



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

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



Thursday – December 17, 2015 at 7:00 PM

Mayor – Christopher Fielder

Place 1 – Andrea Navarrette (Mayor Pro Tem)

Place 2 – Michelle Stephenson

Place 3 – Shanan Shepherd

Place 4 – Ron Abruzzese

Place 5 – Jeff Seiler

Place 6 – Troy Hill

City Manager – Kent Cagle

1. Open meeting, Invocation, Pledges of Allegiance
2. Roll Call
3. Staff Comments:
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: December 3, 2015
6. Interlocal Purchasing Agreement with Harris County Department of Education
7. Dedication and Acceptance of Subdivision Infrastructure Improvements for Greatwood, Section 1
8. License Agreement for the installation and maintenance of landscaping and irrigation within the CR 280 right-of-way within the Greatwood Subdivision

PUBLIC HEARING: NO ACTION

9. Second Public Hearing on the proposed annexation of 37.079 acres, more or less, of land generally located west of Ronald Reagan Blvd. and north of the South San Gabriel River in Williamson County, Texas
10. Second Public Hearing on the proposed annexation of multiple tracts of land totaling 229.22 acres, more or less, generally located north of Hero Way and west of Ronald Reagan Blvd. in Williamson County, Texas
11. Second Public Hearing on the proposed annexation multiple tracts of land totaling 117.5 acres, more or less, generally located along and abutting Hero Way (formerly County Road 269) in Williamson County, Texas pursuant to the terms and expiration of Development Agreements under Section 43.035, Texas Local Government Code

PUBLIC HEARING: ACTION

12. **Public Hearing** on Zoning Case 15-Z-020: Consider a zoning change a parcel of land generally located to the southeast of the intersection of San Gabriel Parkway and Bagdad Road/CR279 for 1.508 acres, more or less from LC-2-B, Local Commercial to LC-3-A, Local Commercial Leander, Williamson County, Texas *Applicant: Danny Martin on behalf of JSL Commercial Investments, LLC*

Action on Zoning Case 15-Z-020: amending Ordinance 05-018, the Composite Zoning Ordinance for a parcel of land generally located to the southeast of the intersection of San Gabriel Parkway and Bagdad Road/CR279 for 1.508 acres, more or less from LC-2-B, Local Commercial to LC-3-A, Local Commercial, Leander, Williamson County, Texas

13. **Public Hearing** on Zoning Case 15-Z-023: Consider a zoning change of a lot located at 600 Municipal Drive; legally described as Lot 4, Block A, Leander Heights Section 2 Subdivision for 2.62 acres, more or less from SFU/MH-2-B, Single Family Urban/Manufactured Home to PUD, Planned Unit Development with a base zoning district of MF-2-A, Multi-Family, Leander, Williamson County, Texas
Applicant: David Smith on behalf of Municipal Texas Investment Group, LLC

Action on Zoning Case 15-Z-023: amending Ordinance 05-018, the Composite Zoning Ordinance for a lot located at 600 Municipal Drive; legally described as Lot 4, Block A, Leander Heights Section 2 Subdivision for 2.62 acres, more or less from SFU/MH-2-B, Single Family Urban/Manufactured Home to PUD, Planned Unit Development with a base zoning district of MF-2-A, Multi-Family, Leander, Williamson County, Texas

14. **Public Hearing** on Zoning Case 15-Z-032: Consider a zoning change for two parcels of land located at 602 South Gabriel Drive for 6.19 acres, more or less from SFS-2-B, Single Family Suburban to SFT-2-B, Single Family Townhome, Leander, Williamson County, Texas
Applicant: Ronald E & Serita Kay Butler

Action on Zoning Case 15-Z-032: amending Ordinance 05-018, the Composite Zoning Ordinance for two parcels of land located at 602 South Gabriel Drive for 6.19 acres, more or less from SFS-2-B, Single Family Suburban to SFT-2-B, Single Family Townhome, Leander, Williamson County, Texas

15. **Public Hearing** on Zoning Case 15-TOD-Z-035: Consider a zoning change for one parcel of land generally located to the south of the intersection of US 183 and 183A Toll Road for 4.654 acres, more or less, from PUD/TOD, Planned Unit Development/Transit Oriented Development to amend the PUD to designate the base zoning district as GC-3-B, General Commercial as permitted by the SmartCode, Leander, Williamson County, Texas *Applicant: Bruce Nakfoor on behalf of West Tex Trading Retire, Ltd*

Action on Zoning Case 15-TOD-Z-035: amending Ordinance 05-018, the Composite Zoning Ordinance for one parcel of land generally located to the south of the intersection of US 183 and 183A Toll Road for 4.654 acres, more or less, from PUD/TOD, Planned Unit Development/Transit Oriented Development to amend the PUD to designate the base zoning district as GC-3-B, General Commercial as permitted by the SmartCode, Leander, Williamson County, Texas

16. **Public Hearing** on Zoning and Subdivision Cases 15-Z-012, 15-CP-003 & 15-PP-007: Consider approval of the Bar W Commercial Concept Plan, Preliminary Plat and PUD zoning for 49.737 acres, more or less, generally located to the southeast of the intersection of Ronald W. Reagan Blvd. and SH 29, from Interim zoning of SFR-1-B, Single Family Rural to PUD, Planned Unit Development with a base zoning district of GC-3-C, General Commercial, Leander, Williamson County, Texas
Applicant: David Armbrust (Armbrust & Brown, PLLC) on behalf of Howard Barkley Wedemeyer and RR 2 Retail, Ltd

Action on Zoning and Subdivision Cases 15-Z-012, 15-CP-003 & 15-PP-007: Consider approval of the Bar W Commercial Concept Plan, Preliminary Plat and PUD zoning for 49.737 acres, more or less, generally located to the southeast of the intersection of Ronald W. Reagan Blvd. and SH 29, from Interim zoning of SFR-1-B, Single Family Rural to PUD, Planned Unit Development with a base zoning district of GC-3-C, General Commercial, Leander, Williamson County, Texas

REGULAR AGENDA

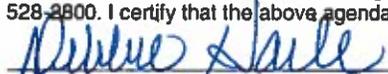
17. Second Reading of an Ordinance on Zoning Case 15-Z-010: amending Ordinance 05-018, the Composite Zoning Ordinance for 51.84 acres, more or less, located at 1208 S. Bagdad Road from MF-2-B, Multi-Family and GC-3-C, General Commercial to PUD, Planned Unit Development with a base zoning district of MF-2-A, Multi Family, Leander, Williamson County, Texas
18. Consider approval of funds for a sculpture in Benbrook Ranch Park
Sponsored by Council Member Seiler
19. Consider Task Order HVJ-03 with HVJ Associates for professional engineering services including Planning, Design, Award, and Construction Phase Services for Street Maintenance and Rehabilitation
20. Water Supply Update
21. Council Member Closing Statements

EXECUTIVE SESSION

22. Convene into executive session 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*
23. Reconvene into open session to take action as deemed appropriate in the City Council's discretion 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*
24. 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 December, 2015 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.


Debbie Haile, TRMC, City Secretary