



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

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



Thursday ~ November 17, 2016 at 7:00 PM

**Mayor – Christopher Fielder
Place 1 – Andrea Navarrette
Place 2 – Michelle Stephenson
Place 3 – Shanan Shepherd**

**Place 4 – Ron Abruzzese (Mayor Pro Tem)
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: Greg Minton, Police Chief – Blue Santa
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: November 3, 2016
6. Dedication and Acceptance of Subdivision Infrastructure Improvements for Crystal Falls Town Center, Phase 1
7. Consider an Ordinance Amending Fire Operation Service Fees and Exemptions to Fees
8. Consider Award of Bid to purchase an Insulated Articulated Telescopic Aerial Lift (Bucket) Truck with minor accessories

PUBLIC HEARING: ACTION

9. **Public Hearing** on Subdivision Case 16-TOD-CP-006; Consider action on the Bryson Concept Plan Revision #1 for 499.6359 acres, more or less, generally located to the northeast of the intersection of 183A Toll Road and San Gabriel Parkway, Leander, Williamson County, Texas
Applicant Stefan Pharis on behalf of Crescent Communities, Tommy Tucker

Action on Subdivision Case 16-TOD-CP-006; the Bryson Concept Plan Revision #1 for 499.6359 acres, more or less, generally located to the northeast of the intersection of 183A Toll Road and San Gabriel Parkway, Leander, Williamson County, Texas
10. **Public Hearing** on Ordinance Case 16-OR-004: Amending Article VII, Sections 1, 2, and 3 of the Composite Zoning Ordinance to modify the masonry requirements associated with stucco, Leander, Williamson County, Texas

Action on Ordinance Case 16-OR-004: Amending Article VII, Sections 1, 2, and 3 of the Composite Zoning Ordinance to modify the masonry requirements associated with stucco, Leander, Williamson County, Texas

11. **Public Hearing** on Zoning Case 16-TOD-Z-015 & Subdivision Cases 16-TOD-CP-005 & 16-TOD-PP-013: Consider action on the Trailside Oaks Concept Plan, Preliminary Plat, and designation of the T4 General Urban Zone and T5 Urban Center Zone Transect Zones for approximately 8.467 acres, more or less, located at 2012 Hero Way, Leander, Williamson County, Texas
Applicant/Agent: Ryan Larson (Lone Star Development) on behalf of Malcom Leo, Virginia, and Clay Naumann

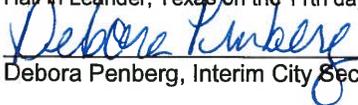
Action on Zoning Case 16-TOD-Z-015 & Subdivision Cases 16-TOD-CP-005 & 16-TOD-PP-013: Amending Ordinance 05-018, the Composite Zoning Ordinance, for the Trailside Oaks Concept Plan, Preliminary Plat, and designation of the T4 General Urban Zone and T5 Urban Center Zone Transect Zones for approximately 8.467 acres, more or less, located at 2012 Hero Way, Leander, Williamson County, Texas

REGULAR AGENDA

12. Second Reading of Zoning Case 16-Z-022: Consider action a zoning change of a parcel of land located at 6301 N. Bagdad Rd for 11.0959, acres more or less, from SFU-2-B, Single Family Urban, to SFL-2-A, Single Family Limited, Leander, Williamson County, Texas
Agent: Randall Jones & Associates Engineering, Inc. (Amy Little) on behalf of Richard A. Alley Estate
13. Consider an Ordinance of the City of Leander, Texas, Amending Section 1.04.091 of the Code of Ordinances Addressing Membership and Procedures of the Parks and Recreation Board
14. Consider an Ordinance of the City of Leander, Texas, Amending Section 1.04.003(c) of the Code of Ordinances Addressing Membership and Procedures of the Board Selection Committee
Sponsored by Mayor Pro Tem Abruzzese and Council Member Shepherd
15. Consider Approval of Construction Activities between 9:00 p.m. and 7:00 a.m. for WS Walker Company for D&R Signs Site Development at 607 Leander Drive, from November 17, through November 30, 2016
16. Water Use and Supply Update
17. Cast Ballot for representative member of the Board of Directors of the Travis Central Appraisal District
18. Council Member Closing Statements
19. 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) 528-2940 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 11th day of November 2016 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.


Debora Penberg, Interim City Secretary



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

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

Thursday ~ November 3, 2016 at 8:00 PM



**Mayor – Christopher Fielder
Place 1 – Andrea Navarrette
Place 2 – Michelle Stephenson
Place 3 – Shanan Shepherd**

**Place 4 – Ron Abruzzese (Mayor Pro Tem)
Place 5 – Jeff Seiler
Place 6 – Troy Hill
City Manager – Kent Cagle**

1. Open meeting, Invocation, Pledges of Allegiance
**Mayor Fielder opened the meeting at 8:08 pm and welcomed those in attendance
Council Member Seiler delivered the invocation**
2. Roll Call
All present except Council Member Hill
3. Staff Comments:
Update on Lakewood Park
**Mark Tummons, Parks and Recreation Director, gave an update on the Lakewood Park Project
Brandon Hay, of Half Associates, gave a presentation of the Lakewood Park Project**
Bill Gardner, Fire Chief, reminded Council and citizens of the coat drive being held at the Fire Stations and the need of donations
4. Citizen Comments: Three (3) minutes allowed per speaker
Please turn in speaker request form before the meeting begins
Ray Jeffas, 2317 Maxwell Drive, read a letter on behalf of Amy Goldenburg, who wrote in opposition of the proposed changes in the Lakewood Project
Mr. Jeffas said that he was also against proposed changes of the Lakewood Project
Jeremy J. Lemoine, Ph.D, 2100 August Jake, spoke in opposition of proposed changes in the Lakewood Project
Scott Calame, 2309 Grand Lake Pkwy, spoke in opposition of proposed changes in the Lakewood Project
Chris Schwendenmann, 616 Emma Rose, spoke of her disappointment of not being reappointed to the Planning and Zoning Commission
5. Consider a Resolution Recognizing the Importance of Municipal Courts, the Rule of Law, and the Fair and Impartial Administration of Justice
Sponsored by Mayor Fielder
Council Member Shepherd read the Resolution

CONSENT AGENDA: ACTION

6. Approval of the minutes: October 20, 2016
7. Consider Approval of a Resolution Authorizing certain Development Applications to be processed outside of the normal sequence for the Austin Community College project
8. Consider Approval of an Automatic Aid Agreement between the City of Leander and Williamson County Emergency Services District #4 for Fire Service Responses
9. Consider Approval of a Resolution Agreement to solicit grant funding from FEMA, Assistance for the Firefighters Grant Programs for the Leander Fire Department Radio Project
10. Consider Approval of the Purchase of thirteen (13) vehicle radios and seven (7) personal portable radios in the amount of \$89,492.65 from Motorola Solutions, Inc. for use by the Police Department utilizing HGAC Cooperative contract pricing
11. Consider Dedication and Acceptance of Subdivision Infrastructure Improvements for Starlight Village
12. Consider Approval of a Wastewater Pump and Haul Agreement with Crescent Leander, TX, LLC for the Bryson Subdivision
Motion made by Council Member Navarrette to approve the consent agenda
Second by Council Member Shepherd
Kent Cagle, City Manager, noted that corrections had been made to the minutes and were available for viewing
Motion passed, per the noted changes, with all voting "aye"

PUBLIC HEARING: ACTION

13. **Public Hearing** on the issuance of combination tax and revenue Certificates of Obligation in an Aggregate Principal amount not to exceed \$20,000,000
Robert Powers, Finance Director, explained
Chris Allen, Financial Advisor of First Southwest, reviewed the City of Leander's Pricing Report

Action on an Ordinance authorizing the issuance of an amount not to exceed \$20,000,000 City of Leander, Texas Combination Tax and Revenue Certificates of Obligation, Series 2016", authorizing the sale thereof; and enacting provisions incident and related to the issuance of said Certificates
Motion made by Mayor Fielder to approve
Second by Council Member Seiler
Motion passed with all voting "aye"
14. **Public Hearing** on the issuance of General Obligation Refunding Bonds
Robert Powers, Finance Director, explained

Action on an Ordinance authorizing the issuance of an amount not to exceed \$20,000,000 "City of Leander, Texas General Obligation and Refunding Bonds, Series 2016"
Motion made by Mayor Fielder to approve
Second by Council Member Navarrette
Motion passed with all voting "aye"

REGULAR AGENDA

15. Consider Approval of Amendment 4 to Task Order HDR-2 with HDR Engineering, Inc., for Professional Services for Improvements of Old 2243 West from U.S. Hwy. 183 to Lakeline Boulevard in an Amount not to Exceed \$48,260.00

Wayne Watts, City Engineer, explained

**Motion made by Council Member Stephenson to approve
Second by Council Member Shepherd**

Mayor Fielder abstained from the vote

The vote was 5 – 0 to approve; with Council Members Navarrette, Stephenson, Shepherd, Seiler and Mayor Pro Tem Abruzzese voting “aye”

16. Consider Authorization of a grant of \$75,000 as part of the *Old Town Business Grant* to “Ponyfoot Public House” a brewpub to be located at 216 N. Gabriel Street, Leander, Texas

Mark Willis, Director of Economic Development, explained

**Motion made by Council Member Seiler to approve
Second by Council Member Navarrette
Motion passed with all voting “aye”**

17. Council Member Closing Statements
Council Members gave their closing statements

18. Adjournment
With there being no further business, the meeting adjourned at 8:58 pm

Attest:

Christopher Fielder, Mayor

Debora Penberg, Interim City Secretary



Executive Summary

November 17, 2016

Council Agenda Subject: Consider Dedication and Acceptance of Subdivision Infrastructure Improvements for Crystal Falls Town Center, Phase 1

Background: The subdivision infrastructure improvements required for Crystal Falls Town Center, Phase 1, Subdivision have been installed, inspected, and found to be satisfactorily completed. All documentation required for acceptance of the subdivision has been received, including record drawings, statement of substantial completion prepared by a Professional Engineer licensed in the State of Texas, copies of all inspection reports and certified test results, electronic files of the improvements and final plat, affidavit of all bills paid, and a two-year term Maintenance Bond. The Maintenance Bond will commence its two year term upon City Council acceptance, as anticipated, on November 17, 2016, which will provide warranty and maintenance coverage for the infrastructure improvements through November 17, 2018. The Engineering Department will perform a formal inspection of the improvements approximately 30 days prior to the expiration of the Maintenance Bond to assure that any defects in materials, workmanship, or maintenance are corrected prior to expiration of the bond.

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

Financial Consideration: N/A

Recommendation: Staff recommends City Council's formal acceptance of the subdivision infrastructure improvements for Crystal Falls Town Center, Phase 1.

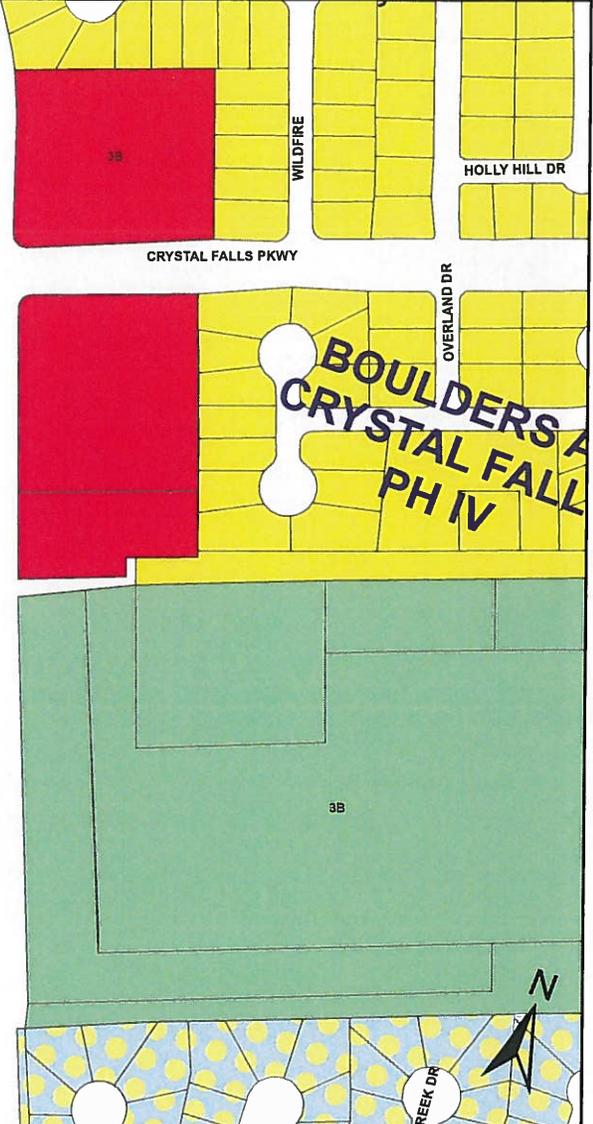
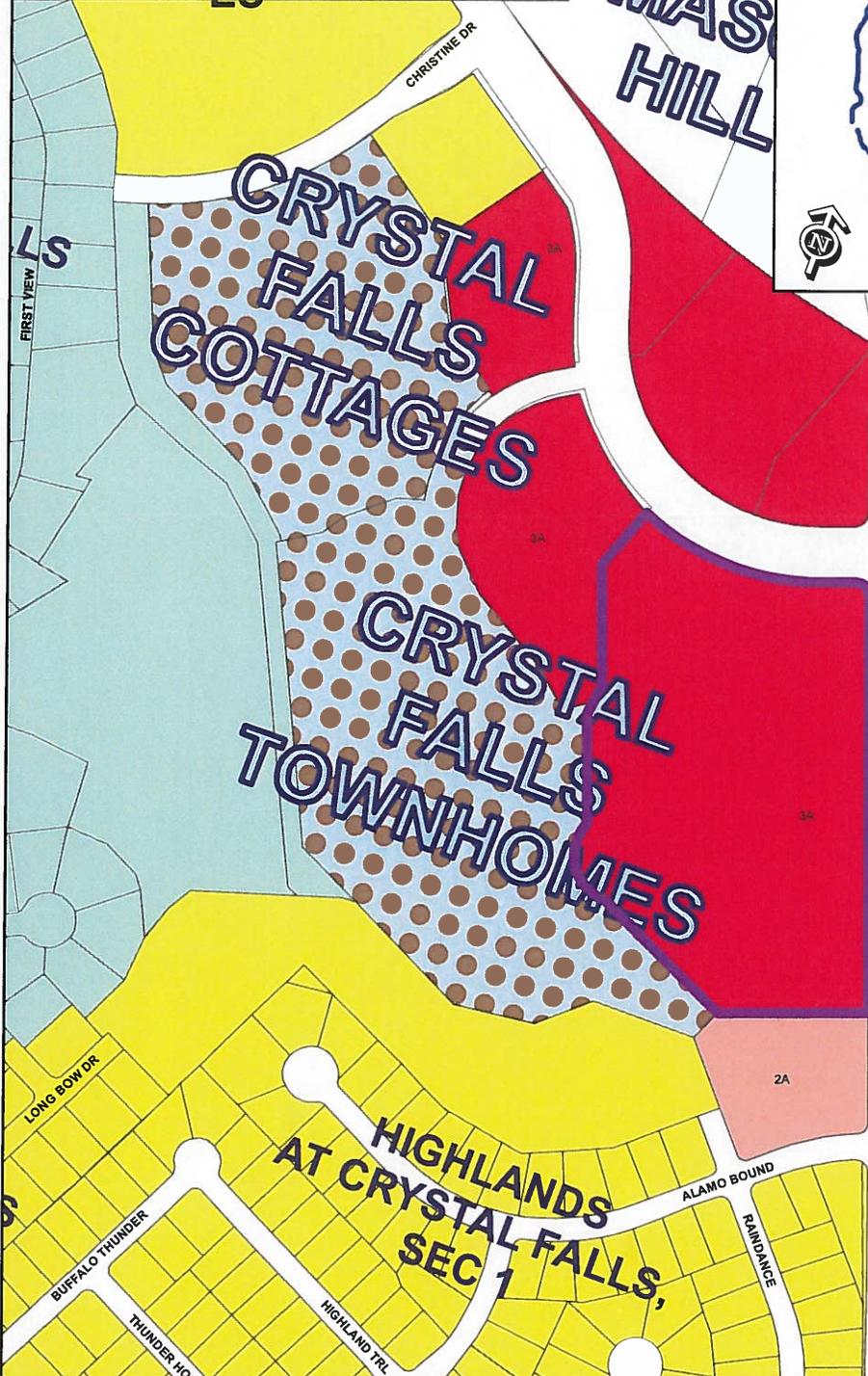
Attachments: Location Map, Engineer's Concurrence Letter, TAS Approval Letter, Maintenance Bond, Affidavits of All Bills Paid, and Final Pay Estimates

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

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy, please refer to the official ordinance for zoning verification. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



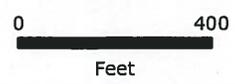
CITY MAP



PUBLIC IMPROVEMENT ACCEPTANCE

Location Map - Crystal Falls
Town Center: 1

 Area for Acceptance	 PUD Commercial	 SFR	 SFT	 GC
 City Limits	 PUD Mixed Use	 SFE	 SFU/MH	 HC
	 PUD Multi-Family	 SFS	 TF	 HI
	 PUD Single-Family	 SFU	 MF	 PUD
	 PUD Townhome	 SFC	 LO	
		 SFL	 LC	





5316 Highway 290 West
Suite 150
Austin, Texas 78735

Phone 512.439.4700
Fax 512.439.4716
www.ljaengineering.com

ENGINEER'S CONCURRENCE FOR PROJECT ACCEPTANCE

PROJECT: Crystal Falls Town Center Phase 1 Public Water, Wastewater, Street and Drainage

Site Plan Case Number: 15-SD-011

SCOPE OF WORK: W WW S/D ALL XX

Owner/Developer's Name and Address
Cypress Crystal Falls, LP
8343 Douglas Ave., Suite 200
Dallas, Texas 75225

Consultant Engineer's Name and Address
LJA Engineering, Inc.
5316 Hwy. 290 West, Suite 150
Austin, Texas 78735

On or prior to this date, I the undersigned professional engineer, or my representative, made a final visual inspection of the above referenced project site. This concurrence is solely for the improvements associated with the public improvements. I, or my representative, have also visited the site during construction and observed that the public paving, grading, and utility improvements were constructed per the approved plans with insignificant deviation. I, therefore, verify the adequate completion of all public paving, utilities, drainage, and grading with the following exceptions:

- none



Joseph T. Sandoval
Signature

November 8, 2016
Date

110257
Texas Registration Number

CONSTRUCTION CODE CONSULTANTS, L.L.C.



26983 CR 115 Bédias, Texas 77831
Phone 936-635-1022 ♦ Office Phone 936-635-9768
E-mail: constructioncodeconsultants@gmail.com
Website: www.constructioncodeconsultants.com

November 5, 2016

Mr. Joseph Sandoval
LJA Engineering
5316 Hwy 290 West
Suite 150
Austin, Texas 78735

RE: Crystal Falls Town Center
3441 N Lakeline Blvd.
Leander, TX 78641

EAB#B5812825

INSPECTION COMPLETED – NO VIOLATIONS

Dear Mr. Sandoval:

We are pleased to inform you that the referenced facility has been inspected and the newly constructed or modified public sidewalks and side improvements have been found to be in substantial compliance with provisions of the Texas Government Code, Chapter 469.

Please note, this determination does not address the requirements of the Americans with Disabilities Act (ADA), (P.L. 101-336), or any other state, local or federal requirements. For information on the ADA, please contact the United States Department of Justice, Civil Rights Division at (202) 514-0301.

Thank you for your cooperation and allowing our firm to perform this inspection.

Sincerely,

Beauford Chapman, RAS #92

MAINTENANCE BOND
Subdivision Improvements

BOND # PRF9228380

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

KNOW ALL BY THESE PRESENTS, that The Ridgemont Company
as Principal, whose address is 1520 W. Walnut Hill Lane, Irving, TX 75038 and
Colonial American Casualty and Surety Company a Corporation organized under the
laws of the State of Maryland, and duly authorized to do business in the State of Texas, as
Surety, are held and firmly bound unto the City of Leander, Texas as Obligee, in the penal sum
of Forty-Two Thousand Nine Hundred Forty-Two and 02/100 Dollars
(\$ 42,942.02 -----) to which payment will and truly to be made we do bind ourselves, our
and each of our heirs, executors, administrators, successors and assigns jointly and severally,
firmly by these presents.

WHEREAS, the said Principal has constructed Crystal Falls Town Center Phase I-
Public Street, Drainage, Water and Wastewater Improvements
(the "improvements") pursuant to the ordinances of the Obligee, which ordinances are hereby
expressly made a part hereof as though the same were written and embodied herein;

WHEREAS, said Obligee requires that the Principal furnish a bond conditioned to
guarantee for the period of two (2) years after acceptance by the Obligee, against all defects in
workmanship and materials which may become apparent during said period;

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that, if the
Principal keeps and perform the requirement of the Obligee's ordinances and this Maintenance
Bond to maintain the improvements and keep the same in good repair and shall indemnify the
Obligee for all loss that the Obligee may sustain by reason of any defective materials or
workmanship which become apparent during the period of two (2) years from and after the date
of acceptance by the Owner, then this obligation shall be void, otherwise to remain in full force
and effect, and Owner shall have and cover from said Principal and Surety damages in the
premises, as provided, and it is further agreed that this obligation shall be a continuing one
against the Principal and Surety hereon, and that successive recoveries may be had thereon for
successive breaches until the full amount shall have been exhausted; and it is further understood
that the obligation herein to maintain said improvements shall continue throughout the
maintenance period, and the same shall not be diminished in any manner from any cause during
said time.

Principal agrees to repair or reconstruct the improvements in whole or in part at any time
within the two year period to such extent as the Obligee deems necessary to properly correct all
defects except for normal wear and tear. If the Principal fails to make the necessary corrections
within ten days after being notified, the Obligee may do so or have done all said corrective work
and shall have recovery hereon for all expenses thereby incurred. Principal will maintain and
keep in good repair the improvements for a period of two years from the date of acceptance; it
being understood that the purpose of this Maintenance Bond is to cover all defective conditions
arising by reason of defective material, work, or labor performed by said Principal or its

subcontractors, and in the case the said Principal shall fail to do so within ten days after being notified, it is agreed that the Obligee may do said work and supply such materials, and charge the same against Principal and Surety on this obligation.

The Surety shall notify the Obligee at least fifteen (15) days prior to the end of the first full calendar year and prior to the lapse of this Maintenance Bond at the end of the second full calendar year.

Surety and Principal agree that whenever a defect or failure of the improvement occurs within the period of coverage under this Bond, the Surety and Principal shall provide a new maintenance bond or other surety instrument in a form acceptable to the Obligee and compliant with the Obligee's ordinances conditioned to guarantee for the period of one (1) year after the Obligee's acceptance of the corrected defect or failure, against all defects in workmanship and materials associated with the corrected defect or failure which may become apparent during said period, which shall be in addition to this Maintenance Bond.

The Surety agrees to pay the Obligee upon demand all loss and expense, including attorneys' fees, incurred by the Obligee by reason of or on account of any breach of this obligation by the Surety. Provided further, that in any legal action be filed upon this bond, venue shall lie in the county where the improvements are constructed.

This Bond is a continuing obligation and shall remain in full force and effect until cancelled as provided for herein.

Surety, for value received, stipulates and agrees that no change, extension of time, alteration or addition to the improvements, or the work to be performed thereon, or the plans, specifications or drawings accompanying the same, shall in any way affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the improvements, or the work to be performed thereon.

IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument this 27th day of October, 2016.

The Ridgemont Company
Principal

By: *Sam Jakunda*

Title: *Project Manager - Ridgemont*

Address: 1520 W. Walnut Hill Lane

Irving, TX 75038

Colonial American Casualty and Surety Company
Surety

By: *Debra Lee Moon*

Title: Debra Lee Moon, Attorney-in-Fact

Address: 1299 Zurich Way

Schaumburg, IL 60196

The name and address of the Resident Agent of Surety is:

Mullis Newby Hurst

5057 Keller Springs Rd #400, Addison, TX 75001

(Seal)

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Maryland, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Maryland (herein collectively called the "Companies"), by **GERALD F. HALEY, Vice President**, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Sammy Joe MULLIS, JR., John William NEWBY, Wilbert Raymond WATSON, Sandra Lee RONEY, Debra Lee MOON, Andrea Rose CRAWFORD and Troy Russell KEY**, all of Addison, Texas, EACH its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings, EXCEPT bonds on behalf of Independent Executors, Community Survivors and Community Guardians.** and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 16th day of September, A.D. 2016.

ATTEST:

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND**



By: *Eric D. Barnes*

Gerald F. Haley

*Secretary
Eric D. Barnes*

*Vice President
Gerald F. Haley*

State of Maryland
County of Baltimore

On this 16th day of September, A.D. 2016, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **GERALD F. HALEY, Vice President, and ERIC D. BARNES, Secretary**, of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, depose and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Maria D. Adamski

Maria D. Adamski, Notary Public
My Commission Expires: July 8, 2019



EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies,
this 21 day of October 2016



Michael Bond

Michael Bond, Vice President



Fidelity and Deposit Companies

Home Office: 1400 American Lane Schaumburg, IL 60196

IMPORTANT NOTICE

To obtain information or make a complaint:

You may call the Fidelity and Deposit Company of Maryland, Colonial American Casualty and Surety Company, and/or Zurich American Insurance Company's toll-free telephone number for information or to make a complaint at:

1-800-654-5155

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights, or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

**P.O. Box 149104
Austin, TX 78714-9104
FAX # (512) 475-1771**

PREMIUM OR CLAIM DISPUTES: Should you have a dispute concerning the premium or about a claim, you should first contact Fidelity and Deposit Company of Maryland or Colonial American Casualty and Surety Company. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY: This notice is for information only and does not become a part or condition of the attached document.

**FINAL BILLS PAID AFFIDAVIT
AND WAIVER OF LIEN**

STATE OF TEXAS
COUNTY OF DALLAS

Date: October 27, 2016

Developer/Owner: Cypress Crystal Falls, LP

Contractor/Material
Provider ("Affiant"): Ridgemont Commercial Construction

Project : Crystal Falls Town Center Public Portion Only, 3441 N. Lakeline Blvd., Leander, TX
78641

This is to acknowledge and certify that Affiant has completed the construction of all improvements for the project noted above and that Affiant has been paid in full for all labor and material provided to the above-noted construction project, except for retainage, and acknowledges and certifies that Affiant, and all of his or its agents, employees, successors, assigns, subsidiaries, and legal representatives will and do release and waive all Mechanic's liens, or similar lien rights, which have or might arise as a result of the Affiant's or Affiant's agents' or employees' providing labor and materials to the above-noted project. Affiant understands that a portion or all of the property upon which the project is located has been or will be accepted by the City of Leander, Texas, for ownership, maintenance, and operation. Affiant further agrees that it shall look solely to the Developer for payment of the retainage and shall have no cause of action whatsoever, against the City in the event that the retainage is not paid to the Affiant, and that Affiant shall not file a lien of any kind which has or may arise related to the release of the retainage for the project. Affiant acknowledges and understands that the City is relying on the representations made in this document to accept the phase or portion of the subdivision in which the project is located.

In addition to the foregoing, Affiant acknowledges and certifies that Affiant has paid all laborers, subcontractors, materialmen, and all other persons or parties who have provided labor or materials through, for, or on behalf of the Affiant to the above-noted construction project.

Affiant indemnifies and holds Owner harmless from any liens, debts or obligations which arise as a result of labor or materials provided by or through Affiant to the project through the date set out above. Affiant further indemnifies and holds harmless all real property on which the improvements were constructed and all interests in such property, including leasehold interests, from any liens, debts, or obligations arising from any labor or materials provided by or through Affiant to the project through the date set out above.

Initialed: *RA*

Ridgemont Commercial Construction
1520 W. Walnut Hill Lane
Irving, TX 75038
214.492.8900 p
ridgemont.com



November 2nd, 2016

Project: Crystal Falls Town Center

Crystal Falls Public Improvements - Final		
Streets	\$	158,404.00
Drainage	\$	23,815.30
Wastewater	\$	146,254.00
Water	\$	100,947.00
Total	\$	429,420.19

I, Joseph T. Sandoval, P.E. # 110257, certify that \$429,420.19 is the final contract value for the public improvements associated with Permit 15-SD-011 and shall be the basis for the 2-year, 10% maintenance bond. LJA Engineering, Inc., F-1386, 512-439-4700



Nov. 4, 2016

Joseph T. Sandoval



Executive Summary

November 17, 2016

Agenda Subject: Fire Operation Services Ordinance Amendment.

Background: This amendment is to provide clarification on the intent for the City of Leander Fire Department to charge for the service of responding to and/or suppressing a structure fire outside the city limits. The city does not charge residents for this service but does charge for this service to locations outside the city limits that do not have an agreement with Leander Fire Department through mutual aid agreement, auto-aid agreement, or contract for service agreements.

The wording of this ordinance become in question during a recent event and after consulting with city legal it is recommended we clarify the wording so no misunderstanding is still possible.

These service are usually covered by homeowners insurance and is done to provide an equality to the citizens that pay taxes for service versus those that do not pay taxes and still use these services.

The Leander Fire Department does not decide if units will respond based on ability to pay or previous payment history but does work to recover the cost to prevent an unfair circumstance for tax payers.

All revenue for these services is used in fire department training, equipment, or supply replacement.

Origination: Bill Gardner, Fire Chief

Recommendation: Staff recommends Council approval of amendment to the ordinance.

