



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

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



Thursday ~ December 1, 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:
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 17, 2016
November 3, 2016 OMA Training Session
February 6, 2016 Retreat Minutes
July 30, 2016 Retreat Minutes
6. Second Reading of 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 Malcolm Leo, Virginia, and Clay Nauman
7. Dedication and Acceptance of Subdivision Infrastructure Improvements for Hazlewood 4B
8. Acceptance of North Creek Commercial Park Utilities Improvements
9. Dedication and Acceptance of Subdivision Infrastructure Improvements for Oak Creek Phase 4, Sections 1 & 2
10. Consider a Variance to Construction Noise Ordinance American Constructors, Inc., to allow for Early Morning Concrete Pour for the Fire Station #4 Project Site for the Fire Station and Driveways
11. Receive Quarterly Investment Report

PUBLIC HEARING: ACTION

12. **Public Hearing** on Ordinance Case 16-OR-004: 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

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

13. **Public Hearing** on Zoning Case 16-Z-024: consider a zoning change of several parcels of land including 128.1 acres, more or less, generally located to southeast of the intersection of Raider Way and East Crystal Falls Parkway; located to the west of Cold Springs Subdivision; from SFC-2-B, Single Family Compact, and SFU-2-B, Single Family Urban, to PUD, Planned Unit Development, with the following base zoning districts: SFL-2-A, Single-Family Limited, SFT-2-A, Single-Family Townhouse, and MF-2-A, Multi-Family detached condo regime; Leander, Williamson County, Texas
Applicant: SEC Planning (Mark Baker) on behalf of BLD Crystal Springs, LLC

Action on Zoning Case 16-Z-024: on the rezoning of several parcels of land including 128.1 acres, more or less, generally located to southeast of the intersection of Raider Way and East Crystal Falls Parkway; located to the west of Cold Springs Subdivision; from SFC-2-B, Single Family Compact, and SFU-2-B, Single Family Urban, to PUD, Planned Unit Development, with the following base zoning districts: SFL-2-A, Single-Family Limited, SFT-2-A, Single-Family Townhouse, and MF-2-A, Multi-Family detached condo regime; Leander, Williamson County, Texas

14. **Public Hearing** on Zoning Case 16-Z-026: consider the rezoning of a portion of a parcel of land including 11.358 acres, more or less; generally located to northeast of the intersection of 183A Toll Road and East Woodview Drive, from Interim SFR-1-B, Single Family Rural, to LO-3-B, Local Office; Leander, Williamson County, Texas
Applicant: Rex Klentzman, P.E. on behalf of Life Church (Brian Lightsey)

Action on Zoning Case 16-Z-026: consider the rezoning of a portion of a parcel of land including 11.358, acres more or less; generally located to northeast of the intersection of 183A Toll Road and East Woodview Drive, from Interim SFR-1-B, Single Family Rural, to LO-3-B, Local Office; Leander, Williamson County, Texas

15. **Public Hearing** on Subdivision Case 15-CP-007: consider action on the Bar W Ranch Concept Plan Revision #1 for 891.28 acres, more or less, generally located to the southwest of the intersection of SH 29 & Ronald W Regan Blvd and to the Southwest of the intersection of Kaufman loop and Ronald Reagan; Williamson County, Texas
Applicant: Derek Pampe on behalf of BWR Partner, LLC and Howard Barkley Wedemeyer
This request has been withdrawn.

Action on Subdivision Case 15-CP-007: consider action on the Bar W Ranch Concept Plan Revision #1 for 891.28 acres, more or less, generally located to the southwest of the intersection of SH 29 & Ronald W Regan Blvd and to the Southwest of the intersection of Kaufman loop and Ronald Reagan; Williamson County, Texas

REGULAR AGENDA

16. Consider a resolution of the City of Leander, Texas, commencing the annexation of two areas of land totaling 1,130.38 acres, more or less, including the abutting streets, roadways, and rights-of-way; being located in Williamson Counties, Texas and adjacent and contiguous to the city limits; and providing open meetings and other related matters
17. Consider a resolution of the City of Leander, Texas, commencing the annexation of three areas of land totaling 74.48 acres, more or less, including the abutting streets, roadways, and rights-of-way; being located in Williamson Counties, Texas and adjacent and contiguous to the city limits; and providing open meetings and other related matters
18. Discuss and possible direction to staff regarding a proposed Public Improvement District (PID) for the Crystal Springs subdivision
19. Consider an Amendment to the Project and Financing Plan to allocate the Estimated Project Costs for the St. David's Medical Complex Project Among Project Categories; Amending the Project Plan to Add Gas Utility Infrastructure to the List of Public Improvements Projects: and Providing for Related Matters
20. Consider approval of the Leander Medical Complex Development and Reimbursement Agreement
21. Consider a Resolution Approving a Chapter 380 Agreement with GHC-Galen Healthcare, LLC, the Manager of St. David's Healthcare Partnership, LP, LLP
22. Consider Old Town Business Grant to "Texas Office Machines," an office machines and repair business to be located at 210 S. Brushy Street, Leander, Texas
23. Establish procedures for reviewing applications and interviewing applicants by the Board Selection Committee
Sponsored by Mayor Fielder and Mayor Pro Tem Abruzzese
24. Consider reappointment of Ethic Commissioners Steve Kuwitzky, Glenn Goulet, and James Smit
Sponsored by Mayor Fielder and Mayor Pro Tem Abruzzese
25. Council Member Closing Statements
26. 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 23rd day of November 2016 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Debora Penberg, TRMC, Interim City Secretary