



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



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

Thursday ~ June 18, 2015 at 5:15 PM

<b>Mayor – Christopher Fielder</b>	<b>Place 4 – Ron Abruzzese</b>
<b>Place 1 – Andrea Navarrette (Mayor Pro Tem)</b>	<b>Place 5 – Jeff Seiler</b>
<b>Place 2 – Michelle Stephenson</b>	<b>Place 6 – Troy Hill</b>
<b>Place 3 – Shanan Shepherd</b>	<b>City Manager – Kent Cagle</b>

**5:15pm – San Gabriel Park Property Tour**

*Council will leave from Pat Bryson at 5:15 and reconvene at 7:00 pm for Regular City Council Meeting (No action will be taken by City Council during the tour)*

**The San Gabriel Park Tour was cancelled due to weather and will be scheduled at a later date**

**7:00 pm**

1. Open meeting, Invocation, Pledges of Allegiance  
**Mayor Fielder opened the meeting at 7:00 pm and welcomed those in attendance**  
**Council Member Shepherd delivered the invocation**
2. Roll Call  
**All present**
3. Staff Comments: Steve Bosak, Parks & Recreation Director – Liberty Fest  
**Steve Bosak, Parks & Recreation Director spoke about Liberty Fest**
4. Citizen Comments: Three (3) minutes allowed per speaker  
*Please turn in speaker request form before the meeting begins.*  
**Bob Hucker – 1213 Nightshade Lane – spoke about the development behind his home**
5. Mid-Year report from Bridget Brandt with the Greater Leander Chamber of Commerce & Visitors Center  
**Bridget Brandt gave an update on the Greater Leander Chamber of Commerce & Visitors Center**

**CONSENT AGENDA: ACTION**

6. Approval of the minutes: June 4, 2015
7. Second Reading of an Ordinance on Zoning Case 15-Z-004: consider action on an amendment to the Palmera Ridge PUD (Planned Unit Development) for 197.55 acres, more or less, Leander, Williamson County, Texas

8. Second Reading of an Ordinance on Special Use Case #15-SU-001: a Special Use Permit for a temporary parking lot within the Oak Creek Subdivision
9. Receive Quarterly Investment Report
10. Consider a License Agreement for the installation and maintenance of landscaping, signage, fencing and screening walls, irrigation and decorative street lighting located within the City right-of-way and/or City property within the Bryson Subdivision
11. Consider Dedication and Acceptance of Subdivision Infrastructure Improvements for The Fairways at Crystal Falls, Section 4, Phase 2A

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

**PUBLIC HEARING: ACTION**

12. **Public Hearing** on Zoning Case #15-Z-009: Consider a zoning change for 9.84 acres, more or less generally located to the northwest corner of Crystal Falls Parkway and Lakeline Blvd. from GC-3-B, General Commercial to MF-3-A, Multi-Family, Leander, Williamson County, Texas  
*Applicant: Cunningham-Allen, Inc. (Jana Rice) on behalf of KB Home Lone Star, Inc.*  
**The applicant has withdrawn their application**

**Mayor Fielder announced that the applicant withdrew their application**

13. **Public Hearing** on Zoning & Subdivision Cases 14-Z-014, 14-CP-007 and 14-PP-008; Consider rezoning and approval of the Woodview Village Concept Plan and Preliminary Plat of 20.679 acres, more or less, generally located to the southwest of the intersection of East Woodview Drive and Raider Way from current zoning of SFS-2-B, Single Family Suburban and Interim SFR-1-B, Single Family Rural to PUD, Planned Unit Development, Leander, Williamson County, Texas.  
*Applicant: Darren Webber on behalf of DeWette Partners, LTD.*  
**The applicant has postponed their application**

