



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

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



Thursday ~ August 4, 2016 at 7:00 PM

Mayor – Christopher Fielder
Place 1 – Andrea Navarrette
Place 2 – Michelle Stephenson
Place 3 – Shanán 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: July 21, 2016
6. Dedication and Acceptance of Subdivision Infrastructure Improvements for Bluffs at Crystal Falls Section 3, Phase 3B
7. Dedication and Acceptance of Subdivision Infrastructure Improvements for Bluffs at Crystal Falls Section 3, Phase 3H
8. Dedication and Acceptance of Subdivision Infrastructure Improvements for Borho Phase 7
9. Dedication and Acceptance of Subdivision Infrastructure Improvements for Bryson Phase 1, Section 1C
10. Dedication and Acceptance of Hero Way Multi-Family (Water and Wastewater)
11. Annexation Development Agreement under Section 43.035, Texas Local Government Code, between the City of Leander and the Roy L. Sullivan II Living Trust

PUBLIC HEARING: ACTION

12. **Public Hearing** on Zoning Case 16-Z-014: Consider a zoning change of several parcels of land for 27.285 acres, more or less located at 8660 183A Toll Road from interim zoning SFR-1-B, Single Family Rural to PUD, Planned Unit Development with base zoning districts of LO-2-A, Local Office and HC-5-D, Heavy Commercial, Leander, Williamson County, Texas
Applicant: Anthony Shaleesh on behalf of First State Bank Central Texas; T. Gerry Gamble

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13. **Public Hearing** on Zoning Case 16-Z-008 & Subdivision Case 16-CP-001: Consider rezoning and approval of the Bluffview Concept Plan for several parcels of land located at 500 Bradley Ranch Road for 182.84 acres, more or less, from Interim zoning SFR-1-B, Single Family Rural to PUD, Planned Unit Development with the base zoning districts of SFS-2-A, Single Family Suburban, SFU-2-A, Single Family Urban, and SFC-2-A, Single Family Compact, Leander, Williamson County, Texas
Applicant: Carlson, Brigrance & Doering (Geoff Guerrero) on behalf of Development Solutions Bradley, LLC

Action on Zoning Case 16-Z-008 & Subdivision Case 16-CP-001: Consider rezoning and approval of the Bluffview Concept Plan for several parcels of land located at 500 Bradley Ranch Road for 182.84 acres, more or less, from Interim zoning SFR-1-B, Single Family Rural to PUD, Planned Unit Development with the base zoning districts of SFS-2-A, Single Family Suburban, SFU-2-A, Single Family Urban, and SFC-2-A, Single Family Compact, Leander, Williamson County, Texas

14. **Public Hearing** on Zoning Case 15-TOD-Z-030 & Subdivision Case 15-TOD-CP-009: Consider rezoning and approval of the Tylerville Commercial Concept Plan for a tract of land generally located to the southwest of the intersection of San Gabriel Parkway and US 183 for 11.221 acres, more or less, from PUD, Planned Unit Development to an amended PUD, Planned Unit Development to include the base zoning districts of GC-3-A, General Commercial, GC-2-A, General Commercial and LC-2-A, Local Commercial, Leander, Williamson County, Texas
Applicant/Agent: Bill Pohl on behalf of Waterstone Tylerville, LP

Action on Zoning Case 15-TOD-Z-030 & Subdivision Case 15-TOD-CP-009: Consider rezoning and approval of the Tylerville Commercial Concept Plan for a tract of land generally located to the southwest of the intersection of San Gabriel Parkway and US 183 for 11.221 acres, more or less, from PUD, Planned Unit Development to an amended PUD, Planned Unit Development to include the base zoning districts of GC-3-A, General Commercial, GC-2-A, General Commercial and LC-2-A, Local Commercial, Leander, Williamson County, Texas

15. **Public Hearing** on Zoning Case 16-TOD-Z-016: Consider a zoning change of several lots located at 216 N. Gabriel for 0.75 acres, more or less from PUD/TOPD, Planned Unit Development/Transit Oriented Development with the T4 Transect Zone to change the transect zone to T5, Leander, Williamson County, Texas
Applicant: Michael & Jamie Nelson

