



**MINUTES
DEVELOPMENT TOUR
and
REGULAR CITY COUNCIL
CITY OF LEANDER, TEXAS**



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

Thursday ~ April 3, 2014 at 5:30 PM

Mayor – Christopher Fielder

Place 1 – Andrea Navarrette

Place 4 – Ron Abruzzese

Place 2 – Kirsten Lynch

Place 5 – Jason Dishongh (Mayor Pro Tem)

Place 3 – Simon Garcia

Place 6 – David Siebold

City Manager – Kent Cagle

5:30pm – Lakewood Park Tour

*Council will leave from Pat Bryson at 5:30 and reconvene at 7:00 pm for Regular City Council Meeting
(No action will be taken by City Council during the tour)*

Council left Pat Bryson for the tour at 5:30 pm

Council returned from the tour at 6:40 pm

7:00 pm

1. Open meeting, Invocation, Pledges of Allegiance

Mayor Fielder opened the meeting at 7:02 pm and welcomed those in attendance

Mayor Fielder delivered the invocation

2. Roll Call

All present

3. Staff Comments:

**Bill Gardner, Fire Chief spoke about the Blackboard Notifications System that will go in
Affect on Friday April 4, 2014**

4. Citizen Comments: Three (3) minutes allowed per speaker

Please turn in speaker request form before the meeting begins.

5. Proclamation for "Light It Up Blue" for Autism Awareness

Sponsored by Council Member Garcia

Council Member Garcia read the Proclamation

Maria Watts was presented the Proclamation from the Council

CONSENT AGENDA: ACTION

6. Approval of the minutes: March 20, 2014

March 27, 2014 (Special Meeting)

7. Second Reading of an ordinance of the City of Leander, Texas, annexing 145.26 acres, more or less, and 52.290 acres, more or less, in Williamson County, Texas, being generally located at the Kittie Hill Airport location, north of Hero Way, west of Ronald Reagan Boulevard and south of the San Gabriel River 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.
8. Second Reading of an ordinance on Zoning Case # 13-Z-026: amending Ordinance #05-018, the Composite Zoning Ordinance for several tracts of land located to the west of Bloody Hollow, abutting FM 1431 on the south and Nameless Road on the west., Leander, Travis County, Texas
9. Second Reading of an ordinance on Zoning Case #14-Z-004: amending Ordinance #05-018, the Composite Zoning Ordinance for two parcels of land located at 409 & 503 Horseshoe Drive, Leander Williamson County, Texas
10. Dedication and Acceptance of Subdivision Infrastructure Improvements for Connelly's Crossing, Phase 1A
11. Dedication and Acceptance of Subdivision Infrastructure Improvements for Mason Ranch, Ph. 1 Sec. 1
12. Dedication and Acceptance of Subdivision Infrastructure Improvements for Mason Ranch, Ph. 2 Sec. 1
13. Contract Awards to Lease & Purchase Golf Course Maintenance Equipment

**Motion made by Council Member Navarrette to approve. Second by Council Member Garcia.
Motion passes, all voting "aye"**

PUBLIC HEARING: NO ACTION

14. **Second Public Hearing** on annexation of an area of land being 594 acres, more or less, being generally located along the planned northern extension of Lakeline Blvd. to Old 2243 West and including the abutting streets, roadways, and rights-of-way; being located in Williamson and Travis Counties, Texas and adjacent and contiguous to the city limits.

**Tom Yantis, Director of Development Services explained
Larry Gilbreath 13303 RR 2243 – spoke against**

15. **Second Public Hearing** on annexation of an area of land being 5.52 acres, more or less, being generally located north of CR 264 and east of Ronald Reagan Blvd. and including the abutting streets, roadways, and rights-of-way; being located in Williamson County, Texas and adjacent and contiguous to the city limits.

Tom Yantis, Director of Development Services explained

16. **Second Public Hearing** on annexation of an area of land being 304.13 acres, more or less, and 52.290 acres, more or less, being generally described as the Ridgmar Landing area north of East Crystal Falls Parkway, south of RR 2243 and west of Ronald Reagan Blvd. and including the abutting streets, roadways, and rights-of-way; being located in Williamson County, Texas and adjacent and contiguous to the city limits.

