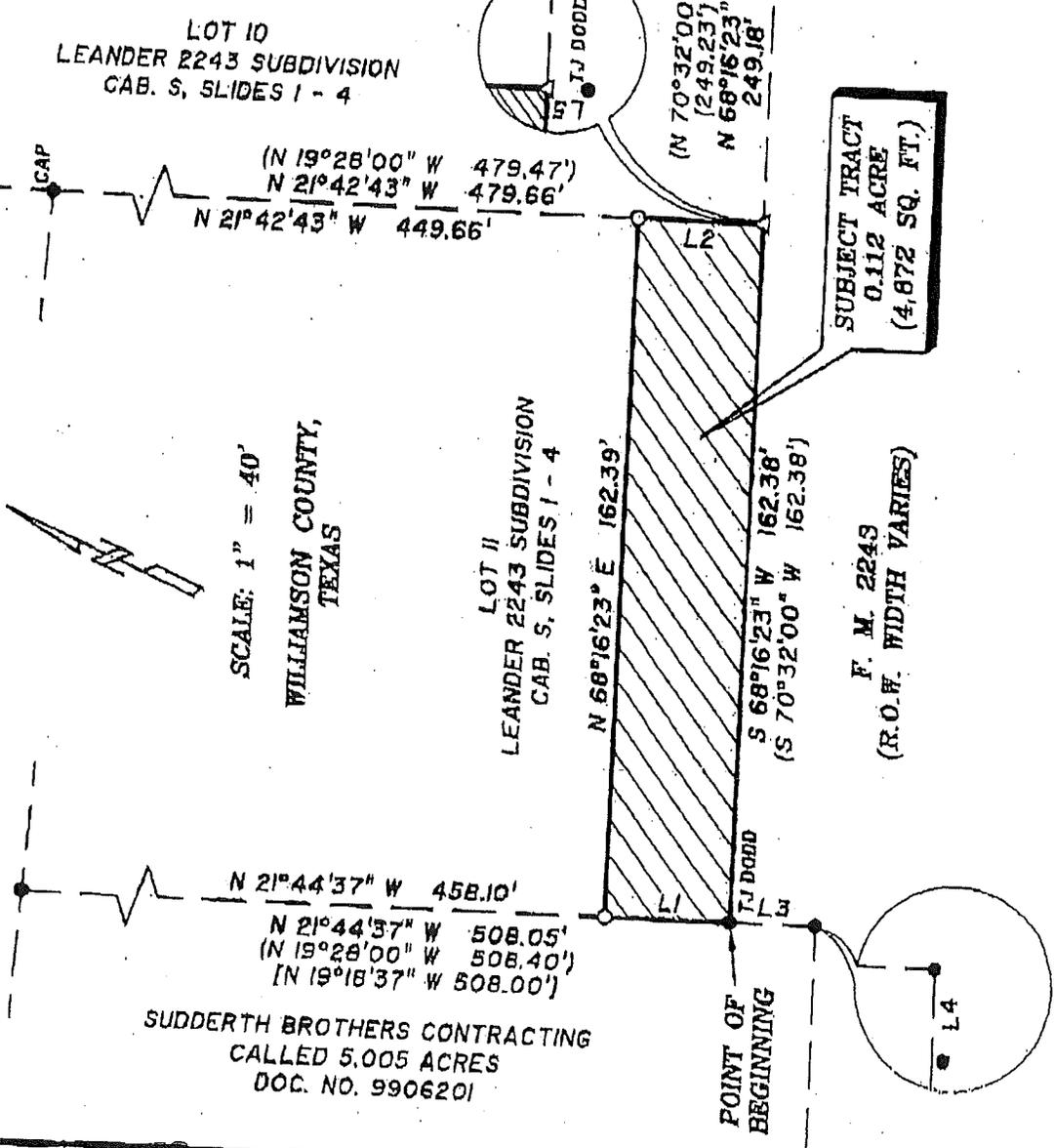
\_\_\_\_\_  
Notary Public-State of Texas

AFTER RECORDING PLEASE RETURN TO:

