



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



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

Thursday ~ May 2, 2013 at 7:00 PM

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

1. Open meeting, Invocation, Pledges of Allegiance  
**Mayor Fielder opened the meeting at 7:00 p.m. and welcomed those in attendance**  
**Mayor Fielder delivered the invocation**
2. Roll Call  
**All present**
3. Staff Comments – Jim Bechtol, Director of Development Services – recognition of the Leander Garden Club and the Leander Parks & Recreation Department  
**Jim Bechtol, Director of Development Services recognized the work done at the Economic Development /Chamber of Commerce building**
4. Citizen Comments: Three (3) minutes allowed per speaker  
*Please turn in speaker request form before the meeting begins.*  
**No speakers**  
  
**The Mayor announced that today is Mayor Pro Tem Cantwell’s birthday and also that Council Member Siebold has been appointed to the Capital Metro Board of Directors**
5. Proclamation designating May 2013 as “Open My World Therapeutic Riding Center” month in the City of Leander  
*This item sponsored by Mayor Pro Tem Cantwell*  
**Mayor Pro Tem Cantwell read the Proclamation.**  
**Donna Rowland with Open My World Therapeutic Riding Center gave a presentation**
6. Presentation from “The Retail Coach”  
**Aaron Farmer with The Retail Coach gave a presentation**
7. Presentation on Employee Benefits  
**Kent Cagle, City Manager explained and gave the presentation**

**CONSENT AGENDA: ACTION**

8. Approval of the minutes: Work Session & Regular Meeting: April 18, 2013  
Special Meeting: April 25, 2013
9. Receive Quarterly Investment Report

10. Second reading of an Ordinance on voluntary annexation of four (4) tracts totaling 0.7107 acres, more or less, located in Williamson County, Texas, generally located approximately 500' south of CR 177, 400' east of Ronald W. Reagan Blvd, 1,900' north of CR 179 and 2,800' west of Valley View Dr.; including the abutting streets, roadways, and rights-of-way
11. Second Reading of an Ordinance on voluntary annexation of 29.31 acre parcel, more or less, located in Williamson County, Texas, generally located south of CR 179, 1,400' west of CR 175, 400' northwest of Acacia Dr, and approximately 1 mile east of Ronald W. Reagan Blvd including the abutting streets, roadways, and rights-of-way
12. Second Reading of an Ordinance on Zoning Case #13-Z-003: amending Ordinance #05-018, the Composite Zoning Ordinance, for nineteen parcels located at 15900, 15880, 15860, 15840, 15800, 15780, 15750, 15700, 15670, 15860, and 15400 Ronald W. Reagan Blvd., Leander, Williamson County, Texas
13. Second Reading of an Ordinance on Zoning Case #13-Z-006: amending Ordinance 05-018, the Composite Zoning Ordinance, for eight parcels located at 10760, 10824, 10850, 10860, & 10870 E. Crystal Falls Parkway , Leander, Williamson County, Texas
14. Second Reading on an Ordinance for Special Use Permit Case #13-SU-001: a Special Use Permit for a temporary parking lot at 2233 Grand Lake Parkway, Leander, Williamson County, Texas

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

**PUBLIC HEARING: ACTION**

**Mayor Fielder moved to item #24 at this time**

15. a. **Public Hearing** on Subdivision Case #13-CP-001: a Concept Plan for the Villas at Vista Ridge, for 18.732 acres, more or less, generally located at the southwest corner of Vista Ridge Drive and South Bagdad Road, Leander, Williamson County, Texas  
*Applicant: Geoff Guerrero with Carlson, Brigrance & Doering on behalf of SDC West Brook partners, LP*  
**Jim Bechtol, Director of Development Services explained**  
**No speakers**

- b. **Action** on Subdivision Case #13-CP-001: a Concept Plan for the Villas at Vista Ridge, Leander, Williamson County, Texas

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

16. a. **Public Hearing** on Zoning Case #13-TOD-001: Consider a zoning change for 8.94 acres, more or less, for two parcels generally located 300 feet north of the intersection of CR273/Mel Mathis and RM 2243 from PUD/TOD, Planned Unit Development/Transit Oriented Development to an amended PUD/TOD, Planned Unit Development/Transit Oriented Development, Leander, Williamson County, Texas  
*Applicant: Jeff Musgrove on behalf of TVI, LTD*  
**Pix Howell, Urban Design Officer explained and noted that it is 18.94 acres**

- b. **Action** on Zoning Case #13-TOD-001: a zoning change for two parcels generally located 300 feet north of the intersection of CR273/Mel Mathis and RM 2243, Leander, Williamson County, Texas

