



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

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



Thursday ~ June 16, 2016 at 7:00 PM

**Mayor – Christopher Fielder  
Place 1 – Andrea Navarrette  
Place 2 – Michelle Stephenson  
Place 3 – Shanan Shepherd**

**Place 4 – Ron Abruzzese (Mayor Pro Tem)  
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  
Council Member Seiler 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*  
**Tegan Retzer, 2105 Emerald Isle Drive – spoke about the chicken ordinance and visitation from Code Enforcement**  
  
**Chief Greg Minton explained the ordinance regarding chickens**  
  
**Laura Yambrick, 1908 Western Justice – spoke about the speed on Crystal Falls and on Lakeline Blvd.**
5. Consider approval to name the Children’s Reading Room at the Library after Carol North and presentation of plaque.  
*Sponsored by the Leander Library Foundation*  
**Motion made by Mayor Fielder to approve. Second by Mayor Pro Tem Abruzzese.  
Motion passes, all voting “aye”**  
  
**Steve Bosak, Parks & Recreation Director introduced Gary Anderson, President of the Leander Library Foundation Board who presented the plaque to April Werner, daughter of Carol North. Mayor Pro Tem Abruzzese read the message on the plaque.**

**CONSENT AGENDA: ACTION**

6. Approval of the minutes: June 2, 2016
7. Second Reading of an Ordinance on Zoning Case 16-Z-011: a zoning change of 1.384 acres, more or less, located at 14000 Nameless Road from Interim SFR-1-B, Single Family Rural to LO-2-B, Local Office, Leander, Williamson County, Texas
8. Dedication and Acceptance of Subdivision Infrastructure Improvements for Savanna Ranch Section 4  
**Motion made by Council Member Navarrette to approve the consent agenda. Second by Mayor Pro Tem Abruzzese. Motion passes, all voting “aye”**

## PUBLIC HEARING: ACTION

**Mayor Fielder announced that item # 9 has been postponed. Both the public hearing and action item will be held on July 21, 2016 at the regular city council meeting**

9. **Public Hearing** on Zoning Case 16-Z-006: Consider a zoning change for 50.615 acres, more or less, generally located to the west of the intersection of Crystal Falls Parkway and Lakeline Blvd., more specifically to the west of the Fairways at Crystal Falls, Section 5 from SFS-2-B, Single Family Suburban to PUD, Planned Unit Development with a base zoning district of MF-2-A, Multi Family, Leander, Travis County, Texas  
*Applicant: Mike Siefert on behalf of Lookout Partners, LP*

**Action** on Zoning Case 16-Z-006: a zoning change for 50.615 acres, more or less, generally located to the west of the intersection of Crystal Falls Parkway and Lakeline Blvd., more specifically to the west of the Fairways at Crystal Falls, Section 5 from SFS-2-B, Single Family Suburban to PUD, Planned Unit Development with a base zoning district of MF-2-A, Multi Family, Leander, Travis County, Texas

**Mayor Fielder moved into executive session for item 22(c) at this time at 7:20 pm  
Council reconvened into open session at 7:38 pm**

10. **Public Hearing** on Zoning Case 16-Z-013: Consider a zoning change for 65.25 acres, more or less, generally located to the southwest of the intersection of Crystal Falls Parkway and 183A Toll from GC-2-A, General Commercial, LC-2-A, Local Commercial, LO-2-A, Local Office and SFT-2-A, Single Family Townhome to PUD, Planned Unit Development with a base zoning district of GC-2-A, General Commercial and MF-2-A, Multi Family, or any other more restrictive district, Leander, Williamson County, Texas  
*Applicant: City of Leander on behalf of Premas Global Leander, LLC*  
**Tom Yantis, Asst. City Manager explained**

**No speakers**

**Action** on Zoning Case 16-Z-013: a zoning change for 65.25 acres, more or less, generally located to the southwest of the intersection of Crystal Falls Parkway and 183A Toll from GC-2-A, General Commercial, LC-2-A, Local Commercial, LO-2-A, Local Office and SFT-2-A, Single Family Townhome to PUD, Planned Unit Development with a base zoning district of GC-2-A, General Commercial and MF-2-A, Multi Family, or any other more restrictive district, Leander, Williamson County, Texas

**Motion made by Council Member Navarrette to approve with modifications. Second by Council Member Shepherd. Motion passes, 6 to 1 with Mayor Fielder voting against**