City of Leander  
City Secretary  
P.O. Box 319  
Leander, Texas 78646-0319

# SKETCH TO ACCOMPANY DESCRIPTION

- LEGEND**
- TJ DODD ● IRON ROD FOUND WITH "TJ DODD" CAP
  - CAP ● IRON ROD FOUND WITH CAP
  - 1/2" IRON ROD FOUND
  - 1/2" IRON ROD SET WITH "BAKER-AICKLEN" CAP
  - △ CALCULATED POINT
  - ( ) RECORD BEARING AND DISTANCE PER CAB. S, SLIDES 1-4
  - [ ] RECORD BEARING AND DISTANCE PER DOC. NO. 9906201



NUMBER	BEARING	DISTANCE
L1	N 21°44'37" W	30.00'
L2	S 21°42'43" E	30.00'
L3	S 21°44'37" E	19.95'
L4	S 60°29'11" W	109'
L5	S 21°42'43" E	0.12'

**BAKER-AICKLEN & ASSOCIATES, INC.**  
ENGINEERS/SURVEYORS

DATE: SEPT., 2004  
JOB NO.: 0674-2-006-20  
BY: M. NOLEN  
PAGE 3 OF 3

CHARLES COCHRAN SURVEY,  
ABSTRACT NO. 134

F. M. 2243  
(R.O.W. WIDTH VARIES)

RETURN TO  
Langhorn Title Co., Inc.

PROJECTS\COLLECTOR\2243\2243.PDF (INCLUDES) 2243 PARCEL 3.dwg [PAGE 3] September 15, 2004 - 3:45pm



**Executive Summary**

**March 19, 2015**

---

**Agenda Subject:** **Consider appointments to the Veterans Park Committee and the Mayor's Committee for People with Disabilities**

**Background:** An application from Donna Roland was received for the Mayor's Committee for People with Disabilities. Randy Hutchison currently serves on the Park & Recreation Advisory Board but spoke with Council Member Abruzzese and would like to also be on the Veterans Park Committee

**Origination:** Board Selection Committee

**Financial Consideration:** n/a

**Recommendation:** n/a

**Attachments:** Application for Donna Roland and Randy Hutchison

**Prepared By:** Debbie Haile, TRMC, City Secretary



# CITY OF LEANDER, TEXAS



## Board & Commission Application

Please check appropriate boxes for all Boards or Commissions you are interested in serving on.

- |  |  |
|--|--|
| <input type="checkbox"/> Planning & Zoning Commission      | <input checked="" type="checkbox"/> People with Disabilities Committee |
| <input type="checkbox"/> Economic Development Committee    | <input type="checkbox"/> Board of Adjustment/Appeal                    |
| <input type="checkbox"/> Parks & Recreation Advisory Board | <input type="checkbox"/> Ethics Commission                             |
| <input type="checkbox"/> Public Art Commission             | <input type="checkbox"/> Veterans Park Committee                       |
| <input type="checkbox"/> TIRZ/Development Authority Board  | <input type="checkbox"/> Library Foundation Board                      |

PERSONAL INFORMATION	
Name: <u>Donna Roland</u>	
Home Address: <u>1020 CR 270</u> City <u>Leander</u> Zip <u>78641</u>	
Home Phone: <u>(512) 259-6665</u> Cell Phone <u>(619) 548-8005</u>	
Email Address: <u>roland4horses@yahoo.com</u>	
Do you live inside the Leander City Limits ? <input type="checkbox"/> Yes _____ years <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> ETJ ?	
Are you a current registered voter? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please provide copy of voter registration card	

OCCUPATIONAL INFORMATION	
Business Name <u>Open My World Therapeutic</u> Occupation <u>non-profit therapy for disabled</u>	
Address: <u>same as above Riding Center</u> City <u>Leander</u> Zip <u>78641</u>	
Phone: <u>(512) 259-6665</u>	
Business Owner <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>director</u>	

Are you now or have you in the past served on any Boards or Commissions?     Yes     No

