



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



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

Thursday ~ August 7, 2014 at 7:00 PM

<b>Mayor – Christopher Fielder</b>	<b>Place 4 – Ron Abruzzese</b>
<b>Place 1 – Andrea Navarrette</b>	<b>Place 5 – Jason Dishongh</b>
<b>Place 2 – Kirsten Lynch</b>	<b>Place 6 – David Siebold</b>
<b>Place 3 – Simon Garcia (Mayor Pro Tem)</b>	<b>City Manager – Kent Cagle</b>

1. Open meeting, Invocation, Pledges of Allegiance  
**Mayor Fielder opened the meeting at 7:00 pm and welcomed those in attendance**  
**Mayor Pro Tem Garcia delivered the invocation**
2. Roll Call  
**All present**
3. Staff Comments:  
**No staff comments**
4. Citizen Comments: Three (3) minutes allowed per speaker  
*Please turn in speaker request form before the meeting begins*  
**No citizen comments**
5. Proclamation recognizing August 2014 as “Head Start Day” in the City of Leander.  
*Sponsored by Council Member Dishongh*  
**Council Member Dishongh read the Proclamation and presented it to Julie Lichtner, Director of Head Start, Lara Adamson with WBCO and Charlene Burgess, Program Director at Head Start**

**CONSENT AGENDA: ACTION**

6. Approval of the minutes: Regular Meeting: July 17, 2014  
Special Called: July 24, 2014
7. Second Reading of an Ordinance on Zoning Case #14-Z-016: amending Ordinance #05-018, the Composite Zoning Ordinance for the property located on the west side of Raider Way approximately 1,620 feet from the northwest corner of the intersection of E, Crystal Falls Parkway and Raider Way, Leander, Williamson County, Texas
8. Consider Dedication and Acceptance of Subdivision Infrastructure Improvements for The Bluffs, Ph. 2F-A
9. Employee Benefits Renewal for Plan Year 2014-2015

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

**PUBLIC HEARING: ACTION**

10. **Public Hearing** on Subdivision Case #14-CP-004: Consider Springwoods Concept Plan for 104.23 acres, more or less, generally located approximately  $\frac{3}{4}$  of a mile from the southeast corner of the intersection of RM 2243 and CR 175, Leander, Williamson County, Texas  
**Applicant has withdrawn the request**

**Mayor Fielder announced that the applicant has withdrawn their application.**

11. **Public Hearing** on Zoning Case #14-Z-008: consider a zoning change for a parcel of land located at 17400 Ronald Reagan Blvd. for 4.2 acres, more or less, from GC-2-B, General Commercial to GC-3-B, General Commercial, Leander, Williamson County, Texas  
*Applicant: Scott J. Foster, P.E. on behalf of Vince & Nanette Giaco*  
**Tom Yantis, Director of Development Services explained**

**Mike Mize, 121 Creekview Circle - spoke against**  
**Jay Harvey, 8924 Juaquin Lane, Austin – spoke against**

**Action** on Zoning Case #14-Z-008: amending Ordinance #05-018, the Composite Zoning Ordinance for a parcel of land located at 17400 Ronald Reagan Blvd., Leander, Williamson County, Texas

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

12. **Public Hearing on Zoning Case #14-Z-009: consider a zoning change for a tract of land generally** located to the southwest of the intersection of Crystal Falls Parkway & Christine Drive for 9.604 acres, more or less, from SFT-2-A, Single Family Townhome and LO-2-A, Local Office to PUD, Planned Unit Development, Leander, Travis and Williamson Counties, Texas  
*Applicant: Mike Siefert on behalf of Lookout Partners LP*  
**Tom Yantis, Director of Development Services explained**  
**Eric Rogue with Grand Haven Homes gave a presentation**

**Kipyn Miller, 2201 First View – spoke against**  
**Kylon Gustin, 2200 First View - spoke against**  
**Ladonna Shirley, 2204 Crystal Falls – spoke against**  
**Tom Longarich, 2103 First View – spoke against**  
**J.D. Baskin, 509 Dreamcatcher - spoke against**  
**Eric Johnson 2311 First View – spoke against**

**Action** on Zoning Case #14-Z-009: amending Ordinance #05-018, the Composite Zoning Ordinance for a parcel of land located to the southwest of the intersection of Crystal Falls Parkway & Christine Drive, Leander, Travis and Williamson Counties, Texas