Attachments: Ordinance

Prepared by: Bill Gardner

ORDINANCE _____

**AN ORDINANCE OF THE CITY OF LEANDER, TEXAS,
AMENDING SECTION 5.02.033 PROVIDING FOR EXEMPTIONS
TO FIRE OPERATION SERVICES FEES; AMENDING ARTICLE
A5.000, APPENDIX A, FIRE DEPARTMENT FEES; AND
PROVIDING FOR RELATED MATTERS.**

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

Section 1. Exemptions to Fire Operations Service Fees. Section 5.02.033 of the Leander Code of Ordinances (the “Code”) is hereby amended in its entirety to read as follows:

Sec. 5.02.033 Exemptions

- (a) Calls for service at residential structure fires located within the city limits shall not be subject to fire operations service fees. For the purposes of this article, a residential structure shall not include an apartment complex.
- (b) Medical responses involving Medicare and Medicaid patients shall not be subject to fire operation services fees for those services eligible for Medicare or Medicaid coverage.

Section 2. Fire Department Fees. Section A5.000, Appendix A of the Code is hereby amended as follows:

- (a) Subsection (a) of Section A5.000 shall be amended to read: “Fire operation services fee schedule”. Subsections (a)(1) through (a)(18) are not amended by this ordinance and shall remain in full force and effect.
- (b) Section A5.000(b) shall be amended to read as follows:
 - (b) The fire operation services fee schedule is not all-inclusive of the services provided by the fire department. If an item is not listed in Section A5.000(a), the item will be charged at the actual cost to the fire department, or in the case of services billed to the fire department by other organizations responding to an incident to provide fire operation services, the actual cost billed by such organizations to the fire department.

Section 3. Amendment of Ordinances. Section 5.02.033 and Section A.5.000 of the Appendix of the Leander Code of Ordinances are hereby amended in their entirety as provided in this Ordinance and all ordinances or parts thereof conflicting or inconsistent with the provisions of this Ordinance as adopted and amended 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 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 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 the ____ day of _____, 2016.

ATTEST:

THE CITY OF LEANDER, TEXAS

Debbie Haile, City Secretary

Christopher Fielder, Mayor

AGENDA ITEM #8



Executive Summary

November 17, 2016

Council Agenda Subject: Consider Award of Bid to purchase an Insulated

Articulated Telescopic Aerial Lift (Bucket) Truck with minor accessories.

Background: Five vendors submitted nine bids for Solicitation #S17-006 on October 25th for a new Bucket Truck for the Public Works Department. The low bid from Mac Haik Ford of Georgetown did not meet the specifications requiring outrigger supports among other requirements. The second low bid, also from Mac Haik Ford did meet the specifications with a bid price of \$116,762.75. Delivery is expected in 210-240 days. This will replace the 1994 model bucket truck with approximately 143,000 miles.

Origination: Pat Womack, Public Works Director

Financial Consideration: \$116,762.75 from the Vehicle Reserve Fund #14-21-7100 (General Fund)

Recommendation: Staff respectfully recommends that the Council award a Purchase Order to Mack Haik Ford of Georgetown for the purchase of the Bucket Truck including minor accessories for the above amount.

Attachment: Bid Tabulation

Prepared by: Pat Womack, Director of Public Works
Joy Simonton, Purchasing Agent

City of Leander

Bucket Truck FY 16/17

Solicitation No. S17-006

Opening: 10/25/2016

EVALUATION CRITERIA									
Pricing									
Base Truck and Bucket Price	\$92,214	\$112,288	\$113,982	\$116,649	\$126,108	\$130,052	\$131,730	\$131,730	\$139,900
Additional Price for 5-Year, 100,000 Mile Powertrain Warranty	\$2,250	\$2,250	\$3,300	\$3,445	\$2,525	\$2,250	\$3,100	\$3,260	\$0
Option Pricing Noted in Bid	\$0	\$2,225	\$2,225	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL PRICE	\$94,464	\$116,763	\$119,507	\$120,094	\$128,633	\$132,302	\$134,830	\$134,990	\$139,900
Bucket Truck Meets Specification									
Bid submission meets specification	Does not meet specification. Truck on lot and available immediately.	Meets specification.	Meets specification.	Meets specification.	Meets specification.	Meets specification.	Meets specification.	Meets specification.	Meets specification.

AWARD



Executive Summary

November 17, 2016

-
- Agenda Subject:** Subdivision Case 16-TOD-CP-006: Hold a public hearing and consider action on the Bryson Concept Plan Revision #1, for 499.6359 acres more or less; WCAD Parcels R032103, R032104, R032196, R032211, R485832-R485834, R525991, and R525993, R531476, R537888-R537908, R537915-R537936, R544619, R543609-R543624, R543642-R543655, R543674, R544620, and R547233-R547238; generally located to the northeast of the intersection of 183A Toll Road and San Gabriel Parkway; Leander, Williamson County, Texas.
- Background:** This request is the first step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the concept plan satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant: Stefan Pharis on behalf of Crescent Communities, Tommy Tucker.
- Financial Consideration:** None
- Recommendation:** This concept plan includes 1,261 single family lots, 74.9041 acres of Mixed Use which includes single-family, multi-family and commercial uses, an elementary school, an amenity center lot, and 91.75 acres of parkland. This revision changed the following:
1. Timing of the phases,
 2. Remove the meadow park
 3. Relocate the amenity center and elementary school
 4. Update the location of the collectors
- Staff recommends to approve the concept plan. The proposed changes to not reduce the total amount of parkland or increase the total number of units. The Planning & Zoning Commission recommendation will be available at the meeting.

Attachments:

1. Concept Plan
2. Previously Approved Concept Plan
3. Minutes-Planning & Zoning Commission November 10, 2016

Prepared By:

Tom Yantis, AICP
Assistant City Manager

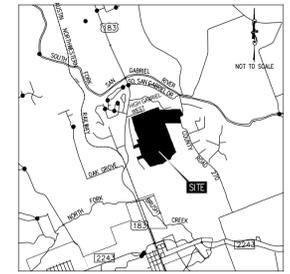
11/08/2016

DEVELOPER:

TOMMY TUCKER
CRESCENT COMMUNITIES
7000 N MOPAC EXPRESSWAY
SUITE 360, AUSTIN TX 78731
512-676-3079

OWNERS:

TOMMY TUCKER
CRESCENT COMMUNITIES
7000 N MOPAC EXPRESSWAY
SUITE 360, AUSTIN TX 78731
512-676-3079



NOTES:

1. A DEVELOPMENT AGREEMENT FOR THE BRYSON SUBDIVISION LAND USE AND UTILITY SERVICE WITH THE CITY OF LEANDER HAS BEEN APPROVED ON DECEMBER 19, 2013.
2. THE PROPOSED SUBDIVISION WILL COMPLY WITH THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL STREET DESIGN STANDARDS.
3. A SECONDARY ACCESS MUST BE PROVIDED FOR PROJECTS THAT EXCEED 30 SINGLE FAMILY UNITS, BUT MAY EXCEED 30 SINGLE FAMILY LOTS WITH APPROVAL BY THE FIRE DEPARTMENT.
4. A SECONDARY ACCESS MUST BE PROVIDED FOR MULTI-FAMILY RESIDENTIAL PROJECTS HAVING MORE THAN 200 DWELLING UNITS REGARDLESS OF WHETHER THEY ARE EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
5. NO VEHICULAR ACCESS TO CR 270 IS REQUIRED.
6. THE SITE IS WHOLLY WITHIN THE CITY LIMITS OF LEANDER.
7. FEE IN LIEU OF TIA WILL BE PAID PER LOT AT THE FINAL PLAT STAGE.

REVISIONS

NO	DATE	DESCRIPTION
1	09/08/2016	

PHASE	YEAR	LAND USE	UNITS	GROSS ACRES	
1	2015	SINGLE FAMILY (SF)	274	108.2658	
2	2017	SINGLE FAMILY (SF)	227	111.3820	
3	2017	SINGLE FAMILY (SF)	115	23.2164	
4	2018	MIXED USE (MU)	78	23.0932	
5	2019	SINGLE FAMILY (SF)	143	41.2886	
6	2020	SINGLE FAMILY (SF)	187	56.1944	
7	2021	MIXED USE (MU)	64	9.0699	
8	2021	MIXED USE (MU)	149	17.1695	
9	2021	MIXED USE (MU)	261	9.6127	
10	2021	SINGLE FAMILY (SF)	125	39.9549	
11	2021	SINGLE FAMILY (SF)	111	35.8738	
12	2021	MIXED USE (MU)	240	15.9558	
				1974	490.977

1261 SINGLE FAMILY LOTS PROPOSED
ESTIMATED SINGLE FAMILY LOT SIZES AND PRODUCT MIX:
16% = 45' x 125'
40% = 50' x 125'
34% = 60' x 125'
10% = 70' x 125'

TOTAL AREA OF THIS PLAT: 499.6359 ACRES
ESTIMATED AVERAGE DAILY TRIPS: APPROXIMATELY 20,000 TRIPS

LAND USE	UNIT	LUE CONVERSION	LUE	
SINGLE FAMILY AREAS				
SF	1,117		1117	
MIXED USE AREAS				
SF	144	1	144	
SF High Density	213	0.7	150	
SF	500	0.5	250	
Commercial SF	20,000	1 LUE/1,660 SF	13	
Elementary School	900	1 LUE/15 Students	60	
Amenity Center SF	2,400	1 LUE/200 SF	12	
			TOTAL	1746

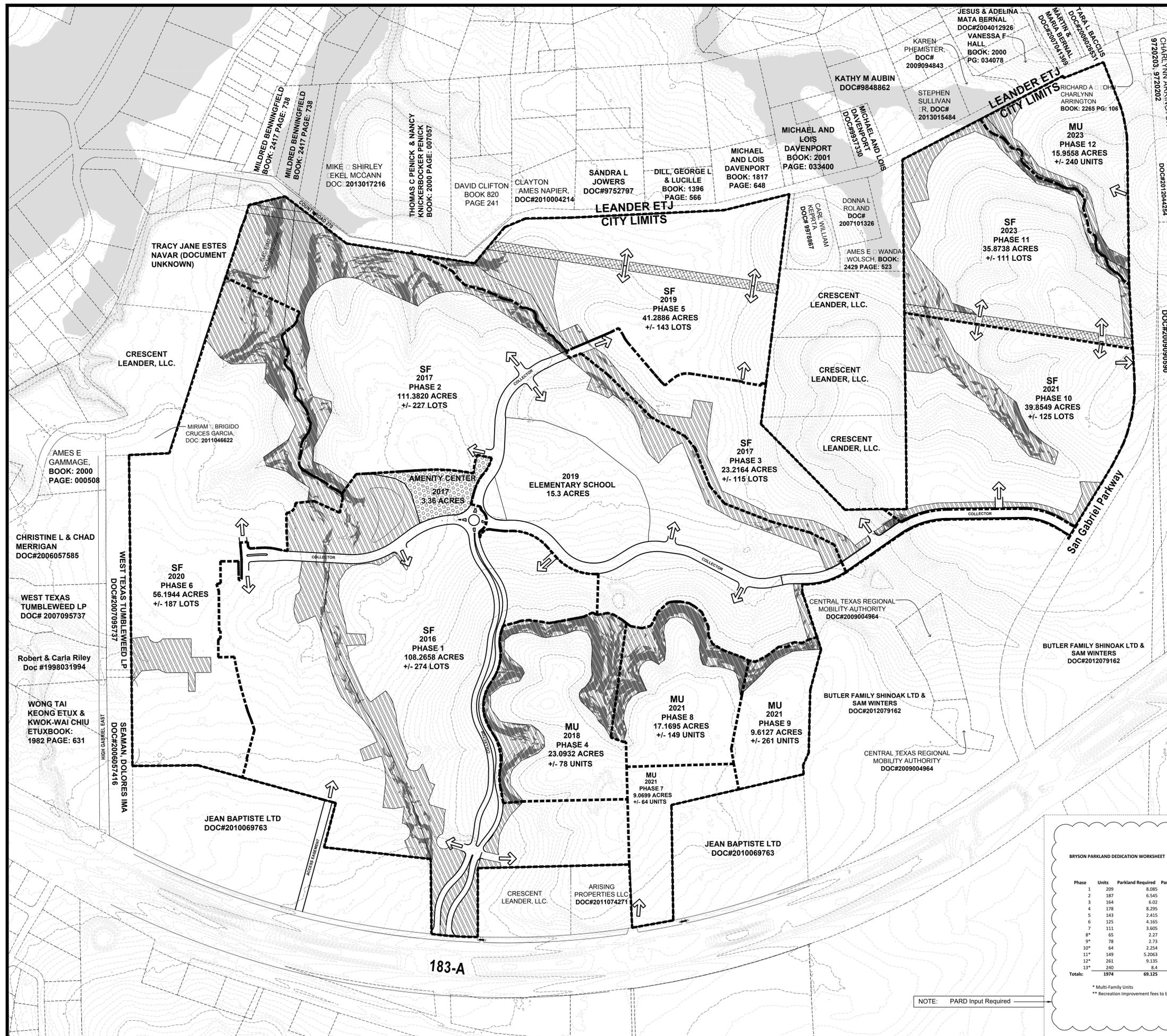
GROSS OPEN SPACE:	91.75 Ac
UTILITY EASEMENT OPEN SPACE:	4.58 Ac
NET STEEP SLOPES:	19.60 Ac
AMENITY CENTER:	3.36 Ac
FEMA 100 YEAR FLOODPLAIN:	2.20 Ac
GREENBELT AND NATURAL AREAS:	62.01 Ac

BRYSON PARKLAND DEDICATION WORKSHEET 8-Feb-16

Phase	Units	Parkland Required	Parkland Proposed	Steep Slope Acres	Flood Plain Acres	Parkland Credit	Rec. Imp Fee Required **	Facilities Proposed
1	209	8.085	10.1196	0.9408		9.6445	\$ 80,850.00	Trail
2	187	6.545	13.7939	3.53		11.8204	\$ 65,100.00	Trail, Pool, bathroom, open lawn trail
3	164	6.02	17.7431	4.3191	1.352	15.1162	\$ 62,300.00	Trail
4	178	8.295	17.2357	0.7399		16.8662	\$ 84,700.00	Trail
5	143	2.415	2.5429			2.5429	\$ 23,800.00	Trail
6	125	4.165	6.8552	1.0501		6.3301	\$ 41,650.00	Trail
7	111	3.605	6.8163	0.7153	0.514	6.2016	\$ 36,050.00	Trail
8*	65	2.27	1.3159	0.6813		0.9789	\$ 22,700.00	Trail
9*	78	2.73	7.8562	4.2531		5.7296	\$ 27,300.00	Trail
10*	64	2.254	1.3115	0.688		0.9725	\$ 22,540.00	Trail
11*	149	5.2053	3.0281	1.5649		2.2457	\$ 12,050.00	Trail
12*	261	9.135	1.0029	0.6206		0.6878	\$ 91,350.00	Trail
13*	240	8.4	2.1245	0.4874	0.334	1.7138	\$ 84,000.00	Trail
Totals:	1974	69.125	91.750	19.60	2.2	80.85	\$ 694,400.00	

* Multi-Family Units
** Recreation improvement fees to be used to construct the proposed facilities. Expenditure verification required prior to city acceptance.

NOTE: PARD Input Required

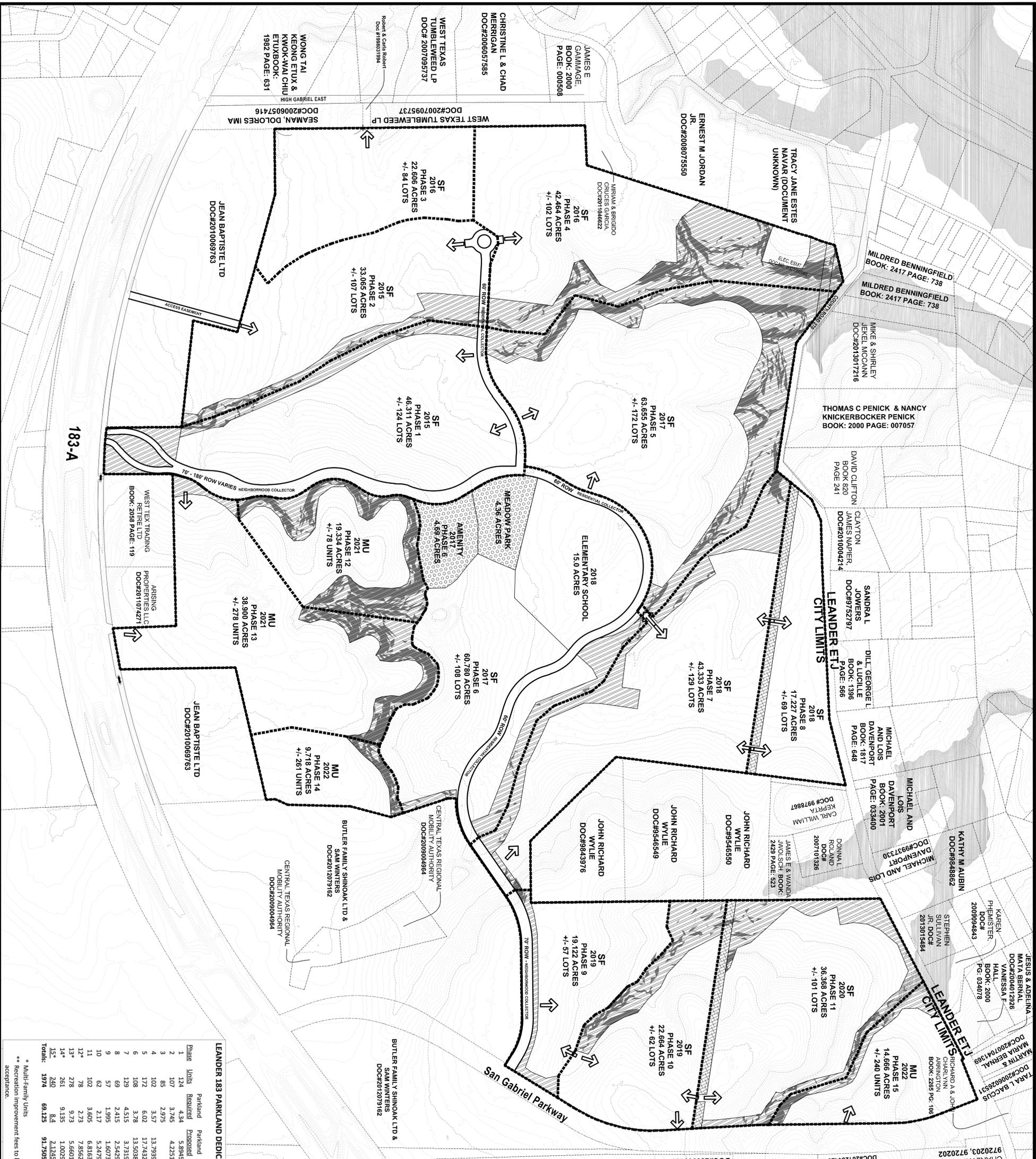


OCTOBER 6, 2016

BRYSON

CONCEPT PLAN DRAFT

© 2016 LEANDER TEXAS COUNTY DISTRICT 183-A



DEVELOPER:
STEVE YETTS
CRESCENT LEANDER TX, LLC
400 E. LAS COLINAS BLVD.
SUITE 41075
469-515-5601

OWNERS:
STEVE YETTS
CRESCENT LEANDER TX, LLC
400 E. LAS COLINAS BLVD.
SUITE 41075
469-515-5601

NOTES:

- A DEVELOPMENT AGREEMENT FOR THE LEANDER 183 SUBDIVISION LAND USE AND UTILITY SERVICE WITH THE CITY OF LEANDER HAS BEEN ENTERED INTO BY AND BETWEEN THE DEVELOPER AND THE CITY OF LEANDER. THE PROPOSED SUBDIVISION WILL COMPLY WITH THE CITY OF LEANDER TRANSPORTATION CRITERIA MANUAL STREET DESIGN STANDARDS.
- A SECONDARY ACCESS MUST BE PROVIDED FOR PROJECTS THAT EXCEED 30 SINGLE FAMILY UNITS, BUT MAY EXCEED 30 SINGLE FAMILY UNITS IF THE PROJECT IS A MIXED USE DEVELOPMENT.
- NO VEHICULAR ACCESS TO OR FROM THE CITY LIMITS OF LEANDER IS ALLOWED ON THIS SITE.
- THE SITE IS WHOLLY WITHIN THE CITY LIMITS OF LEANDER.
- FEE IN LIEU OF TIA WILL BE PAID PER LOT AT THE FINAL PLAT STAGE.

SCALE 1"=300'

LOCATION MAP

PHASE	YEAR	LAND USE	UNITS	GROSS ACRES
1	2015	SINGLE FAMILY (SF)	124	46.3107
2	2015	SINGLE FAMILY (SF)	107	33.0646
3	2016	SINGLE FAMILY (SF)	85	22.8065
4	2016	SINGLE FAMILY (SF)	102	42.4635
5	2017	SINGLE FAMILY (SF)	172	63.8541
6	2017	SINGLE FAMILY (SF)	106	40.8030
7	2017	SINGLE FAMILY (SF)	158	45.5444
8	2018	SINGLE FAMILY (SF)	69	17.2271
9	2019	SINGLE FAMILY (SF)	57	19.1224
10	2019	SINGLE FAMILY (SF)	62	22.6839
11	2020	SINGLE FAMILY (SF)	102	36.3684
12	2020	MIXED USE (MU)	71	40.7393
13	2021	MIXED USE (MU)	278	38.8951
14	2022	MIXED USE (MU)	261	9.7195
15	2022	MIXED USE (MU)	240	14.8666
SUB TOTAL				857
TOTAL				489,997.5

ESTIMATED SINGLE FAMILY LOT SIZES AND PRODUCT MIX:

7% = 40' x 125'
48% = 50' x 125'
33% = 60' x 125'
12% = 70' x 125'

TOTAL AREA OF THIS PLAT: 480.00 ACRES

ESTIMATED AVERAGE DAILY TRIPS: APPROXIMATELY 20,000 TRIPS

LAND USE	UNITS	LUE CONVERSION	LUE
SINGLE FAMILY AREAS	1,117	1	1117
MIXED USE AREAS	144	1	144
SF High Density	213	0.7	150
MF	500	0.5	250
Commercial	20,000	1 LUE/1,600 SF	13
Elementary School	900	1 LUE/50 Students	60
Amenity Center	2,400	1 LUE/200 STUDENT	12
TOTAL			1746

LEANDER 183 PARKLAND DEDICATION WORKSHEET

23-Apr-14

Phase	Units	Parkland Required	Parkland Proposed	Slope Acres	Steep Slope Acres	Floodplain Acres	Parkland Credited	Fee Required**	Rec. Imp.	Facilities Proposed
1	124	4.34	5.8945	4.2251	0.4598		5.6648	\$ 37,450.00	Trail	
2	107	3.745	2.975				3.9797	\$ 29,400.00	Trail	
3	85	2.975						\$ 35,700.00	Pool, bathroom, open lawn, trail	
4	102	3.57	13.7939				11.8204	\$ 62,300.00	Trail	
5	172	6.02	17.7432				15.1162	\$ 39,550.00	Trail	
6	108	3.78	13.5038				13.4107	\$ 45,150.00	Trail	
7	129	4.515	3.7319				3.455	\$ 23,800.00	Trail	
8	69	2.415	2.5429				2.5429	\$ 19,950.00	Trail	
9	57	1.995	1.6073				1.6073	\$ 21,700.00	Trail	
10	62	2.17	5.2479				4.7228	\$ 27,300.00	Trail	
11	102	3.605	6.8163				5.7296	\$ 97,300.00	Trail	
12*	78	2.73	7.8562				4.2531	\$ 91,350.00	Trail	
13*	278	9.73	1.0029				0.6876	\$ 84,000.00	Trail	
14*	261	9.135	2.1245				1.2138	\$ 80.95	Trail	
15*	240	8.4	91.7505				80.95	\$ 694,400.00	Trail	
TOTALS:	1974	69.125	91.7505	19.607	0.334	2.2	80.95	\$ 694,400.00		

* Multi-Family Units
** Recreation improvement fees to be used to construct the proposed facilities. Expenditures verification required prior to city acceptance.

LEANDER 183

CONCEPT PLAN

SHEET 1 OF 1

MAY 7, 2014

PHARIS DESIGN

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-1048 TBLPS # F-10107500
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Executive Summary

November 17, 2016

Agenda Subject: Ordinance Case 16-OR-004: Hold a public hearing and consider action on amending Article VII, Sections 1, 2, and 3 of the Composite Zoning Ordinance to modify the masonry requirements associated with stucco; Leander, Williamson County, Texas.

Background: Staff presented a proposal to the City Council on July 21, 2016 that included several amendments to clarify the Composite Zoning Ordinances. The City Council approved all of the proposed amendments except for the amendment regarding the limitation of the percent of stucco. Staff was directed to work with the HBA and the Advisory Committee to draft a proposed amendment that would update the standards with regards to masonry.

Origination: Applicant: City of Leander

Financial Consideration: None

Recommendation: Staff recommends approval of the proposed ordinance amendments. The Planning & Zoning Commission recommendation will be available at the meeting.

Attachments:

1. Proposed Amendments
2. Ordinance
3. Minutes-Planning & Zoning Commission November 10, 2016

Prepared By: Tom Yantis, AICP
Assistant City Manager

11/08/2016

ARTICLE VII – ARCHITECTURAL COMPONENTS

SECTION 1: TYPE A

(b) Exterior Wall Standards:

- (1) At least eighty-five percent (85%) of the exterior surface area of all walls, including all stories of primary buildings / structures, shall consist of un-painted clay brick, ledge stone, fieldstone, cast stone, marble, granite, tile, painted or tinted stucco, non-reflective glass façade, glass block (or alternative glazing e.g. Kalwall) and factory tinted (not painted) split faced concrete masonry unit (non-residential buildings and structures only) or similar material approved by the Director of Planning. Primary buildings / structures constructed of one hundred (100%) percent stucco shall include architectural features that break the wall plane on all street facing walls. One of these features shall include a contrasting color around the windows and doors. Two (2) story homes shall be required to provide an additional feature that distinguishes the first floor from the second floor in order to prevent the construction of a large solid stucco wall with no visible breaks. The remaining exterior wall surface shall be comprised of those materials listed or cementitious-fiber planking (not panels unless they are used with board and batten application). Solid wood planking and decorative cementitious-fiber panels may be used for accent features.

SECTION 2: TYPE B

(b) Exterior Wall Standards:

- (1) At least eighty-five (85%) percent of the exterior surface area of first story walls and fifty (50%) percent of the exterior surface area of each additional story walls of primary buildings / structures, shall consist of un-painted clay brick, ledge stone, fieldstone, cast stone, marble, granite, tile, painted or tinted stucco, glass façade, glass block (or alternative glazing e.g. Kalwall) and factory tinted (not painted) split faced concrete masonry unit (non-residential buildings and structures only) or similar material approved by the Director of Planning. Primary buildings / structures constructed of one hundred (100%) percent stucco shall include architectural features that break the wall plane on all street facing walls. One of these features shall include a contrasting color around the windows and doors. Two (2) story homes shall be required to provide an additional feature that distinguishes the first floor from the second floor in order to prevent the construction of a large solid stucco wall with no visible breaks. The remaining exterior wall surface shall be comprised of those materials listed or cementitious-fiber planking (not panels unless they are used with a board and batten application). Solid wood planking, decorative cementitious-fiber panels and other materials approved by the Director of Planning may be used for accent features.

SECTION 3: TYPE C

(b) Exterior Wall Standards:

- (1) At least sixty (60%) percent of the exterior surface area of street facing walls (See Figures U, V, and W – following pages) of primary buildings and thirty five (35%) percent of the exterior surface area of all other walls of primary buildings / structures shall consist of un-painted clay brick, ledge stone, fieldstone, cast stone, marble, granite, tile, painted or tinted stucco, glass façade, glass block (or alternative glazing e.g. Kalwall) and, for non-residential buildings and structures, factory tinted (not painted) split faced concrete masonry unit, pre-cast concrete tilt wall with a decorative

or textured finish (needs approval by the Director of Planning to determine if finish is acceptable) or similar material approved by the Director of Planning. Primary buildings / structures constructed of one hundred (100%) percent stucco shall include architectural features that break the wall plane on all street facing walls. One of these features shall include a contrasting color around the windows and doors. Two (2) story homes shall be required to provide an additional feature that distinguishes the first floor from the second floor in order to prevent the construction of a large solid stucco wall with no visible breaks. The remaining exterior wall surface shall be comprised of those materials listed or cementitious-fiber planking (not panels unless they are used with a board and batten application) or exterior insulating finishing system (E.I.F.S.). Solid wood planking, decorative cementitious-fiber panels and other materials approved by the Director of Planning may be used for accent features. For non-residential buildings, smooth faced concrete masonry unit and metal panels or similar materials approved by the Director of Planning may be utilized as an accent feature and shall comprise not more than ten percent (10%) of any wall surface area.

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS AMENDING SECTIONS OF ARTICLE 14.02, THE COMPOSITE ZONING ORDINANCE, TO MODIFY THE MASONRY REQUIREMENTS ASSOCIATED WITH STUCCO; 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 Section 14.02.001, Article 14.02, Chapter 14, Leander Code of Ordinances (the “Composite Zoning Ordinance”), and forwarded its recommendation on the amendments to the City Council; and

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 of Article VII, Section 1 (b) (1). Article VII, Section 1 (b) (1) of the Composite Zoning Ordinance is hereby amended to read as follows:

(b) Exterior Wall Standards:

- (1) At least eighty-five percent (85%) of the exterior surface area of all walls, including all stories of primary buildings / structures, shall consist of un-painted clay brick, ledge stone, fieldstone, cast stone, marble, granite, tile, painted or tinted stucco, non-reflective glass façade, glass block (or alternative glazing e.g. Kalwall) and factory tinted (not painted) split faced concrete masonry unit (non-residential buildings and structures only) or similar material approved by the Director of Planning. Primary buildings / structures constructed of one hundred (100%) percent stucco shall include architectural features that break the wall plane on all street facing walls. One of these features shall include a contrasting color around the windows and doors. Two (2) story homes shall be required to provide an additional feature that distinguishes the first floor from the second floor in order to prevent the construction of a large solid stucco wall with no visible breaks. The remaining exterior wall surface shall be comprised of those materials listed or cementious-fiber planking (not panels unless they are used with board and batten application). Solid wood planking and decorative cementious-fiber panels may be used for accent features.