If yes, list Board or Commission served on: \_\_\_\_\_ Date \_\_\_\_\_

Signature Donna Roland Date 2/12/15

**Submit applications with a resume and letter of interest to:**

Debbie Haile, City Secretary  
Mail: P.O. Box 319, Leander, Texas 78646  
Phone: 512/ 528-2743

Address: 200 W. Willis, Leander, Texas 78641  
Fax: 512/ 259-1605    Email: [Debbie@leandertx.gov](mailto:Debbie@leandertx.gov)

**Donna Roland**  
1020 CR270  
Leander, Texas 78641  
(512) 259-6665  
donna@openmyworld.org

---

## OBJECTIVE

**Community Committee “People With Disabilities”** – To join and participate with the Leander community committee with focus on the disabled population.

---

## PROFILE

**Motivated, personable business professional with under graduate and masters degrees.** Twenty-seven years of teaching special education at the K-5 level. A successful 7-year track record of operating a local non-profit organization in the area. Past experience in running a small publishing business. Accustomed to handling sensitive, confidential records. Demonstrated history of producing accurate, timely reports meeting stringent State guidelines which apply to the disabled population and insurance guidelines.

**Flexible and versatile.** Poised and competent with demonstrated ability to easily transcend ability and cultural differences.

---

## SKILLS SUMMARY

<ul style="list-style-type: none"><li>• Report Preparation</li><li>• Non-Profit Operations</li><li>• General Office Skills</li></ul>	<ul style="list-style-type: none"><li>• Individual Client Service</li><li>• Scheduling</li><li>• Marketing &amp; Networking</li></ul>	<ul style="list-style-type: none"><li>• State &amp; School District Billing</li><li>• Accounting/Bookkeeping</li><li>• Professional Presentations</li></ul>
--	---	---

---

## PROFESSIONAL EXPERIENCE

### Communication: Reports/Presentations/Technology

- Prepare weekly and quarterly reports for DSSW (Disability Services of the Southwest) DARS and Medicaid (summer program only) ensuring full compliance with agency requirements are met and meet deadlines.
- Authored and published multicultural series of children’s books.
- Presented workshops at state and national conferences

- Design and deliver series of classes for parents, caregivers and teachers working with individuals with disabilities
- Produced a number video and CDROM
- Conduct educational presentations to groups about equine therapy and various disabilities needing service
- Communicate medical concepts to parents using layman's terms to facilitate understanding.

**Customer Service/Marketing/Problem Solving**

- Oversee operations of a non-profit and provide service to the community.
- Develop and implement marketing plan for a small publishing company and a non-profit.
  - Established a national market to school districts and built revenue with minimal overhead as sole proprietor of a publishing company.
  - Created special promotions, wrote/designed print and advertising material

**EMPLOYMENT HISTORY**

**Julian Union School District / Teacher 1976 – 1978**  
**D.O.D. School Nelligen Germany/ Teacher 1978 – 1979**  
**San Diego Unified School District/Teacher/Resource Specialist 1979 – 2007**  
**Open My World Publishing Company/Owner/Author 1986 – 2006**  
**Open My World Therapeutic Riding Center/ Founder & Director 2008 – Present**

**EDUCATION**

**San Diego State University – San Diego, California 92115**

- B.A. Fine Arts/Education 1974
- M.A. Special Education 1985
- Resource Specialist Credential 1980

**COMPUTER SKILLS**

<ul style="list-style-type: none"> <li>• Microsoft Word</li> <li>• Microsoft Excel</li> <li>• QuickBooks</li> </ul>	<ul style="list-style-type: none"> <li>• iMovie CD publishing</li> <li>• Microsoft PowerPoint</li> </ul>
---	--



# CITY OF LEANDER, TEXAS



## Board & Commission Application

Please check appropriate boxes for all Boards or Commissions you are interested in serving on.

