



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

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



Thursday ~ April 21, 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: Pat Womack, Public Works Director – Leander Spring Clean-up
4. Citizen Comments: Three (3) minutes allowed per speaker
Please turn in speaker request form before the meeting begins
5. Recognition of Eagle Scout David Rowe
Sponsored by Chief Greg Minton
6. Proclamation declaring April 2016 as “Child Abuse Prevention Month”
Sponsored by Council Member Seiler
7. Proclamation declaring May 2016 as “Motorcycle Safety Awareness Month”
Sponsored by Mayor Fielder
8. Presentation from Four Square Research, Inc. on YMCA

CONSENT AGENDA: ACTION

9. Approval of the minutes: April 7, 2016
10. Second Reading of an Ordinance on Zoning Case 15-Z-028 & Subdivision Case #15-CP-005: amending Ordinance 05-018, the Composite Zoning Ordinance for three parcels located at the southwest corner of Bagdad Road and San Gabriel Parkway, for 202.79 acres, more or less, from PUD, Planned Unit Development, GC-3-B, General Commercial and GC-3-C, General Commercial to PUD, Planned Unit Development with base zoning districts of SFU-2-A, Single Family Urban, SFC-2-A, Single Family Compact, SFL-2-A, Single Family Limited, GC-2-A, General Commercial and MF-2-A, Multi Family, Leander, Williamson County, Texas
11. Approval of a Special Permit for the Old Town Street Festival
12. Approval of Street Closure for Liberty Fest
13. Acceptance of a Community Development Block Grant for the construction of a sidewalk on the east side of Bagdad Road

14. License Agreement for the Right to enter the Sandy Creek Water Treatment Plant Property for the Purpose of constructing two segments of 4-foot Metal Woven Fencing and an Access Gate
15. Annexation Development Agreements under Section 43.035, Texas Local Government Code, between the City of Leander and each of the following property owners:
 - a) Shari Carmody Greene
 - b) Roy L. and Alice F. Kuchera
16. Addendum to the Annexation Development Agreements under Section 43.035, Texas Local Government Code, between the City of Leander and each of the following property owners:
 - a) Curtis C. Borho
 - b) Emogene Champion
 - c) Terence and Gloria MacConnell
 - d) Larry and Leslie Miller
 - e) James E. Roberson and Monta Jane Akin
 - f) Darrell and Bonita Word
17. Second Reading of an Ordinance 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
18. Second Reading of an Ordinance on Area B: Annexation of all that certain parcel or tract of land containing 6.34 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
19. Second Reading of an Ordinance 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
20. Second Reading of an Ordinance 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
21. Second Reading of an Ordinance 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
22. Second Reading of an Ordinance on Area F: Annexation of all that certain parcel or tract of land containing 408.58 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
23. Second Reading of an Ordinance on Area G: Annexation of all that certain parcel or tract of land containing 30.70 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

24. Second Reading of an Ordinance on Area H: Annexation of all that certain parcel or tract of land containing 3.72 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
25. Second Reading of an Ordinance on Area I: Annexation of all that certain parcel or tract of land containing 188.43 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
26. Second Reading of an Ordinance on Area J: Annexation of all that certain parcel or tract of land containing 27.37 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
27. Second Reading of an Ordinance on Area K: Annexation of all that certain parcel or tract of land containing 63.87 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
28. Second Reading of an Ordinance on Area L: Annexation of all that certain parcel or tract of land containing 93.0 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
29. Second Reading of an Ordinance on Area M: Annexation of all that certain parcel or tract of land containing 146.15 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
30. Second Reading of an Ordinance on Area N: Annexation of all that certain parcel or tract of land containing 138.32 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
31. Second Reading of an Ordinance on Area O: Annexation of all those certain three parcels or tracts of land containing a total of 35.92 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 abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
32. Second Reading of an Ordinance on Area P: Annexation of all that certain parcel or tract of land containing 6.80 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

33. Second Reading of an Ordinance 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
34. Second Reading of an Ordinance 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

PUBLIC HEARING: ACTION

35. **Public Hearing** on Zoning Case 16-Z-007: Consider a zoning change of several parcels of land generally located to the west of the intersection of CR 279 and Live Oak for 76.89 acres, more or less from interim zoning SFR-1-B, Single Family Rural to SFR-2-B, Single Family Rural, Leander, Williamson County, Texas
Applicant: San Gabriel Whitt Ranch, LLC (Davy Roberts)
This item has been postponed by the applicant