Section 3. Amendment of Article VII, Section 2 (b) (1). Article VII, Section 2 (b) (1) of the Composite Zoning Ordinance is hereby amended to read as follows:

(b) Exterior Wall Standards:

- (1) At least eighty-five (85%) percent of the exterior surface area of first story walls and fifty (50%) percent of the exterior surface area of each additional story walls of primary buildings / structures, shall consist of un-painted clay brick, ledge stone, fieldstone, cast stone, marble, granite, tile, painted or tinted stucco, glass façade, glass block (or alternative glazing e.g. Kalwall) and factory tinted (not painted) split faced concrete masonry unit (non-residential buildings and structures only) or similar material approved by the Director of Planning. Primary buildings / structures constructed of one hundred (100%) percent stucco shall include architectural features that break the wall plane on all street facing walls. One of these features shall include a contrasting color around the windows and doors. Two (2) story homes shall be required to provide an additional feature that distinguishes the first floor from the second floor in order to prevent the construction of a large solid stucco wall with no visible breaks. The remaining exterior wall surface shall be comprised of those materials listed or cementious-fiber planking (not panels unless they are used with a board and batten application). Solid wood planking, decorative cementious-fiber panels and other materials approved by the Director of Planning may be used for accent features.

Section 4. Amendment of Article VII, Section 3 (b) (1). Article VII, Section 3 (b) (1) of the Composite Zoning Ordinance is hereby amended to read as follows:

(b) Exterior Wall Standards:

- (1) At least sixty (60%) percent of the exterior surface area of street facing walls (See Figures U, V, and W – following pages) of primary buildings and thirty five (35%) percent of the exterior surface area of all other walls of primary buildings / structures shall consist of un-painted clay brick, ledge stone, fieldstone, cast stone, marble, granite, tile, painted or tinted stucco, glass façade, glass block (or alternative glazing e.g. Kalwall) and, for non-residential buildings and structures, factory tinted (not painted) split faced concrete masonry unit, pre-cast concrete tilt wall with a decorative or textured finish (needs approval by the Director of Planning to determine if finish is acceptable) or similar material approved by the Director of Planning. Primary buildings / structures constructed of one hundred (100%) percent stucco shall include architectural features that break the wall plane on all street facing walls. One of these features shall include a contrasting color around the windows and doors. Two (2) story homes shall be required to provide an additional feature that distinguishes the first floor from the second floor in order to prevent the construction of a large solid stucco wall with no visible breaks. The remaining exterior wall surface shall be comprised of those materials listed or cementious-fiber planking (not panels unless they are used with a board and batten application) or exterior insulating finishing system (E.I.F.S.). Solid wood planking, decorative cementious-fiber panels and other materials approved by the Director of Planning may be used for accent features. For non-residential buildings, smooth faced concrete masonry unit and metal panels or similar materials approved by the Director of Planning may be utilized as an accent feature and shall comprise not more than ten percent (10%) of any wall surface area.

Section 5. Conflicting Ordinances. Exhibit “A”, Section 14.02.001, Article 14.02, 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 6. 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 7. 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 and the City Charter.

Section 8. 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 9. 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 17th day of November, 2016.

PASSED AND FINALLY APPROVED on the 1st day of December, 2016.

THE CITY OF LEANDER, TEXAS

ATTEST:

Christopher Fielder, Mayor

Debora Penberg, Interim City Secretary



Executive Summary

November 17, 2016

-
- Agenda Subject:** Zoning Case 16-TOD-Z-015 & Subdivision Cases 16-TOD-CP-005 & 16-TOD-PP-013: Hold a public hearing and consider action on the Trailside Oaks Concept Plan, Preliminary Plat, and designation of the T4 General Urban Zone and T5 Urban Center Zone Transect Zones for approximately 8.467 acres more or less; located at 2012 Hero Way; WCAD Parcel R031603; Leander, Williamson County, Texas.
- Background:** This request is the first step in the rezoning and subdivision process.
- Origination:** Applicant/Agent: Ryan Larson (Lone Star Development) on behalf of Malcolm Leo, Virginia, and Clay Naumann.
- Financial Consideration:** None
- Recommendation:** Staff recommends approval of the concept plan, preliminary plat, and the designation of the T4 General Urban Zone and T5 Urban Center Zone Transect Zones. The following warrants have been approved with this application:
1. Lots that exceed the maximum lot dimensions required by the SmartCode.
 - The SmartCode limits the lot width to 96 foot maximum in T4 and 180 foot maximum in T5. The proposal is meeting the intent of the code by provided for pedestrian connections throughout the lots and multiple buildings on each lot.
 2. Alternative Thoroughfare Assemblies.
 - The alternative thoroughfare assemblies will all for the preservation of the existing trees on site.
 - SD-50-26 will be modified to remove the trees on one side as shown in ST-50-ALT-1. In this situation, the existing trees will remain on the north side of the roadway instead of planting new street trees. The existing trees will still provide a continuous tree canopy.

- SD-50-26 will be modified to provide for an 11 foot sidewalk on the retail side of the development as shown in ST-50-ALT-2. This proposal meets the intent of the SmartCode.
- SD-50-26 will be modified to remove the street trees and parking along the roadway and provide for a right and left turn lane as shown in ST-50-ALT-3. This street section is proposed for the approach to the project. The street trees will be provided along the entrance and the request meets the intent of the SmartCode.

The tree protection plan demonstrates a total of 29 trees that are between 18 and 26 inch significant trees were surveyed totaling 615 caliper inches. The applicant is proposing to remove 5 significant trees totaling 135 caliper inches. The required mitigation would consist of 270 caliper inches of replacement trees (2 caliper inches per every 1 inch removed). The tree summary is demonstrated below:

BETWEEN 18" & 26"					
SURVEYED		REMOVED		MITIGATION	
# of Trees	Total Inches	# of Trees	Total Inches	Calculation	Required Replacement
29	615"	5	135"	29" X 2	270"

The tree protection plan demonstrates a total of 14, greater than 26 caliper inch heritage trees were surveyed totaling 473 caliper inches. The applicant is proposing to remove 1 heritage tree totaling 29 caliper inches. The required mitigation would consist of 87 caliper inches of replacement trees (3 caliper inches per every 1 inch removed). In addition, a mitigation fee in the amount \$8,700 (29 X \$300) will be required. The tree summary is demonstrated below:

GREATER THAN 26"					
SURVEYED		REMOVED		MITIGATION	
# of Trees	Total Inches	# of Trees	Total Inches	Calculation	Required Replacement
14	473"	1	29"	29" X 3	87"

The Planning & Zoning Commission recommendation will be available at the meeting.

Attachments:

1. Concept Plan & Preliminary Plat
2. Ordinance
3. Minutes-Planning & Zoning Commission November 10, 2016

Prepared By:

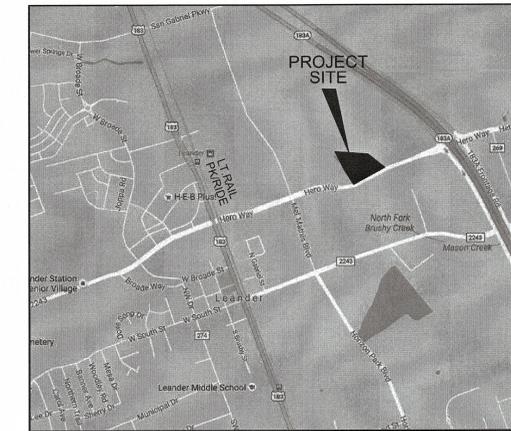
Tom Yantis, AICP
Assistant City Manager

11/16/2016

TRAILSIDE OAKS - PARTICIPATING PARCEL PLAN

PRELIMINARY PLAT IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

8.469 Acres, more or less, out of the Talbot Chambers Survey, Abstract No. 125, situated in Williamson County, Texas, being that certain (9.16 Acre) tract (further described as a 8.97 acre tract and a 0.19 acre tract) as conveyed to Malcolm Leo Naumann and Virginia Naumann, husband and wife, and Clay Naumann, by Special Warranty Deed as recorded in Doc. No. 2003009014, Official Public Records, Williamson County, Texas, SAVE AND EXCEPT that certain (0.6930 acre or 30,186 square feet) tract as conveyed to Williamson County, Texas for right of way purposes, by Donation Special Warranty Deed as recorded in Doc. No. 2009071323, Official Public Records, Williamson County, Texas.



LOCATION MAP
N.T.S.

SHEET INDEX

- COVER SHEET
- CONCEPT PLAN
- PRELIMINARY PLAT
- WATER DISTRIBUTION PLAN
- WASTEWATER COLLECTION PLAN
- DRAINAGE PLAN
- TREE MITIGATION PLAN

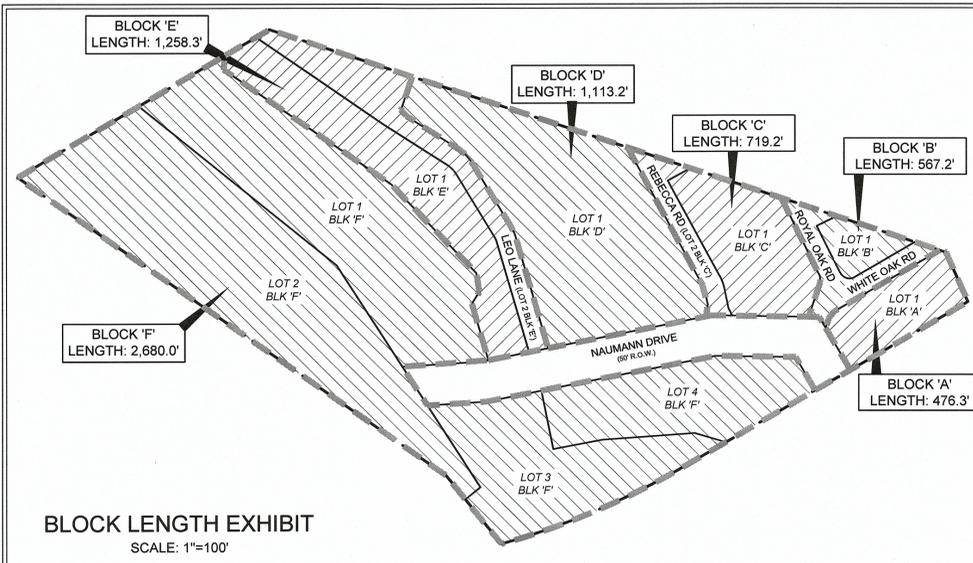


201 University Oaks Blvd., Ste. 540 PMB 101
Round Rock, Texas 78665
(512) 773-2766
Texas Registered Engineering Firm F-17563



TRAILSIDE OAKS
LEANDER, TEXAS 78641
COVER SHEET

SHEET
1
1 OF 7



WARRANTS:

- Request for larger lots, exceeding maximum block length and lot dimensions. This project is a site plan lot and has many existing features (i.e. the trees and creek) that have been preserved and tied in to enhance the overall aesthetics of the Development.
- Request for Thoroughfare Assemblies not in the Smart Code. The Site Development will utilize and preserve existing trees rather than provide new trees in tree wells. Sidewalks will meander through the project in order to provide a better living environment for the community.

Both of these Warrants will still allow this Development to meet the intent of the City of Leander Smart Code.

A portion of this tract is within a flood hazard area as shown on the Flood Insurance Rate Map Panel No. 48491C0455E, for Williamson County, effective September 28, 2008.

Letter of Map Revision dated July 11, 2013, case no. 13-06-3200aa.

Kerri K. Pena
Kerri K. Pena, P.E.,
TBPE No. 90255
Green Civil Design, L.L.C.
201 University Oaks Blvd., Ste. 540, PMB 101
Round Rock, Texas 78665
Firm No. F-17563



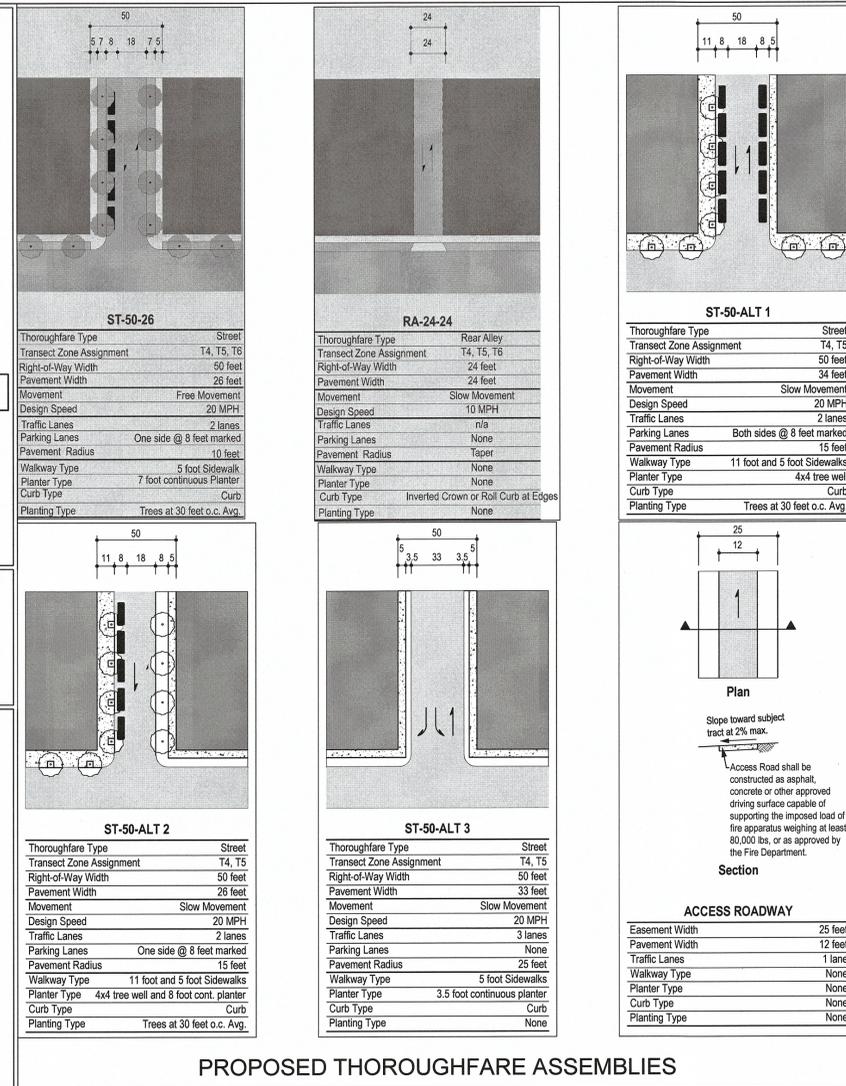
Surveyor Notes:

- All easements, of which I have knowledge and those recorded easements furnished by Independence Title and Stewart Title Guaranty Company according to Title Commitment GF No. 1603948-COM, effective date: February 18, 2016, DO AFFECT the subject property. Other than visible easements, no unrecorded or unwritten easements are shown hereon.
- Subject to easement (as shown) & easement rights as conveyed to Pedernales Electric Cooperative, Inc. as recorded in Vol. 761 Pg. 331, Deed Records Williamson County, Texas.
- Subject to 15 foot wide easement (the centerline being the existing line in approximate location as shown hereon) as conveyed to Pedernales Electric Cooperative, Inc. as recorded in Vol. 829 Pg. 932, Deed Records Williamson County, Texas.
- Subject to 20 foot wide right of way and easement (shown) for sewer/water lines and 30 foot wide temporary construction easement along "and to the left of the entire westerly line of the (shown) 20 foot wide easement", as conveyed to the City of Leander as recorded in Vol. 1280 Pg. 632, Official Records, Williamson County, Texas.
- Subject to 20 foot wide easement, "being ten feet on each side of the centerline of the facilities as built with guying easements as needed", as conveyed to Pedernales Electric Cooperative, Inc. as recorded in Doc. No. 2015098901, Official Public Records Williamson County, Texas.
- Easement as conveyed to Pedernales Electric Cooperative, Inc. as recorded in Vol. 761 Pg. 314, Deed Records Williamson County, Texas, DOES NOT AFFECT the subject tract shown hereon.

I, Paul Utterback, HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway and that this plat is an accurate representation of the property to the best of my knowledge.

Paul Utterback
PAUL UTTERBACK
R.P.L.S. NO. 5738

SURVEYED BY:
ATS ENGINEERS, INSPECTORS & SURVEYORS
4910 WEST HIGHWAY 290, AUSTIN, TX 78735
(512) 328-6995



NOTES:

- This Subdivision is wholly contained within the current corporate limits of the City of Leander, Texas.
- No lot in this subdivision shall be occupied until connected to the City of Leander water distribution and wastewater collection facilities.
- A Building Permit is required from the City of Leander prior to construction of any building or site improvements on any lot in this subdivision.
- No buildings, fences, landscaping or other structures are permitted within the drainage easements shown except as approved by the City of Leander Public Works Department.
- Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by the City of Leander.
- All easements on private property shall be maintained by the property owner or his or her assigns.
- In addition to the easements shown hereon, a ten (10') wide public utility easement is dedicated along and adjacent to all right-of-way and two and half (2.5') foot wide public utility easement is dedicated along all side lot lines.
- Building setbacks not shown hereon shall comply with the most current zoning ordinance of the City of Leander. Additional residential garage setbacks may be required as listed in the current zoning ordinance.
- All utility line must be located underground.
- All drive lanes, fire lanes, and driveways within the subdivision shall provide for reciprocal access for ingress and egress to all other lots within the subdivision and to adjacent properties.
- At the time of site development permit, unless a new traffic impact analysis (TIA) for the development as proposed in the concept plan indicates that average daily trips are estimated below 2,000, the applicant will provide payment to the City in lieu of a TIA.
- All Greenbelt and Landscaped areas within the site shall be owned and maintained by the owner(s).
- No additional obstructions in any waterway will be allowed on this property other than future proposed low water crossing where existing crossing is located.
- Access road shall be constructed as asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 80,000 lbs.

LOT	BLOCK	ACREAGE	USE/ ZONING	LUEs	TRAFFIC VOL.		WATERSHED
					TRIPS/DAY		
1	A	0.283	MULTI-FAMILY (T-4)	4.2	35		NORTH BRUSHY CREEK
1	B	0.110	MULTI-FAMILY (T-4)	1.4	12		NORTH BRUSHY CREEK
2	B	0.170	ACCESS/PUE	0.0	0		NORTH BRUSHY CREEK
1	C	0.467	MULTI-FAMILY (T-4)	7.0	59		NORTH BRUSHY CREEK
2	C	0.138	ACCESS/PUE	0.0	0		NORTH BRUSHY CREEK
1	D	1.320	MULTI-FAMILY (T-4)	11.9	99		NORTH BRUSHY CREEK
1	E	0.654	MULTI-FAMILY (T-4)	11.2	93		NORTH BRUSHY CREEK
2	E	0.383	ACCESS/PUE	0.0	0		NORTH BRUSHY CREEK
1	F	1.292	PUBLIC PARK	0.0	6		NORTH BRUSHY CREEK
2	F	1.697	MIXED USE (T-5)	23.0	363		NORTH BRUSHY CREEK
3	F	0.727	PUBLIC PARK	0.0	0		NORTH BRUSHY CREEK
4	F	0.597	MIXED USE (T-5)	23.0	363		NORTH BRUSHY CREEK
12 LOTS:		7.838		82	1,030		
ROW		0.631	RIGHT OF WAY	0	0		NORTH BRUSHY CREEK
TOTAL:		8.469		82	1,030		

OWNERS:

LONE STAR DEVELOPMENT PARTNERS
RYAN LARSON - PRINCIPAL
3717 WHITT LOOP
AUSTIN, TEXAS 78749
(512) 971-4045

ENGINEER:

GREEN CIVIL DESIGN, FIRM F-17563
201 UNIVERSITY OAKS BLVD., STE. 540 PMB 101
ROUND ROCK, TEXAS 78665
(512) 773-2766
GREENCIVILDDESIGN@GMAIL.COM

ARCHITECT:

DANZE & DAVIS ARCHITECTS, INC.
4701 SPICEWOOD SPRINGS ROAD, STE. 200
AUSTIN, TEXAS 78759
(512) 343-0714

SURVEYOR:

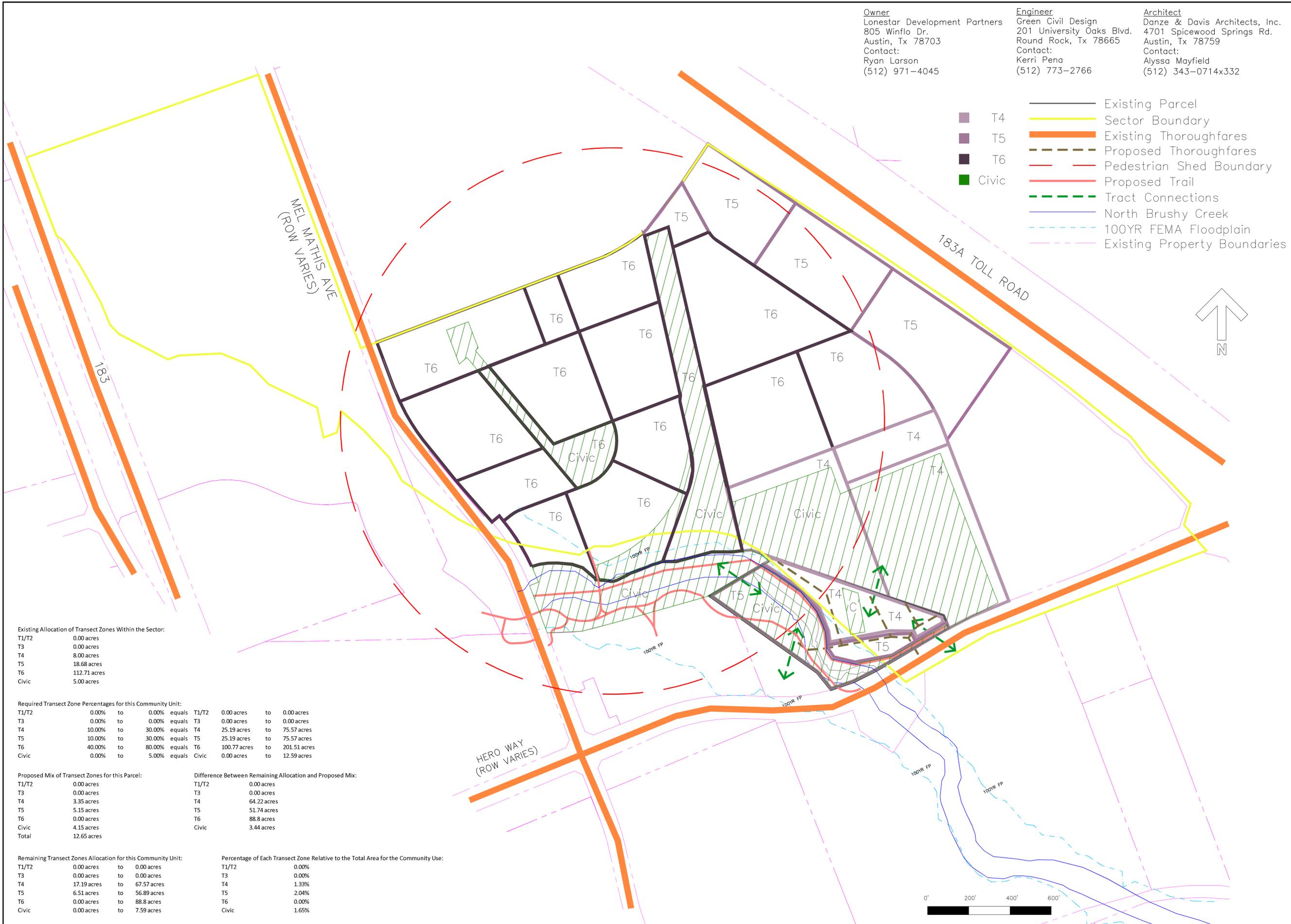
PAUL UTTERBACK, RPLS NO. 5738
ATS ENGINEERS, INSPECTORS & SURVEYORS
TBPLS FIRM REG. #0126000
4910 WEST HWY. 290
AUSTIN, TEXAS 78735
(512) 328-6995

Owner
 Lonestar Development Partners
 805 Winflo Dr.
 Austin, Tx 78703
 Contact:
 Ryan Larson
 (512) 971-4045

Engineer
 Green Civil Design
 201 University Oaks Blvd.
 Round Rock, Tx 78665
 Contact:
 Kerri Pena
 (512) 773-2766

Architect
 Danze & Davis Architects, Inc.
 4701 Spicewood Springs Rd.
 Austin, Tx 78759
 Contact:
 Alyssa Mayfield
 (512) 343-0714x332

- T4
- T5
- T6
- Civic
- Existing Parcel
- Sector Boundary
- Existing Thoroughfares
- Proposed Thoroughfares
- Pedestrian Shed Boundary
- Proposed Trail
- Tract Connections
- North Brushy Creek
- 100YR FEMA Floodplain
- Existing Property Boundaries



Existing Allocation of Transect Zones Within the Sector:

T1/T2	0.00 acres
T3	0.00 acres
T4	8.00 acres
T5	18.68 acres
T6	112.71 acres
Civic	5.00 acres

Required Transect Zone Percentages for this Community Unit:

T1/T2	0.00%	to	0.00%	equals	T1/T2	0.00 acres	to	0.00 acres
T3	0.00%	to	0.00%	equals	T3	0.00 acres	to	0.00 acres
T4	10.00%	to	30.00%	equals	T4	25.19 acres	to	75.57 acres
T5	10.00%	to	30.00%	equals	T5	25.19 acres	to	75.57 acres
T6	40.00%	to	80.00%	equals	T6	100.77 acres	to	201.51 acres
Civic	0.00%	to	5.00%	equals	Civic	0.00 acres	to	12.59 acres

Proposed Mix of Transect Zones for this Parcel:

T1/T2	0.00 acres
T3	0.00 acres
T4	3.35 acres
T5	5.15 acres
T6	0.00 acres
Civic	4.15 acres
Total	12.65 acres

Difference Between Remaining Allocation and Proposed Mix:

T1/T2	0.00 acres
T3	0.00 acres
T4	64.22 acres
T5	51.74 acres
T6	88.8 acres
Civic	3.44 acres

Remaining Transect Zones Allocation for this Community Unit:

T1/T2	0.00 acres	to	0.00 acres
T3	0.00 acres	to	0.00 acres
T4	17.19 acres	to	67.57 acres
T5	6.51 acres	to	56.89 acres
T6	0.00 acres	to	88.8 acres
Civic	0.00 acres	to	7.59 acres

Percentage of Each Transect Zone Relative to the Total Area for the Community Use:

T1/T2	0.00%
T3	0.00%
T4	1.33%
T5	2.04%
T6	0.00%
Civic	1.65%

DANZE & DAVIS
 ARCHITECTS, INC.
 4701 Spicewood Springs Road, Suite 200 Austin, TX 78759 Phone 512.343.0714 Fax 512.343.0718
 WWW.DANZE-DAVIS.COM

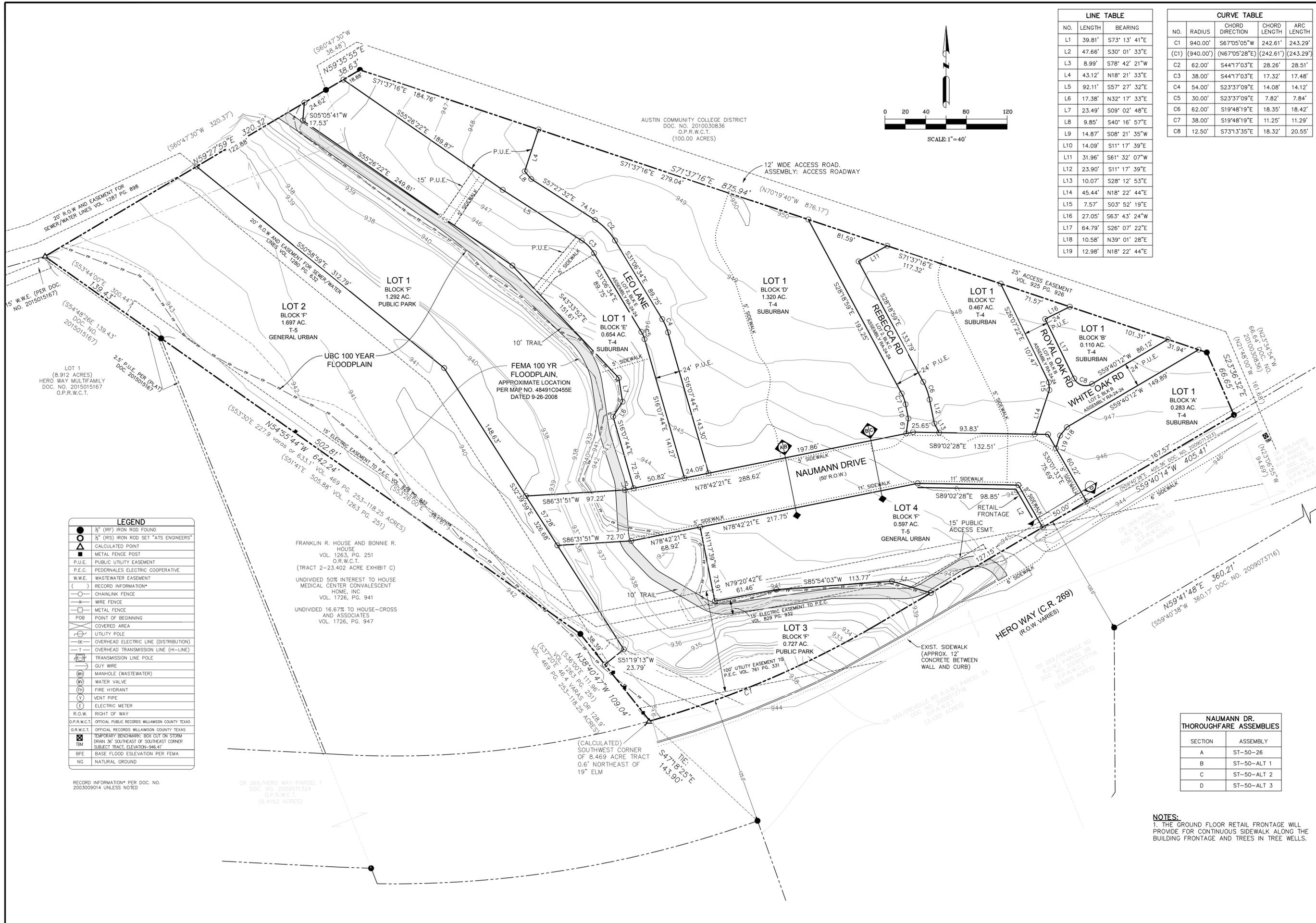
TRAILSIDE OAKS
 9361 183A TOLL RD
 LEANDER, TX 78641

