



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



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

Thursday ~ November 21, 2013 at 7:00 PM

**Mayor – Christopher Fielder**

**Place 1 – Andrea Navarrette**

**Place 4 – Michell Cantwell**

**Place 2 – Kirsten Lynch**

**Place 5 – Jason Dishongh (Mayor Pro Tem)**

**Place 3 – Simon Garcia**

**Place 6 – David Siebold**

**City Manager – Kent Cagle**

1. Open meeting, Invocation, Pledges of Allegiance
2. Roll Call
3. Staff Comments: Steve Bosak, Parks & Rec. Director – Annual Christmas Parade  
Pat Womack, Public Works Director – update on resurfacing on Crystal Falls Pkwy.  
Wayne Watts, City Engineer – update on construction at E. Crystal Falls Pkwy. and Hwy. 183 and update on County Road 290
4. Citizen Comments: Three (3) minutes allowed per speaker  
*Please turn in speaker request form before the meeting begins.*
5. Recognition of Eagle Scout Paxton Layman and presentation of certificate  
*Sponsored by Mayor Fielder*

**CONSENT AGENDA: ACTION**

6. Approval of the minutes: November 7, 2013

**PUBLIC HEARING: ACTION**

7. **a. Public Hearing** on Zoning Case #13-Z-020: Consider a zoning change for 40.117 acres, more or less, for a tract of land located at 14801 and 14751 Ronald Reagan Blvd., generally located 2,400 feet south of the intersection of CR 179 (Journey Parkway) and Ronald Reagan Blvd. on the west side of Ronald Reagan Blvd. from interim zoning SFR-1-B, Single Family Rural and MF-2-B, Multi Family to PUD, Planned Unit Development, Leander, Williamson County, Texas  
*Applicant: Rhett Dawson on behalf of Frost National Bank, Patrick Hardy Dudgeon, McGraw Minerals, LTD and John L. Robertson, Michael and Reba Beck*
- b. Action** on Zoning Case #13-Z-020: amending Ordinance #05-018, the Composite Zoning Ordinance for a tract of land located at 14801 and 14751 Ronald Reagan Blvd., Leander, Williamson County, Texas

8. **a. Public Hearing** on Zoning Case #13-Z-021: Consider a zoning change for 66.12 acres, more or less for seven parcels located at 1225 CR 271(Raider Way) and 1255 CR 271 (Raider Way), 1601 and 1515 Woodview Drive, generally located 1,000 feet east from the northeast corner of the intersection of HWY. 183A and E. Woodview Drive from interim zoning SFR-1-B, Single Family Rural and interim SFS-2-B, Single Family Suburban to SFC-2-A, Single Family Compact, Leander, Williamson County, Texas  
*Applicant: Joseph R. Hoover on behalf of Pearson, Samuel & Ida Nell Family Trust, BW and Carlene Pruett Family Trust & Samuel and Ida Nell Family Trust and Pruett BW Jr. Trust & Carlene Pruett Trust of the BW and Carlene Pruett Family Trust, BW and Carlene Pruett Family Trust & Samuel & Ida Nell Pearson Family Trust*
- b. Action** on Zoning Case #13-Z-021: amending Ordinance #05-018, the Composite Zoning Ordinance for seven parcels located at 1225 CR 271 (Raider Way) and 1255 CR 271 (Raider Way), 1601 and 1515 Woodview Drive, Leander, Williamson County, Texas
9. **a. Public Hearing** on Zoning Case #13-Z-022: Consider a zoning change for 7.1 acres, more or less, for a parcel located at 100 Terry Lane, generally located at the southeast corner of the intersection of CR 279 and Terry Lane from interim zoning SFR-1-B, Single Family Rural to LI-4-C, Light Industrial and LI-5-C, Light Industrial, Leander, Williamson County, Texas  
*Applicant: Kenneth L. and Linda Bartlett on behalf of Providence Motors LLC*
- b. Action** on Zoning Case #13-Z-022: amending Ordinance #05-018, the Composite Zoning Ordinance for a parcel located at 100 Terry Lane, Leander, Williamson County, Texas
10. **a. Public Hearing** on Zoning Case #13-Z-023: Consider a zoning change for 85.037 acres, more or less, for eleven parcels located at 8761 and 8771 RM 2243, generally located  $\frac{3}{4}$  of a mile east of the intersection of Hwy. 183A and RM 2243, adjacent to the south side of RM 2243 from interim zoning SFR-1-B, Single Family Rural and interim SFS-2-B, Single Family Suburban to SFE-2-B, Single Family Estate and SFU-2-B, Single Family Urban, Leander, Williamson County, Texas  
*Applicant: Brian Birdwell on behalf of Weldon Stephen and Tammy Walker, and NK Land Investments LLC*
- b. Action** on Zoning Case #13-Z-023: amending Ordinance #05-018, the Composite Zoning Ordinance for eleven parcels located at 8761 and 8771 RM 2243., Leander, Williamson County, Texas
11. **a. Public Hearing** on Subdivision Case #13-TOD-S1-001: Consider Michelle/Tylerville/Oak Creek Subdivision Stage1/Concept Plan, for 150.9 acres, more or less, generally located to the southwest of the intersection of South San Gabriel Parkway and N. US 183, Williamson County, Texas  
*Applicant: Mark Baker on behalf of Robert Wunsch (Waterstone Tylerville, LP) and Tom Reilly (Sentinel/Cotter Leander, LLC)*
- b. Action** on Subdivision Case #13-TOD-S1-001: Michelle/Tylerville/Oak Creek Subdivision Stage1/Concept Plan, Williamson County, Texas

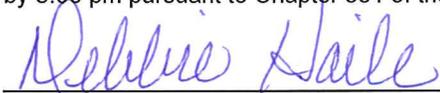
**REGULAR AGENDA**

12. Consider a development agreement between the City of Leander and Waterstone Tylerville, LP for a 25.32 acre, more or less, tract, generally located south of San Gabriel Pkwy and west of U.S. 183 in the City of Leander, Williamson County, Texas

13. Consider a License Agreement for the installation of irrigation within the City right-of-way for the along the south side of Sonny Drive and the north Side of Peregrine Way in the Connelly's Crossing Subdivision
14. Consider an ordinance of the City of Leander, Texas, annexing 32.68 acres of land, more or less, located in Travis County, Texas and including the abutting streets, roadways, and rights-of-way; approving a service plan for the annexed area; making findings of fact; providing a severability clause and an effective date; and providing for open meetings and other related matters.
15. Consideration and action on annexation agreements for three properties, Travis Central Appraisal District parcel numbers 770825, 765121, and 467239, which are currently subject to the City's unilateral annexation process along the extension of CR 290 in Travis County, Texas.
16. Consider Task Order KFA-21 with K. Friese & Associates, Inc., for professional services for Ronald Reagan Boulevard 24-inch Water Line Extension.
17. Consider designating an official newspaper of record
18. Consider vote on Official Ballot for Williamson Central Appraisal District Board of Directors
19. Consider an Ordinance calling for a runoff election for City Council Place 4, unexpired term
20. Council Members Closing Statements
21. Adjournment

#### **CERTIFICATION**

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the Council reserves the right to adjourn into executive session on any of the above posted agenda items in accordance with the sections 551.071 [litigation and certain consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [contract for gift to city], 551.074 [certain personnel deliberations] or 551.076 [deployment/ implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. **Please call the City Secretary at 512/ 528-2743 for information.** Hearing impaired or speech disabled persons equipped with telecommunications 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 14th day of November, 2013 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Debbie Haile TRMC, City Secretary