



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

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



Thursday ~ September 3, 2015 at 7:00 PM

**Mayor – Christopher Fielder  
Place 1 – Andrea Navarrette (Mayor Pro Tem)  
Place 2 – Michelle Stephenson  
Place 3 – Shanan Shepherd**

**Place 4 – Ron Abruzzese  
Place 5 – Jeff Seiler  
Place 6 – Troy Hill  
City Manager – Kent Cagle**

1. Open meeting, Invocation, Pledges of Allegiance  
**Mayor Fielder opened the meeting at 7:00 pm and welcomed those in attendance**  
**Mayor Pro Tem Navarrette delivered the invocation**
2. Roll Call  
**All present**
3. Staff Comments: Chief Greg Minton – Leander LEO Photo Contest  
**Chief Minton announced the winners of the Leander LEO Summer Adventure photo contest for kids.**  
**The winners were: Tess Ashford, Jacob Poulton, Mason Vorwerk, Grayson Pikkaart and Isabella Stone.**
4. Citizen Comments: Three (3) minutes allowed per speaker  
*Please turn in speaker request form before the meeting begins*  
**No speakers**
5. Proclamation recognizing September 2015 as “Childhood Cancer Awareness Month”  
*Sponsored by Mayor Fielder*  
**Council Member Shepherd read the Proclamation**

**CONSENT AGENDA: ACTION**

6. Approval of the minutes: August 20, 2015
7. Approval to Extend the Library Management & Operations Agreement for FY 2015-16
8. Special Permit Approval for the Bluegrass Festival
9. Second Reading of an Ordinance on Zoning Case #15-Z-017: amending Ordinance #05-018, the Composite Zoning Ordinance for a parcel of land located at 6301 N. Bagdad Road for 11.0959 acres, more or less from SFR-1-B, Single Family Rural to SFU-2-B, Single Family Urban, Leander, Williamson County, Texas

10. Variance to Article 8.04, Noise, of the Leander Code of Ordinances for Alpha Paving Industries, LLC for pavement repairs of the Crystal Falls Parkway and Bagdad Road Intersection

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

**PUBLIC HEARING: ACTION**

11. **Public Hearing** on Subdivision Case #15-CP-001: Consider the Deerbrooke Concept Plan for 168.06 acres, more or less, generally located to the northeast of the intersection of CR 279 and Collaborative Way, to the north of the Savanna Ranch Subdivision, Leander, Williamson County, Texas  
*Applicant: Southwest Land Development Services (David Singleton) on behalf of Deerbrooke Austin, LLC*

**Tom Yantis, Asst. City Manager explained**

**David Singleton, applicant, was available for questions**

**Action** on Subdivision Case #15-CP-001: the Deerbrooke Concept Plan for 168.06 acres, more or less, generally located to the northeast of the intersection of CR 279 and Collaborative Way, to the north of the Savanna Ranch Subdivision, Leander, Williamson County, Texas

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

12. **Public Hearing** on Zoning Case #15-Z-019: Consider a zoning change for a portion of a parcel of land located at 804 Bagdad Road for 4.8 acres, more or less, from GC-3-C, General Commercial to MF-2-A, Multi Family, Leander, Williamson County, Texas  
*Applicant: Josh Becker on behalf of E & L Properties, LTD*  
**The applicant has postponed this request**

**Mayor Fielder announced that this item has been postponed by the applicant.**

13. **Public Hearing** on Zoning Case #15-Z-020: Consider a zoning change for a parcel of land located to the southeast of the intersection of San Gabriel Parkway and Bagdad Road/CR 279, for 1.508 acres, more or less, from LC-2-B, Local Commercial to LC-3-B, Local Commercial, Leander, Williamson County, Texas  
*Applicant: Danny Martin on behalf of JSL Commercial Investments, LLC*

**Mayor Fielder announced that this item has been postponed by the applicant.**

**Action** on Zoning Case #15-Z-020: amending Ordinance #05-018, the Composite Zoning Ordinance for a parcel of land located to the southeast of the intersection of San Gabriel Parkway and Bagdad Road/CR 279 from LC-2-B, Local Commercial to LC-3-B, Local Commercial, Leander, Williamson County, Texas