**Tom Yantis, Director of Development Services explained
Kevin Shuff, 41 Fair Oaks St. – spoke against
John Sommerfeld, 101 Windemere West – spoke against**

PUBLIC HEARING: ACTION

17. **Public Hearing** on extension of the term of a franchise for Al Clawson Disposal, Inc. to provide Recycling and Solid Waste collection and disposal services within the City of Leander.
Robert Powers, Finance Director explained

Rick Fraumann – Texas Disposal System – asked City to not extend contract
Tanya Clawson – Al Clawson Disposal – gave council an update on recycling

Action on an Ordinance Extending the Term of a Franchise Granted to Al Clawson Disposal, Inc. to Provide Recycling And Solid Waste Collection And Disposal Services Within The City Of Leander; Under Ordinance Number 11-007-00

Motion made by Council Member Siebold to approve. Second by Council Member Garcia.
Motion passes, all voting “aye”

18. **Public Hearing** on Zoning Case #13-Z-027: Consider a zoning change for 150.894 acres, more or less, for several tracts of land generally located to the southwest of the intersection of San Gabriel Pkwy. and US 183 from PUD, Planned Unit Development to an amended PUD, Planned Unit Development, Leander, Williamson County, Texas

Applicant: Mark Baker on behalf of Sentinel Cotter Leander LLC

Tom Yantis, Director of Development Services explained
Mark Baker, applicant gave a presentation

Action on Zoning Case #13-Z-027: amending Ordinance #05-018, the Composite Zoning Ordinance for several tracts of land generally located to the Southwest of the intersection of San Gabriel Pkwy. and US 183, Leander, Williamson County, Texas

Motion made by Council Member Lynch to approve. Second by Council Member Siebold.
Motion passes, all voting “aye”

19. **Public Hearing** on Zoning Case #13-Z-028: Consider a zoning change for 197.55 acres, more or less, for several tracts of land located at 2680 CR 268, 17851 Ronald W. Reagan, generally located north of Hero Way, West of Ronald Reagan Blvd. & south of San Gabriel from GC-3-C, General Commercial, Interim SFS-2-B, Single Family Suburban and Interim SFR-1-B, Single Family Rural to PUD, Planned Unit Development, Leander, Williamson County, Texas

Applicant: Blake J. Magee on behalf of Palmera Ridge Development, Inc. and MP52, LLC

Tom Yantis, Director of Development Services explained
Blake Magee, applicant gave a presentation

Action on Zoning Case #13-Z-028: amending Ordinance #05-018, the Composite Zoning Ordinance for several tract of land located at 2680 CR 268, 17851 Ronald W. Reagan, generally located north of Hero Way, West of Ronald Reagan Blvd. & south of San Gabriel, Leander, Williamson County, Texas

Motion made by Council Member Navarrette to approve with recommendations from P&Z Commission. Second by Council Member Garcia. Motion passes, all voting “aye”

20. **Public Hearing** on Zoning Case #14-Z-005: Consider a zoning change for 5.69 acres, more or less, for a tract of land located at 1001 Horizon Park Blvd. from, SFU/MH-2-B, Single Family Urban/Manufactured Home to TF-2-B, Two Family, Leander, Williamson County, Texas
Applicant: Michael and Theresa Kopecky on behalf of Willie and Sue A. Kopecky
Tom Yantis, Director of Development Services explained

William Bonnell, 1007 Tanglewood – expressed his concerns with the zoning request

Action on Zoning Case #14-Z-005: amending Ordinance #05-018, the Composite Zoning Ordinance for a tract of land located at 1001 Horizon Park Blvd., Leander, Williamson County, Texas
Motion made by Council Member Garcia to approve. Second by Council Member Siebold.
Motion passes, all voting “aye”

