



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



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

Thursday ~ November 21, 2013 at 7:00 PM

**Mayor – Christopher Fielder**

**Place 1 – Andrea Navarrette**

**Place 4 – Michell Cantwell**

**Place 2 – Kirsten Lynch**

**Place 5 – Jason Dishongh (Mayor Pro Tem)**

**Place 3 – Simon Garcia**

**Place 6 – David Siebold**

**City Manager – Kent Cagle**

1. Open meeting, Invocation, Pledges of Allegiance  
**Mayor Fielder opened the meeting at 7:00 p.m. and welcomed those in attendance**  
**Council Member Lynch delivered the invocation**
2. Roll Call  
**All present**
3. Staff Comments: Steve Bosak, Parks & Rec. Director – Annual Christmas Parade  
Pat Womack, Public Works Director – update on resurfacing on Crystal Falls Pkwy.  
Wayne Watts, City Engineer – update on construction at E. Crystal Falls Pkwy. and Hwy. 183 and update on County Road 290  
**Steve Bosak, Parks and Recreation Director gave council the details on the Annual Christmas Parade. Pat Womack, Director of Public Works gave an update on Crystal Falls Parkway and Wayne Watts, City Engineer updated council on E. Crystal Falls Parkway construction**
4. Citizen Comments: Three (3) minutes allowed per speaker  
*Please turn in speaker request form before the meeting begins.*  
**No comments**
5. Recognition of Eagle Scout Paxton Layman and presentation of certificate  
*Sponsored by Mayor Fielder*  
**Mayor Fielder recognized Paxton Layman on his achievement of Eagle Scout and presented him with a certificate from the City**

**CONSENT AGENDA: ACTION**

- 6 Approval of the minutes: November 7, 2013  
**Motion made by Mayor Pro Tem Dishongh to approve. Second by Council Member Cantwell.**  
**Motion passes, all voting “aye”**

**PUBLIC HEARING: ACTION**

7. a. **Public Hearing** on Zoning Case #13-Z-020: Consider a zoning change for 40.117 acres, more or less, for a tract of land located at 14801 and 14751 Ronald Reagan Blvd., generally located 2,400 feet south of the intersection of CR 179 (Journey Parkway) and Ronald Reagan Blvd. on the west side of Ronald Reagan Blvd. from interim zoning SFR-1-B, Single Family Rural and MF-2-B, Multi Family to PUD, Planned Unit Development, Leander, Williamson County, Texas  
*Applicant: Rhett Dawson on behalf of Frost National Bank, Patrick Hardy Dudgeon, McGraw Minerals, LTD and John L. Robertson, Michael and Reba Beck*  
**Tom Yantis, Director of Development Services explained**

**Josef Hall 112 Forest Trail – spoke in favor of the zoning**

- b. **Action** on Zoning Case #13-Z-020: amending Ordinance #05-018, the Composite Zoning Ordinance for a tract of land located at 14801 and 14751 Ronald Reagan Blvd., Leander, Williamson County, Texas  
**Motion made by Council Member Lynch to approve. Second by Council Member Navarrette. Motion passes, all voting “aye”**

8. a. **Public Hearing** on Zoning Case #13-Z-021: Consider a zoning change for 66.12 acres, more or less for seven parcels located at 1225 CR 271(Raider Way) and 1255 CR 271 (Raider Way), 1601 and 1515 Woodview Drive, generally located 1,000 feet east from the northeast corner of the intersection of HWY. 183A and E. Woodview Drive from interim zoning SFR-1-B, Single Family Rural and interim SFS-2-B, Single Family Suburban to SFC-2-A, Single Family Compact, Leander, Williamson County, Texas  
*Applicant: Joseph R. Hoover on behalf of Pearson, Samuel & Ida Nell Family Trust, BW and Carlene Pruett Family Trust & Samuel and Ida Nell Family Trust and Pruett BW Jr. Trust & Carlene Pruett Trust of the BW and Carlene Pruett Family Trust, BW and Carlene Pruett Family Trust & Samuel & Ida Nell Pearson Family Trust*  
**Tom Yantis, Director of Development Services explained**

