MINUTES
CITY COUNCIL MEETING
CITY OF LEANDER, TEXAS
Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - November 21, 2019

Mayor – Troy Hill
Place 1 – Kathryn Pantalion-Parker
Place 2 – Michelle Stephenson
Place 3 – Jason Shaw
Place 4 – Christine Sederquist
Place 5 – Chris Czernek, Mayor Pro Tem
Place 6 – Marci Cannon
Interim City Manager – Gordon Pierce

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Opened Meeting at 6:06 p.m.

2. Roll Call. Councilmember Stephenson arrived at 6:12 p.m.

3. Received presentation from Jeff Buch, owner of Premier Athletic Complex regarding a potential recreation center. Q&A followed.

4. The City Council may ask questions of Staff about any item that is posted on the agenda for the Regular Meeting. [This item was not conducted.] Adjourned at 6:41

REGULAR MEETING – CONVENE AT 7:00 PM

5. Opened Meeting at 7:01 p.m., Ray Altman provided the Invocation and Mayor Hill led the Pledges of Allegiance.

6. Roll Call reflected all present.

7. • Public comments on items not listed in the agenda that are of public concern or community interest

   Comments during this time are limited to a total of 15 minutes divided equally at no more than 3 minutes (6 minutes if translation is needed), and no less than 1 minute (2 minutes if translation is needed) per individual. Comments are accepted on a first-come, first-served basis.

   Jessica Cooper, 605 Clear Springs - commented on city government transparency;

   Stephani Bercu, Champions Corner - commented on Transgender Week;

   • Public comments on items listed in the agenda except for public hearings

   Comments during this time are limited to no more than 3 minutes (6 minutes if translation is needed) per individual. Time limit will be reduced to no more than 2 minutes per individual (4 minutes if translation is needed) if there are more than 10 speakers on one item. Comments are accepted on a first-come, first-served basis.
8. Recognitions/Proclamations/Visitors.
   - Recognize Interim City Manager Gordon Pierce for his service.

   [Immediately following the recognition the Council will recess for a brief reception in the Chamber lobby.]
Recessed at 7:12 p.m.; reconvened at 7:28 p.m. [Councilmember Stephenson left the meeting at 7:28 pm.; returned at 8:10 p.m.]

9. Staff Reports
   - Fire Department
   - Public Works Department

10. Council Reports
    - Quarterly Attendance Report

CONSENT AGENDA: ACTION

Item 14 has been tabled until the December 5, 2019 regular meeting.

Motion by Councilmember Marci Cannon. Seconded by Councilmember Kathryn Pantalion-Parker to approve Consent Agenda items 11 through 13; item 15 and item 16.

Vote: 6 - 0

11. Approval of the minutes for meeting held on November 7, 2019.

12. Approval of an amendment to the Liberty Civil 380 Agreement and the Liberty Civil Development Agreement Case 19-DA-006 regarding a development agreement to alter the subdivision process, modify the perimeter block length requirements, delay construction of the sidewalk along Hero Way, and modify the roadway adequacy fees on one (1) parcel of land approximately 6.42 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031283 and addressed as 2937 Hero Way, Leander, Williamson County, Texas.

13. Approval of Beasley Development Agreement Case 19-DA-002 regarding the approval of a development agreement to alter the subdivision process, dedicate a trail head and trail easement, address ROW and waterline vacation, and confirm driveway locations, on eight (8) parcels of land approximately 13.304 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R443611, R037219, R037220, R031271, R031239, R031247, R031272, and R037215; and generally located to the southwest of the intersection of Ronald W. Reagan Boulevard and RM 2243, Leander, Williamson County, Texas.


15. Approval of a Special Permit for street closures for the Old Town Christmas Parade and the Old Town Christmas Festival.

16. Approval of License Agreement Case 19-LA-008 for the St. David’s Subdivision between the City of Leander and St. David’s Partnership, LP, LLP, a Texas non-profit corporation for a property generally located to the northeast of the intersection of 183A Toll and San Gabriel Parkway, City of Leander, Williamson County, Texas.
Mayor Hill opened the Public Hearing at 7:41 p.m. regarding Zoning Case 19-Z-020 to amend the current zoning of Interim SFS-2-B (Single-Family Suburban) to LC-2-A (Local Commercial) on one (1) parcel of land approximately 1.9113 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R035918; and legally described as part of Lot 2, High Gabriel East 3 Subdivision; commonly known as 602 Riva Ridge Drive, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. Mayor Hill closed the Public Hearing at 7:41 p.m.