- |   |  |
|---|--|
| <input type="checkbox"/> Planning & Zoning Commission                 | <input type="checkbox"/> Board of Adjustment/Appeal    |
| <input checked="" type="checkbox"/> Parks & Recreation Advisory Board | <input type="checkbox"/> Ethics Commission             |
| <input type="checkbox"/> Public Art Commission                        | <input type="checkbox"/> City Charter Review Committee |
| <input type="checkbox"/> TIRZ/Development Authority Board             | <input type="checkbox"/> Library Foundation Board      |

PERSONAL INFORMATION	
Name: <u>  Randy Hutchison  </u>	
Home Address: <u>  1821 Baranco Way  </u> City <u>  Leander  </u> Zip <u>  78641  </u>	
Home Phone: _____ Cell Phone <u>  512-912-6333  </u>	
Email Address: <u>  sighutch97@gmail.com  </u>	
Do you live inside the Leander City Limits ? <input checked="" type="checkbox"/> Yes <u>  5  </u> years <input type="checkbox"/> No <input type="checkbox"/> ETJ ?	
Are you a current registered voter? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please provide copy of voter registration card	

OCCUPATIONAL INFORMATION	
Business Name <u>  Alcatel-Lucent  </u> Occupation <u>  Microwave Engineer  </u>	
Address: <u>  3400 W Plano Pkwy  </u> City <u>  Plano  </u> Zip <u>  75075  </u>	
Phone: <u>  972-477-3553  </u>	
Business Owner <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Are you now or have you in the past served on any Boards or Commissions?     Yes     No

If yes, list Board or Commission served on: \_\_\_\_\_ Date \_\_\_\_\_

Signature   *[Signature]*   Date   8/27/13  

**Submit applications with a resume and letter of interest to:**

Debbie Haile, City Secretary  
Mail: P.O. Box 319, Leander, Texas 78646  
Phone: 512/ 528-2743

Address: 200 W. Willis, Leander, Texas 78641  
Fax: 512/ 259-1605    Email: [Debbie@leandertx.gov](mailto:Debbie@leandertx.gov)

Randy Hutchison  
1821 Baranco Way  
Leander, TX, 78641  
August 27, 2013

Debbie Haile  
City Secretary  
City of Leander  
200 W. Willis  
Leander, TX 78641

Dear Mrs. Haile:

I am interested in serving on the City of Leander Parks & Recreation Advisory Board. I have been playing recreational sports for 16 years and have been involved in the organization of recreational sports for the past 8 years. I am currently serving as the Director of Sports Ministry for Hill Country Bible Church – Austin and will continue to do so until December 2013. I have served on the Leander-Vista Ridge HOA Pool and Parks Committee for 4 years and in the past have served as the Chairman of the committee. My wife and I have 5 children, ages ranging from 8 months to 13 years old, and spend a lot of time in and around Leander's parks. I would like to volunteer my time to help ensure Leander's Parks and Recreation Facilities continue to meet the needs of our community.

Sincerely,

A handwritten signature in black ink, appearing to be 'Randy Hutchison', written over a light blue circular stamp.

Randy Hutchison

# RANDY HUTCHISON

1821 Baranco Way  
Leander, TX 78641

Cell (512)912-6333  
sighutch97@gmail.com

---

## SUMMARY OF QUALIFICATIONS

Accomplished professional with over twelve years of extensive experience in the areas of; RF/Microwave network design, project management, system/network administration, electronic equipment repair, and personnel management. Exceptional ability to master new techniques and procedures. Outstanding analytical, problem solving, and written and verbal communication skills.

## EXPERIENCE

**Sr. Microwave Network Planning Engineer**  
**Alcatel-Lucent**

**Nov 2010 – Current**  
**Plano, TX**

- Manage a team of Network Planning Engineers tasked with upgrading 36 markets in Sprint's nationwide mobile backhaul network to support 4G/LTE (Network Vision) deployment.
- Worked with the overall network solution team to develop design requirements documentation to ensure the microwave network design would meet contract and bandwidth requirements.
- Manage the microwave network design process (Site Verification, Desktop Design, Pre LOS Design, Post LOS Design, Final Design, and all Redesign Efforts).
- Work closely with Fiber/Ethernet Backhaul Design and Site Acquisition/SIOP teams during all phases of the design process to ensure the network is properly designed, and deployed on schedule.
- Prepare complete market design packages and present materials to ALU and Sprint teams for network design approval.
- Assist in overseeing the field survey QC effort (approximately 2600 site surveys and 2500 path surveys to date) to include transmission, diffraction, multipath, and reflections analysis.
- Aid in the coordination and licensing of microwave paths (approximately 900 sites and 1300 paths to date in the 23GHz, 18GHz, 11GHz, and 6 GHz bands).
- Assisted in the interviewing, selection, and training of six Network Planning Engineers.
- Manage daily engineering workload and ensure the team has the tools and technical proficiency to succeed.
- Developed Pathloss 5 training materials.
- Primary tools used; Pathloss 5, Excel, Access, Visio, MapInfo, and internally developed Java and Perl scripts.