36. **Public Hearing** on Zoning Case 16-Z-004: Consider a zoning change of a parcel of land located at 801 Apache Trail for 1.50 acres, more or less from GC-3-C, General Commercial to PUD, Planned Unit Development with a base zoning of MF-2-A, Multi-Family, Leander, Williamson County, Texas
Applicant: Dannen Development, LLC (Josh Becker)

Action on Zoning Case 16-Z-004: Consider a zoning change of a parcel of land located at 801 Apache Trail for 1.50 acres, more or less from GC-3-C, General Commercial to PUD, Planned Unit Development with a base zoning of MF-2-A, Multi-Family, Leander, Williamson County, Texas

37. **Public Hearing** on Zoning Case 15-Z-015: Consider a zoning change of a parcel of land located to the south of the intersection of US 183 and the Union Pacific Railroad, and to the north of the southern city limits for 13.590 acres, more or less from SFU-2-B, Single Family Urban to GC-3-B, General Commercial, Leander, Williamson County, Texas
Applicant: James Knight on behalf of Robert Knight, Trustee

Action on Zoning Case 15-Z-015: Consider a zoning change of a parcel of land located to the south of the intersection of US 183 and the Union Pacific Railroad, and to the north of the southern city limits for 13.590 acres, more or less from SFU-2-B, Single Family Urban to GC-3-B, General Commercial, Leander, Williamson County, Texas

38. **Public Hearing** on Zoning Case 16-TOD-Z-005: Consider a zoning change of several tracts of land generally located to the southwest of the intersection of San Gabriel Parkway & US 183 for 151.2 acres, more or less, legally described as Oak Creek, Phase 1, Sections 1 & 2; Oak Creek, Phase 2, Sections 1-3; Oak Creek, Phase 5 from PUD, Planned Unit Development with the base zoning districts of SFU-2-B, Single Family Urban, SFC-2-B, Single Family Compact, SFL-2-B, Single Family Limited, SFT-2-B, Single Family Townhouse and MF-2-B, Multi-Family to an amended PUD to increase the residential density allowed within the properties located on the east side of West Broade Street, Leander, Williamson County, Texas
Applicant: Mark Baker on behalf of Sentinel Cotter Leander LLC, Castlerock Communities L.P., Megatel Homes, Inc. or its Affiliates, and Pacesetter Homes, LLC, Tom Lynch, President

Action on Zoning Case 16-TOD-Z-005: Consider a zoning change of several tracts of land generally located to the southwest of the intersection of San Gabriel Parkway & US 183 for 151.2 acres, more or less, legally described as Oak Creek, Phase 1, Sections 1 & 2; Oak Creek, Phase 2, Sections 1-3; Oak Creek, Phase 5 from PUD, Planned Unit Development with the base zoning districts of SFU-2-B, Single Family Urban, SFC-2-B, Single Family Compact, SFL-2-B, Single Family Limited, SFT-2-B, Single Family Townhouse and MF-2-B, Multi-Family to an amended PUD to increase the residential density allowed within the properties located on the east side of West Broade Street, Leander, Williamson County, Texas

REGULAR AGENDA

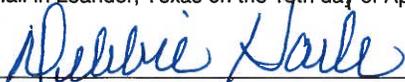
39. Second Reading of an Ordinance on Zoning Case 15-Z-033: amending Ordinance 05-018, the Composite Zoning Ordinance for two parcels of land generally located approximately 270 ft. south from the southwest corner of the intersection of Great Owl Pass and Council Springs Pass from interim zoning SFR-1-B, Single Family Rural with the remaining portion of the property in the ETJ to SFR-2-A, Single Family Rural, SFT-2-B, Single Family Townhome, LC-2-B, Local Commercial and LC-2-A, Local Commercial, Leander, Williamson County, Texas
This item has been postponed due to a notification error
40. Consider an Ordinance adopting the 2015 ICC Building Codes and the 2014 National Electrical Code (NEC)
41. Consider an Ordinance adopting the 2015 Fire Code with local amendments
42. Water Use and Supply Update
43. Council Member Closing Statements

EXECUTIVE SESSION

44. 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 a proposed settlement agreement in Cause No. 15-0088- C277, Premas Global Leander I v. City of Leander, et al., In the 277th Judicial District Court of Williamson County, Texas
45. Reconvene into open session to take action as deemed appropriate in the City Council's discretion regarding a proposed settlement agreement in Cause No. 15-0088- C277, Premas Global Leander I v. City of Leander, et al., In the 277th Judicial District Court of Williamson County, Texas
46. 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 15th day of April, 2016 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.


Debbie Haile, TRMC, City Secretary