- Discuss and consider action on amending the current zoning Interim SFS-2-B (Single-Family Suburban) to LC-2-A (Local Commercial); on one (1) parcel of land approximately 1.9113 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R035918; and legally described as part of Lot 2, High Gabriel East 3 Subdivision; commonly known as 602 Riva Ridge Drive, Leander, Williamson County, Texas.

Motion by Councilmember Marci Cannon, Seconded by Councilmember Kathryn Pantalion-Parker to approve an Ordinance regarding Zoning Case 19-Z-020 to amend the current zoning of Interim SFS-2-B (Single-Family Suburban) to LC-2-A (Local Commercial) on one (1) parcel of land approximately 1.9113 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R035918; and legally described as part of Lot 2, High Gabriel East 3 Subdivision; commonly known as 602 Riva Ridge Drive, Leander, Williamson County, Texas.

**Vote:** 5 - 1

NAY: Councilmember Jason Shaw

Mayor Hill opened the Public Hearing at 7:43 p.m. regarding Zoning Case 18-Z-029 to amend the current zoning of GC-3-C (General Commercial) to PUD (Planned Unit Development) with the base zoning district of GC-5-A (General Commercial) on one (1) parcel of land approximately 1.804 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R548156; and legally described as Lot 1B, Block A, Integrated Metal Products Subdivision, Leander, Williamson County, Texas. Javier Urrea, 1720 Mira Vista spoke in favor of the request. Pete Tamez, 11327 Hero Way West spoke in opposition of the request. Mayor Hill closed the Public Hearing at 7:48 p.m.

- Discuss and consider action on amending the current zoning of GC-3-C (General Commercial) to PUD (Planned Unit Development) with the base zoning district of GC-5-A (General Commercial) on one (1) parcel of land approximately 1.804 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R548156; and legally described as Lot 1B, Block A, Integrated Metal Products Subdivision, Leander, Williamson County, Texas.

Motion by Mayor Pro Tem Chris Czernek, Seconded by Councilmember Marci Cannon to approve an Ordinance regarding Zoning Case 18-Z-029 to amend the current zoning of GC-3-C (General Commercial) to PUD (Planned Unit Development) with the base zoning district of GC-5-A (General Commercial) on one (1) parcel of land approximately 1.804 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R548156; and legally described as Lot 1B, Block A, Integrated Metal Products Subdivision, Leander, Williamson County, Texas.

**Vote:** 6 - 0
19. Mayor Hill opened a Public Hearing at 7:57 p.m. regarding Zoning Case 19-Z-019 to amend the current zoning of LC-1-C (Local Commercial) to LC-2-B (Local Commercial) on one (1) parcel of land approximately 2.10 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R526322; and legally described as Lot 4, Block A, Crystal Springs Section 1, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. Mayor Hill closed the Public Hearing at 7:57 p.m.

- Discuss and consider action on amending the current zoning of LC-1-C (Local Commercial) to LC-2-B (Local Commercial) on one (1) parcel of land approximately 2.10 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R526322; and legally described as Lot 4, Block A, Crystal Springs Section 1, Leander, Williamson County, Texas.

Motion by Councilmember Jason Shaw, Seconded by Councilmember Kathryn Pantalion-Parker to approve an Ordinance regarding Zoning Case 19-Z-019 to amend the current zoning of LC-1-C (Local Commercial) to LC-2-B (Local Commercial) on one (1) parcel of land approximately 2.10 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R526322; and legally described as Lot 4, Block A, Crystal Springs Section 1, Leander, Williamson County, Texas.

