



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

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



Thursday ~ March 3, 2016 at 7:00 PM

**Mayor – Christopher Fielder**  
**Place 1 – Andrea Navarrette (Mayor Pro Tem)**  
**Place 2 – Michelle Stephenson**  
**Place 3 – Shanan Shepherd**

**Place 4 – Ron Abruzzese**  
**Place 5 – Jeff Seiler**  
**Place 6 – Troy Hill**  
**City Manager – Kent Cagle**

1. Open meeting, Invocation, Pledges of Allegiance
2. Roll Call
3. Staff Comments:
4. Citizen Comments: Three (3) minutes allowed per speaker  
*Please turn in speaker request form before the meeting begins*

**CONSENT AGENDA: ACTION**

5. Approval of the minutes: February 18, 2016
6. Second reading of an ordinance on Zoning Case 15-Z-018: amending Ordinance 05-018, the Composite Zoning Ordinance for several parcels of land located east of the eastern terminus of E. San Gabriel Parkway at the intersection with CR 270, on the east of CR 270, for 230 acres, more or less from interim zoning SFR-1-B, Single Family Rural to PUD, Planned Unit Development with the following base zoning district of SFC-2-A, Single Family Compact, SFU-2-A, Single Family Urban, SFS-2-A, Single Family Suburban, and MF-2-A, Multi-Family, Leander, Williamson County, Texas
7. Second reading of an ordinance on Zoning Case 15-Z-036: amending Ordinance 05-018, the Composite Zoning Ordinance for two lots generally located 750 feet to the west of the intersection of E. Crystal Falls Parkway and Ronald Reagan Blvd. for 9.736 acres, more or less, from interim zoning SFR-1-B, Single Family Rural and interim zoning SFS-2-B, Single Family Suburban to GC-3-B, General Commercial, Leander, Williamson County, Texas
8. Second reading of an ordinance on Zoning Case 16-Z-001: amending Ordinance 05-018, the Composite Zoning Ordinance for a lot located at 1109 Leander Drive for 3.526 acres, more or less, from HC-4-D, Heavy Commercial to HC-5-D, Heavy Commercial, Leander, Williamson County, Texas
9. Special Use Permit for the Williamson County Amateur Radio Club to use Devine Lake Park for Field Day, June 24-26, 2016
10. Dedication and Acceptance of Subdivision Infrastructure Improvements for Bryson Phase 1 – Section 1B
11. Dedication and Acceptance of Subdivision Infrastructure Improvements for Carneros Ranch Section 2
12. Dedication and Acceptance of Subdivision Infrastructure Improvements for Crystal Falls Town Center Phase 2

**PUBLIC HEARING: NO ACTION**

13. **Public Hearing on Area A:** Annexation of all that certain parcel or tract of land containing 56.09 acres, more or less, located in Travis County, Texas, generally located north of RM 1431, and either side of Vista Rock Rd. including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
14. **Public Hearing on Area B:** Annexation of all that certain parcel or tract of land containing 15.36 acres, more or less, located in Williamson County, Texas, generally located either side of CR 279 / Bagdad Rd, north of W San Gabriel Pkwy. including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
15. **Public Hearing on Area C:** Annexation of all that certain parcel or tract of land containing 288.22 acres, more or less, located in Williamson County, Texas, generally located south of County Road 280, west of County Road 279 / Bagdad Rd. including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
16. **Public Hearing on Area D:** Annexation of all that certain parcel or tract of land containing 187.06 acres, more or less, located in Williamson County, Texas, generally located south of County Road 280, east of the Mesa Vista Estates subdivision including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
17. **Public Hearing on Area E:** Annexation of all that certain parcel or tract of land containing 62.69 acres, more or less, located in Williamson County, Texas, generally located north of County Road 280, west of the Greatwood subdivision including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
18. **Public Hearing on Area F:** Annexation of all that certain parcel or tract of land containing 840.28 acres, more or less, located in Williamson County, Texas, generally located either side of CR 279 / Bagdad Rd, north of County Road 280, south of County Road 281 including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
19. **Public Hearing on Area G:** Annexation of all that certain parcel or tract of land containing 76.49 acres, more or less, located in Williamson County, Texas, and generally located east of Oak Grove Rd, north of Heritage Grove Rd. including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
20. **Public Hearing on Area H:** Annexation of all that certain parcel or tract of land containing 29.92 acres, more or less, located in Williamson County, Texas, and generally located west of US 183, east of County Road 276, south of the High Gabriel West subdivision. including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
21. **Public Hearing on Area I:** Annexation of all that certain parcel or tract of land containing 268.72 acres, more or less, located in Williamson County, Texas, and generally located south of W State Highway 29, west of Ronald W Reagan Blvd, either side of Kaufmann Loop, north and west of County Road 267 including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters

22. **Public Hearing on Area J:** Annexation of all that certain parcel or tract of land containing 53.04 acres, more or less, located in Williamson County, Texas, and generally located south of W State Highway 29, east of Ronald W Reagan Blvd, north of County Road 268. including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
23. **Public Hearing on Area K:** Annexation of all that certain parcel or tract of land containing 192.93 acres, more or less, located in Williamson County, Texas, and generally located either side of County Road 270, south of E. San Gabriel Pkwy, north of Hero Way. including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
24. **Public Hearing on Area L:** Annexation of all that certain parcel or tract of land containing 124.03 acres, more or less, located in Williamson County, Texas, and generally located north of Hero Way, east of County Road 270, west of Ronald W Reagan Blvd, south and west of the Palmera Ridge subdivision including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
25. **Public Hearing on Area M:** Annexation of all that certain parcel or tract of land containing 183.88 acres, more or less, located in Williamson County, Texas, and generally located east of Ronald W Reagan Blvd, south of the South Fork of the San Gabriel River, north of the Reagans Overlook subdivision including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
26. **Public Hearing on Area N:** Annexation of all that certain parcel or tract of land containing 262.58 acres, more or less, located in Williamson County, Texas, and generally located east of Ronald W Reagan Blvd, north of RM 2243, south of the Reagans Overlook subdivision. including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
27. **Public Hearing on Area O:** Annexation of all that certain parcel or tract of land containing 468.05 acres, more or less, located in Williamson County, Texas, and generally located east of Ronald W Reagan Blvd, south of County Road 176, north of Journey Pkwy, either side of County Road 175, west and north of the Parkside at Mayfield Ranch subdivision, including the remainder of the Valley View subdivision, the entire Creek Meadow Estates subdivision including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
28. **Public Hearing on Area P:** Annexation of all that certain parcel or tract of land containing 98.42 acres, more or less, located in Williamson County, Texas, and generally located south of Journey Pkwy, north of the Stonehurst subdivision, either side of County Road 175, north of the Williamson County Regional Park, south of the Trails at Shady Oak / Borho subdivision including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
29. **Public Hearing on Area 1:** Annexation of all that certain parcel or tract of land containing 1.55 acres, more or less, located in Williamson County, Texas, generally located north of County Road 280, east of the Greatwood subdivision, being generally known as the CR 280 Elevated Storage Tank site, being wholly owned by the City of Leander including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
30. **Public Hearing on Area 2:** Annexation of all that certain parcel or tract of land containing 43.18 acres, more or less, located in Williamson County, Texas, generally located east of US 183, north of the South Fork of the San Gabriel River, being generally known as the San Gabriel River Park site, being wholly owned by the City of Leander including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters

## REGULAR AGENDA

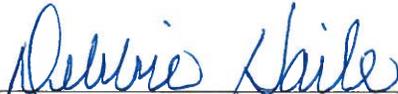
31. Consider Annexation Development Agreements under Section 43.035, Texas Local Government Code between the City of Leander and each of the following property owners:
  - a. Alley, Richard A.
  - b. Barton, TM and Peggy Stephens
  - c. Borho, Curtis C.
  - d. Champion, Emogene
  - e. Crawford, Joseph and Betty
  - f. Dipprey, Virginia and Ronald
  - g. McArthur, Jeanette
  - h. Miller, Larry and Leslie
  - i. Mize, Michael and Carolyn
  - j. MJAG Partnership
  - k. Velchoff, James and Deborah
  - l. Williams, William Edward III
  - m. Williams, William Edward III and Deborah A. Wicker
32. Consider Award to Centre Technologies for Network Backbone and Wi-Fi Refresh Components
33. Council Member Closing Statements

## EXECUTIVE SESSION

34. Convene into executive session pursuant to Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding legal issues related to water treatment and utility agreements
35. Reconvene into open session to take action as deemed appropriate in the City Council's discretion regarding water treatment and utility agreements
36. 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 26th day of February, 2016 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

  
Debbie Haile, TRMC, City Secretary