



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



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

Thursday ~ July 3, 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
**Mayor Fielder opened the meeting at 7:00 p.m. and welcomed those in attendance
Mayor Pro Tem Garcia delivered the invocation**
2. Roll Call
All present
3. Staff Comments:
Steve Bosak, Director of Parks & Recreation informed Council about Liberty Fest
4. Citizen Comments: Three (3) minutes allowed per speaker
Please turn in speaker request form before the meeting begins
Rhonda Conatser, 1808 Southcreek Drive – asked that her neighborhood (Northcreek) be cleaned up
5. Proclamation recognizing July 2104 as “Open My World Therapeutic Riding Center” in the City of Leander. *Sponsored by Council Member Dishongh*
Council Member Dishongh read the Proclamation and presented it to Donna Rowland with Open My World Therapeutic Riding Center

Donna Rowland gave a presentation to Council

CONSENT AGENDA: ACTION

6. Approval of the minutes: June 19, 2014
7. Acceptance of Modifications to Contributing Zone Plan for Heritage Glen Section 1
8. Acceptance of Subdivision Infrastructure Improvements for Carneros Ranch Section One
9. Second Reading of an Ordinance on Zoning Case #14-Z-010: amending Ordinance #05-018, the Composite Zoning Ordinance a parcel located at 1405 Leander Drive, Leander, Williamson County, Texas
10. Second Reading of an Ordinance on Zoning Case #14-Z-012: amending Ordinance #05-018, the Composite Zoning Ordinance for a parcel generally located approximately 190 feet from the north of the intersection of Vista Ridge Drive and Bagdad Road on the west side of Bagdad Road, Leander, Williamson County, Texas

11. A Resolution expressing Intent to Finance Expenditures to be incurred by the City of Leander, Texas
12. Authorize City Manager to execute Agreement with First Southwest Company for Financial Advisory Services
13. Authorize City Manager to execute Agreement with Bickerstaff, Heath, Delgado, Acosta LLP for Bond Counsel Services on Oak Creek Public Improvement District Bonds
14. Authorize City Manager to execute Agreement with Bickerstaff, Heath, Delgado, Acosta LLP for Bond Counsel Services

Motion made by Council Member Siebold to approve the consent agenda. Second by Council Member Navarrette. Motion passes, all voting "aye"

PUBLIC HEARING

15. First public hearing on voluntary annexation of an area of land being 121.748 acres, more or less, generally located on County Road 280 west of Bagdad Road, and including the abutting streets, roadways, and rights-of-way, being located in Williamson County, Texas and adjacent and contiguous to the city limits
No speakers
16. First public hearing on voluntary annexation of an area of land being 41.669 acres, more or less, generally located on Hero Way east of County Road 270, and including the abutting streets, roadways, and rights-of-way, being located in Williamson County, Texas and adjacent and contiguous to the city limits.
No speakers

PUBLIC HEARING: ACTION

17. **Public Hearing** on an Ordinance Granting a Public Utility Easement in Benbrook Ranch Park
Steve Bosak, Director of Parks and Recreation explained

Action on an Ordinance Granting a Public Utility Easement in Benbrook Ranch Park

Motion made by Council Member Siebold to approve. Second by Council Member Dishongh. Motion passes, all voting "aye"
18. **Continuation of Public Hearing** on a Resolution creating the Oak Creek Public Improvement District and an agreement with Sentinel/Cotter Leander, LLC

Action on Agreement with Developer regarding terms and conditions related to the creation of the Public Improvement District

Action on a Resolution authorizing the creation of the Oak Creek Public Improvement District

James Lyon, 2209 Buffalo Gap inquired on the due diligence of this project

Mayor Fielder made a motion to continue the public hearing to July 17, 2014 meeting. Second by Council Member Dishongh. Motion passes, all voting "aye"

No other action taken

19. **Public Hearing** on Composite Zoning Ordinance Case # 14-OR-003: consider amending section of the Composite Zoning Ordinance, to add the definition of ornamental trees and riparian corridors and to modify the definition of a significant tree, update the standards regarding landscape requirements to add and modify requirements for drainage and detention facilities, to amend the site development standards to include the protection of riparian corridors and to update the parking lot connections requirements

Tom Yantis, Director of Development Services explained

Action on Composite Zoning Ordinance Case #14-OR-003: amendments to the Composite Zoning Ordinance

Motion made by Council Member Siebold to direct staff to draw up an amendment based on staff recommendations and the discussion by council and bring back for the second reading at which time changes can be made if necessary. Second by Council Member Navarrette.