14. **Public Hearing** on Zoning Case #15-Z-021: Consider a zoning change for a parcel of land located at 508 Municipal Drive for 1.235 acres, more or less, from TF-2-B, Two-Family to LO-2-B, Local Office, Leander, Williamson County, Texas  
*Applicant: Del Ray and Linda Sudderth*

**Tom Yantis, Asst. City Manager explained**

**Del Ray Sudderth, applicant, was available for questions**

**Action** on Zoning Case #15-Z-021: amending Ordinance #05-018, the Composite Zoning Ordinance for a parcel of land located at 508 Municipal Drive for 1.235 acres, more or less, from TF-2-B, Two-Family to LO-2-B, Local Office, Leander, Williamson County, Texas

**Motion made by Council Member Stephenson to approve zoning for LO-2-A. Second by Mayor Pro Tem Navarrette. Motion passes, all voting "aye".**

**REGULAR AGENDA**

15. Consider Naming Library Conference Room C  
**Kent Cagle, City Manager explained**

**Motion made by Council Member Navarrette to approve naming Conference Room "C" at the Library the "Betty Brown Community Room". Second by Council Member Stephenson. Motion passes, all voting "aye"**

16. a. Consider a Development, ETJ Release, and Consent Agreement for the Caughfield Tract  
b. Consider an Ordinance of the City of Leander, Texas giving consent to the creation of a Municipal Utility District on the Caughfield Tract  
**Tom Yantis, Asst. City Manager explained**

**Motion made by Council Member Seiler to approve items a & b with edits. Second by Council Member Shepherd. Motion passes, all voting "aye"**

17. Consider an Agreement between the City of Leander and the City of Liberty Hill Regarding the Extraterritorial Jurisdiction Release of the Caughfield Tract  
**Tom Yantis, Asst. City Manager explained**

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

18. Consider Amended and Restated Agreement regarding Consent to Creation of Leander Municipal Utility Districts No. 1, 2 and 3 and Development of the Bar W. Ranch

**Mayor Fielder announced that this item has been pulled from the agenda.**

19. Receive Effective & Rollback Tax Rate Calculations for FY 2015-16  
**Robert Powers, Finance Director explained**

**No action taken**

20. Consider a Proposal to Adopt a Tax Rate for FY 2015-16  
**Robert Powers, Finance Director explained**

**Mayor Fielder moved to place the proposed tax rate for FY 2015-16 of 63.292 cents per \$100 valuation on the agenda of a future meeting as an action item. Second by Mayor Pro Tem Navarrette. Motion passes, all voting "aye"**

21. Schedule Two Public Hearings on a Proposal to Adopt a Tax Rate for FY 2015-16  
**Robert Powers, Finance Director explained**

**Mayor Fielder moved to schedule two public hearings on September 14, 2015 (special called City Council meeting beginning at 6:00 p.m.) and September 17, 2015 (regular City Council meeting beginning at 7:00 p.m.) to consider a proposal to adopt a tax rate of 63.292 cents per \$100 valuation. Second by Council Member Seiler. Motion passes, all voting "aye"**

22. Water Supply Update  
**Pat Womack, Public Works Director gave an update**  
**Council asked staff to bring this item back to the second meeting in October**

23. Consider Bond Task Force Committee:  
a. Qualifications and appointments  
b. Consider Election Date

**The following motion was made to include both items a & b:**

**Mayor Fielder moved to form a Bond Task Force Committee to consider the election date of May 2016 to include 15 people; one to be the president of the Chamber of Commerce, one member from the City's ETJ, three council members with the recommendation that Council Members Abruzzese, Seiler and Shepherd serve and 10 residents who must reside in the City of Leander, be registered voters; with all applications going through the vetting committee and be brought back to council at the first meeting in October. Second by Mayor Pro Tem Navarrette. Motion passes, all voting "aye"**

24. Council Members Closing Statements  
**Council Members gave their closing statements.**
25. Adjournment  
**With there being no further business, the meeting adjourned at 8:10 pm.**



Christopher Fielder, Mayor

Attest:



Debbie Haile, TRMC, City Secretary