**Motion made by Council Member Siebold to approve with changes to the fencing to require wrought iron or tubular, street lights at the intersections between drives and public streets and alternative color pallets to be brought back before second reading. Second by Council Member Navarrette. Motion passes, 6 to 1 with Council Member Abruzzese voting against.**

13. **Public Hearing** on Zoning Case #14-Z-011: consider a zoning change for a tract of land generally located at 1001 CR 280 for 150.176 acres, more or less, from Interim zoned SFR-1-B, Single Family Rural to SFR-2-A, Single Family Rural, Leander, Williamson County, Texas  
*Applicant: Haynie Consulting, Inc. on behalf of Ewing Development Co, LLC.*  
**Tom Yantis, Director of Development Services explained**

**Action** on Zoning Case #14-Z-011: amending Ordinance #05-018, the Composite Zoning Ordinance for a tract of land generally located at 1001 CR 280, Leander, Williamson County, Texas

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

14. **Public Hearing** on Zoning Case #14-Z-019: consider a zoning change for two tracts of land located at 523 Powell Drive for 6.95 acres, more or less, from SFU/MH-2-B, Single Family Urban/Manufactured Home to MF-3-B, Multi Family, Leander, Williamson County, Texas  
*Applicant: Gary Eli Jones and David Singleton on behalf of Lexor Homes*  
**Tom Yantis, Director of Development Services explained that the applicant has withdrawn the Application.**

**Action** on Zoning Case #14-Z-019: amending Ordinance #05-018, the Composite Zoning Ordinance for two tracts of land located at 523 Powell Drive, Leander, Williamson County, Texas

**Motion made by Council Member Navarrette to authorize staff to waive the fees for the reapplication when brought back. Second by Council Member Siebold. Motion passes, all voting “aye”**

15. **Public Hearing** on Zoning Case #14-Z-020: consider a zoning change for five tracts of land generally located at 3034 Hero Way approximately 3,330 feet to the east of the intersection of Hero Way and 183A Toll Road for 41.666 acres, more or less, from Interim zoned SFR-1-B, Single Family Rural to HC-5-D, Heavy Commercial, Leander, Williamson County, Texas  
*Applicant: Ryan Betz on behalf of Charles H and Arleen W. Wilde*  
**Tom Yantis, Director of Development Services explained**  
**Ryan Betts, Applicant gave a presentation**

**Andrew Lewis, 3336 Hero Way – spoke against**  
**Stella Carter, 3150 Hero Way – spoke against**  
**Karen Hickam, 3150 Hero Way – spoke against**  
**Barbara Bratton, 3236 Hero Way – spoke against**

**Action** on Zoning Case #14-Z-020: amending Ordinance #05-018, the Composite Zoning Ordinance for five tracts of land generally located at 3034 Hero Way approximately 3,330 feet to the east of the intersection of Hero Way and 183A Toll Road Leander, Williamson County, Texas

**Motion made by Council Member Lynch to deny. Second by Mayor Pro Tem Garcia.**  
**Motion was dropped by Council Member Lynch and Mayor Pro Tem Garcia.**

**Motion made by Council Member Siebold to postpone to next council meeting. Second by Mayor Pro Tem Garcia. Motion passes, all voting “aye”**

**Mayor Fielder called for a recess at 9:18 pm**  
**Council reconvened at 9:25 pm**

Council Member Dishongh asked for this item to be revisited to speak with applicant

Motion made by Council Member Dishongh to approve with the following conditions:

- 500 feet from Hero Way to be zoned HC-4-C
- 1000 feet from north property line to be zoned HC-4-C
- Remaining portion of property (middle) to be zoned HC-5-D

The following will be prohibited uses:

- Bingo
- Hooka Lounge
- Pawn Shop
- Payday Lending Business
- Tattoo and/or Body Piercing Parlor

The following will be Prohibited Site Component Uses:

- Outdoor Entertainment Venues
- Outdoor Animal Boarding

Second to the Motion by Council Member Abruzzese. Motion passes, all voting “aye”

16. **Public Hearing** on Zoning Case #14-Z-021: consider a zoning change for two tracts of land located at 2937 Hero Way for 6.42 acres, more or less, from Interim zoned SFR-1-B, Single Family Rural to HI-5-D, Heavy Industrial, Leander, Williamson County, Texas  
*Applicant: Ryan Betz on behalf Noel Larson, Fab-Con Products, Inc.*  
**Tom Yantis, Director of Development Services explained**