SCALE 1"=200'

CONCEPT PLAN
 DRAWN BY: ADM
 CHECKED BY:
 DATE: 11-08-2016
 REVISED:

SHEET
 2 OF 7

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LINE TABLE		
NO.	LENGTH	BEARING
L1	39.81'	S73° 13' 41"E
L2	47.66'	S30° 01' 33"E
L3	8.99'	S78° 42' 21"W
L4	43.12'	N18° 21' 33"E
L5	92.11'	S57° 27' 32"E
L6	17.38'	N32° 17' 33"E
L7	23.49'	S09° 02' 48"E
L8	9.85'	S40° 16' 57"E
L9	14.87'	S08° 21' 35"W
L10	14.09'	S11° 17' 39"E
L11	31.96'	S61° 32' 07"W
L12	23.90'	S11° 17' 39"E
L13	10.07'	S28° 12' 53"E
L14	45.44'	N18° 22' 44"E
L15	7.57'	S03° 52' 19"E
L16	27.05'	S63° 43' 24"W
L17	64.79'	S26° 07' 22"E
L18	10.58'	N39° 01' 28"E
L19	12.98'	N18° 22' 44"E

CURVE TABLE			
NO.	RADIUS	CHORD DIRECTION	ARC LENGTH
C1	940.00'	S67°05'05"W	242.61'
(C1)	(940.00')	(N67°05'28"E)	(242.61')
C2	62.00'	S44°17'03"E	28.26'
C3	38.00'	S44°17'03"E	17.32'
C4	54.00'	S23°37'09"E	14.08'
C5	30.00'	S23°37'09"E	7.82'
C6	62.00'	S19°48'19"E	18.35'
C7	38.00'	S19°48'19"E	11.25'
C8	12.50'	S73°13'35"E	18.32'

LEGEND	
●	1/2" (RF) IRON ROD FOUND
○	1/2" (RS) IRON ROD SET "ATS ENGINEERS"
▲	CALCULATED POINT
■	METAL FENCE POST
—	P.U.E. PUBLIC UTILITY EASEMENT
—	P.E.C. PEDERNALES ELECTRIC COOPERATIVE
—	W.W.E. WASTEWATER EASEMENT
()	RECORD INFORMATION*
○	CHAINLINK FENCE
—	WIRE FENCE
—	METAL FENCE
○	P.O.B. POINT OF BEGINNING
○	COVERED AREA
○	UTILITY POLE
—	OVERHEAD ELECTRIC LINE (DISTRIBUTION)
—	OVERHEAD TRANSMISSION LINE (HI-LINE)
—	TRANSMISSION LINE POLE
—	GUY WIRE
(M)	MANHOLE (WASTEWATER)
(W)	WATER VALVE
(H)	FIRE HYDRANT
(V)	VENT PIPE
(E)	ELECTRIC METER
—	R.O.W. RIGHT OF WAY
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY TEXAS
O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY TEXAS
□	TEMPORARY BENCHMARK BOX OUT ON STORM DRAIN 36' SOUTHEAST OF SOUTHEAST CORNER SUBJECT TRACT, ELEVATION=948.47'
BFE	BASE FLOOD ELEVATION PER FEMA
NG	NATURAL GROUND

NAUMANN DR. THOROUGHFARE ASSEMBLY	
SECTION	ASSEMBLY
A	ST-50-26
B	ST-50-ALT 1
C	ST-50-ALT 2
D	ST-50-ALT 3

NOTES:
 1. THE GROUND FLOOR RETAIL FRONTAGE WILL PROVIDE FOR CONTINUOUS SIDEWALK ALONG THE BUILDING FRONTAGE AND TREES IN TREE WELLS.

NO.	REVISIONS	DATE

FILE NAME: PEG.PAT#20161001
 DESIGNED BY: KRP, PAM
 DRAWN BY: PAM
 CHECKED BY: KRP

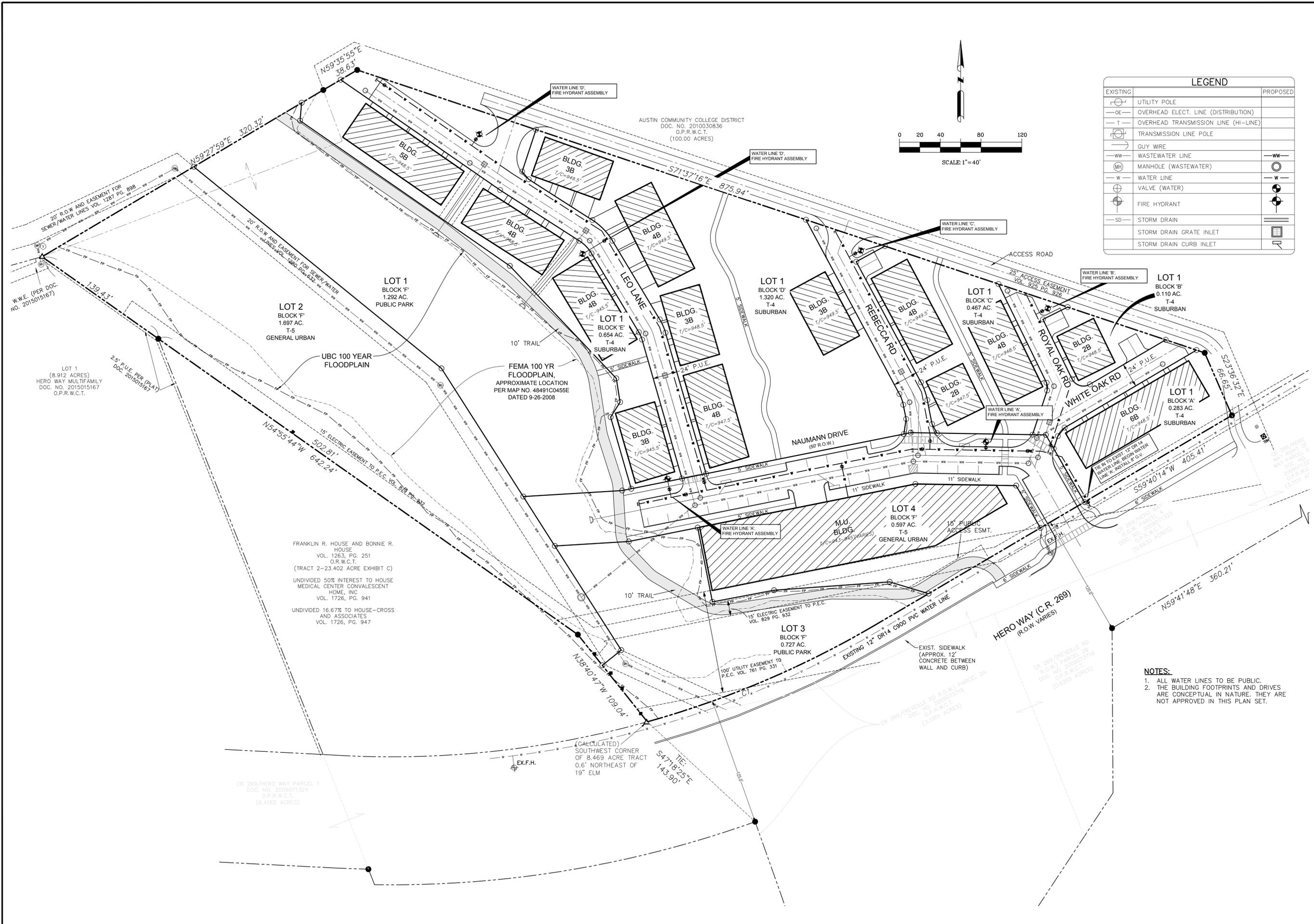
STATE OF TEXAS
 KERRI K. PENN.
 90255
 LICENSED PROFESSIONAL ENGINEER
 10/29/16

201 University Oaks Blvd., Ste. 540 PMB 101
 Round Rock, Texas 78665
 (512) 773-2766
 Texas Registered Engineering Firm F-17563

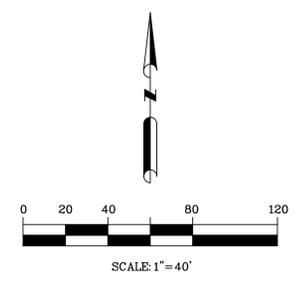
Green Civil Design
 GCD
 Engineering & Consulting

TRAILSIDE OAKS
 LEANDER, TEXAS 78641
 PRELIMINARY PLAT

SHEET
3
 OF 7

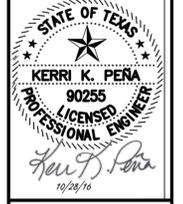


LEGEND	
EXISTING	PROPOSED



NO.	REVISIONS	DATE

FILE NAME: PEG. PLAN. 2016.001
 DATE: AUGUST, 2016
 PROJECT NO.: 500-101



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 Round Rock, Texas 78665
 (512) 773-2766
 Texas Registered Engineering Firm F-17563

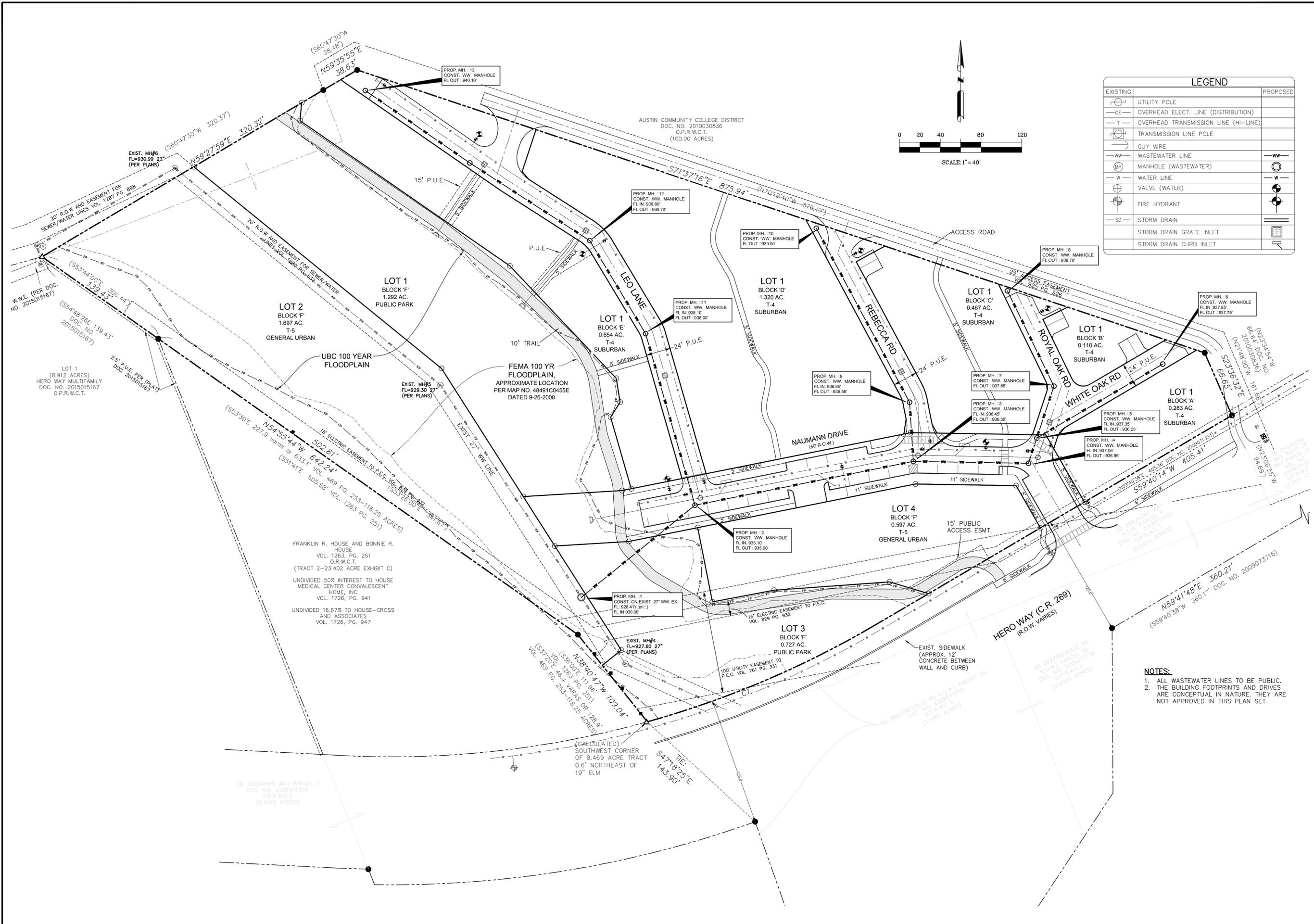
Green Civil Design
 Engineering & Consulting

TRAILSIDE OAKS
 LEANDER, TEXAS 78641

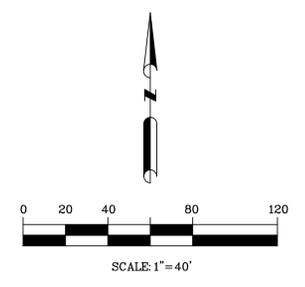
Water Distribution Plan

SHEET
4
 OF 7

- NOTES:**
1. ALL WATER LINES TO BE PUBLIC.
 2. THE BUILDING FOOTPRINTS AND DRIVES ARE CONCEPTUAL IN NATURE. THEY ARE NOT APPROVED IN THIS PLAN SET.



LEGEND	
EXISTING	PROPOSED
	UTILITY POLE
	OVERHEAD ELECT. LINE (DISTRIBUTION)
	OVERHEAD TRANSMISSION LINE (HI-LINE)
	TRANSMISSION LINE POLE
	GUY WIRE
	WASTEWATER LINE
	MANHOLE (WASTEWATER)
	WATER LINE
	VALVE (WATER)
	FIRE HYDRANT
	STORM DRAIN
	STORM DRAIN GRATE INLET
	STORM DRAIN CURB INLET



NO.	REVISIONS	DATE

FILE NAME: PEG. PLAN#20161001
 DATE: AUGUST, 2016
 PROJECT NO.: 900-101



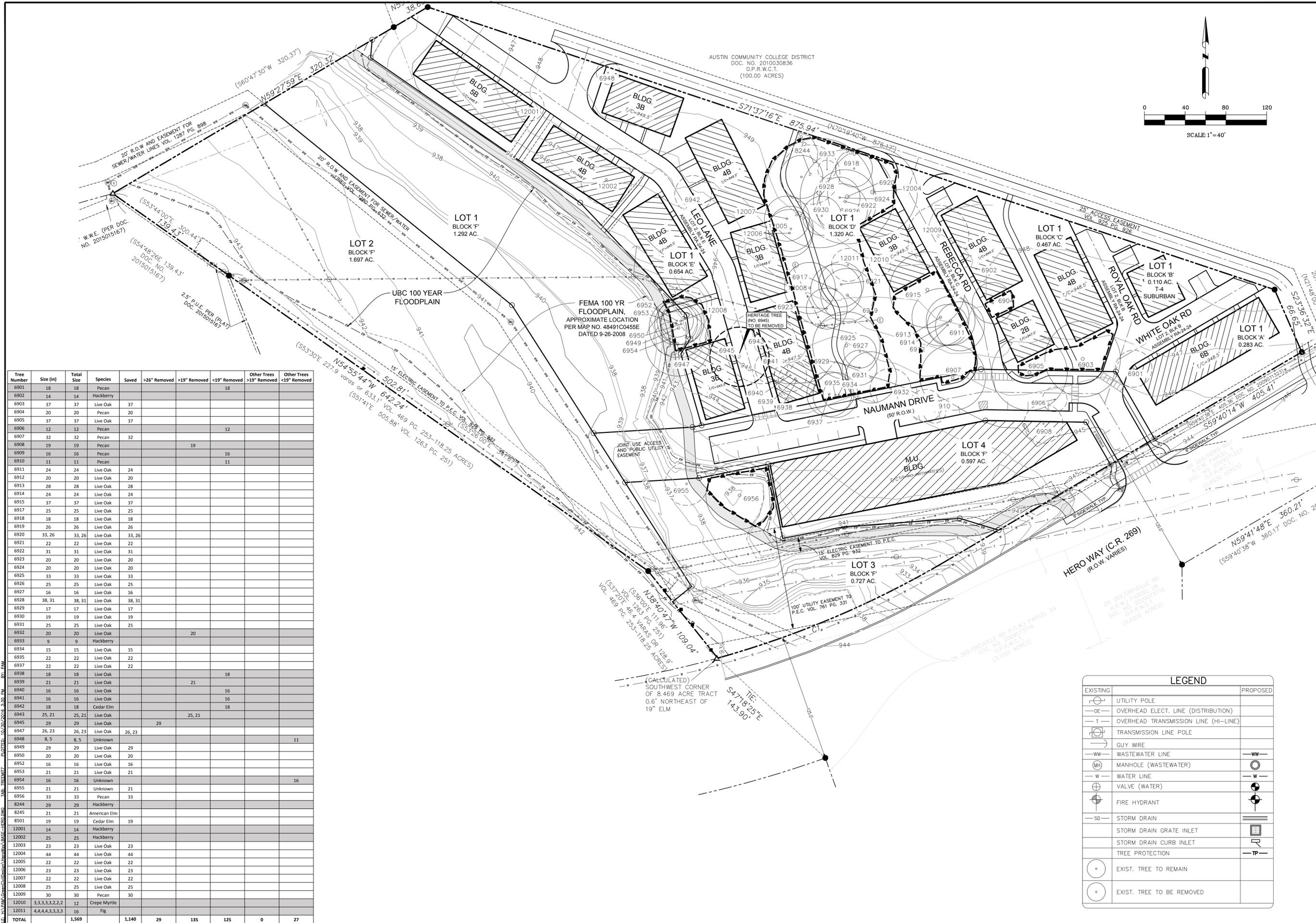
201 University Oaks Blvd., Ste. 540 PMB 101
 Round Rock, Texas 78665
 (512) 773-2766
 Texas Registered Engineering Firm F-17563



TRAILSIDE OAKS
LEANDER, TEXAS 78641
Waste Water Collection Plan

SHEET
5
 OF 7

- NOTES:**
1. ALL WASTEWATER LINES TO BE PUBLIC.
 2. THE BUILDING FOOTPRINTS AND DRIVES ARE CONCEPTUAL IN NATURE. THEY ARE NOT APPROVED IN THIS PLAN SET.



Tree Number	Size (in)	Total Size	Species	Saved	>26" Removed	>19" Removed	<19" Removed	Other Trees >19" Removed	Other Trees <19" Removed
6901	18	18	Pecan				18		
6902	14	14	Hackberry						
6903	37	37	Live Oak	37					
6904	20	20	Pecan	20					
6905	37	37	Live Oak	37					
6906	12	12	Pecan				12		
6907	32	32	Pecan	32					
6908	19	19	Pecan			19			
6909	16	16	Pecan				16		
6910	11	11	Pecan				11		
6911	24	24	Live Oak	24					
6912	20	20	Live Oak	20					
6913	28	28	Live Oak	28					
6914	24	24	Live Oak	24					
6915	37	37	Live Oak	37					
6917	25	25	Live Oak	25					
6918	18	18	Live Oak	18					
6919	26	26	Live Oak	26					
6920	33, 26	33, 26	Live Oak	33, 26					
6921	22	22	Live Oak	22					
6922	31	31	Live Oak	31					
6923	20	20	Live Oak	20					
6924	20	20	Live Oak	20					
6925	33	33	Live Oak	33					
6926	25	25	Live Oak	25					
6927	16	16	Live Oak	16					
6928	38, 31	38, 31	Live Oak	38, 31					
6929	17	17	Live Oak	17					
6930	19	19	Live Oak	19					
6931	25	25	Live Oak	25					
6932	20	20	Live Oak			20			
6933	9	9	Hackberry						
6934	15	15	Live Oak	15					
6935	22	22	Live Oak	22					
6937	22	22	Live Oak	22					
6938	18	18	Live Oak				18		
6939	21	21	Live Oak			21			
6940	16	16	Live Oak				16		
6941	16	16	Live Oak				16		
6942	18	18	Cedar Elm				18		
6943	25, 21	25, 21	Live Oak			25, 21			
6945	29	29	Live Oak		29				
6947	26, 23	26, 23	Live Oak	26, 23					
6948	8, 5	8, 5	Unknown						11
6949	29	29	Live Oak	29					
6950	20	20	Live Oak	20					
6952	16	16	Live Oak	16					
6953	21	21	Live Oak	21					
6954	16	16	Unknown						16
6955	21	21	Unknown	21					
6956	33	33	Pecan	33					
8244	29	29	Hackberry						
8245	21	21	American Elm						
8501	19	19	Cedar Elm	19					
12001	14	14	Hackberry						
12002	25	25	Hackberry						
12003	23	23	Live Oak	23					
12004	44	44	Live Oak	44					
12005	22	22	Live Oak	22					
12006	23	23	Live Oak	23					
12007	22	22	Live Oak	22					
12008	25	25	Live Oak	25					
12009	30	30	Pecan	30					
12010	3,3,3,3,2,2,2	12	Crepe Myrtle						
12011	4,4,4,3,3,3,3	16	Fig						
TOTAL		1,569		1,140	29	135	125	0	27

EXISTING		PROPOSED	
	UTILITY POLE		OVERHEAD ELECT. LINE (DISTRIBUTION)
	OVERHEAD TRANSMISSION LINE (HI-LINE)		TRANSMISSION LINE POLE
	GUY WIRE		WASTEWATER LINE
	MANHOLE (WASTEWATER)		WATER LINE
	VALVE (WATER)		FIRE HYDRANT
	STORM DRAIN		STORM DRAIN GRATE INLET
	STORM DRAIN CURB INLET		TREE PROTECTION
	EXIST. TREE TO REMAIN		EXIST. TREE TO BE REMOVED

AUSTIN COMMUNITY COLLEGE DISTRICT
DOC. NO. 2010030836
O.P.R.W.C.T.
(100.00 ACRES)

SCALE: 1"=40'

0 40 80 120

DESIGNED BY: KRP, PAM
DRAWN BY: PAM
CHECKED BY: KRP

FILE NAME: PEG_PAT18092016.001
DATE: AUGUST, 2016
PROJECT NO.: 900-101

201 University Oaks Blvd., Ste. 540 PMB 101
Round Rock, Texas 78665
(512) 773-2766

Texas Registered Engineering Firm F-17563

Green Civil Design
Engineering & Consulting

TRAILSIDE OAKS
LEANDER, TEXAS 78641

TRAILSIDE OAKS
LEANDER, TEXAS 78641

Tree Mitigation Plan

SHEET
7
OF 7

ORDINANCE NO # _____

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE PLANNED UNIT DEVELOPMENT KNOWN AS THE TRANSIT ORIENTED DEVELOPMENT DISTRICT TO APPROVE A CONCEPT PLAN, PRELIMINARY PLAT, AND ADOPT TRANSECT ZONES T4 AND T5 FOR 8.467 ACRES OF LAND; MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, the owner of the property described hereinafter (the "Property"), which is located in the planned unit development known as the Transit Oriented Development District (the "TODD"), S2 Station Sector, has requested that the Transect Zones T4 General Urban Zone and T5 Urban Center Zone be adopted for the Property;

Whereas, after giving at least ten days written notice to the owners of land within two hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and PUD plan and forwarded its recommendation on the rezoning 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 reviewed the request and the circumstances of the Property;

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 hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Amendment of the TODD Ordinance. Ordinance No. 14-042-00, as amended, the TODD Ordinance, is hereby modified and amended for the Property as set forth in Section 3.

Section 3. Transect Zones Adopted. The TODD Ordinance is hereby amended by adopting a concept plan, preliminary plat, and establishing Transect Zones T4 General Urban Zone and T5 Urban Center Zone for that certain 8.467 acre parcel, located to the northwest of the intersection of Hero Way and 183A Toll Road, in Leander, Williamson County, Texas, as more particularly shown and described in Exhibit A (the "Property"). The Concept Plan and Preliminary Plat for the Property attached hereto as Exhibit A is hereby approved. Transect Zone T4 is hereby adopted for and shall apply to 3.35 acres of the Property, Transect Zone T5 is hereby adopted for and shall apply to 1.3 acres of the Property, and Civic Space is hereby adopted for and shall apply to 3.85 acres of the Property as shown on Exhibit A.

Section 4. Recording Zoning Change. The City Council directs the Planning Director to record this zoning classification on the City's official zoning map with the official notation as prescribed by the City's zoning ordinance.

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 for any reasons 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. Open Meetings. That 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, Loc. Gov't. Code.

PASSED AND APPROVED on First Reading this the 17th day of November, 2016.
FINALLY PASSED AND APPROVED on this the 1st day of December, 2016.

THE CITY OF LEANDER, TEXAS

ATTEST:

Christopher Fielder, Mayor

Debora Penberg, Interim City Secretary



Executive Summary

November 17, 2016

Agenda Subject: Zoning Case 16-Z-022: Consider action on the rezoning of a parcel located at 6301 N. Bagdad Rd; WCAD Parcel R031629 for 11.0959 acres more or less. Currently, the property is zoned SFU-2-B (Single Family Urban) and the applicant is proposing SFL-2-A (Single Family Limited) and SFL-2-B (Single Family Limited). Leander, Williamson County, Texas. The City Council recommended approval of the SFL-2-A (Single-Family Limited) at the October 27th City Council Meeting.

Background: This request is the final step in the rezoning process.

Origination: Applicant: Randall Jones & Associates (Amy Little) on behalf of Richard A. Alley Estate.

Financial Consideration: None

Recommendation: See Planning Analysis. The Planning & Zoning Commission unanimously recommended approval of the staff recommendation of the SFL-2-A (Single-Family Limited) zoning district at the October 13, 2016 meeting. The City Council approved the request and directed staff to work with the applicant to develop a plan to allow for a mixture of Type A and Type B homes. The applicant will provide a rendering of the proposed homes at the second reading of the ordinance.

Attachments:

1. Planning Analysis
2. Current Zoning Map
3. Future Land Use Map
4. Notification Map
5. Proposed Zoning Map
6. Aerial Map
7. Letter of Intent
8. Ordinance
9. Proposed Elevations

Prepared By: Tom Yantis, AICP
Assistant City Manager

11/08/2016



PLANNING ANALYSIS

ZONING CASE 16-Z-022 ALLEY TRACT

GENERAL INFORMATION

Owner: Richard Alley

Current Zoning: SFU-2-B (Single-Family Urban)

Proposed Zoning: SFL-2-A (Single Family Limited)
SFL-2-B (Single Family Limited)

Size and Location: The property is located at 6301 N. Bagdad Rd and includes approximately 11.0 acres.

Staff Contact: Martin Siwek, AICP, GISP
Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	SFU-2-B	Developed Property Zoned for Single-Family (Benbrook Ranch Subdivision)
EAST	SFU-2-B	Developed Property Zoned for Single-Family (Estates of North Creek Ranch Subdivision)
SOUTH	SFU-2-B	Developed Property Zoned for Single-Family (Estates of North Creek Ranch Subdivision)
WEST	SFU-2-B	Developed Property Zoned for Single-Family (North Creek Subdivision)

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

USE COMPONENTS:**SFL – SINGLE FAMILY LIMITED:**

Features: 3,500 sq. ft. lot min.; 1,000 sq. ft. living area min.

Intent: Development of single-family detached dwellings on small lots, including zero lot line development, and for other compatible and complimentary uses. The purpose of this component is to provide regulations to maintain and protect the City's single-family residences and neighborhoods in areas where it is appropriate to have small lot sizes and reduced setbacks. This component is generally intended as follows:

- (1) To provide an orderly transition to and create a buffer between larger lot neighborhoods and more intensive uses such as multi-family or commercial uses or arterial roadways.
- (2) To create more variety in housing opportunities and in the fabric of neighborhoods.
- (3) To be located in planned developments of greater than 100 acres and comprising less than twenty percent (20%) of the lots, or to provide infill opportunities in appropriate areas of the City such as in areas under transition.
- (4) To include or be located within six hundred feet of parkland or other recreational open space.

