



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



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

Thursday ~ March 15, 2012 at 7:00 PM

Mayor - John D. Cowman

Place 1 – Andrea Navarrette

Place 4 – Michell Cantwell

Place 2 – Kirsten Lynch

Place 5 – Christopher Fielder

Place 3 – Simon Garcia

Place 6 – David Siebold (Mayor Pro Tem)

City Manager – Kent Cagle

1. Open meeting, Invocation, Pledges of Allegiance
Mayor Cowman opened the meeting at 7:05 p.m. and welcomed those in attendance
Council Member Fielder delivered the invocation
2. Roll Call
All present except Council Member Navarrette and Council Member Cantwell
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.

Blanche Corley – 403 Hernandos Loop- spoke about a letter to an event that was sent out which titled Chris Fielder as Mayor
Judy Graci – 15775 Booth – Volente – spoke about her concerns over the BCRUA and the construction in Volente
5. Update on the CAPCOG Board, Alliance for Public Transportation and Envision Central Texas
Council Member Lynch gave an update on CAPCOG and Mayor Pro Tem Siebold gave an update on the Alliance for Public Transportation and Envision Central Texas
6. Proclamation recognizing Autism Awareness
Mayor Cowman presented the Proclamation to Maria Watts, a Leander Citizen
7. Presentation of Leander Public Art Commission (LPAC) , “Larger than Life” illustrative exhibit
Kirk Clennan introduced the Public Arts Commission and the artists who displayed art during the “Larger than Life” Illustrative Exhibit

CONSENT AGENDA: ACTION

8. Approval of the minutes: Regular Meeting: March 1, 2012
9. Second Reading of an Ordinance for Zoning Case # 12-Z-003: amending Ordinance #05-018, the Composite Zoning Ordinance for two parcels located at 1565 & 1621 CR 269, Leander, Williamson County, Texas

10. Consider approval of the vacation of ROW dedicated prior to the design and dedication of Mel Mathis Ave. and current Stage II plans for the Transit Village Investors tract through a Quit Claim Deed and filing with Williamson County

11. Consider dedication and acceptance of Infrastructure Improvements for Cold Springs, Section 2 Subdivision

Mayor Cowman pulled item # 10 from the agenda

Motion made by Mayor Pro Tem Siebold to approve items # 8, 9 & 11. Second by Council Member Fielder. Motion passes, all voting "aye"

PUBLIC HEARING: ACTION

12. a. **Public Hearing** on Zoning Case #12-Z-004: Consider a zoning change for 1.469 acres, more or less, for a parcel located at 1501 CR 269 from interim zoning SFR-1-B, Single Family Rural to GC-3-C, General Commercial, Leander, Williamson County, Texas
Applicant: Blaise T. and Janice K. Knue

Jim Bechtol, Director of Development Services explained

Janice Knue – 1501 CR 269 – applicant for the zoning explained her request for the zoning

b. **Action** on Zoning Case #12-Z-004: amending Ordinance #05-018, the Composite Zoning Ordinance for a parcel located at 1501 CR 269, Leander, Williamson County, Texas

Motion made by Mayor Pro Tem Siebold to approve GC-2-C as recommended by P&Z. Second by Council Member Garcia.

Mayor Cowman made a substitute motion to approve GC-3-C as recommended by staff. Second by Council Member Lynch. Motion fails, 2 to 3 with Council Member Garcia, Council Member Fielder and Mayor Pro Tem Siebold voting against.

A vote was then taken on the first motion made by Mayor Pro Tem Siebold to approve GC-2-C and the second by Council Member Garcia. Motion passes, 3 to 2 with Mayor Cowman and Council Member Lynch voting against.

