



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

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



Thursday ~ November 20, 2014 at 7:00 PM

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

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

1. Open meeting, Invocation, Pledges of Allegiance
2. Roll Call
3. Staff Comments:
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 06, 2014
6. Second reading of Zoning & Subdivision Cases 14-Z-017, 14-CP-008, & 14-PP-007: consider action on the rezoning and approval of the Red Oak Valley Concept Plan and Preliminary Plat for 113.372 acre tract of land, more or less, located at 17680 Ronald Reagan
7. Approval of an updated Water Conservation Plan
8. Approval of the assignment of the Development Agreement with RJ Madden Inc to Meritage Homes of Texas, LLC
9. Award for Vehicle Upfitting, Lettering and Graphics to Cap Fleet Upfitters, Temple, Texas
10. Dedication and Acceptance of Subdivision Infrastructure Improvements for Borho Phase 2 and Borho Phase 5
11. License Agreement for the installation and maintenance of irrigation, landscape, and decorative lighting within the City rights-of-way
12. Approval of the release and termination of the drainage, right-of-way, and public utility easement associated with the Lot 5A of the Bagdad Meadows Unit 2 Replat, Leander, Williamson County, Texas.
13. Ordinance amending Chapter 13 of the Code of Ordinances to add a provision related to underground Utilities

**PUBLIC HEARING: ACTION**

14. **Public Hearing** on Zoning Case #14-Z-027: Consider a zoning change for a 5.69 acre tract of land, more or less, located at 1001 Horizon Park Blvd from TF-2-B, Two Family to PUD, Planned Unit Development, Leander, Williamson County, Texas  
*Applicant: Howard Kirk on behalf of Willie Kopecky, Jr. and Sue Kopecky*

**Action** on Zoning Case #14-Z-027: amending Ordinance #05-018, the Composite Zoning Ordinance for the property located at 1001 Horizon Park Blvd., Leander, Williamson County, Texas

15. **Public Hearing** on Zoning Case #14-Z-028: Consider a zoning change for an 18.00 acre tract of land, more or less, generally located at the northwest corner of the intersection of Old 2243 W. and N. Bagdad Road from LC-2-B, Local Commercial to GC-3-C, General Commercial and MF-2-A, Multi Family, Leander, Williamson County, Texas  
*Applicant: Bruce Nakfor on behalf of Firstmark Credit Union*

**Action** on Zoning Case #14-Z-028: amending Ordinance #05-018, the Composite Zoning Ordinance for the property generally located at generally located at the northwest corner of the intersection of Old 2243 W. and N. Bagdad Road , Leander, Williamson County, Texas

16. **Public Hearing** on Subdivision Case #14-TOD-CP-002: Consider a Concept Plan for the Tylerville Tract for 42.3 acres, more or less, generally located 850 feet from the northwest corner of the intersection of W. San Gabriel Pkwy. and US 183, Leander, Williamson County, Texas  
*Applicant: Bob Wunsch*

**Action** on Subdivision Case #14-TOD-CP-002: a Concept Plan for the Tylerville Tract, Leander, Williamson County, Texas

17. **Public Hearing** on Zoning Case #14-TOD-Z-026: Consider a zoning change for a 33.67 acre portion of land, more or less, generally located 850 feet from the northwest corner of the intersection of W. San Gabriel Pkwy. and US 183 from PUD/TOD, Planned Unit Development/ Transit Oriented Development to and amended PUD, Planned Unit Development, Leander, Williamson County, Texas  
*Applicant: Bob Wunsch*

**Action** on Zoning Case #14-TOD-Z-026: amending Ordinance #05-018, the Composite Zoning Ordinance for the property located 850 feet from the northwest corner of the intersection of W. San Gabriel Pkwy. and US 183, Leander, Williamson County, Texas

18. **Public Hearing** on Composite Zoning Ordinance Case #14-OR-008: Consider amending section of the Composite Zoning Ordinance, to add definitions, update the site components regarding outdoor animal boarding and landscape requirements, to modify requirements for drainage and detention facilities, to amend the masonry wall requirements, to update the architectural standards, to update the site development standards, and to update the garage setback requirements

**Action** on Composite Zoning Ordinance Case #14-OR-008: consider amendments to the Composite Zoning Ordinance

19. **Public Hearing** on Comprehensive Plan Case # 14-CPA-003: consider amendments to the Leander Transportation Plan as set forth in the Comprehensive Plan

**Action** on Comprehensive Plan Case # 14-CPA-003: amending the Leander Transportation Plan as set forth in the Comprehensive Plan

## REGULAR AGENDA

20. Consider and take appropriate action on a resolution approving an application to create the Central Texas Water Development Corporation and approve the Articles of Incorporation and Bylaws of the Corporation
21. Consider and take appropriate action on an Interlocal Agreement with Hays County and Travis County providing for the creation of the Central Texas Water Development Corporation.
22. Consider a Development Agreement between the City of Leander and Waterstone Tylerville, LP for 42.3 acres, more or less, generally located 850 feet from the northwest corner of the intersection of W. San Gabriel Pkwy. and US 183, encompassing the property known as the Tylerville Tract Subdivision within the city limits of the City of Leander, Williamson County, Texas
23. Ordinance Case #14-OR-010: Consider amending Appendix A Fee Schedule to add fees for Wireless Communication Facility Development Plans and Heritage Tree Removal Permits and to update the fees associated with developments within the TOD, Transit Oriented Development
24. Subdivision Ordinance Case #14-OR-009: Consider amending sections of the Subdivision Ordinance, to add provisions for the protection of heritage trees, to modify the transportation improvements, water utility improvements, and easement sections of the ordinance
25. Consider and action on a Resolution directing Publication of the Notice of Public Hearing and intention to Issue Combination Tax and Revenue Certificates of Obligation
26. Consider Standard Professional Services Agreement and Task Order HDR-2 with HDR Engineering, Inc., for professional services for Improvements of Old 2243 West from US Hwy 183 to Lakeline Blvd.
27. Consider a Resolution of the City of Leander, Texas, accepting a petition for annexation of land located in Williamson County, Texas; setting an annexation schedule; providing for open meetings and other related Matters
28. Consider a Resolution of the City of Leander, Texas, accepting a petition for annexation of land located in Williamson County, Texas; setting an annexation schedule; providing for open meetings and other related matters.
29. Consider nomination for representative member of the Board of Directors of the Travis Central Appraisal District
30. Council Members Closing Statements
31. Adjournment

### CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the Council reserves The right to adjourn into executive session on any of the above posted agenda items in accordance with the sections 551.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [contract for gift to city], 551.074 [certain personnel deliberations Or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas on the 14<sup>th</sup> day of November, 2014 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

  
Debbie Haile, TRMC, City Secretary