Lots that average less than forty feet in width along a block shall front on a street with a ROW of fifty-six (56) feet or greater and a pavement width of thirty-six (36) feet or greater unless access to garages on such lots is from an alley.

SITE COMPONENTS:**TYPE 2:**

Features: Accessory buildings greater of 10% of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.; multi-family provides at least 35% of units with an enclosed garage parking space.

Intent:

- (1) The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.
- (2) The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.
- (3) This component is intended to be utilized with the majority of LO and LC use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.
- (4) This component is generally not intended to be utilized with HC and HI use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the land owner.

ARCHITECTURAL COMPONENTS:**TYPE A:**

Features: 85% masonry; 5 or more architectural features.

Intent:

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) This component may be utilized for any high profile development, for any property in a prominent location or at an important gateway to the community.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

TYPE B:

Features: 85% masonry 1st floor, 50% all stories; 4 or more architectural features.

Intent:

- (1) The Type B architectural component is intended to be utilized for the majority of residential development except that which is intended as a Type A architectural component.
- (2) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions.
- (3) This component may be utilized to raise the building standards and help ensure compatibility for non-residential uses adjacent to property that is more restricted.
- (4) This component is intended for the majority of the LO and LC use components except those meeting the intent of the Type A or C architectural components.

COMPREHENSIVE PLAN STATEMENTS:

The following Comprehensive Plan statements may be relevant to this case:

- Create strong neighborhoods with a variety of housing choices.
- Encourage a range of housing types at a variety of price points.
- **MIXED USE CORRIDOR**

Areas along arterials between Centers that have available land should be developed to preserve the integrity of the corridor and maintain mobility.

Application: All land within approximately 500 feet of the outer edge of the right-of-way (typically one block deep) should be considered a part of the corridor.

Typical Uses: A variety of residential types, such as small-lot single-family, townhomes, duplexes and quadplexes, civic and institutional uses (schools and places of worship) and small professional offices that complement residential development. Limited neighborhood-serving commercial uses and higher-density residential are appropriate at intersections.

ANALYSIS:

The applicant has submitted a request for a zoning change from SFU-2-B (Single-Family Urban) to SFL-2-A (Single-Family Limited) and SFL-2-B (Single Family Limited) district to allow for a single-family development at this location. This property is adjacent to the developed Benbrook Ranch Subdivision to the north, the developed Estates of North Creek Subdivision to the east and south, and the developed North Creek Subdivision to the west.

This property was annexed into the City on December 21, 2006 and was established as an Interim SFR-1-B zoned district. The Planning and Zoning Commission heard a zoning case on this property at the August 13, 2015 meeting to rezone the property from Interim SFR-1-B (Single Family Rural) to SFU-2-B. The City Council approved this rezoning at the September 3, 2015 meeting.

This property is currently designated as a Mixed Use Corridor as part of the Future Land Use Plan. Mixed Use Corridors are identified on the Future Land Use Plan as areas between centers that should be developed to preserve corridor integrity and to maintain corridor mobility. This is to be accomplished by providing either high-density residential uses, or limited impact commercial uses that are compatible with residential uses (i.e. small professional offices, churches, and schools etc.) This corridor permits the following zoning use components per the Comprehensive Plan: LC, LO, TF, SFT, SFL, and PUD. LC is only permitted at appropriate intersections.

The Type 2 site component is intended to be paired with residential districts and is the standard site component paired with residential use components. Accessory buildings and structures are permitted providing that their total gross floor area square footage is not greater than ten percent of the gross floor area of the primary building, or 120 square feet; whichever is greater.

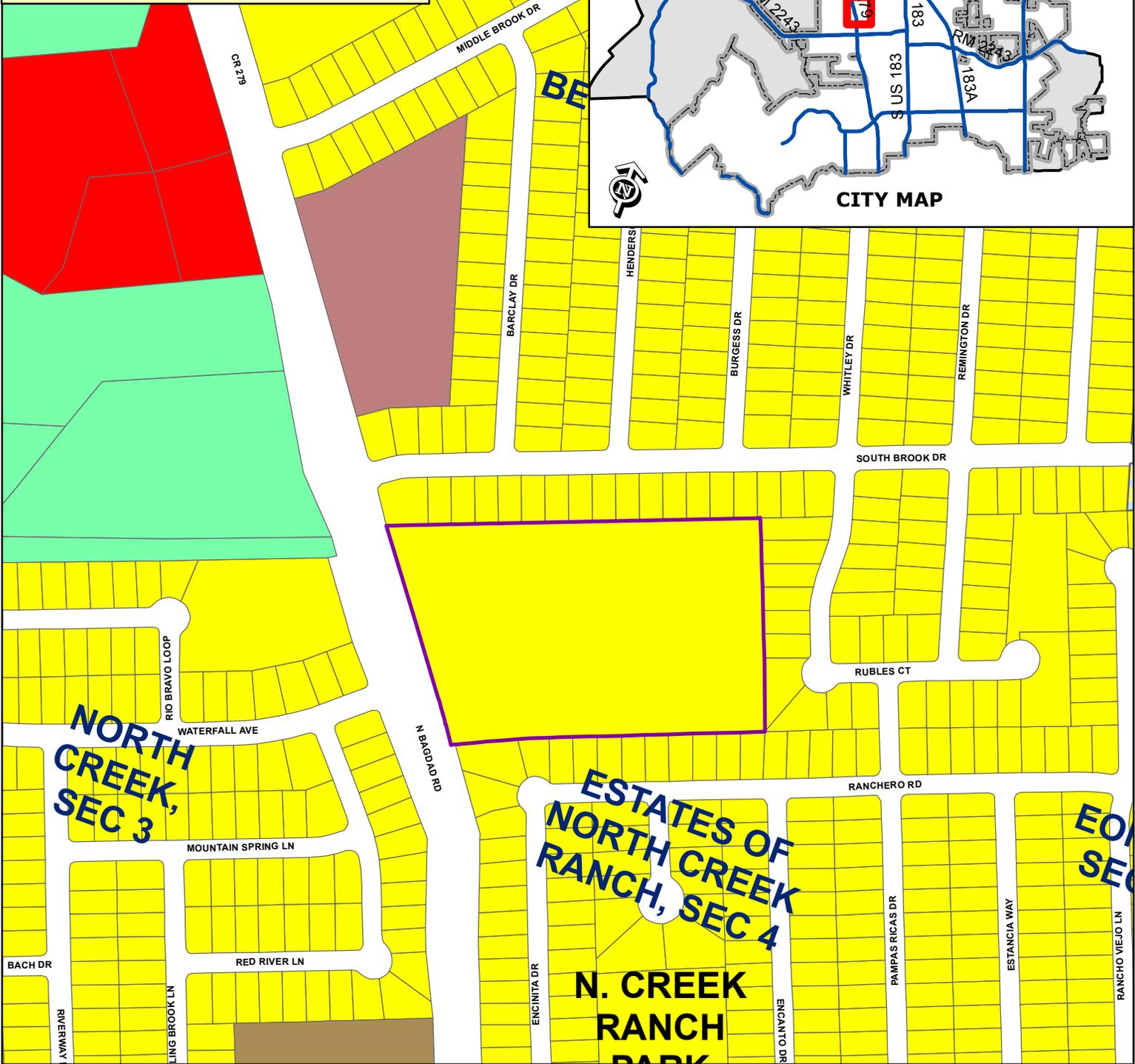
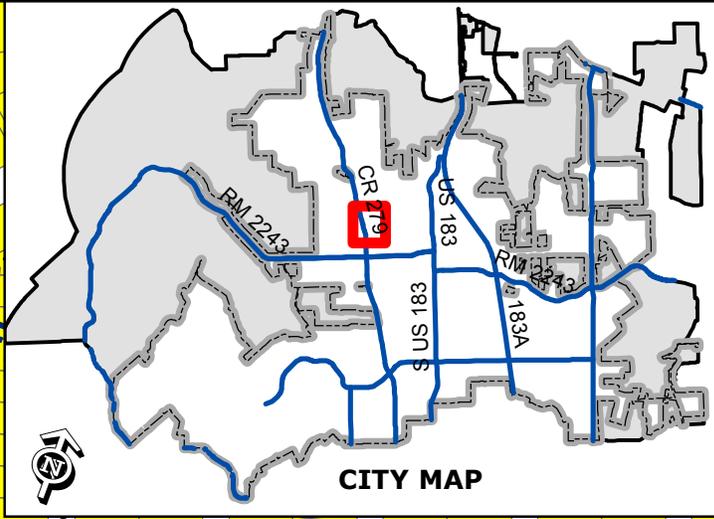
The Type A architectural component requires that all structures have 85% masonry on all stories with a minimum of five design features on street facing façades. Building heights for residences is not to exceed a maximum of 35 ft. The Type B architectural component requires that all structures are 85% masonry on the first story and 50% masonry on each additional story thereafter. Building height is limited to a maximum of 35 ft and includes a minimum of four design features for buildings.

The applicant is requesting the front 45 ft along the frontage of the property be zoned with a Type A architectural component and that the remainder of the property be zoned with the Type B architectural component.

STAFF RECOMMENDATION:

Staff recommends approval of the applicant's request with a modification of the architectural component to Type A (SFL-2-A district). The Type A architectural component is appropriate for the entire property as it is a higher density single family product that will be adjacent to a lower density single family product. This will assist with providing a harmonious land use transition to the adjacent neighborhoods. This zoning district provides for the development of a compatible residential use along N. Bagdad Rd. that meets the goals of the Comprehensive Plan and the intent statements of the Composite Zoning Ordinance.

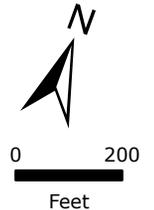
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy, please refer to the official ordinance for zoning verification. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



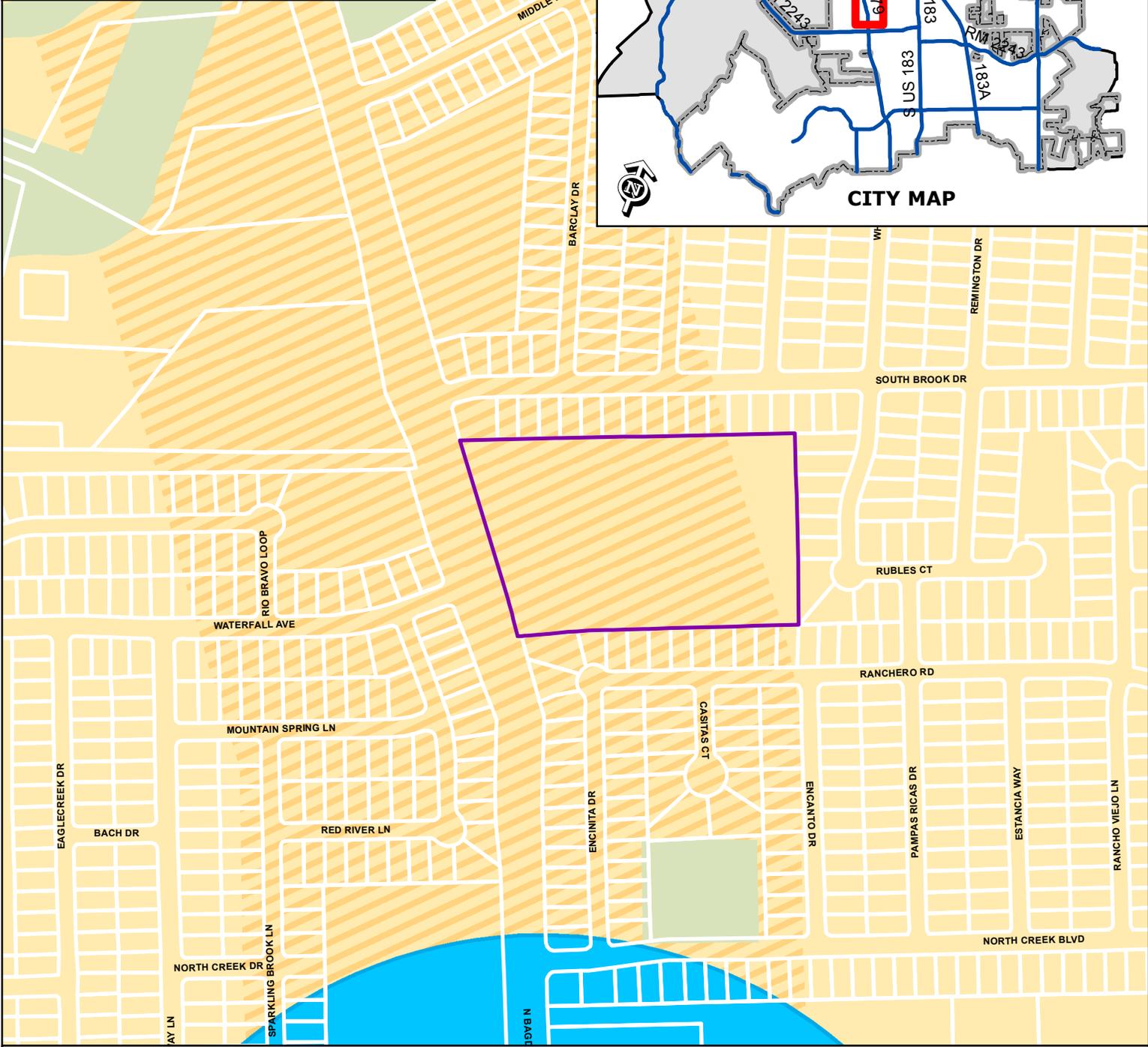
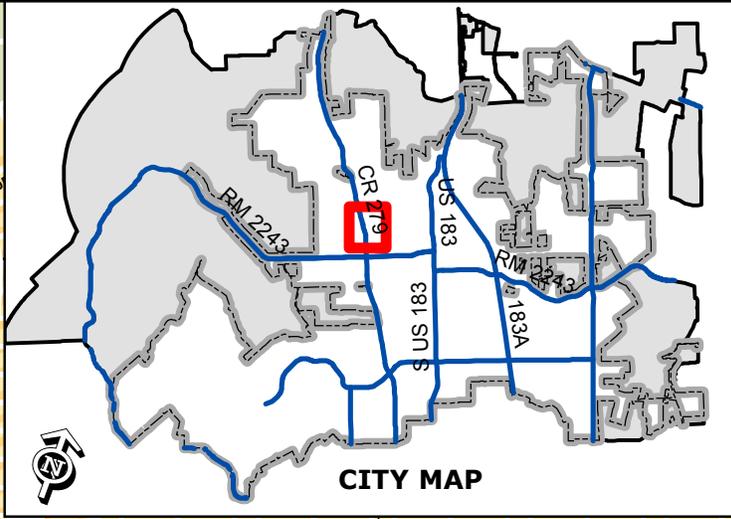
ZONING CASE 16-Z-022 Attachment #2

Current Zoning Map - Alley Tract

	Subject Property		SFR		SFL		LO		PUD - Commercial
	City Limits		SFE		SFT		LC		PUD - Mixed Use
			SFS		SFU/MH		GC		PUD - Multi-Family
			SFU		TF		HC		PUD - Townhomes
			SFC		MF		HI		PUD - Single-Family



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ZONING CASE 16-Z-022 Attachment #3

Future Land Use Map - Alley Tract

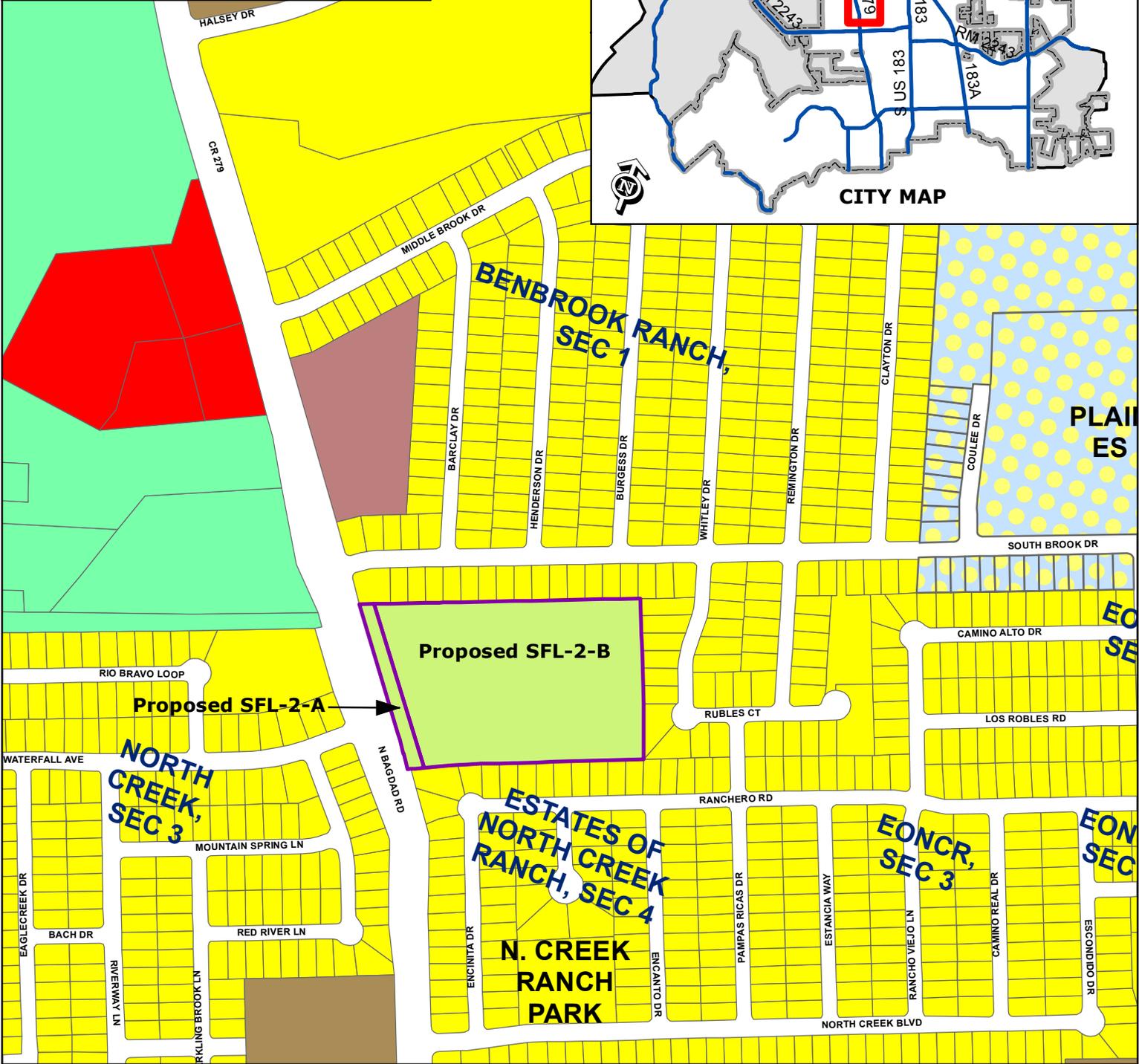
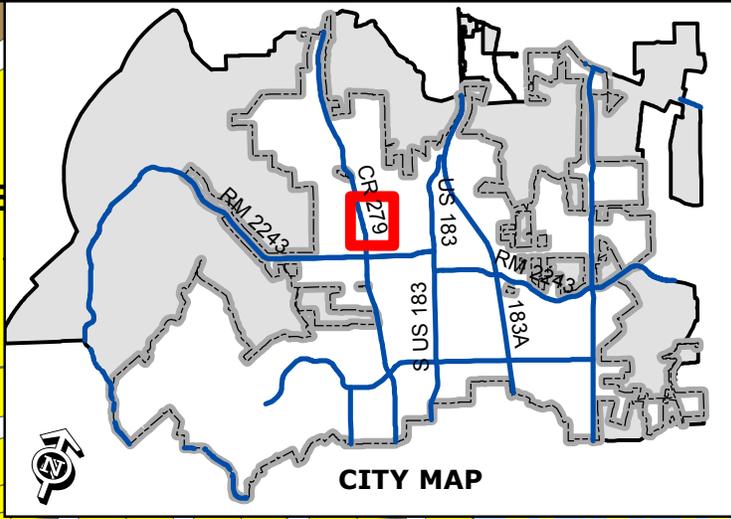
 Subject Property	 Commercial Corridor	 Transit Supportive Mixed Use
 City Limits	 Neighborhood Center	 Station Area Mixed Use
 Open Space	 Community Center	 Old Town Mixed Use
 Mixed Use Corridor	 Activity Center	 Employment Mixed Use
	 Industrial District	
	 Neighborhood Residential	





0 200
Feet

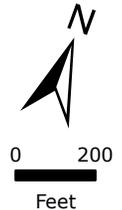
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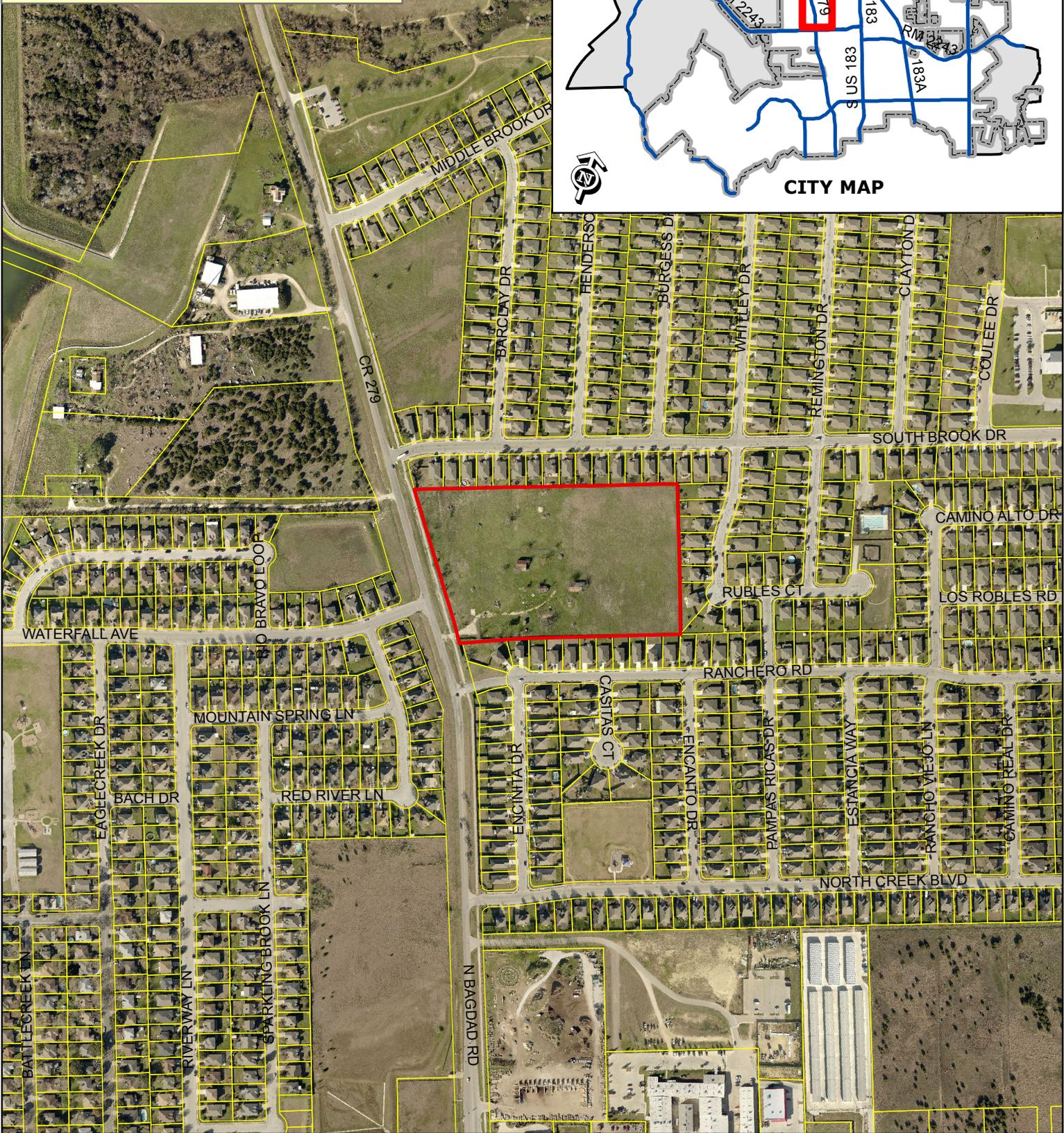
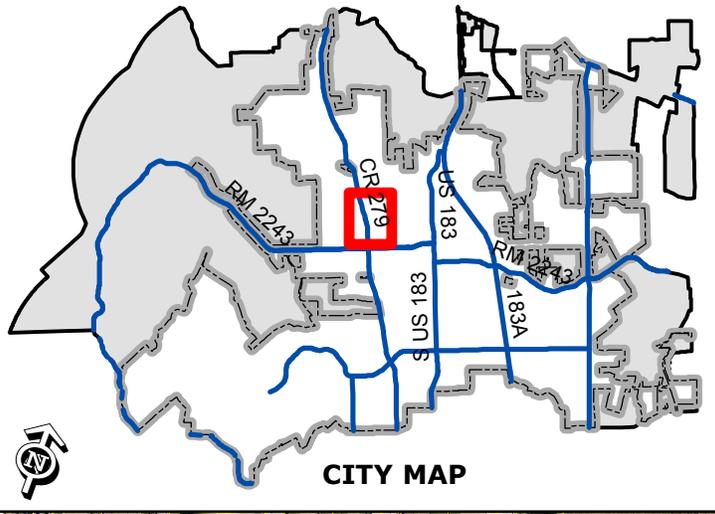
ZONING CASE 16-Z-022 Attachment #5

Proposed Zoning Map - Alley Tract

	City Limits		SFR		SFL		LO		PUD - Commercial
	SFE		SFT		LC		PUD - Mixed Use		PUD - Multi-Family
	SFS		SFU/MH		GC		PUD - Townhomes		PUD - Single-Family
	SFU		TF		HC				
	SFC		MF		HI				



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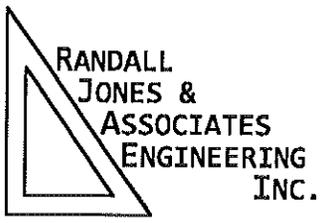


ZONING CASE 16-Z-022 Attachment #6

Aerial Exhibit - Approximate Boundaries
Alley Tract



- Subject Property
- City Limits



2900 JAZZ STREET, ROUND ROCK, TEXAS 78664

RJAE #2518

September 9, 2016

City of Leander Planning Department
104 North Brushy Street, P.O. Box 319
Leander, Texas 78646-0319

Alley Tract Zoning Change Application – Letter of Intent

City of Leander Planning Department,

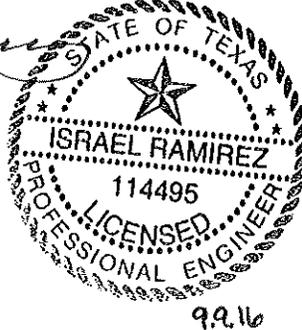
Randall Jones and Associates Engineering (RJAE) is proposing to change the zoning of the 11.34 Alley Tract from Single Family Urban (SFU) to Single Family Limited (SFL).

The proposed zoning change will maintain and protect the City's Residential neighborhoods. This change will allow for a variety of housing opportunities allowing for more diversity within the residential neighborhoods of Leander.

RJAE is committed to provide appropriate Civil Engineering design with the development of the Alley Tract.

Please feel free to contact Me with any concerns. My phone number is 512-896-4793 or email at israelr@rj-eng.com.

Thank You,



Israel Ramirez, P.E.
Project Engineer
Randall Jones and Associate Engineering

ORDINANCE NO #

ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL FROM SFU-2-B (SINGLE-FAMILY URBAN) TO SFL-2-B (SINGLE-FAMILY LIMITED) AND SFL-2-A (SINGLE FAMILY LIMITED); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, the owner of the property described herein after (the "Property") has requested that the Property be rezoned;

Whereas, after giving at least ten days written notice to the owners of land within two hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning 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 reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

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 hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Amendment of Zoning Ordinance. Ordinance No. 05-018, as amended, the City of Leander Composite Zoning Ordinance (the "Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

Section 3. Applicability. This ordinance applies to the following parcel of land, which is herein referred to as the "Property." That certain portion of a parcel being 11.0959 acres, more or less, located in Leander, Williamson County, Texas, being more particularly described in Exhibit "A", located at 6301 N Bagdad Road; Williamson County, Texas; more particularly described in instrument number 1998057033, recorded in the Williamson County Official Public Records; identified by Williamson County tax identification number R031629.

Section 4. Property Rezoned. The Zoning Ordinance is hereby amended by changing the zoning district for the Property from SFU-2-B (Single-Family Urban) to SFL-2-A (Single-Family Limited), as shown in Exhibit "B".

Section 5. Recording Zoning Change. The City Council directs the City Secretary to record this zoning classification on the City's official zoning map with the official notation as prescribed by the City's zoning ordinance.

Section 6. Severability. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons 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 7. Open Meetings. That 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, Loc. Gov't. Code.

PASSED AND APPROVED on First Reading this the 20th day of October, 2016.
FINALLY PASSED AND APPROVED on this the 17th day of November, 2016.