13. a. **Public Hearing** on Zoning Case #12-Z-005: Consider a zoning change for 55.027 acres, more or less for five parcels generally located to the southwest of the intersection of Lakeline Blvd. and Crystal Falls Pkwy. From SFU-2-B, Single Family Urban and SFS-2-B, Single Family Suburban to SFT-2-B, Single Family Townhouse, MF-2-B, Multi Family, LO-2-B, Local Office, LC-2-B, Local Commercial, GC-3-B, General Commercial, Leander, Williamson and Travis Counties, Texas
Applicant: Michael Siefert, P.E. on behalf of Lookout Development Group, LP and Key Deer Holdings, LP

Jim Bechtol, Director of Development Services explained

Bill Hinckley – applicant and President of Lookout Partners – explained the request and informed Council that he had met with several of the citizens from the neighborhood surrounding the zoning request and had modified his request

- Mary Hengstebeck – 1609 Lions Den - spoke in favor of the zoning
- Floyd Douglas Martin – 1609 Lions Den – spoke in favor of the zoning
- Jennifer Baade – 2603 Raindance – spoke against the LO zoning on the corner
- Wendy Stearns – 1904 Alamo Bound – spoke against due to traffic flow
- Troy Stearns – 1904 Alamo Bound – spoke against the LO zoning on the corner
- Ed Obuchowski – 2020 Palos Verdes – spoke neither in favor of or against the zoning – just had questions about the traffic and the zoning request
- Troy Hill – 1901 Rio Seco – spoke against the Randalls at the corner of Lakeline and Crystal Falls Pkwy
- Joe Schulz– 2405 Crystal Falls Pkwy – spoke against the zoning
- Kelli Jo Frederick – 1002 Mapleridge Circle – spoke in favor of the zoning
- Laurie Frederick – 1703 Lions Den – spoke in favor of the zoning
- Pete Christensen – 1702 Trustworthy Ct. – spoke against the zoning
- Kurt Strauss – 3500 Pumpkin Ridge – spoke in favor of the zoning
- Russ Fletcher – 2207 Arroyo Grande – spoke in favor of the zoning
- Scott Trinkle – 2032 Spyglass Hill – spoke in favor of the zoning
- Eric Vogel – 3600 Goodnight Trail – spoke in favor of the zoning
- Cheryl Vogel – 3600 Goodnight Trail – spoke in favor of the zoning
- Julie Hoskins – 1811 Alamo Bound – spoke in favor of the revised zoning
- Jennifer Foronato – 1412 Roaring Fork – spoke in favor of the zoning
- Priscilla Henson – 2102 Big Horn – spoke in favor of the zoning
- Michael DeLaZerda – 2602 Raindance – spoke against the LO zoning on the corner
- Bob Ugainsky – 1909 Alamo Bound – spoke in favor of the zoning
- Audrey Poche – 1807 Alamo Bound – spoke in favor of the zoning
- Melissa Ugainsky – 1909 Alamo Bound – spoke in favor of the zoning
- Greg Van Scoy – 1903 Alamo Bound – spoke in favor of the zoning but expressed concerns about the traffic and the zoning of LO at the entrance
- John Ford – 1805 Alamo Bound – spoke in favor of the revised zoning
- Jonnie Hefty – 1806 High Lonesome – spoke in favor of the zoning
- Domi Schutz – 1404 Camelback – spoke in favor of the revised zoning but expressed concerns about the children walking from Whitestone Elementary
- Steve Brand 1802 Alamo Bound – spoke against the LO zoning on the corner
- Debbie Schmidt 1816 Buffalo Speedway – spoke against the LO zoning on the corner
- Megan Passe – 2620 Raindance – spoke about concerns with traffic and the LO zoning
- Jim Smit– 2606 Running Wyld – spoke about the LO zoning at the corner
- James Banbach – 1915 Alamo Bound – spoke in favor of the the zoning and told Council he is a homebuilder currently building on Alamo Bound
- Sylvia Parker - 1702 Alamo Bound - spoke against the LO zoning on the corner
- Jen Pfizer – 1414 Roaring Fork – spoke in favor of the zoning except the LO zoning on the corner
- Paul Anderson - pointed out that Randalls will have gas stations which will be beneficial to the area

Bill Hinckley addressed some of the issues discussed by the citizens

b. Action on Zoning Case #12-Z-005: amending Ordinance #05-018, the Composite Zoning Ordinance for five parcels generally located to the southwest of the intersection of Lakeline Blvd. and Crystal Falls Pkwy., Leander, Williamson and Travis Counties, Texas