**Motion made by Mayor Pro Tem Cantwell to approve. Second by Council Member Lynch. Motion passes, all voting "aye" (SEE AMENDED MOTION BELOW)**

**Council Member Dishongh amended the motion to include the items as approved by P&Z. Mayor Pro Tem Cantwell accepted the amendment. Council Member Lynch accepted. Motion passes, all voting “aye”**

17. a. **Public Hearing** on Zoning Case #13-TOD-002: Consider a zoning change for 9.74 acres, more or less, for a parcel located to the northeast of the intersection of CR273/Mel Mathis and Hero Way from PUD/TOD, Planned Unit Development/Transit Oriented Development to an amended PUD/TOD, Planned Unit Development/Transit Oriented Development, Leander, Williamson County, Texas

*Applicant: Jeff Musgrove on behalf of TVI, LTD*

**Pix Howell, Urban Design Officer explained**

- b. **Action** on Zoning Case #13-TOD-002: a zoning change for a parcel located to the northeast of the intersection of CR273/Mel Mathis and Hero Way, Leander, Williamson County, Texas

**Motion made by Council Member Siebold to approve. Second by Council Member Dishongh.**

**Council Member Siebold made an amended motion to include the requirements as per P&Z. Second by Council Member Dishongh. Motion passes, all voting “aye”**

18. a. **Public Hearing** on Zoning Case #13-Z-007: Consider a zoning change for 11.05 acres, more or less, for a parcel located at 8750 RM 2243 from interim zoning SFR-1-B, Single Family Rural to LI-5-D, Light Industrial, Leander, Williamson County, Texas

*Applicant: Kurt Prossner on behalf of Presidential RV & Boat Storage, LLC*

**Jim Bechtol, Director of Development Services explained**

**Chuck Richey, 8750 FM 2243 – applicant explained the development**

- b. **Action** on Zoning Case #13-Z-007: amending Ordinance #05-018, the Composite Zoning Ordinance, for a parcel located at 8750 RM 2243, Leander, Williamson County, Texas

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

19. a. **Public Hearing** on Zoning Case #13-Z-008: Consider a zoning change for 0.941 acres, more or less, for a parcel located at 350 Bagdad Road North from GC-3-C, General Commercial to GC-5-C, General Commercial, Leander, Williamson County, Texas

*Applicant: Darren Quick on behalf of V & J Properties, LTD*

**This item has been postponed due to a notification error**

**Mayor Fielder announced that this item has been postponed**

**Council Member Dishongh requested to move back to item # 16**

20. a. **Public Hearing** on Zoning Case #13-Z-009: Consider a zoning change for 4.65 acres, more or less, for two parcels located at 1504 & 1506 Leander Drive from LI-4-D, Light Industrial to LI-5-D, Light Industrial, Leander, Williamson County, Texas

*Applicant: Jim Herbert on behalf of ACI 2011 Property, LLC*

**Jim Bechtol, Director of Development Services explained**

- b. **Action** on Zoning Case #13-Z-009: amending Ordinance #05-018, the Composite Zoning Ordinance, for two parcels located at 1504 & 1506 Leander Drive, Leander, Williamson County, Texas

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

21. **a. Public Hearing** on Zoning Case #13-Z-011: Consider a zoning change for 0.355 acres, more or less, for a parcel located at 205 Brushy Street from SFU-2-B, Single Family Urban to PUD/TOD, Planned Unit Development/Transit Oriented Development, Leander, Williamson County, Texas  
*Applicant: Holly Harris*  
**This item has been postponed due to a notification error**

**Mayor Fielder announced that this item has been postponed.**

22. **a. Public Hearing** on Ordinance Case #13-OR-001: consider amendments to section of article 14.200, the Composite Zoning Ordinance, to add requirements for masonry walls; to add land uses to the use components  
**Jim Bechtol, Director of Development Services explained**

- b. Action** on Ordinance Case #13-OR-001: amendments to article 14.200, the Composite Zoning Ordinance, to add requirements for masonry walls; to add land uses to the use components

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

## REGULAR AGENDA

23. Consider acceptance of proposal for Consultant services to develop Hazard Mitigation Plan  
**Bill Gardner, Fire Chief explained**

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

24. Consider a Resolution supporting the determination of the Steering Committee of the Highland Lake Firm Water Customers  
**Pat Womack, Public Works Director explained**  
**Trish Carl – attorney for the cooperative**

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

**Mayor Fielder moved back to item # 15 at this time**

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

26. Adjournment  
**With there being no further business, the meeting adjourned at 8:24 p.m.**

  
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Christopher Fielder, Mayor



Attest:  
  
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Debbie Haile, TRMC City Secretary