**Barbara Bratton, 3236 Hero Way – spoke against**

**Action** on Zoning Case #14-Z-021: amending Ordinance #05-018, the Composite Zoning Ordinance for two tracts of land located at 2937 Hero Way, Leander, Williamson County, Texas

**Motion made by Council Member Abruzzese to approve the HI-5-D zoning with the following conditions:**

The following will be prohibited uses:

- Bingo
- Hooka Lounge
- Pawn Shop
- Payday Lending Business
- Tattoo and/or Body Piercing Parlor
- Sexually Oriented Businesses

Second to the Motion by Council Member Navarrette. Motion passes, all voting “aye”

17. **Public Hearing** on Ordinance Case #14-OR-002: adopting Chapter 3, Article3.08, Code of Ordinances, City of Leander, Texas, regarding the regulation of signs and providing for a savings clause and repealing conflicting Ordinances and Resolutions  
**Tom Yantis, Director of Development Services explained**

**Action** on Ordinance Case #14-OR-002: Ordinance adopting Chapter 3, Article 3.08, Code of Ordinances, City of Leander, Texas, regarding regulation of signs and providing for a savings clause and repealing conflicting Ordinances and Resolutions

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

18. **Public Hearing** on Comprehensive Plan Amendment Case #14-CPA-002: consider an amendment to the Comprehensive Plan adopting a Node Plan that provides guidance for appropriate zoning and land use regulations within each node type and between the nodes and surrounding neighborhoods  
**Tom Yantis, Director of Development Services explained**

**Action** on Comprehensive Plan Amendment Case #14-CPA-002: consider an amendment to the Comprehensive Plan adopting a Node Plan that provides guidance for appropriate zoning and land use regulations within each node type and between the nodes and surrounding neighborhoods

**Motion made by Council Member Abruzzese to approve. Second by Council Member Dishongh.  
Motion passes, all voting “aye”**

## REGULAR AGENDA

19. First Reading of an Ordinance of the City of Leander, Texas, annexing 121.748 acres, more or less, out of the Charles Cochran Survey, Abstract No. 134, located in Williamson County, Texas 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  
**Tom Yantis, Director of Development Services explained**

**Motion made by Council Member Navarrette to approve. Second by Council Member Dishongh.  
Motion passes, all voting “aye”**

20. First Reading of an Ordinance of the City of Leander, Texas, annexing all those certain tracts or parcels of land being 41.669 acres, more or less, located Hero Way east of CR 270 in Williamson County, Texas 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  
**Tom Yantis, Director of Development Services explained**

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

21. Consider a Resolution expressing intent to finance expenditures to be incurred by the City of Leander, Texas  
**Robert Powers, Finance Director explained**

**Motion made by Council Member Dishongh to approve. Second by Council Member Navarrette.  
Motion passes, all voting “aye”**

22. Consider award of bid for Fire Hydrant and Construction Water Meters to HD Supply Waterworks  
**Robert Powers, Finance Director explained**

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

EXECUTIVE SESSION

23. Convene into executive session:
- a) Pursuant to Section 551.072, Texas Government Code, to deliberate the acquisition of real property
  - b) Pursuant to Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct, to consider a settlement proposal in the following matter: TCEQ Docket No. 2014- 0437-UCR, SOAH Docket No. 582-14-3380, regarding the STM Application of CTSUD and the City of Georgetown

**Council convened into executive session at 10:00 pm**  
**Council reconvened into open session at 10:30 pm**

24. Reconvene into open session to take action as deemed appropriate in the City Council's discretion regarding:
- a) The acquisition of real property  
**No action taken**
  
  - b) A settlement proposal in the following matter: TCEQ Docket No. 2014-0437-UCR, SOAH Docket No.582-14-3380, regarding the STM Application of CTSUD and the City of Georgetown

**Motion made by Mayor Pro Tem Garcia to approve Settlement Agreement with Georgetown and CTSUD related to Georgetown's application to acquire and transfer the CCN held by CTSUD and authorize the Mayor to sign the agreement. Second by Council Member Siebold. Motion passes, all voting "aye"**

25. Council Members Closing Statements  
**Council Members gave their closing statements**

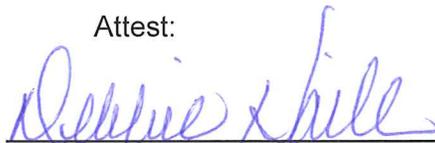
26. Adjournment  
**With there being no further business, the meeting adjourned at 10:33 pm**



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Christopher Fielder, Mayor

Attest:



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Debbie Haile, TRMC – City Secretary