Motion passes, all voting "aye"

20. **Public Hearing** on Subdivision Ordinance Case #14-OR-005: Consider amending sections of the Subdivision Ordinance to add provisions for the protection of riparian corridors, to add requirements associated with parking lot connections and to add tree survey requirements

Tom Yantis, Director of Development Services explained

Frank Stiles, 4180 Hwy 183 – made suggestions concerning the amendments

Rhonda Conatser, 1808 Southcreek Drive – talked about the trees in her yard

Action on Subdivision Case #14-OR-005: amendments to the Subdivision Ordinance

Motion made by Mayor Fielder to postpone action on this item until the July 17, 2014 Council Meeting. Second by Council Member Dishongh. Motion passes, all voting "aye"

21. **Public Hearing** on Zoning Case #14-Z-013: Consider action on the rezoning of 2,400 acres, more or less, known as the Transportation Oriented Development District (the "TOD"). The property is an area of approximately 2,400 acres in the Williamson County portion of the City of Leander, Texas as of May 16, 2014, lying generally east of County Road 279 / Bagdad Road, north of East Crystal Falls Roadway, west of County Roads 269 and 270, and south of the San Gabriel River; including US Highway 183 from generally north of its intersection with Sonny Drive to south of its intersection with High Gabriel East; including the 183A Toll Road from just south of its intersection with High Gabriel East to approximately 2,500 feet south of its intersection with RM 2243, and including the following subdivisions Old Town, and the Original Town of Leander Mason's, Atkin's, and Walker's Additions from current zoning of PUD, Planned Unit Development to amended PUD, Planned Unit Development to modify the land use plan for the area and to amend the development regulations included in the Smart Code and additional standards applicable to the areas designated as Conventional Development, Leander, Williamson County, Texas

Mayor Fielder asked for a break for 5 minutes at 8:35 pm

Council reconvened from break at 8:41pm

Tom Yantis, Director of Development Services explained

Kristiana Alfsen 1511 Justin Lane Austin – spoke in favor Option C

Lance Hughes 2609 Westlake Drive – spoke in favor of Option C

Sam Winters Brazos Street, Austin – would like to see boundaries moved

Frank Stiles 4180 Hwy. 183 – made suggestions on regulations

Alma Madison, 301 N. East Street – asked for clarification concerning her neighborhood

Action on Zoning Case #14-Z-013: an Ordinance rezoning the Transportation Oriented Development District (TOD), Leander, Williamson County, Texas

Map Adoption:

Motion made by Council Member Siebold to approve Option B Map based on P & Z recommendations . Second by Council Member Abruzzese.

Substitute Motion made by Mayor Fielder to approve Option C with the inclusion of adding down to 2243 but not across 2243 to take in Mr. Leslie's property. Second by Mayor Pro Tem Garcia.

Council Member Siebold withdrew his first motion. Council Member Abruzzese withdrew his second to the first motion.

Substitute motion made by Council Member Navarrette to approve Option B with the inclusion of the area north of San Gabriel as shown in Option A. Second by Council Member Siebold.

Tom Yantis answered questions from Council

Mayor Fielder withdrew his substitute motion. Mayor Pro Tem Garcia withdrew his second to the substitute motion.

Amended Motion made by Council Member Navarrette to approve Option B removing south of 2243 and changing it to CD and to include north of San Gabriel as S-1 as shown in Option A and calling the changed area Option D. Second by Council Member Siebold. Motion passes, 5 to 2 with Council Members Lynch and Abruzzese voting against.

CD Areas and Roadways:

Motion made by Council Member Dishongh to approve with change concerning 2243 as discussed and to make 2243 a "B" street to include solid building frontage and include San Gabriel intersection at Mel Mathis to 183A as an "A" street. Second by Council Member Abruzzese. Motion passes, all voting "aye"

Smart Code Updates:

Motion made by Council Member Dishongh to bring this item back with staff recommendations. Second by Mayor Pro Tem Garcia. Motion passes, 6 to 1 with Council Member Lynch voting against.

Council Member Dishongh asked for CD Areas and Roadways item to be revisited.

Amended Motion made by Council Member Dishongh to keep the above motion but to include the recommendation made by P & Z to incentivize the inclusion of pedestrian items along roadways. Second by Council Member Abruzzese. Motion passes, all voting "aye".

REGULAR AGENDA

22. Second Reading of an Ordinance on Zoning Case #13-Z-027: amending Ordinance #05-018, the Composite Zoning Ordinance for the property located to the southwest of the intersection of San Gabriel Pkwy. & US Hwy. 183, Leander, Williamson County, Texas

Mayor Fielder announced that this item has been postponed

23. Consider Award of Construction Contract for Ronald Reagan Water Line North Project
Wayne Watts, City Engineer explained

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

24. Consider a Reimbursement Agreement with Catalina Ranch, LLC for the oversizing of a wastewater Line

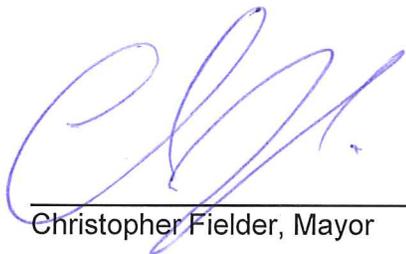
Mayor Fielder announced that this item has been postponed

25. Consider recommendation from the Planning & Zoning Commission related to procedures of Concept Plans, Preliminary Plats and Final Plats
Tom Yantis, Director of Development Services explained

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

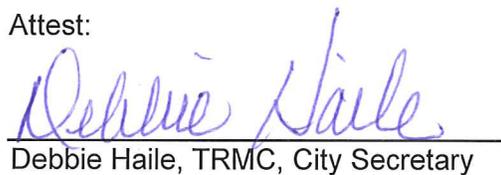
26. Council Members Closing Statements
Council Members gave their closing statements

27. Adjournment
With there being no further business, the meeting adjourned at 10:34 p.m.



Christopher Fielder, Mayor

Attest:



Debbie Haile, TRMC, City Secretary