**Mayor Fielder announced that the applicant has postponed their application**

14. **Public Hearing** on Zoning Case #15-Z-006: Consider a zoning change for 11.065 acres, more or less, generally located to the southwest corner of Crystal Falls Parkway and Lakeline Blvd. from SFT-2-A, Single Family Townhouse to PUD, Planned Unit Development, Leander, Williamson County, Texas  
*Applicant: Mark Baker on behalf of Lookout Partners, LP (Mike Siefert)*  
**Robin Griffin, Senior Planner explained**

**Action** on Zoning Case #15-Z-006: amending Ordinance #05-018, the Composite Zoning Ordinance for the property located to the southwest corner of Crystal Falls Parkway and Lakeline Blvd., Leander, Williamson County, Texas

**Motion made by Council Member Abruzzese to approve with P & Z recommendations of Sidewalks which will be a minimum of four (4') foot wide and constructed of crushed/decomposed granite or concrete, are constructed throughout the neighborhood and connecting to Local Rebel, and also that this will be a gated community and structures will have an earth tone color palate and no more than 8 units can be attached and if fencing is proposed it must be constructed of wrought iron or decorative tubular metal. Second by Council Member Seiler. Motion passes, all voting "aye"**

15. **Public Hearing** on an Ordinance Granting a Public Utility Easement on Public Parkland for the Bryson offsite Wastewater Line Project  
**Steve Bosak, Parks & Recreation Director explained**

**Action** on an Ordinance Granting a Public Utility Easement on Public Parkland for the Bryson Offsite Wastewater Line Project

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

## REGULAR AGENDA

16. Consider award of Bid for outsourcing of Plan Review, Building Inspection and Fire Inspection Services  
**Bill Gardner, Fire Chief explained**

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

17. Consider possible action relating to a request by Central Waste and Recycling, Cedar Park, Texas for a franchise to provide recycling services within the city limits of Leander  
**Robert Powers, Finance Director explained**  
**Mike Mnoian – owner of Central Waste & Recycling explained the request**

**Troy Clawson, PO Box 416 – spoke against**

**Motion made by Mayor Fielder to deny the request. Second by Mayor Pro Tem Navarrette. Motion passes to deny the request, 6 to 1 with Council Member Hill voting against the denial.**

18. Consider a Resolution Designating Frost Bank as a depository for the safekeeping of securities and authorizing the City Manager to execute the necessary agreements  
**Robert Powers, Finance Director explained**

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

19. Consider authorizing City Manager to Execute a Security Agreement with Frost Bank  
**Robert Powers, Finance Director explained**

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

20. Consider authorizing City Manager to execute a contract with Mcreary, Veselka, Bragg, and Allen, P.C. Round Rock, Texas (MVBA) for collection of delinquent municipal court fines and fees  
**Robert Powers, Finance Director explained**

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

21. Consider authorizing City Manager to execute a contract with McCreary, Veselka, Bragg, and Allen, P.C Round Rock, Texas (MVBA) for collection of delinquent account receivables  
**Robert Powers, Finance Director explained**  
**Motion made by Mayor Pro Tem Navarrette to approve. Second by Council Member Stephenson. Motion passes, all voting "aye"**
  
22. Consider a Resolution authorizing an agreement with Williamson County for assessment collection Services  
**Robert Powers, Finance Director explained**  
**Motion made by Council Member Seiler to approve. Second by Council Member Hill. Motion passes, all voting "aye"**
  
23. Receive Water Supply Update and consider implementation of a Twice-a-Week Outdoor Watering Schedule  
**Pat Womack, Director of Public Works explained**  
  
**Chris Schwendenmann – 616 Emma Lane – spoke against**  
**Motion made by Council Member Navarrette to suspend this item until the first meeting in August. Second by Council Member Shepherd. Motion passes, 6 to 1 with Council Member Hill voting against.**
  
24. Consider action relating to the Pedernales Electric Cooperative, Inc. 2015 Election for Directors, District 1, 6 and 7  
**Robert Powers, Finance Director explained**  
  