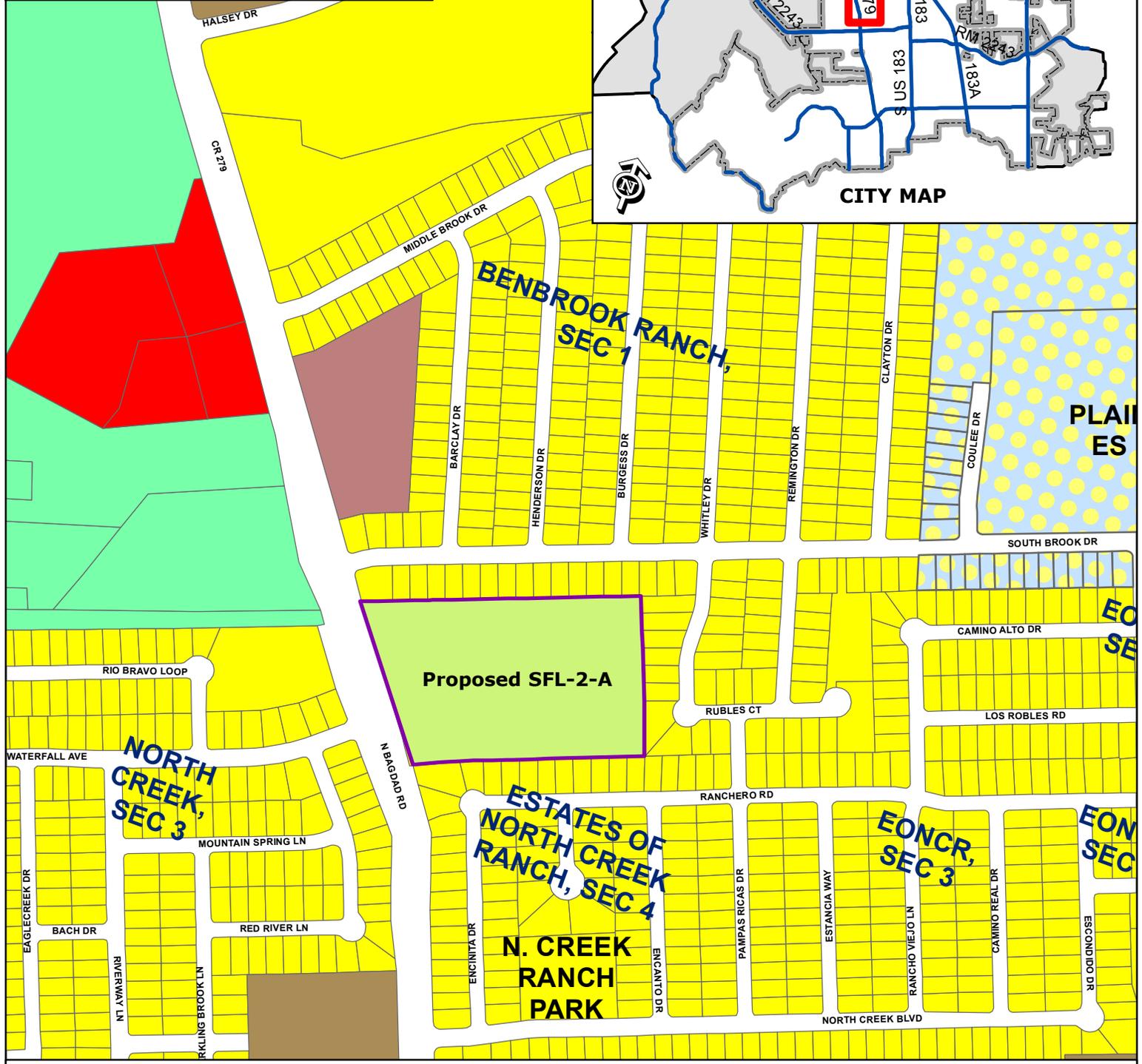
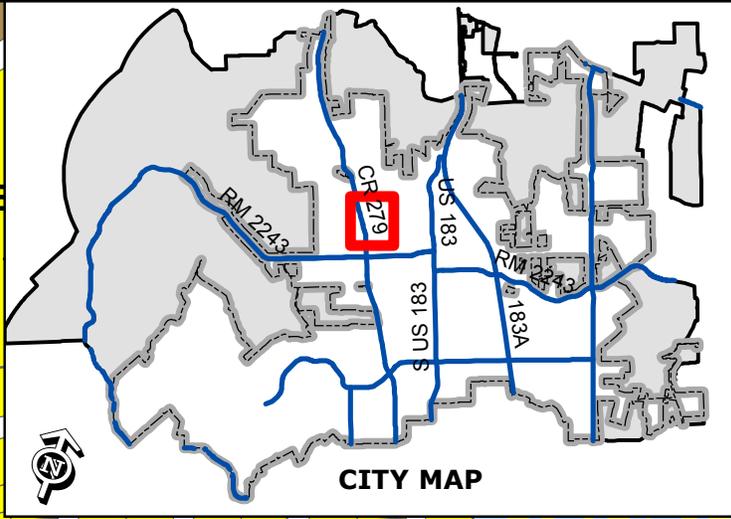
THE CITY OF LEANDER, TEXAS

ATTEST:

Christopher Fielder, Mayor

Debora Penberg, Interim City Secretary

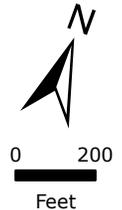
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy, please refer to the official ordinance for zoning verification. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

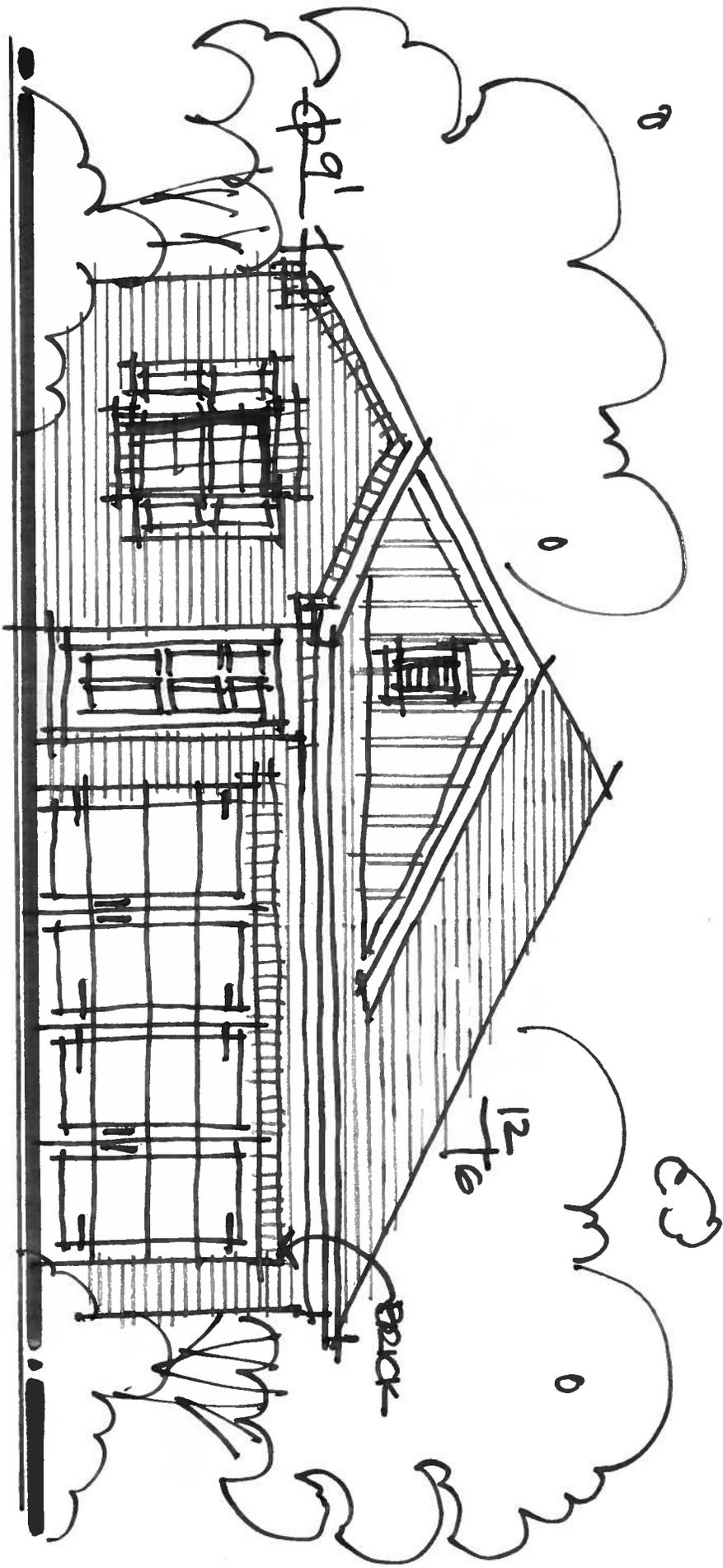


ZONING CASE 16-Z-022 EXHIBIT B

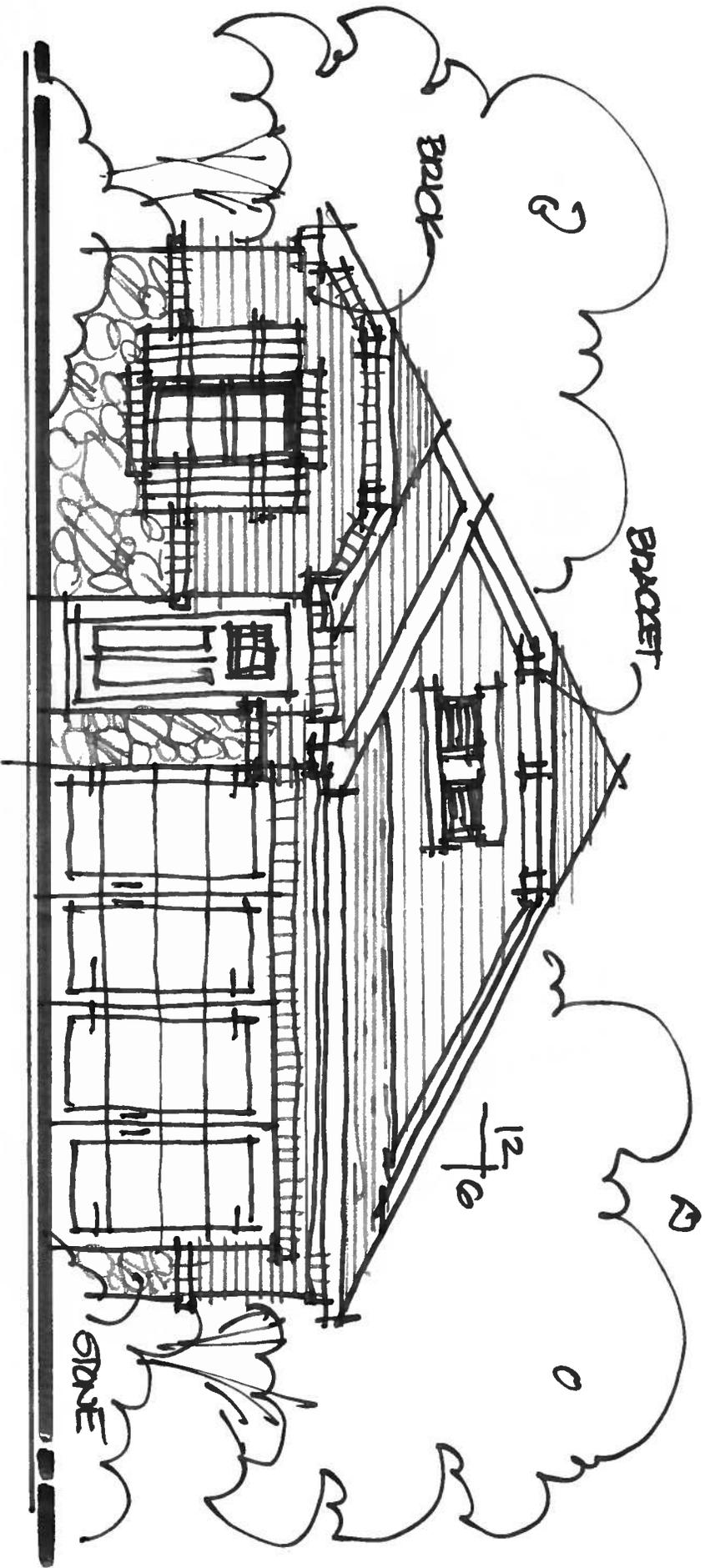
Zoning Map - Alley Tract

	City Limits		SFR		SFL		LO		PUD - Commercial
	SFE		SFT		LC		PUD - Mixed Use		PUD - Multi-Family
	SFS		SFU/MH		GC		PUD - Townhomes		PUD - Single-Family
	SFU		TF		HC				
	SFC		MF		HI				





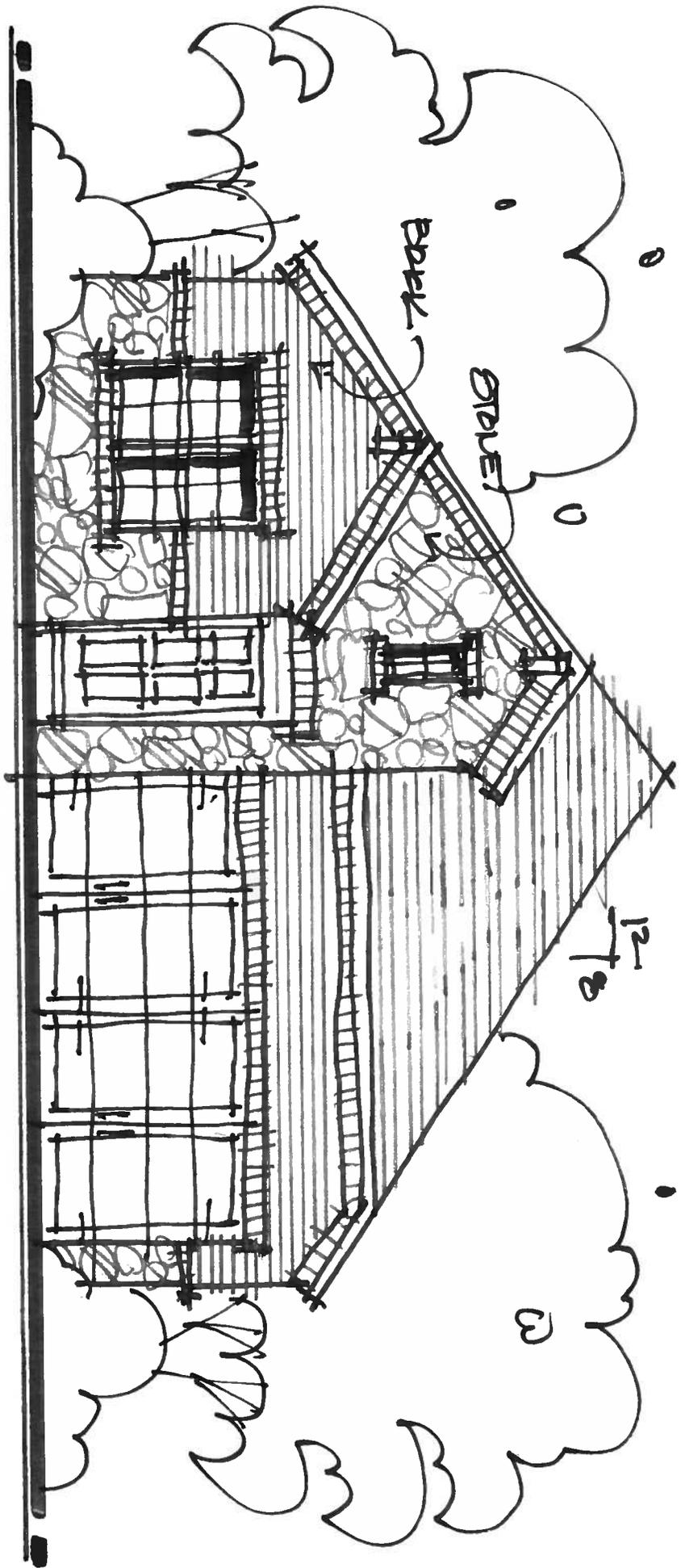
PLAN 1
CENTURY COMMUNITIES - JUSTIN'S 9.16.16



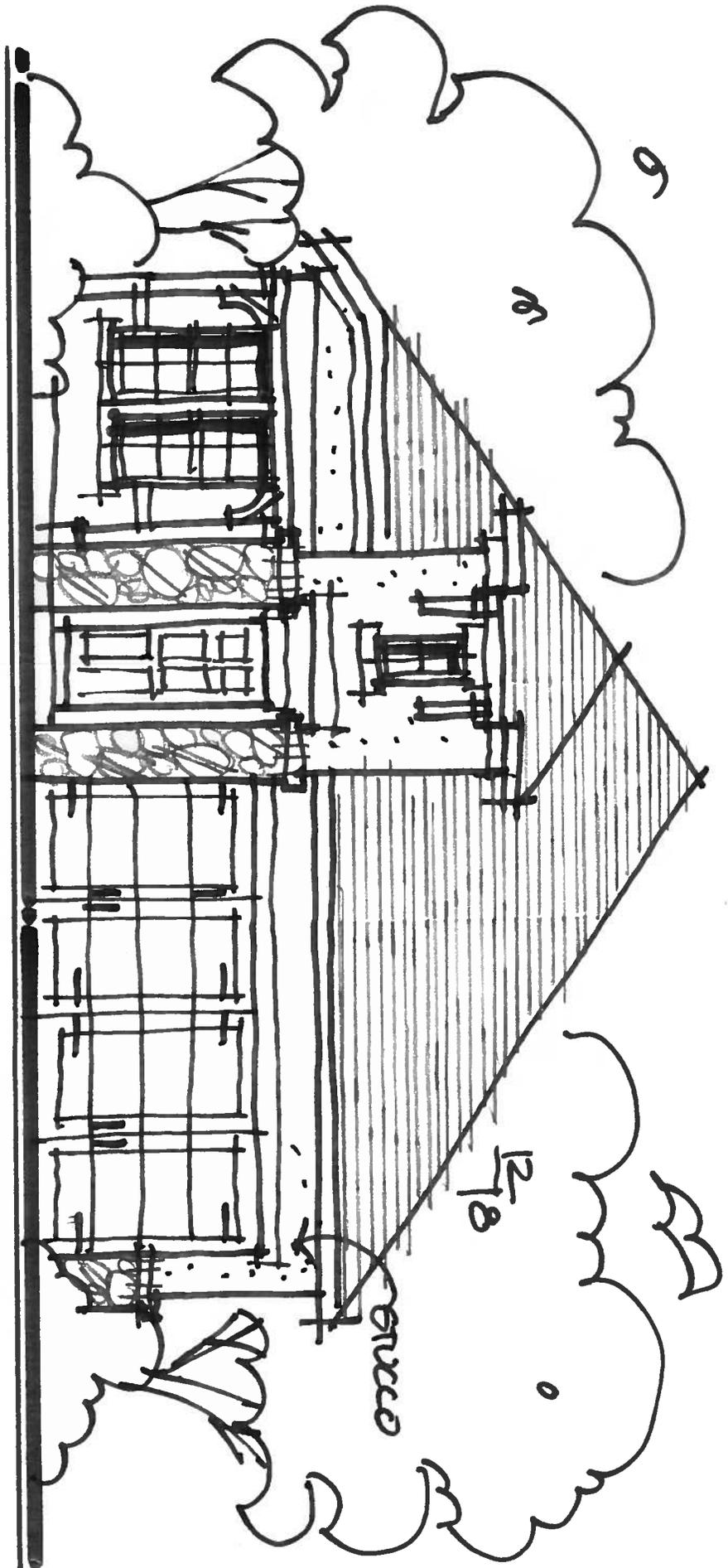
PLAN 1

FRANK'S

CENTURY COMMUNITIES - AUSTIN 9.16.16



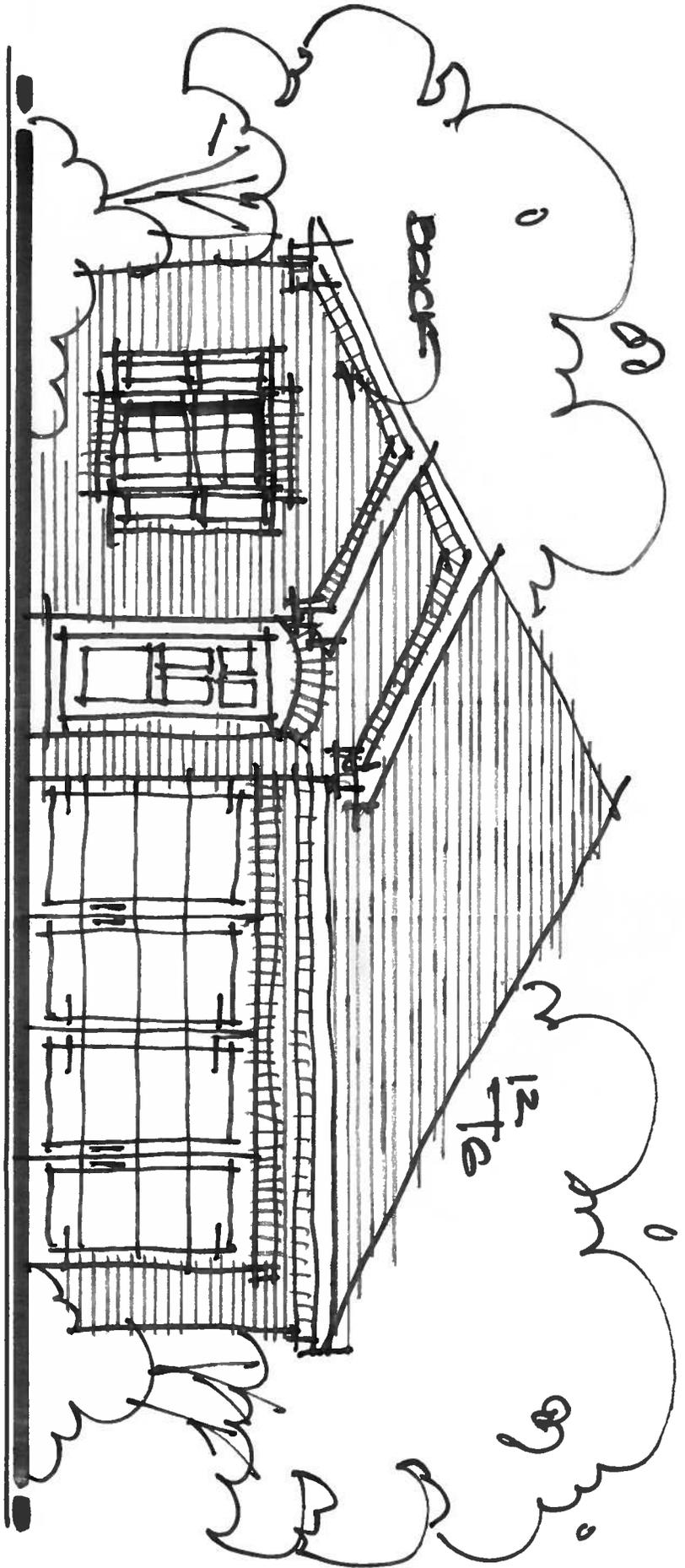
PLAN 1
FLEEV C.
CENTURY COMMUNITIES - AUSTIN 10.6.16



12
18

Gravel

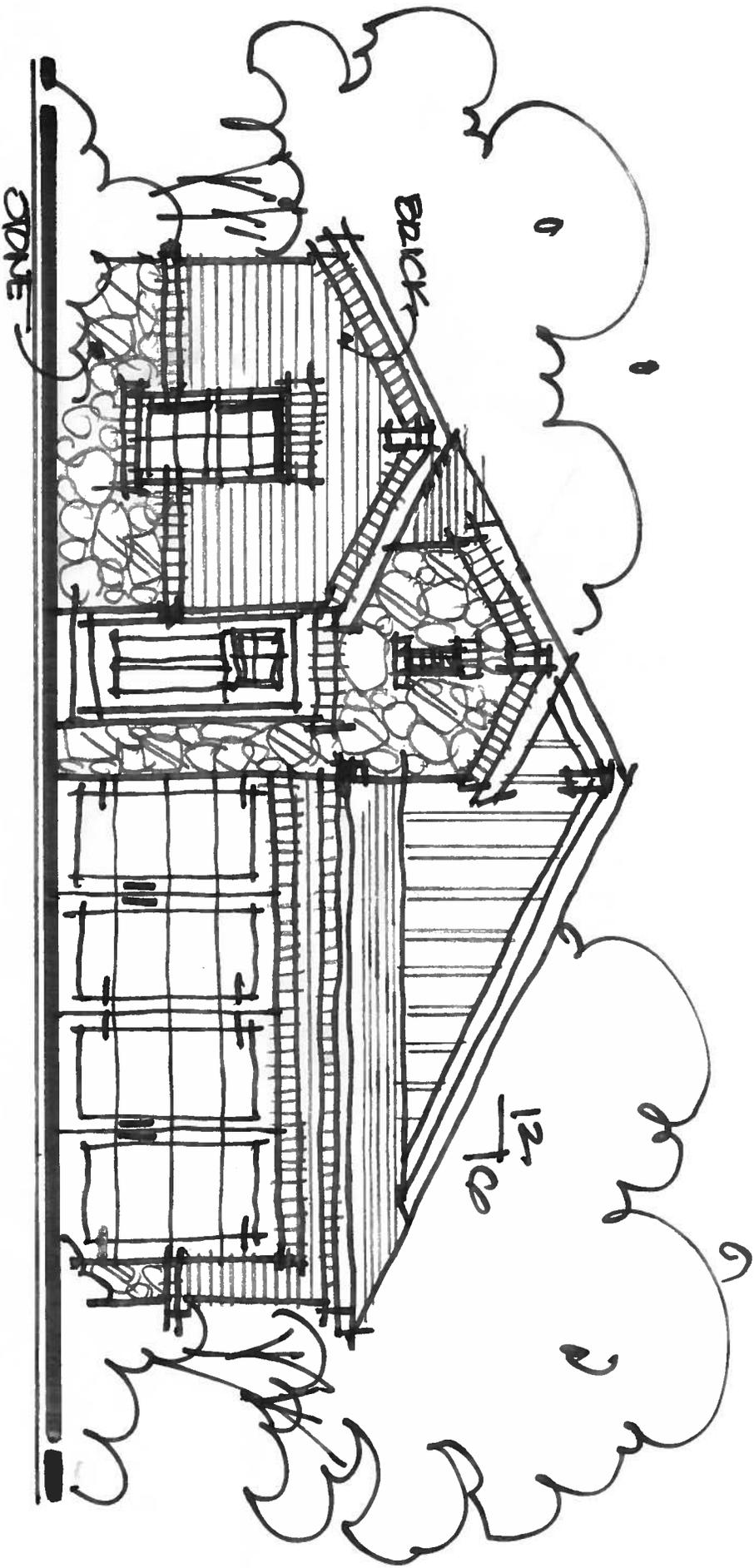
PLAN 1
ELEV. 1
CENTURY COMMUNITIES - AUSTIN
9.16.16