Action on Zoning Case 16-TOD-Z-016: Consider a zoning change of several lots located at 216 N. Gabriel for 0.75 acres, more or less from PUD/TOD, Planned Unit Development/Transit Oriented Development with the T4 Transect Zone to change the transect zone to T5, Leander, Williamson County, Texas

REGULAR AGENDA

16. Consider Subdivision Case 15-PP-008: a Preliminary Plat for the Lively tract regarding Heritage Tree Removal
17. Development Agreement Case 16-DA-005: Consider a Development Agreement between the City of Leander and SSA Investments for the property generally located to the northwest of the intersection of Hero Way and Ronald W. Reagan Blvd, City of Leander, Williamson County, Texas
18. Consider approval of Construction Activities between 9:00 pm and 7:00 am for AT&T for the Old 2243 Roadway Improvements Project on Tuesdays and Thursdays during August and September of 2016

19. Receive Effective & Rollback Tax Rate Calculations for FY 2016-17
20. Consider a Proposal to Adopt a Tax Rate for FY 2016-17
21. Schedule Two Public Hearings on a Proposal to Adopt a Tax Rate for FY 2016-17
22. Consider rescheduling of the October 6, 2016 City Council meeting to Tuesday, October 11, 2016 due to the Texas Municipal League Annual Conference
23. Council Member Closing Statements

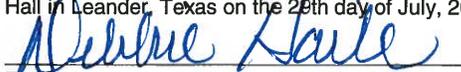
EXECUTIVE SESSION

24. Convene into executive session:
 - a) pursuant to Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding In Re: Application of LCRA Transmission Services Corporation to Amend its Certificate of Convenience and Necessity for the Proposed Leander to Round Rock 138 KV Transmission Line Project in Williamson County, Texas, Before the State Office of Administrative Hearings (SOAH Docket No. 473-16-4342; PUC Docket No. 45866)
 - b) pursuant to Section 551.072, Texas Gov't Code, to deliberate the acquisition and value of real property to consider the purchase of 0.392 acre (17,066 SF) of fee simple right-of-way from HEB for the Old 2243 Roadway Improvements Project in the amount of \$179,193.00
 - c) pursuant to Section 551.071, Tex. Gov't Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Docket Nos. 45842 and 45843, Applications of the City of Leander to Amend a Water Certificate of Convenience and Necessity and Partial Dual Certification in Williamson County, Texas, Public Utility Commission of Texas
 - d) pursuant to Section 551.072, Texas Government Code, to deliberate the acquisition of real property
25. Reconvene into open session to take action as deemed appropriate in the City Council's discretion regarding
 - a) Application of LCRA Transmission Services Corporation to Amend its Certificate of Convenience and Necessity for the Proposed Leander to Round Rock 138 KV Transmission Line Project in Williamson County, Texas, Before the State Office of Administrative Hearings (SOAH Docket No. 473-16-4342; PUC Docket No. 45866)
 - b) the acquisition and value of real property to consider the purchase of 0.392 acre (17,066 SF) of fee simple right-of-way from HEB for the Old 2243 Roadway Improvements Project in the amount of \$179,193.00
 - c) Docket Nos. 45842 and 45843, Applications of the City of Leander to Amend a Water Certificate of Convenience and Necessity and Partial Dual Certification in Williamson County, Texas, Public Utility Commission of Texas
 - d) the acquisition of real property, including but not limited to authorizing the City Manager to negotiate and execute an Earnest Money Contract with the Trustees for Emogene Champion for the purchase of approximately 33 acres of land not to exceed \$2,250,000
26. Consider a Resolution regarding Application of LCRA Transmission Services Corporation to Amend its Certificate of Convenience and Necessity for the Proposed Leander to Round Rock 138 KV Transmission Line Project in Williamson County, Texas, Before the State Office of Administrative Hearings (SOAH Docket No. 473-16-4342; PUC Docket No. 45866)

27. Consider the acquisition of 0.392 acres of fee simple right-of-way from HEB for the Old 2243 Roadway Improvements project in the amount of \$179,193.00
28. Consider authorizing the City Manager to negotiate and execute the earnest money contract for purchase of the property in the amount of \$2,250,000.
29. 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 29th day of July, 2016 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code



Debbie Haile, TRMC, City Secretary