**Motion made by Council Member Stephenson to vote for Mark Axford in District 1. Second by Council Member Hill. Motion passes, all voting "aye"**  
  
**Motion made by Mayor Fielder to vote for Paul Graf in District 6. Second by Mayor Pro Tem Navarrette. Motion passes, all voting "aye"**  
  
**Motion made by Council Member Hill to vote for Douglas Kadjar in District 7. Second by Council Member Shepherd. Motion passes, 4 to 3 with Council Members Stephenson, Abruzzese and Seiler voting against.**
  
25. Council Members Closing Statements  
**Council Members gave their closing statements**

**EXECUTIVE SESSION**

26. Convene into executive session pursuant to Section 551.071 and 551.072, Texas Government Code and Section 1.05 Texas Disciplinary Rules of Professional Conduct to deliberate the acquisition of real property and possible use of eminent domain proceedings as set forth in Chapter 21 of the Texas Property Code regarding a 0.392 acre (17,066 square foot) tract in Williamson County, Texas owned by HEB Grocery Company, LP., a Texas limited partnership and/or HEB Grocery Company, a Texas Corporation.  
  
**Council convened into executive session at 8:30 pm**  
**Council reconvened into open session at 8:40 pm**

27. Reconvene into open session to take action as deemed appropriate in City Council's discretion regarding the acquisition of real property and possible use of eminent domain proceedings as set forth in Chapter 21 of the Texas Property Code regarding a 0.392 acre (17,066 square foot) tract in Williamson County, Texas owned by HEB Grocery Company, LP., a Texas limited partnership and/or HEB Grocery Company, a Texas corporation.

**No action taken**

28. Consider and take possible action on an Ordinance: finding acquisition of real property serves public convenience and necessity and that said property will be acquired for a public use, namely the Old 2243 West Roadway Improvement Project; finding that all appropriate and necessary pre-acquisition requirements set forth in Chapter 21 of the Texas Property Code have been met; and, authorizing the use of eminent domain proceedings as set forth in Chapter 21, Texas Property Code, Section 1.06, City of Leander Home Rule Charter, and Chapter 251, Texas Local Government Code, regarding a 0.392 acre (17,066 square foot) tract in Williamson County, Texas owned by HEB Grocery Company, LP., a Texas limited partnership and HEB Grocery Company, a Texas corporation, as further described in the attached proposed Ordinance for this item.

**Motion made by Mayor Pro Tem Navarrette to move that the City of Leander, Texas approve Ordinance No. 15-031-00, which authorizes the use of the power of eminent domain, as set forth in Chapter 21 of the Texas Property Code, Section 1.06, City of Leander Home Rule Charter, and Chapter 251, Texas Local Government Code, to acquire in fee simple the 0.392 acre (17,066 square foot) tract in Williamson County, Texas owned by HEB Grocery Company, LP., a Texas limited partnership and/or HEB Grocery Company, a Texas corporation, more specifically described by a metes and bounds description attached as "Exhibit A" to the Ordinance. Second by Council Member Abruzzese.**

**Mayor Fielder called for a vote:**

<b>Mayor Pro Tem Navarrette</b>	<b>"aye"</b>
<b>Council Member Stephenson</b>	<b>"aye"</b>
<b>Council Member Shepherd</b>	<b>"aye"</b>
<b>Council Member Abruzzese</b>	<b>"aye"</b>
<b>Council Member Seiler</b>	<b>"aye"</b>
<b>Council Member Hill</b>	<b>"aye"</b>
<b>Mayor Fielder</b>	<b>"aye"</b>

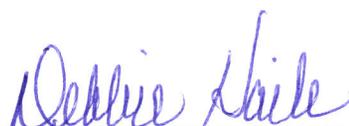
**Motion passes, all voting "aye"**

29. Adjournment

**With there being no further business, the meeting adjourned at 8:43 pm**

  
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Christopher Fielder, Mayor



Attest:  
  
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Debbie Haile, TRMC, City Secretary