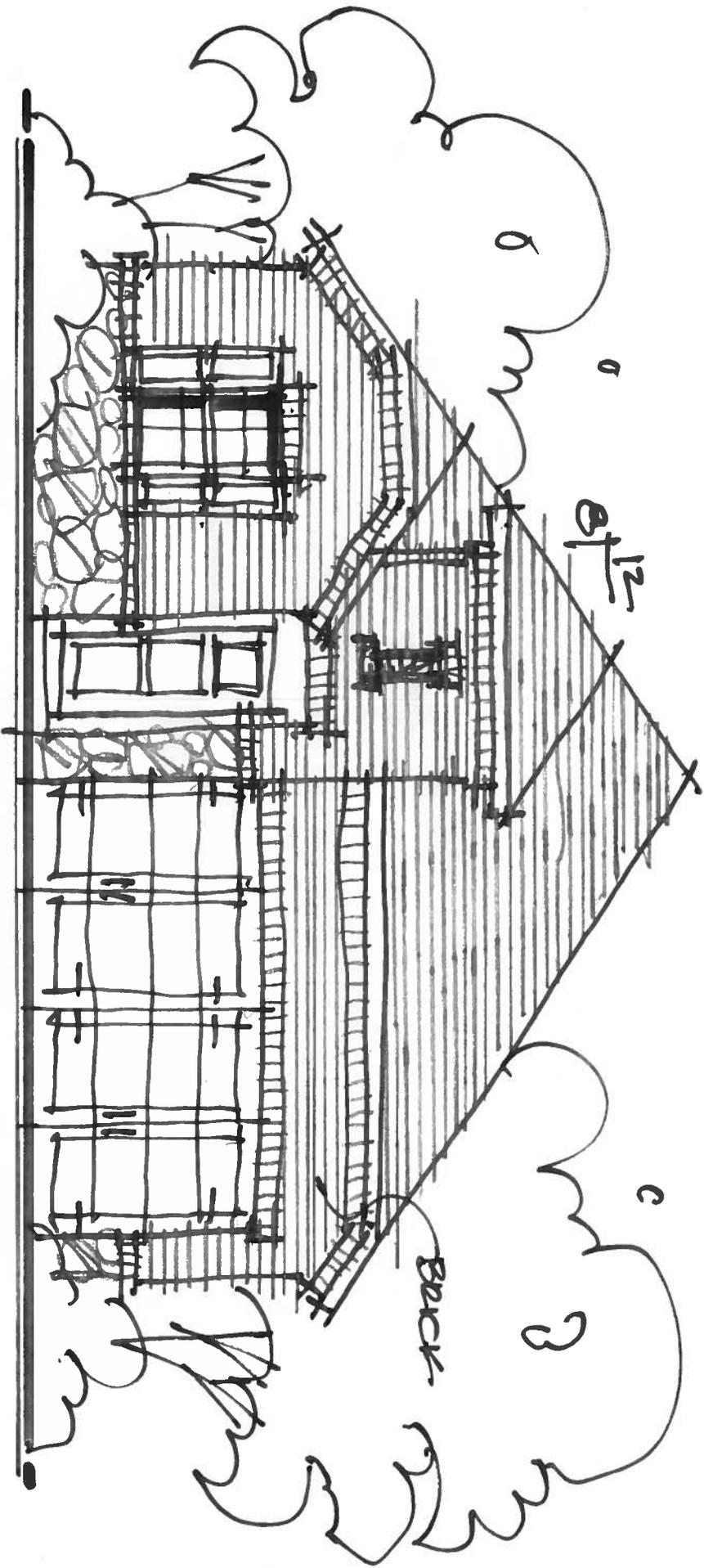
PLAN 12

ELEV. A

CENTURY COMMUNITIES - AUSTIN '916-16



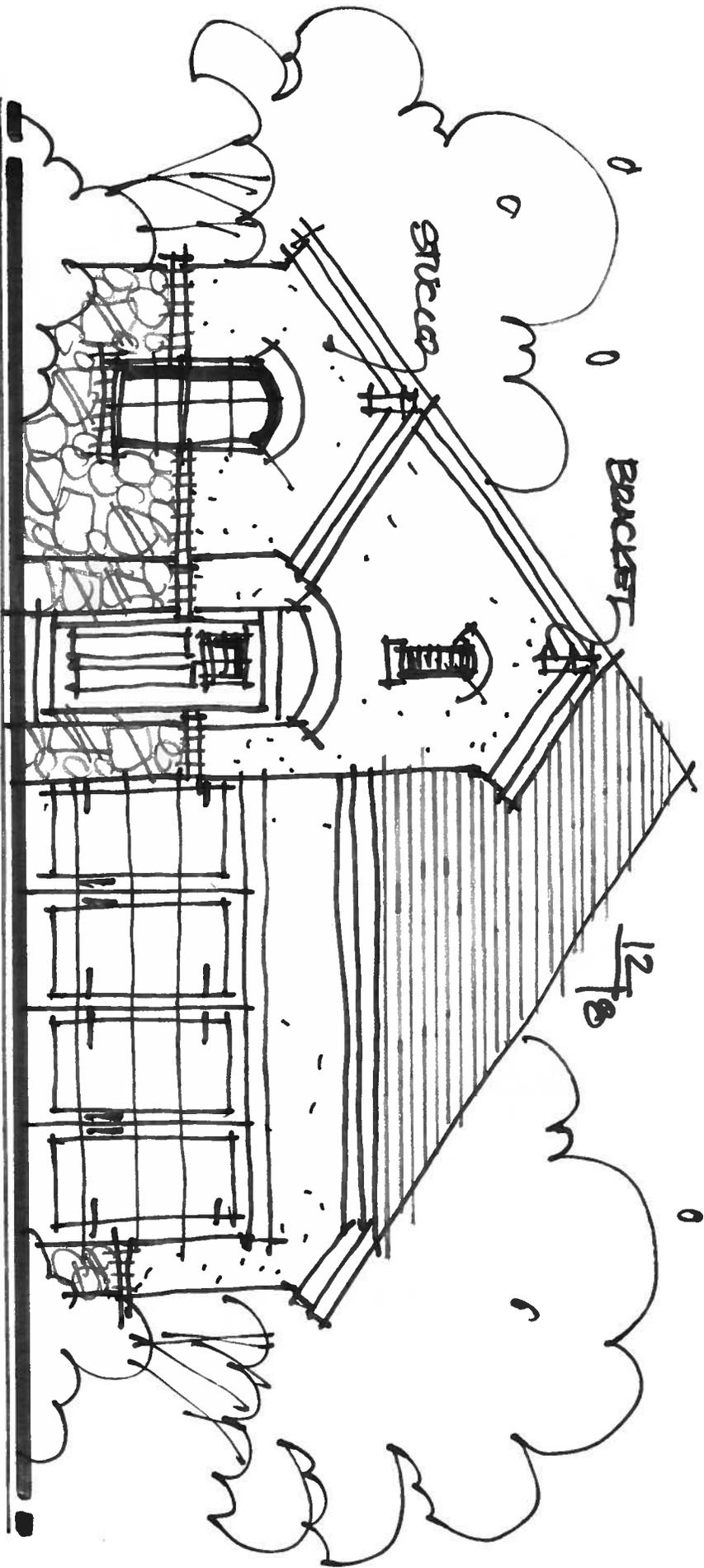
PLAN 2 ALBY B.
CENTURY COMMUNITED-ASTIN 9.16.16



PLAN 2

ELBY'S

CENTURY COMMUNITIES - AUSTIN 10.10.16

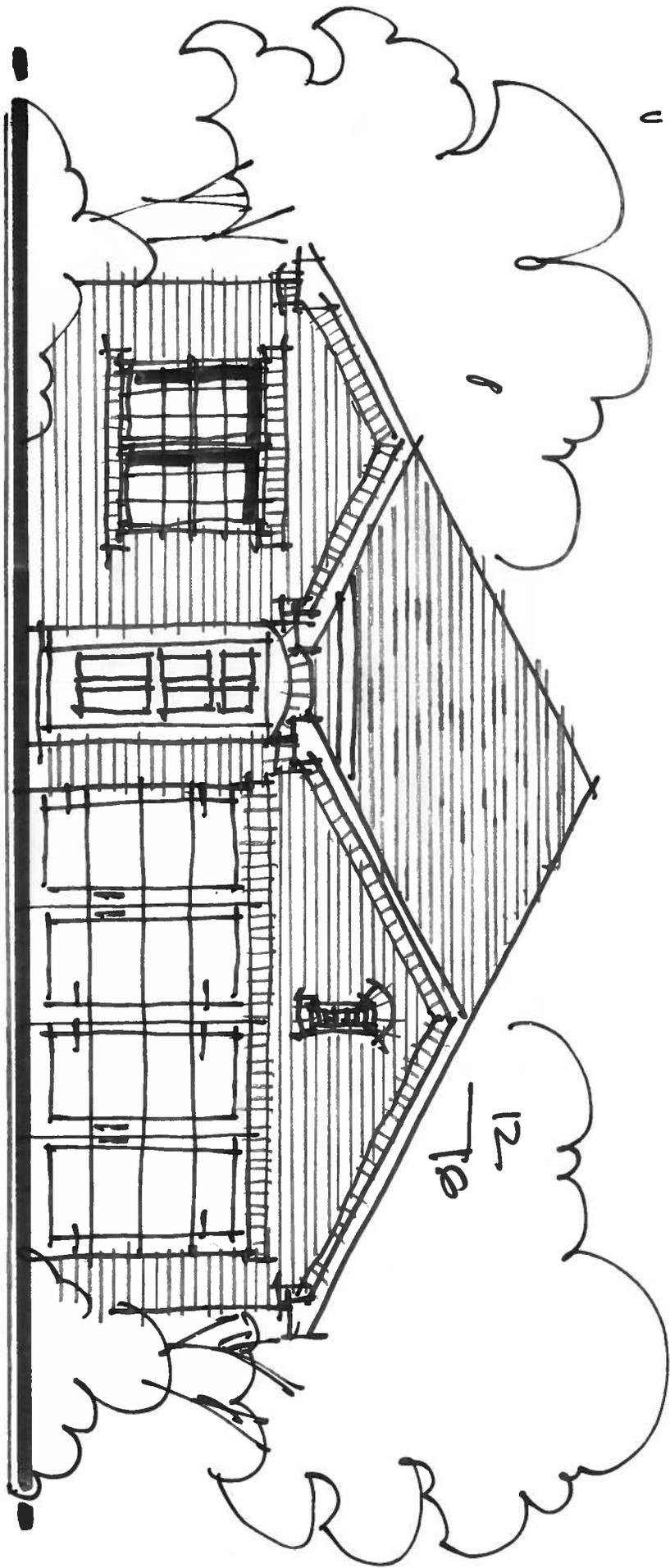


PLAN 2

LEVEL 1

CENTURY COMMUNITIES - AUSTIN

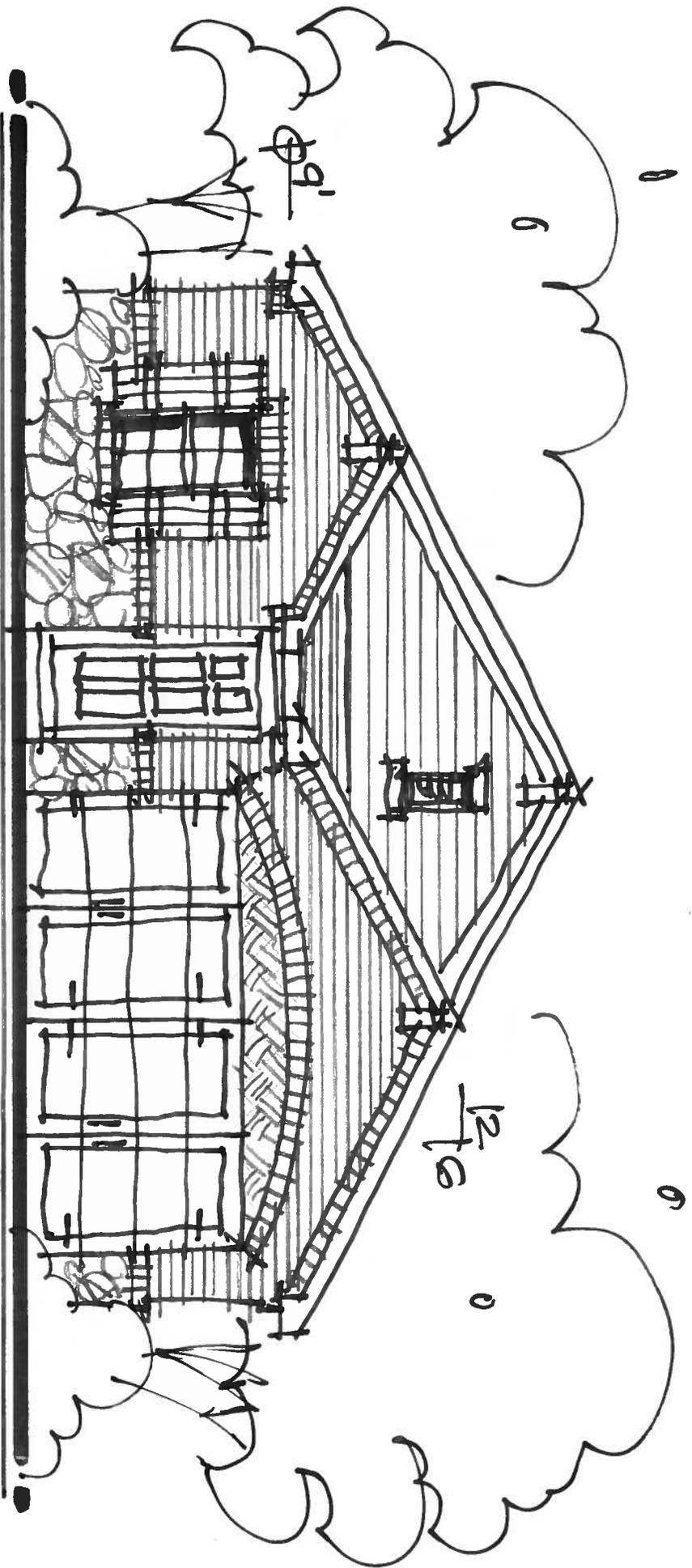
P.10.16



PLAN 3

ELEV A

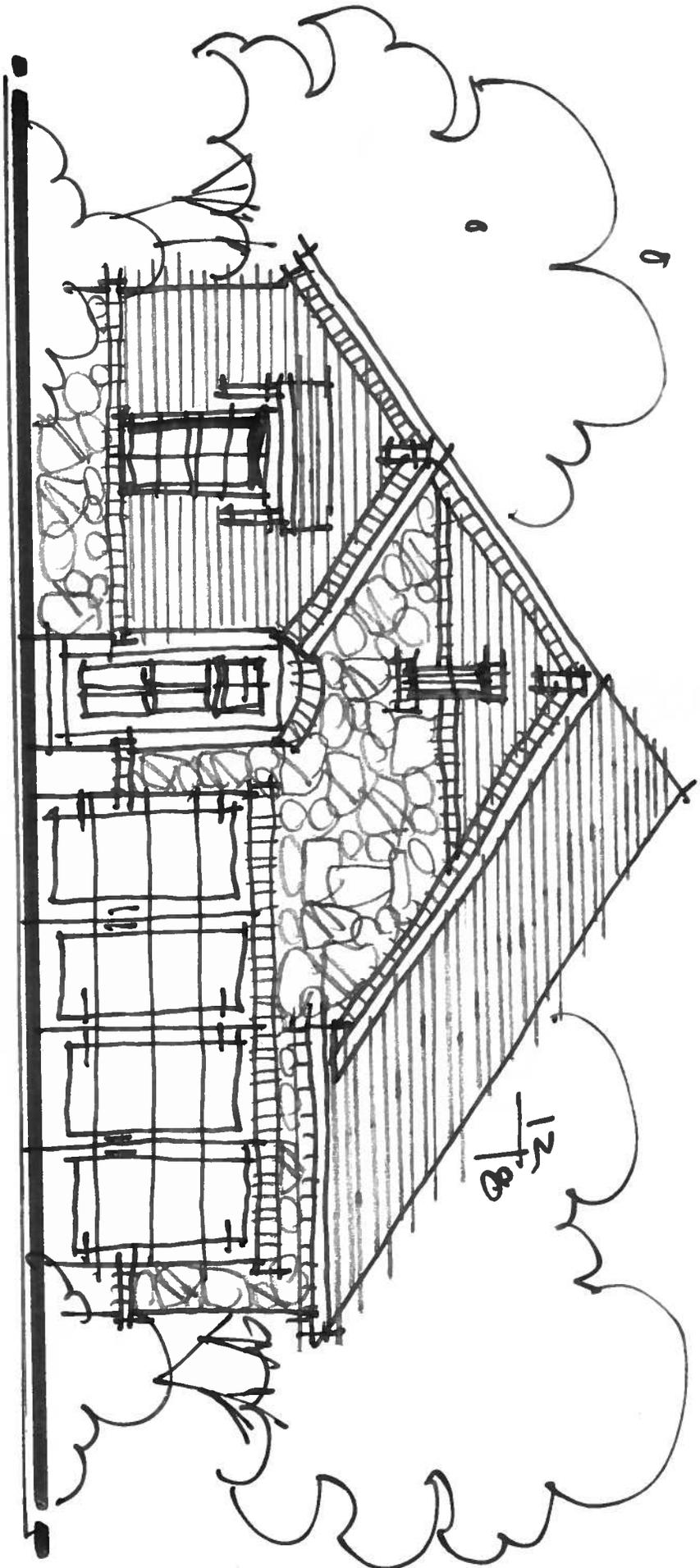
CENTURY COMMUNITIES - AUSTIN 10.11.16



PLANS

ELEV B

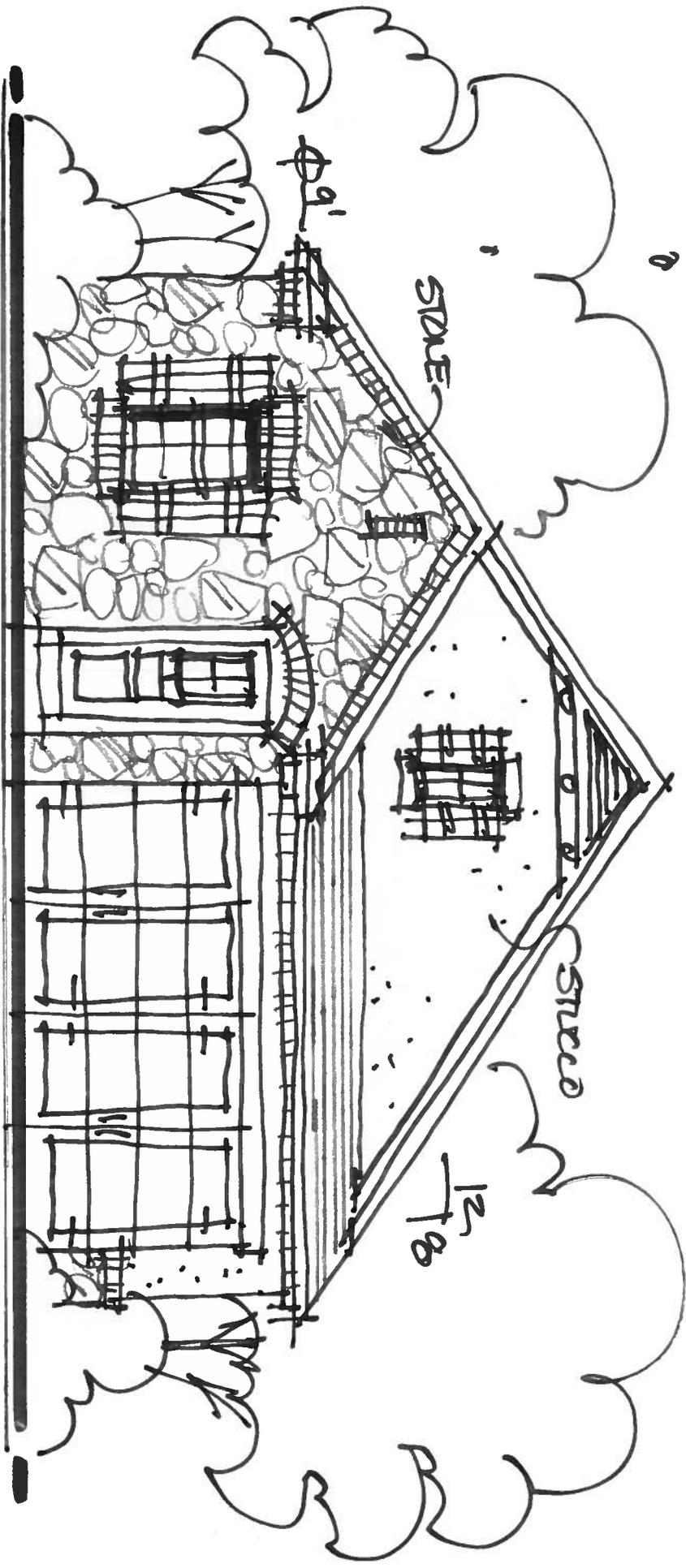
CENTURY COMMUNITIES - AUSTIN 10.11.16



PLAN 3

ELB/C

CENTURY COMMUNITIES - AUSTIN 10.11.16

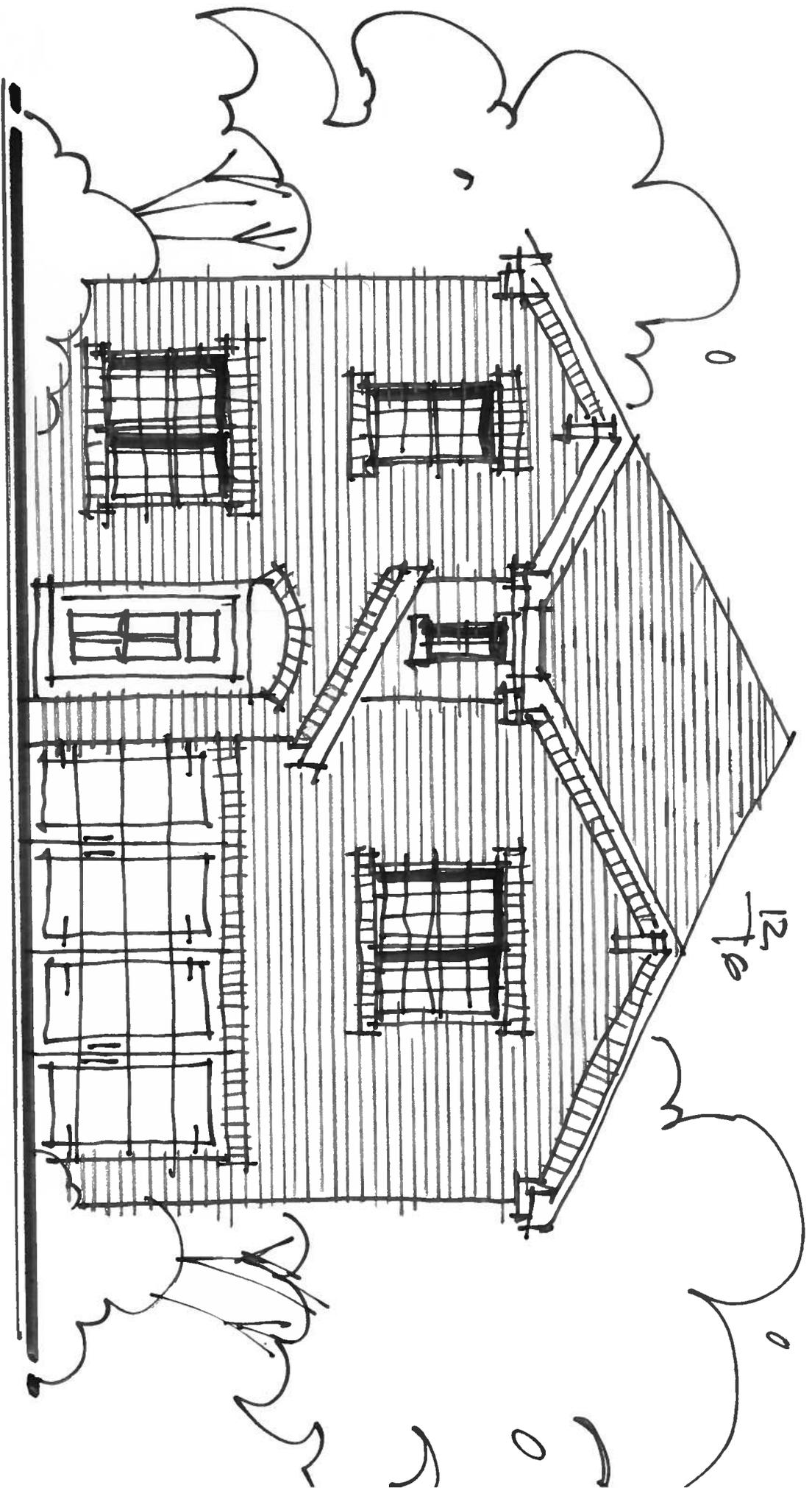


PLAN 3

CENTURY COMMUNITIES

BY D.

10-11-16

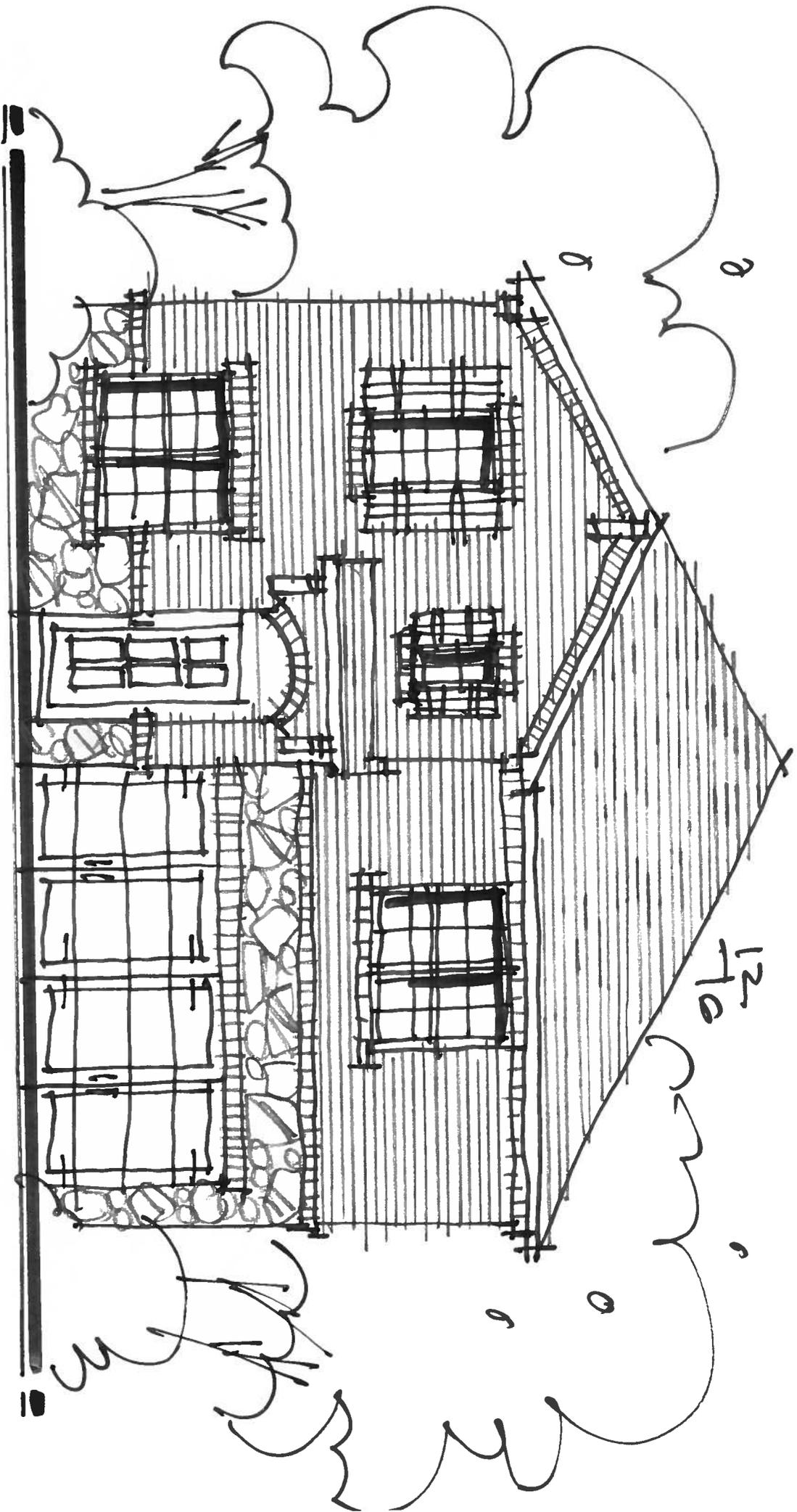


12
70

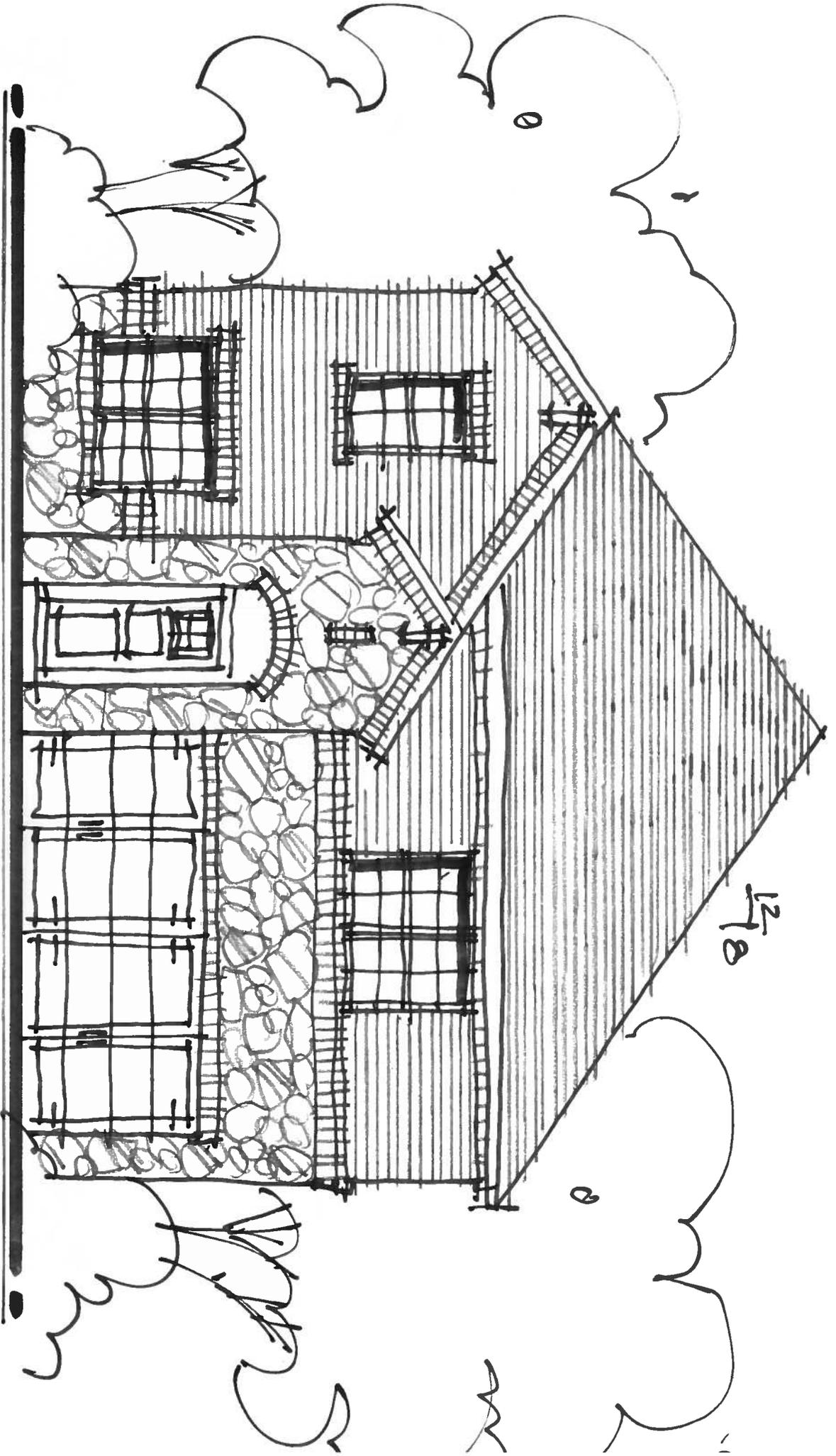
PLAN 5

ELEV A

CENSTREET COMMUNITIES - AUSTIN 10.11.12



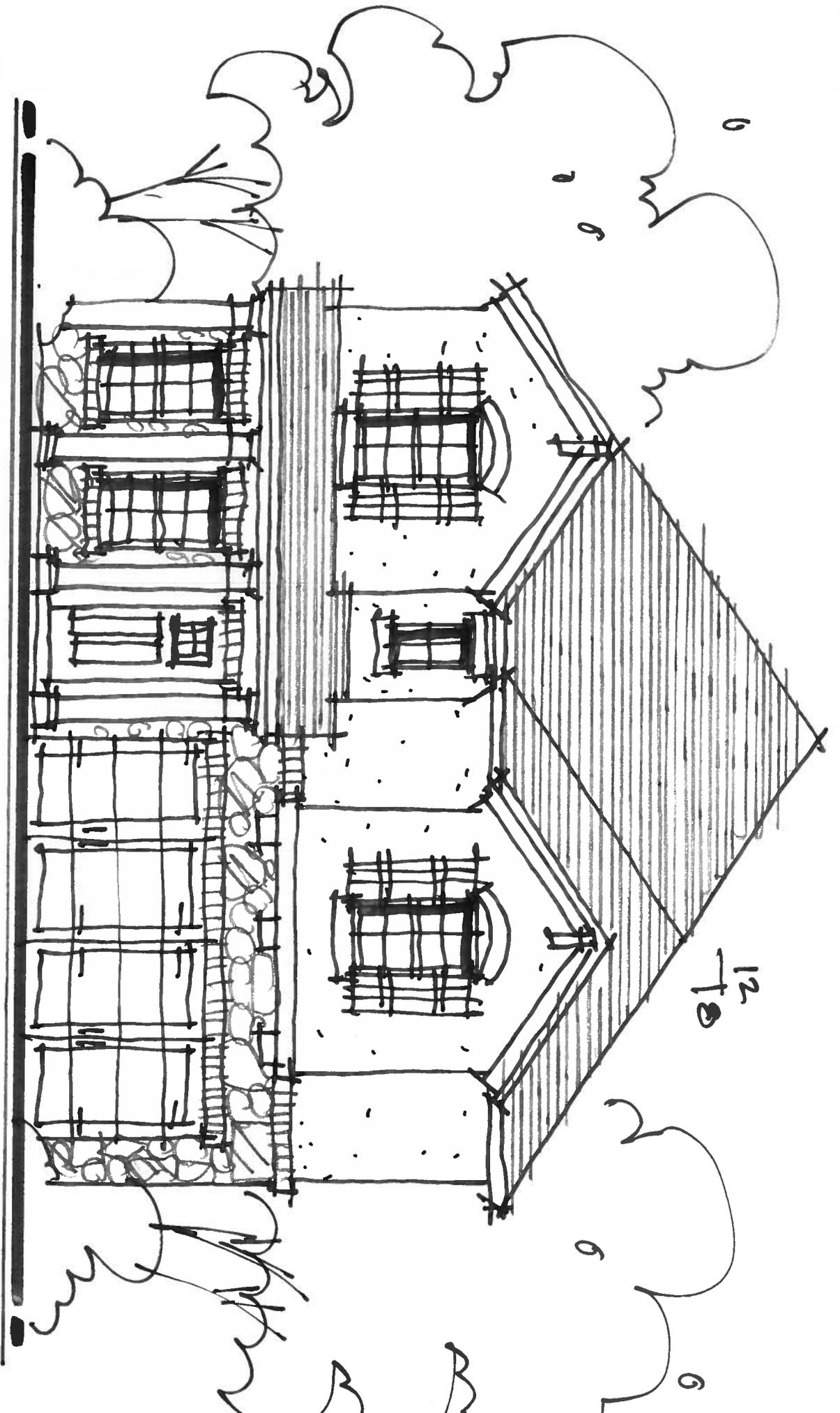
PLAN 5 ELEY B.
CENTURY COMMUNITIES - AUSTIN 10-11-16



12' 10"

0

PLAN 5 PALEY C.
CEASTURY COMMUNITIES - AUSTIN 10.11.16



PLAN 5

CENTURY COMMUNITIES - AUSTIN

ELEN D.