**Microwave/Network Engineer - Manager**  
**Trillion Partners, Inc.**

**Aug 2005 – Nov 2010**  
**Austin, TX**

- Designed and deployed high quality broadband networks used to carry voice and data services within the education services industry.
- Designed networks using software propagation/planning tools to maximize performance, link availability, and provide redundancy/diversity while also meeting budgetary objectives. Ensured sound engineering guidelines were followed.
- Created accurate cost estimates and bill of materials.

## **RANDY HUTCHISON**

### **Microwave/Network Engineer - Manager – cont.**

- Analyzed Site and Path Survey data to determine optimal structure type and location, frequency band, and antenna size.
- Participated in the search ring process, selection of microwave sites, and permitting process.
- Effectively managed projects to ensure that they met deployment timelines, contractual obligations, and were within budget.
- Prepared and submitted all FCC and FAA licensing documentation with 100% accuracy and ensured networks adhered to federal guidelines.
- Ensured proper wind-loading on new microwave structures and existing structures during network redesigns.
- Prepared construction diagrams/drawings and test plans for contractors and field service personnel.
- Reviewed documentation upon completion of projects to ensure all engineering standards were met.
- Maintained site and link databases along with all Asbuilt drawings and diagrams.
- Conducted field work, including path surveys, installation, troubleshooting, and optimization.
- Assisted Tier 3 support in the testing and troubleshooting of all aspects of microwave backhaul networks. Worked with NOC, field service technicians and equipment engineers to resolve issues.
- Assisted sales team by providing technical expertise during phone calls with potential customers and RFQ/RFP responses.
- Provided ongoing capacity and performance analysis, and redesign support, for existing customers.
- Researched and tested new technologies for incorporation into current and future network solutions.
- Aided in the interviewing and training of new employees.
- Created in-depth training materials for design engineers and field service personnel.
- Continually created, reviewed, and updated department processes and procedures.
- Served as Interim Director of Engineering during the absence, search, and selection of a permanent director.
- Effectively trained and supervised seven Network Design Specialists and Design Assistants.

### **Network Admin / Project Manager Lightspeed Consulting LLC**

**February 2005 - Aug 2005  
Austin, TX**

- Provided Help Desk support for all domain and offsite users to include; setup of all new user accounts, support of everyday applications such as Outlook and Adobe, password resets, and VPN support.
- Ensured complete network functionality and redundancy by monitoring, troubleshooting and resolving issues involving CISCO; PIX firewalls, routers, switches, and VPN Concentrator.
- Provided complete installation and configuration of 33 on-site and 5 collocation servers with file and print services, DHCP, DNS, IIS, Domain Controllers, backup services, Active Directory design, Group Policy, Exchange mail services, Live Communications Server, and anti-virus control using Microsoft network operating systems.
- Maintained large call center IP phone system, added new users, skill sets, phones and voicemail boxes. Maintained RightFax server.
- Facilitated the complete cutover of all network and phone equipment at a large financial call center to a new data and voice service provider.
- Configured and maintained desktops and laptops for new and existing users.
- Maintained multiple client relationships in a wide range of industries.
- Worked with customers, vendors and contractors to develop project scope and requirements.
- Communicate changes between all parties and ensure projects are on schedule and within budget.