**As per the revised exhibit for the proposed zoning, the following motions were made:
(see attached exhibit)**

Motion made by Council Member Fielder to approve GC-3-A (zone #1). Second by Council Member Garcia. Motion passes, all voting "aye"

Motion made by Mayor Pro Tem Siebold to approve LO-2-A (zone # 2). Second by Council Member Garcia. Motion passes, all voting "aye"

Motion made by Council Member Fielder to approve SFT-2-A (zone #3). Second by Council Member Garcia. Motion passes, all voting "aye"

Motion made by Mayor Pro Tem Siebold to approve the buffer (zone #4) based on the recommendation from the City Attorney, stating that the approved zoning on all other areas of the request are conditioned upon the buffer area, as shown on the exhibit is not modified and particular uses are dedicated. Second by Council Member Fielder. Motion passes, all voting "aye"

Motion made by Mayor Pro Tem Siebold to approve LO-2-A (zone #5) with no connectivity to Alamo Bound or Rainsdance and that buffering is done within the 25 foot setback with no parking lot in the setback. Second by Council Member Lynch. Motion passes, all voting "aye"

**Mayor Cowman called for a break 9:50 p.m.
Council reconvened at 10:05 p.m.**

REGULAR AGENDA

14. Consider Amendment of the Sales Tax Rebate Agreement for the Gateway Shopping Center
Kent Cagle, City Manager explained

Motion made by Council Member Lynch to approve. Second by Council Member Fielder. Motion passes, all voting "aye"

15. Consider authorization for City Manager to execute addendum to the Klotz and Associates Engineering and Design Contract for Professional Services on the Leander "T" to add full construction administration and a TxDot Certified Quality Assurance and Control Inspector in an amount not to exceed \$209,980
Pix Howell, Urban Design Officer explained

Motion made by Mayor Pro Tem Siebold to approve using bond money. Second by Council Member Garcia. Motion passes, all voting "aye"

16. Consider authorization for City Manager to execute agreement with Terracon Consultants for materials testing on the Leander "T" in an amount not to exceed \$42,000
Pix Howell, Urban Design Officer explained

Motion made by Mayor Pro Tem Siebold to approve using bond money. Second by Council Member Garcia. Motion passes, all voting "aye"

17. Consider approval of an amendment to the Hero Way Development Agreement for the reimbursement of the \$200,000 contribution to the construction match to the Leander "T" from RB 270 Partners
Pix Howell, Urban Design Officer explained

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

18. Consider approval of an amendment to the Hero Way Development Agreement for the reimbursement of the \$200,000 contribution to the construction match to the Leander "T" from Transit Village Investors (TVI)
Pix Howell, Urban Design Officer explained

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

19. Consider affirmation of the Planning and Zoning Commission as the Community Impact Fee Advisory Committee, Appointment of an Ad Hoc Planning and Zoning Commission Voting Member Representing the ETJ, and authorizing and setting a date for a Public Hearing on Amendment of Impact Fees
Wayne Watts, City Engineer explained

Motion made by Council Member Lynch to appoint the Planning & Zoning Commission as the Impact Fee Advisory Committee. Second by Council Member Garcia. Motion passes, all voting "aye"

Motion made by Council Member Lynch to appoint Nelson Shipman as a representative from the ETJ to serve as an Ad Hoc member on the Planning & Zoning Commission only when the P&Z is acting as the Impact Fee Advisory Committee. Second by Mayor Cowman. Motion passes, 3 to 2 with Fielder and Garcia voting against.

Motion made by Mayor Pro Tem Siebold to set the public hearing on the amendment of Impact Fees for April 19th at 7:00 p.m. at the regular City Council meeting. Second by Council Member Fielder. Motion passes, all voting "aye"

20. Adjournment
With there being no further business, the meeting adjourned at 10:25 p.m.

Attest:



John D. Cowman, Mayor



Debbie Haile, TRMC
City Secretary