10.11.16



Executive Summary

November 17, 2016

Subject: Consider an Ordinance of the City of Leander, Texas Amending Section 1.04.091 of the Code of Ordinances Addressing Membership and Procedures of the Parks and Recreation Board

Background: The City Charter provides for the City Council to appoint members of City boards and commissions after receiving a recommendation of the board selection committee. The proposed ordinance update provides for parks and recreation advisory composition, appointment, terms and duties.

Financial Consideration: None

Attachments: Ordinance of the City of Leander, Texas Amending Section 1.04.091 of the Code of Ordinances Addressing Composition and Duties of the Parks and Recreation Advisory Board

Prepared by: Mark Tummons, Director of Parks and Recreation

Division 4. Parks and Recreation Advisory Board

Sec. 1.04.091 Composition; appointment and term of members; ~~duties~~ ~~alternate~~ ~~members~~

- (a) ~~The terms of the members of the parks and recreation advisory board will be comprised of five (5) citizen members who shall serve on the board for a term of shall be for three years or until their respective successors are appointed and have qualified. Board members may be removed at any time upon the affirmative vote of a majority of the city council.~~
- (b) ~~One council member appointed by the city council and the~~ **The parks and recreation director shall be appointed to the board and serve as an ex-officio member, having the right to enter into discussion but not to vote and serve as the City's liaison to the board.** ~~Both shall have the right to enter into discussion but not to vote.~~
- (c) ~~One high school representative and one middle school representative shall be appointed to the board as one of the five (5) board members and serve in an official capacity of the board. Both shall have the right to enter discussion but not to vote. Each shall serve a one year term and shall not serve more than two consecutive terms in either capacity. The representatives shall at all times be a resident of the city.~~
- (d) ~~During the month of September August of each year, or the year that board members terms expire, the parks and recreation department will solicit applications for vacant board positions and submit those to City Council in September. The City Council will review applications and shall appoint members to fill all vacancies. as soon thereafter as is reasonably practicable, the city council shall appoint members to fill all vacancies expected to occur on the parks and recreation advisory board during the succeeding twelve month period. The term of each member shall begin on October 1. of the following year in which the member was appointed.~~
- (e) ~~Alternates shall serve in the order specified by the council, and a person named as an alternate shall be eligible until January 1 of the following year in which such person was named as an alternate. Immediately following a vacancy, and without the necessity of further action by the council, the first eligible alternate shall take the oath of office and begin to serve the unexpired term of his or her predecessor.~~

(2003 Code, sec. 9.1001)

Sec. 1.04.092 Qualifications of members

The members of the parks and recreation advisory board must be qualified electors within the city, except for one, who shall be a resident of the city's extraterritorial jurisdiction. A voting member of the parks and recreation advisory board shall not be an employee or an appointed or elected official of the city. (2003 Code, sec. 9.1002)

Sec. 1.04.093 Meetings

A majority of the voting members shall constitute a quorum for the transaction of business. Meetings of the parks and recreation advisory board shall be held at a location open to the public on a quarterly basis at minimum, or more frequently at the call of the board or city council. A written agenda and time and location of the meeting shall be posted as required by state statutes. Meetings will be open to the public except when closed sessions are authorized by state statutes. (2003 Code, sec. 9.1003)

Sec. 1.04.094 Duties

The city parks and recreation advisory board shall have no supervisory function and shall have no rulemaking or quasi-judicial authority. The board is organized to advise the city council **and parks and recreation department** on policy and programs and shall generally have the following duties and responsibilities:

- (1) To act in an advisory capacity to the city council **and parks and recreation department** in all matters pertaining to the parks and recreation services and activities in the city.
- (2) To assist in the development and ~~maintenance~~ **implementation** of a master parks plan for the city.
- (3) To review and recommend changes to the master parks plan, as necessary, to the city council **and the parks and recreation department**.
- (4) To analyze and make recommendations concerning the long-range parks and recreation facility needs of the community.
- (5) To provide opportunities for citizen input regarding appropriate parks and recreation facility needs of the community.
- (6) To recommend names for parks and recreation facilities.
- (7) To work with the city officials in planning and maintenance of city parks and in planning recreation programs.
- (8) To create and stimulate public interest in the parks and recreation activities of the city and solicit, to the fullest extent possible, the cooperation of the school authorities and other public and private agencies.
- (9) ~~To make~~ **Through the parks and recreation department, develop** periodic, ~~but no less frequently than quarterly,~~ reports to the city council concerning the work of the board **and the parks and recreation department**, and such special reports as may be requested by the city council or as the board may deem appropriate.

(10) **Examples of reports may consist of , but are not limited to: Master Plan Review; Community Input Workshops; Recreation Programs and Events; Marketing efforts; Community Health and Wellness Initiatives; Youth engagement; Building Community relationships; Organizational Readiness (staff expansion); Surveys and Evaluations of parks and recreation services, etc.**

~~(10)~~ **(11)** To make recommendations on requests for special use of any of the city's parks or recreation facilities.

~~(11)~~ **(12)** To make recommendations on fees and charges for parks and recreational facility **and program** use.

~~(12)~~ **(13)** To help promote and provide volunteer support for special recreational programs **and events** offered throughout the city.

~~(13)~~ **(14)** To coordinate with the school district, through the city parks and recreation director, on joint or mutual use of facilities, and to advise the city council on potential opportunities for joint or mutual use of city and school district facilities.

~~(14)~~ **(15)** To carry out and perform such other matters as the city council may deem beneficial to the city.

(2003 Code, sec. 9.1004)

 **Secs. 1.04.095–1.04.120 Reserved**



Executive Summary

November 3, 2016

Subject: Consider an Ordinance of the City of Leander, Texas Amending Section 1.04.003(c) of the Code of Ordinances Addressing Membership and Procedures of the Board Selection Committee

Background: The City Charter provides for the City Council to appoint members of City boards and commissions after receiving a recommendation of the board selection committee. The proposed ordinance provides for the board selection committee to be made up of the entire City Council.

Financial Consideration: None

Attachments: Ordinance of the City of Leander, Texas Amending Section 1.04.003(c) of the Code of Ordinances Addressing Membership and Procedures of the Board Selection Committee

Prepared by: Paige Saenz, City Attorney

ORDINANCE _____

**AN ORDINANCE OF THE CITY OF LEANDER, TEXAS,
AMENDING SECTION 1.04.003(c) OF THE CODE OF ORDINANCES
ADDRESSING MEMBERSHIP AND PROCEDURES OF THE BOARD
SELECTION COMMITTEE; AND PROVIDING FOR RELATED
MATTERS.**

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

Section 1. Board Selection Committee. Section 1.04.003(c) of the Leander Code of Ordinances are hereby amended in its entirety to read as follows:

(c) Board selection committee. The city council shall serve as the board selection committee. The board selection committee shall review the applications submitted under this section and interview applicants. After reviewing and interviewing applicants, the board selection committee shall vote on appointments.

Section 2. Amendment of Ordinances. Section 1.04.003(c) of the Leander Code of Ordinances are hereby amended in their entirety as provided in this Ordinance and all ordinances or parts thereof conflicting or inconsistent with the provisions of this Ordinance as adopted and amended 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 3. Effective Date. This Ordinance shall be in force and effect from and after its passage on the date shown below.

Section 4. 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 the ____ day of November, 2016.

ATTEST:

THE CITY OF LEANDER, TEXAS

Debora Penberg, Interim City Secretary

Christopher Fielder, Mayor



Executive Summary

November 17, 2016

Council Agenda Subject: Consider Approval of Construction Activities between 9:00 p.m. and 7:00 a.m. for WS Walker Company for D&R Signs Site Development at 607 Leander Drive from November 17 through November 30 of 2016

Background: WS Walker Company is requesting permission for one early morning concrete pour for a date yet to be determined due to current and potential weather delays for the D&R Signs site development project located at 607 Leander Drive. City Staff proposes that permission be granted for concrete placement activities for one overnight, early morning period between November 17, 2016, and November 30, 2016. WS Walker Company will communicate with the properties neighboring the construction site and take all reasonable precautions to reduce late night disturbances with a minimum of 48 hours of notice.

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

Financial Consideration: Not Applicable

Recommendation: Staff recommends approval for one event of construction activities between 9:00 p.m. and 7:00 a.m. for WS Walker Company for the D&R Signs site development project located at 607 Leander Drive between November 17 and November 30, 2016.

Attachments: Email Request from WS Walker Company

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

Lorraine Eldred

From: Stephen Walker <stephen@swwalkerco.com>
Sent: Tuesday, November 08, 2016 11:13 AM
To: Wayne Watts
Cc: 'Tammy Walker'
Subject: D & R Signs 607 Leander Drive

Wayne,

Can you please put an item on the next council agenda for a curfew request at the above mentioned address? We need to do a large concrete pour and want to start at 4:00am. It is mainly a light industrial area with only two home across the street that might be affected by the backup alarms on the trucks. I am not sure of the date we plan to pour because of the weather. I will send you update as soon as I get it nailed down.

Thanks in advance for your consideration on this matter.

Stephen Walker
WS Walker Co.
512-947-1516 cell
Stephen@swwalkerco.com



Executive Summary

November 17, 2016

Council Agenda Subject: Water Use and Supply Update

Background: The table below shows previous and current combined storage levels for Lakes Travis and Buchanan:

Month/Year	Combined Storage (Ac-Ft)	% Full
October 2015	1,496,850	74%
September 2016	1,973,077	98%
October 2016	1,944,507	96%

The attached graphs and table show historical and projected combined storage levels and recent City of Leander water use in October 2016 compared to October 2015.

Origination: Patrick A. Womack, P.E. Public Works Director

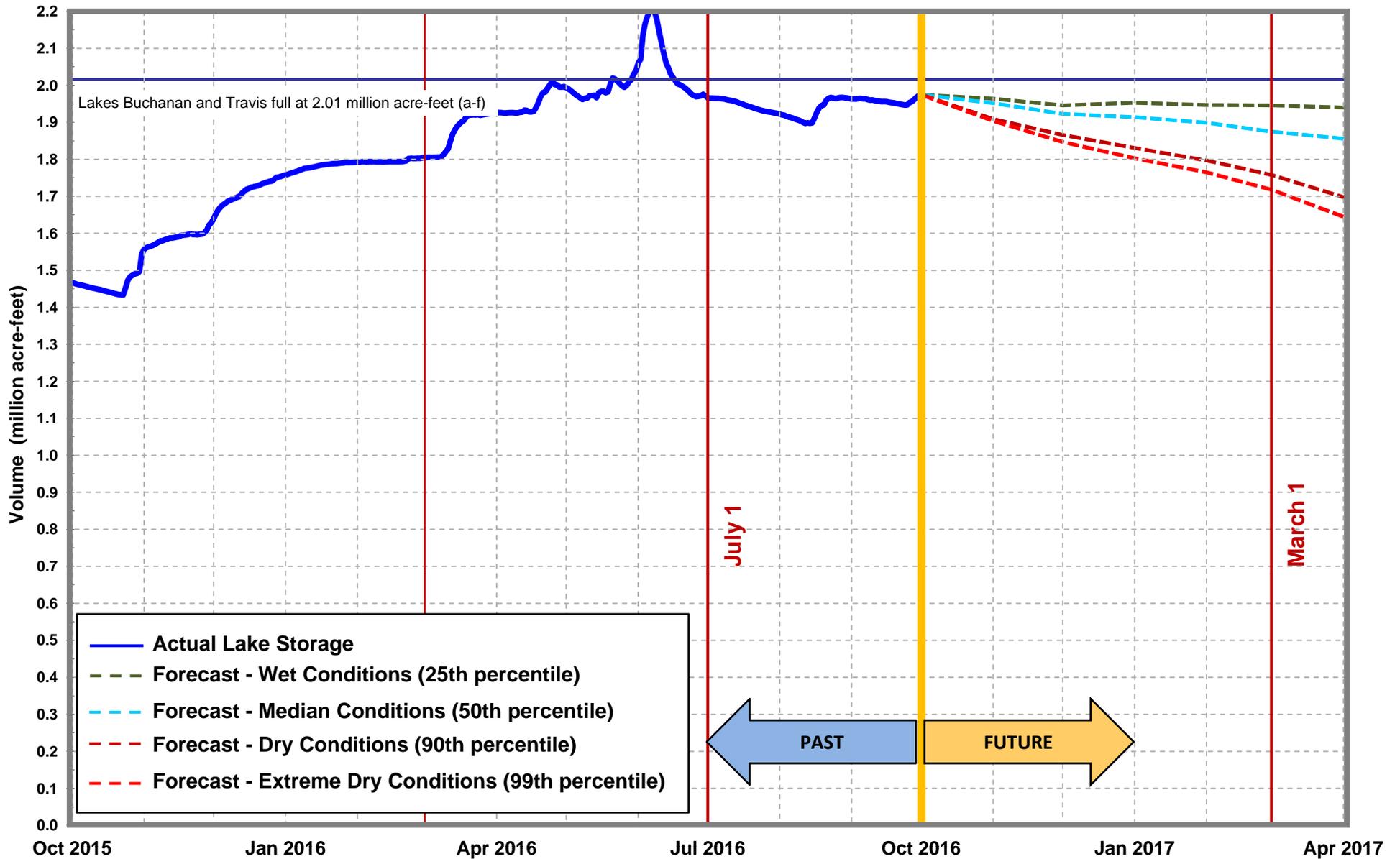
Financial Consideration: None

Recommendation: None

Attachments: LCRA Graph Total Combined Storage Projections
City of Leander Water Use Table & Graph

Prepared by: Patrick A. Womack, P.E. Public Works Director

Lakes Buchanan and Travis Total Combined Storage Projections



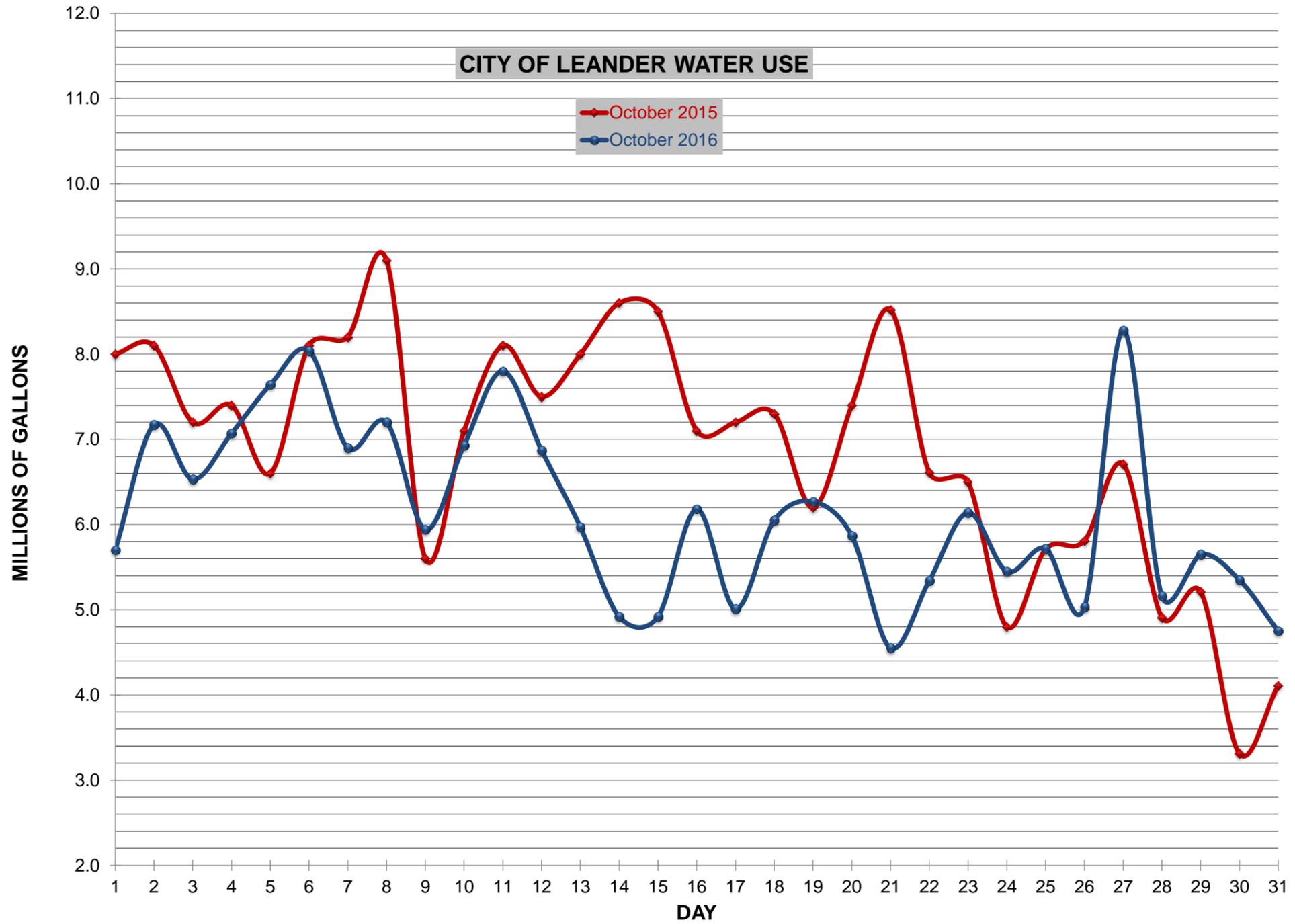
Note: One acre-foot equals 325,851 gallons.

Date: October 1, 2016

City of Leander Water Use (MG)

Day	Sept. 2016	October 2016	October 2015
1	6.16	5.70	8.00
2	7.27	7.17	8.10
3	6.77	6.53	7.20
4	7.40	7.07	7.40
5	7.01	7.64	6.60
6	7.33	8.04	8.10
7	7.80	6.90	8.20
8	7.65	7.20	9.10
9	6.76	5.94	5.60
10	7.40	6.93	7.10
11	8.41	7.80	8.10
12	6.71	6.87	7.50
13	6.91	5.97	8.00
14	7.71	4.92	8.60
15	8.01	4.92	8.50
16	7.89	6.18	7.10
17	8.68	5.01	7.20
18	6.68	6.05	7.30
19	8.33	6.27	6.20
20	8.43	5.87	7.40
21	8.41	4.55	8.52
22	8.31	5.34	6.61
23	6.60	6.14	6.50
24	7.10	5.45	4.80
25	6.17	5.72	5.71
26	4.48	5.03	5.81
27	5.63	8.28	6.71
28	6.44	5.16	4.91
29	6.62	5.65	5.21
30	6.60	5.35	3.31
31		4.75	4.11

(MG)	Sept. 2016	October 2016	October 2015
Total	215.67	190.40	213.50
Average	7.19	6.14	6.89
Peak Day	8.68	8.28	9.10
Min. Day	4.48	4.55	3.31
Total Connections:	14,403	14,534	13,028
SF Residential Connections:	13,614	13,737	12,319



Historical Water Use									
Year	2008	2009	2010	2011	2012	2013	2014	2015	2016
Month/Day	8/8	8/3	8/7	8/13	8/9	5/7	9/10	8/12	8/4
Peak Day (MG)	9.18	7.79	6.75	7.44	8.38	8.86	9.10	11.90	11.50
Avg Day (MG)	3.72	3.21	3.18	4.21	3.78	3.85	4.14	4.71	5.74
Annual (MG)	1,359	1,171	1,160	1,535	1,380	1,404	1,512	1,719	1,751

(As of 10/31/2016)



Executive Summary

November 17, 2016

Council Agenda Subject: Cast Ballot for representative member of the Board of Directors of the Travis Central Appraisal District

Background: The City of Leander is a member of the Western District of the Travis Central Appraisal District and each member is entitled to one vote. On October 11, 2016 the City Council voted to nominate Tom Buckle. Mr. Buckle is a current member of the Board.

Origination: Travis Central Appraisal District

Recommendation: No staff recommendation

Attachments: Ballot; TCAD Board of Directors; TCAD Correspondence

Prepared by: Robert G. Powers
Finance Director

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

RICHARD LAVINE
CHAIRPERSON
KRISTOFFER S. LANDS
VICE CHAIRPERSON
ED KELLER
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

BOARD MEMBERS

TOM BUCKLE
BRUCE GRUBE
BRUCE ELFANT
ELEANOR POWELL
RICO REYES
JAMES VALADEZ
BLANCA ZAMORA-GARCIA

CITY OF LEANDER
THE HONORABLE CHRISTOPHER FIELDER, MAYOR
ATTN: ROBERT POWERS, FINANCIAL DIRECTOR
PO BOX 319
LEANDER, TX 78646

October 24, 2016

The deadline has passed for the jurisdictions in the western part of Travis County to make nominations for their representative member of the Board of Directors of the Travis Central Appraisal District. The term for the prospective member's service will be two years, starting in January 1, 2017. The following are the nominations and sponsoring jurisdictions for the Western Travis County member for our Board:

BALLOT

_____ Tom Buckle

City of Jonestown, City of Leander, Leander ISD

This letter serves as a ballot, and is being sent to the presiding officer of each city and school district in western Travis County. **On or before December 1, 2016 your jurisdiction should vote and return the ballot to the Chief Appraiser of the appraisal district at the following address:**

Marya Crigler
Travis Central Appraisal District
P.O. Box 149012
Austin, TX 78714-9012

On or before December 15, 2016 I will inform you of the results of the election and send you a complete list of the Board members. If you have any questions, please feel free to call me at (512) 834-9317, ext. 337.

Sincerely,

Marya Crigler
Chief Appraiser
Travis Central Appraisal District

Board Members
Richard Lavine, Chairperson
Kristoffer Lands, Vice Chairperson
Ed Keller, Secretary/Treasurer
Tom Buckle
Bruce Elfant
Bruce Grube
Eleanor Powell
Rico Reyes
James Valadez
Blanca Zamora-Garcia

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS
RICHARD LAVINE
CHAIRPERSON
KRISTOFFER S. LANDS
VICE CHAIRPERSON
ED KELLER
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

BOARD MEMBERS
TOM BUCKLE
BRUCE ELFANT
BRUCE GRUBE
ELEANOR POWELL
RICO REYES
JAMES VALADEZ
BLANCA ZAMORA-GARCIA

CITY OF LEANDER
THE HONORABLE CHRISTOPHER FIELDER, MAYOR
ATTN: ROBERT POWERS, FINANCIAL DIRECTOR
PO BOX 319
LEANDER, TX 78646

September 12, 2016

Members of the Board of Directors of the Travis Central Appraisal District serve two year, staggered terms. The terms of five of the current Board will expire this year. Accordingly, the election of members to the Board must be conducted this fall to select those persons who will serve in that capacity for the term beginning January 1, 2017.

To be eligible to serve on the Board of Directors, an individual must be a resident of Travis County and must have resided in the District for at least two years immediately preceding the date he or she takes office. An elected official may be a member of the Board; however, an employee of a taxing jurisdiction may not be a member unless they are also an elected official.

Your jurisdiction is defined to be in the western part of the County. A complete list of those jurisdictions is enclosed. The Property Tax Code requires that, should you desire to make a nomination to the Board, you deliver the name of the nominee to the Chief Appraiser in the form of a resolution on or before October 14, 2016. Your current representative board member is: **Tom Buckle**

On or before November 1, 2016, the Chief Appraiser will prepare a ballot listing all the candidates nominated and deliver a copy of such ballot to the presiding officer of the governing body of each city and school district in western Travis County. The ballot must be returned to the Chief Appraiser by December 1, 2016.

On or before December 15, 2016 the Chief Appraiser will count the votes by such cities and school districts, declare the results thereof, and submit the same to the governing bodies of each city and school district, and to each of the candidates nominated by such cities and school districts. In the event of a tie vote, according to the Property Tax Code, it will be resolved by a method of chance by the Chief Appraiser.

If you desire to submit a nomination, please do so by **October 14, 2016 in the form of a resolution to the following address:**

Marya Crigler
Travis Central Appraisal District
P.O. Box 149012
Austin, TX 78714-9012

If you have any questions, please feel free to call me at (512) 834-9317, ext. 337.

Sincerely,
Marya Crigler
Chief Appraiser
Travis Central Appraisal District

Representation	Jurisdiction	Presiding Officer
Western Travis County	City of Bee Cave	The Honorable Caroline Murphy
Western Travis County	City of Cedar Park	The Honorable Matt Powell
Western Travis County	City of Jonestown	The Honorable Deane Armstrong
Western Travis County	City of Lago Vista	The Honorable Randy Kruger
Western Travis County	City of Lakeway	The Honorable Dave DeOme
Western Travis County	City of Leander	The Honorable Christopher Fielder
Western Travis County	City of Rollingwood	The Honorable Barry Bone
Western Travis County	City of West Lake Hills	The Honorable Dave Claunch
Western Travis County	Dripping Springs ISD	Ms. Barbara Stroud
Western Travis County	Eanes ISD	Mr. Rob Hargett
Western Travis County	Hays ISD	Mr. Willie Tenorio Jr
Western Travis County	Johnson City ISD	Mr. Randy Brodbeck
Western Travis County	Lago Vista ISD	Mr. Jerrell Roque
Western Travis County	Lake Travis ISD	Mr. Jason Buddin
Western Travis County	Leander ISD	Mr. Pamela Waggoner
Western Travis County	Marble Falls ISD	Mr. Rick Edwards
Western Travis County	Village of Briarcliff	The Honorable Al Hostetler
Western Travis County	Village of Point Venture	The Honorable Cristin Cecala
Western Travis County	Village of the Hills	The Honorable Doug Lindgren
Western Travis County	Village of Volente	The Honorable Frederick Graber