## **RANDY HUTCHISON**

**Network Design Specialist / Electronics Technician  
Southwestern Wireless/ Key Communications**

**March 2004 - February 2005  
Ruidoso Downs, NM**

- Designed, installed, maintained, and troubleshot microwave backhaul networks.
- Performed Line-of-Sight (LOS) surveys and site surveys for microwave networks.
- Installed customer premise equipment and setup customer accounts.
- Created construction diagrams/drawings and microwave channel plans.
- Maintained proper inventory count to ensure availability of parts and reduce unnecessary shipping and overstock costs.
- Built and maintained server and office computer systems.
- Programmed and installed two-way RF systems in service vehicles and repeater locations.
- Performed circuit level diagnostics and soldering on communications equipment.

**Computer/Automated Systems Repair Specialist  
United States Army**

**May 1999 - May 2003  
US, South Korea, Kuwait**

- Maintained all areas of the computer network to include both physical equipment and IP address assignment.
- Built and installed mobile networking packages to support both NIPR and SIPR traffic at remote locations.
- Provided IT support for more than 170 users, as well as tracking work orders and job tickets.
- Managed IT/Network Admin team to ensure constant customer support and satisfaction.
- Repaired, maintained and upgraded Microsoft Windows and UNIX based computer systems, both hardware and software. Ensured that domain users were up-to-date with security updates passed down by Department of Defense.
- Troubleshoot and repaired all LAN and WAN hardware equipment such as cables, hubs, switches, and routers.
- Troubleshoot and repaired telecommunications equipment using Built in Test Equipment (BITE), Test, Measurement, and Diagnostic Equipment (TMDE), schematics, flowcharts, and technical publications.
- Monitored network security and usage, assigned passwords, and performed end-user training.
- Developed an effective work tracking database, which enabled timely responses for maintenance and eliminated redundant efforts.
- Installed and repaired communication lines to include coax, cat3, cat5, and fiber optic.
- Supervised and trained eleven IT Technicians to become efficient network and computer system troubleshooters.
- Served as First Line Supervisor, Information Assurance Security Officer and Information Management Officer.

## **EDUCATION**

- Continuing Education, Business Management, Western Governors University, 68 Credit Hours
- Diploma, Cisco Router Course, Honor Graduate, US Army, 2002
- Certificate, Microsoft Exchange Server 5.5 Course, US Army, 2002
- Certificate, Information Assurance Security Officer Course, U.S. Army, 2001
- Certificate, Information Management Officer Course, U.S. Army, 2001
- Diploma, Computer/Automated Systems Repair Course, U.S. Army, 1999
- Army Correspondence Course Program, 94 Credit Hours in computer hardware/software and electronic equipment repair.

Electons Administrator  
 P.O. Box 209  
 Georgetown, Texas 78627  
 (512) 943-1630  
 www.wilco.org/elections

Secretary of State's Office  
 Elections Division  
 1-800-252-VOTE (8683)  
 www.sos.state.tx.us/elections

283789

**RETURN SERVICE REQUESTED**

**VOTER REGISTRATION CERTIFICATE**  
 (Certificado de Registro Electoral)

WILLIAMSON COUNTY (Condado de Williamson)

VOID (VOID)	Gender (Sexo)	Valid from (Valido desde)
1146432513	M	11/04/08
Year of Birth (Año de Nacimiento)	Prec. No. (Prec. Num.)	thru (hasta)
1979	259	12/31/09

Name and Permanent Residence Address (Nombre y dirección residencial permanente)

**RANDY S HUTCHISON**  
**1821 BARANGO WAY**  
**LEANDER**

**X**

VOTER MUST PERSONALLY SIGN HIS/HER NAME IMMEDIATELY UPON RECEIPT, IF ABLE  
 (El votante debe firmar esta tarjeta personalmente al punto de recibirla, si puede)

US Rep	31	State Senate	5	State Rep	20	Co. Comm.	2	J.P.	2
School District	LS	City	LC						

Name and Mailing Address (Nombre y dirección de correo)

870336  
**RANDY S HUTCHISON**  
**1821 BARANCO WAY**  
**LEANDER TX 78641**

Voted in the election primary del periodo político nombrado arriba  
 Votó en la elección primaria del periodo político nombrado arriba

2008  
 PRESTAGE  
 000273