## REGULAR AGENDA

11. Second Reading of an Ordinance on Zoning Case 16-Z-009: a zoning change for 10.922 acres, more or less, generally located to the northwest corner of Crystal Falls Parkway and Lakeline Blvd. from GC-3-B, General Commercial to PUD, Planned Unit Development with base zoning districts MF-2-A, Multi-Family and GC-2-A, General Commercial, Leander, Williamson County, Texas  
**Tom Yantis, Asst. City Manager explained**

**Motion made by Council Member Shepherd to approve. Second by Council Member Stephenson. Motion passes, 5 to 2 with Mayor Pro Tem Abruzzese and Council Member Hill voting against.**

12. Consider Action on: (a) the Settlement Agreement with Premas Global Leander, LLC, and (b) the Development Agreement for Global Village; for 65.25 acres, more or less, generally located to the southwest of the intersection of Crystal Falls Parkway and 183A Toll, Leander, Williamson County, Texas

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

**Motion made by Council Member Seiler to approve with modifications. Second by Council Member Shepherd. Motion passes, 6 to 1 with Mayor Fielder voting against.**

13. Second Reading of an Ordinance on Zoning Case 16-Z-013: a zoning change for 65.25 acres, more or less, generally located to the southwest of the intersection of Crystal Falls Parkway and 183A Toll from GC-2-A, General Commercial, LC-2-A, Local Commercial, LO-2-A, Local Office and SFT-2-A, Single Family Townhome to PUD, Planned Unit Development with a base zoning district of GC-2-A, General Commercial and MF-2-A, Multi Family, or any other more restrictive district, Leander, Williamson County, Texas

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

**Motion made by Council Member Shepherd to approve. Second by Council Member Seiler. Motion passes, 6 to 1 with Mayor Fielder voting against.**

14. Consider proposed removal of a Heritage Tree located within the Deerbrooke Subdivision, Leander, Williamson County, Texas

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

**Motion made by Council Member Seiler to approve. Second by Council Member Navarrette. Motion passes, 5 to 2 with Mayor Fielder and Mayor Pro Tem Abruzzese voting against.**

15. Authorize the City Manager to execute a professional services contract with Revenue Enhancement Services, LLC to conduct an audit of billing and collection services within the Utility Billing office.

**Robert Powers, Finance Director explained**

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

16. Consider the Construction Manager at Risk method of delivery for the relocation of Fire Station #1

**Joy Simonton, Purchasing Agent explained**

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

17. Consider the Sealed Competitive Proposal method of solicitation for the Police Department Sally Port construction project

**Robert Powers, Finance Director explained**

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

18. Consider Termination and Release of a Water Line Easement located on the Hero Way Multi-family site, now known as The Standard at Leander Station

**Wayne Watts, City Engineer explained**

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

19. Consider appointment of 2 council members to serve on the Old Town Christmas Festival Committee

**Motion made by Council Member Seiler to appoint Council Members Navarrette and Shepherd.  
Second by Council Member Hill. Motion passes, all voting "aye"**

20. Water Use and Supply update  
**Pat Womack, Director of Public Works gave the update**

21. Council Member Closing Statements  
**Council Members gave their closing statements**

**EXECUTIVE SESSION**

22. Convene into executive session:
- a) pursuant to Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding legal issues related to the City's boundaries and the future growth of the City
  - b) pursuant to Section 551.071 and 551.087, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to deliberate the offer of financial or other incentives to business prospects the City seeks to have locate in the city
  - c) pursuant to Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding a proposed settlement agreement in Cause No. 15-0088- C277, Premas Global Leander I v. City of Leander, et al., In the 277th Judicial District Court of Williamson County, Texas

**Council convened into executive session at 8:22 pm  
Council reconvened into open session at 8:49 pm**

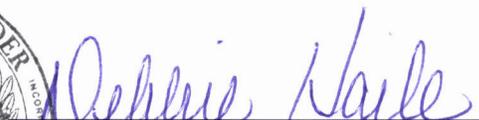
23. Reconvene into open session to take action as deemed appropriate in the City Council's discretion:
- a) regarding the City's boundaries and future growth of the City  
**No action taken**
  - b) regarding the offer of financial or other incentives to business prospects the City seeks to have locate in the City  
**No action taken**
  - c) regarding a proposed settlement agreement in Cause No. 15-0088- C277, Premas Global Leander I v. City of Leander, et al., In the 277th Judicial District Court of Williamson County, Texas  
**No action taken**

24. Adjournment  
**With there being no further business, the meeting adjourned at 8:49 pm**

  
Christopher Fielder, Mayor



Attest:

  
Debbie Haile, TRMC, City Secretary