Mayor Fielder called for a recess at 8:00 pm
Council reconvened at 8:10 pm

21. **Public Hearing** on Zoning Case #13-Z-025: Consider a zoning change for 0.94 acres, more or less, for a tract of land located on the northwest corner of Osage Drive and Highland Trail from SFU-2-B, Single Family Urban to PUD, Planned Unit Development, Leander, Williamson County, Texas
Applicant: Sam Kiger, P.E. on behalf of Lookout Development Group LP
Tom Yantis, Director of Development Services explained

Mike Siefert with Lookout Group gave a presentation

Haley Farmer, 1812 Western Justice – spoke against
Brian Stevens, 2717 Sun Mountain Drive – spoke against
Thomas Bertone 1812 Cross Draw, - did not speak but is against the zoning
Debbie Schmidt 1816 Buffalo Speedway – against
Todd Bourgeois 1700 Trustworthy – spoke against
Laura Yambrick 1908 Western Justice – spoke against
Carl C. Norman 1821 Cross Draw Trail – spoke against
Sally King 2708 Sun Mountain Drive – spoke against
Skip Jones, 2708 Sun Mountain Drive – spoke against
Judy Irish, 2709 Sun Mountain Drive – spoke against
Steve Brand 1902 Alamo Bound – spoke for
Steve Kovacs 2628 Homecoming – spoke against
Allie Paw, 2237 Pow Wow – spoke against

Action on Zoning Case #13-Z-025: amending Ordinance #05-018, the Composite Zoning Ordinance for a tract of land located on the northwest corner of Osage Drive and Highland Trail, Leander, Williamson County, Texas

Motion made by Council Member Siebold to deny. Second by Council Member Garcia .
Motion fails to deny the request, with Council Member Lynch, Dishongh, Navarrette and Mayor Fielder voting against the denial.

Motion made by Council Member Lynch to approve with an additional sidewalk through the property for pedestrians and to lower the square footage to 5000 sq. ft. for the building and the height of building to be less than 26 ft. Second by Council Member Navarrette.

Substitute motion by Council Member Siebold to table this item until first meeting in May. Second by Council Member Garcia. Motion passes, 5 to 1 with Council Member Lynch voting against.

REGULAR AGENDA

22. Consider action on the letter agreement between the City of Leander and BLG Hawkes, LLC for 93.4 acres, more or less, generally located approximately 3,500 feet to the west of the intersection of North Bagdad Road and Old 2243 West on the north side of Old 2243 West. Encompassing the property known as the Hawkes Landing Subdivision within the city limits of the City of Leander, Texas, Williamson County, Texas

Tom Yantis, Director of Development Services explained

**Motion made by Council Member Garcia to approve. Second by Council Member Siebold.
Motion passes, all voting "aye"**

23. Discussion and possible direction to staff regarding a proposal to establish a mobile food trailer on City-Owned property at the corner of South St. and Brushy St.

Tom Yantis, Director of Development Services explained

Mona-Lee D'Aunno 409 Mt. Laurel Drive, Cedar Park – spoke for

**Motion made by Mayor Pro Tem Dishongh to direct staff to continue to explore other cities rules for mobile food vendors and the use of city property. Second by Council Member Lynch
Motion passes, all voting "aye"**

24. Consider action to approve a reimbursement agreement with Catalina Ranch, LLC for the oversizing of a wastewater line

This item was pulled by the applicant

25. Discussion and possible action to staff regarding a proposal to establish a Public Improvement District (PID) and a TIRZ Development and reimbursement agreement for the Oak Creek Project

This item was pulled by the applicant

26. Consider approval of the third amendment to the Nameless Valley Ranch Development Agreement
Tom Yantis, Director of Development Services explained

**Motion made by Mayor Pro Tem Dishongh to approve. Second by Council Member Garcia.
Motion passes, all voting "aye"**

27. Council Members Closing Statements
Council members gave their closing statements

28. Adjournment
With there being no further business, the meeting adjourned at 10:22 pm



Christopher Fielder, Mayor



Attest:


Debbie Haile, TRMC – City Secretary