**Vote:** 6 - 0

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**REGULAR AGENDA**

20. Discuss and consider action on the approval of the makeup of the Comprehensive Plan Advisory Committee.

Motion by Mayor Pro Tem Chris Czernek, Seconded by Councilmember Kathryn Pantalion-Parker to approve the makeup of the Comprehensive Plan as proposed; to solicit applicants; appointments voted on except Council Place appointments; and must be residents of the city with the exception of the TIRZ, LISD and ETJ appointee, following a discussion. Councilmember Sederquist requested a friendly amendment to have the economic development committee member to be economic development professional was denied. Councilmember Cannon friendly amendment to add a Place 16 to be an Old Town resident, which was approved and apart of the motion voted upon.

**Vote:** 6 - 1

**NAY:** Mayor Troy Hill

21. Discuss and consider action on Subdivision Case 19-PP-012 to approve the Hero Way Business Center Preliminary Plat on two (2) parcels of land approximately 15.6 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R512383 and R032149; generally located southwest of the intersection of Hero Way West and North Bagdad Road, Leander, Williamson County, Texas.

Motion by Councilmember Christine Sederquist, Seconded by Councilmember Kathryn Pantalion-Parker to approve Subdivision Case 19-PP-012, comments followed.

**Vote:** 7 - 0

22. Discuss and consider directing staff on off-street parking requirements for multi-family units.

This item was withdrawn from the agenda.

23. Discuss and consider directing staff on street tree requirements in the right-of-way.
Motion by Councilmember Marci Cannon, Seconded by Councilmember Kathryn Pantalion-Parker directing staff to begin the process to remove the street tree requirement from the right-of-way from all the various sections in the Code of Ordinances, following a discussion.

**Vote:** 7 - 0

24. Recessed into executive session at 8:33 p.m. pursuant to Section 551.072, Texas Government Code, to deliberate the acquisition of right-of-way and temporary construction easements from Scott and Angela Muller, Larry and Becky Hill, and Charles and Sandra Rouse for the Raider Way / E. Woodview Roadway Project.

- Reconvene into open session at 8:47 p.m. to take any action as deemed appropriate in the City Council's discretion regarding Section 551.072, Texas Government Code, to deliberate the acquisition of right-of-way and temporary construction easements from Scott and Angela Muller, Larry and Becky Hill, and Charles and Sandra Rouse for the Raider Way / E. Woodview Roadway Project.

Motion by Mayor Pro Tem Chris Czernek, Seconded by Councilmember Marci Cannon to approve the purchase contract for the fee simple right-of-way tracts (0.168 acres and 0.167 acres) and temporary easements (0.058 acres and 0.049 acres), more or less, for right-of-way dedication and acquisition of Lots 6 and 6 Temporary Construction Easement and Lots 7 and 7 Temporary Construction Easement from Scott and Angela Muller, Larry and Becky Hill and Charles and Sandra Rouse in the amount of five thousand five hundred sixteen ($5,516.00) dollars and ten thousand seven hundred fourteen ($10,714.00) dollars consecutively.

**Vote:** 7 - 0

25. Council Member Closing Statements.

Kathryn Pantalion-Parker - wished everyone a happy Thanksgiving.

Michelle Stephenson - thanked staff for the wonderful meal tonight and wished everyone a happy Thanksgiving.

Jason Shaw - thanked Interim City Manager Gordon Pierce for his service; commented it was pleasure and inspiring working with him; and appreciated him keeping the ship upright.

Christine Sederquist - thanked Interim City Manager Gordon Pierce for his service and wished him a restful future; and wished everyone a happy Thanksgiving.

Chris Czernek - thanked Interim City Manager Gordon Pierce for his service; commented he recently found out he loves plaid - that is why the plaid shirt in support of him; best to you and your family; easy to pass over Thanksgiving; he has lot to be thankful for especially a beautiful and supportive family; a city that trust us to lead them; and God in heaven calls us sons and daughters.

Marci Cannon - thanked Interim City Manager Gordon Pierce for his wisdom; thanked staff for their hard work; and hopes everyone enjoys their family and has a safe Thanksgiving.

Troy Hill - thanked Interim City Manager Gordon Pierce; commented it has been a crazy ride; he was the right guy at right time; looking forward to new City Manager Rick Beverlin; and appreciate everything Mr. Pierce has done.

26. Adjourned at 8:57 p.m.
APPROVED:

[Signature]

MAYOR

ATTEST:

[Signature]

Dana Crabtree
CITY SECRETARY

[Seal]