**No speakers**

- b. **Action** on Zoning Case #13-Z-021: amending Ordinance #05-018, the Composite Zoning Ordinance for seven parcels located at 1225 CR 271 (Raider Way) and 1255 CR 271 (Raider Way), 1601 and 1515 Woodview Drive, Leander, Williamson County, Texas  
**Motion made by Mayor Pro Tem Dishongh to approve. Second by Council Member Garcia. Motion passes, all voting “aye”**

9. a. **Public Hearing** on Zoning Case #13-Z-022: Consider a zoning change for 7.1 acres, more or less, for a parcel located at 100 Terry Lane, generally located at the southeast corner of the intersection of CR 279 and Terry Lane from interim zoning SFR-1-B, Single Family Rural to LI-4-C, Light Industrial and LI-5-C, Light Industrial, Leander, Williamson County, Texas  
*Applicant: Kenneth L. and Linda Bartlett on behalf of Providence Motors LLC*  
**Tom Yantis, Director of Development Services explained**

**Alynette Farley 4050 County Road 279 – spoke against the zoning**

**Terry MacConnell 300 Terry Lane – spoke against the zoning**

**Gloria DeSantiago 300 Terry Lane – spoke against the zoning**

**Eric Hoge 200 Terry Lane – spoke against the zoning**

**Darrell R. Wood 201 Mockingbird Hill Road - spoke against the zoning**

**b. Action** on Zoning Case #13-Z-022: amending Ordinance #05-018, the Composite Zoning Ordinance for a parcel located at 100 Terry Lane, Leander, Williamson County, Texas  
**Motion made by Council Member Cantwell to deny the zoning change. Second by Council Member Siebold. Motion passes, all voting "aye"**

10. **a. Public Hearing** on Zoning Case #13-Z-023: Consider a zoning change for 85.037 acres, more or less, for eleven parcels located at 8761 and 8771 RM 2243, generally located ¾ of a mile east of the intersection of Hwy. 183A and RM 2243, adjacent to the south side of RM 2243 from interim zoning SFR-1-B, Single Family Rural and interim SFS-2-B, Single Family Suburban to SFE-2-B, Single Family Estate and SFU-2-B, Single Family Urban, Leander, Williamson County, Texas  
*Applicant: Brian Birdwell on behalf of Weldon Stephen and Tammy Walker, and NK Land Investments LLC*  
**Tom Yantis, Director of Development Services explained**

**No speakers**

**b. Action** on Zoning Case #13-Z-023: amending Ordinance #05-018, the Composite Zoning Ordinance for eleven parcels located at 8761 and 8771 RM 2243., Leander, Williamson County, Texas  
**Motion made by Mayor Pro Tem Dishongh to approve SFU-2-A as recommended by Planning & Zoning Commission. Second by Council Member Cantwell. Motion passes, all voting "aye"**

11. **a. Public Hearing** on Subdivision Case #13-TOD-S1-001: Consider Michelle/Tylerville/Oak Creek Subdivision Stage1/Concept Plan, for 150.9 acres, more or less, generally located to the southwest of the intersection of South San Gabriel Parkway and N. US 183, Williamson County, Texas  
*Applicant: Mark Baker on behalf of Robert Wunsch (Waterstone Tylerville, LP) and Tom Reilly (Sentinel/Cotter Leander, LLC)*  
**Tom Yantis, Director of Development Services explained**

**No speakers**

**b. Action** on Subdivision Case #13-TOD-S1-001: Michelle/Tylerville/Oak Creek Subdivision Stage1/Concept Plan, Williamson County, Texas  
**Motion made by Council Member Siebold to approve. Second by Council Member Garcia. Motion passes, all voting "aye"**

## REGULAR AGENDA

12. Consider a development agreement between the City of Leander and Waterstone Tylerville, LP for a 25.32 acre, more or less, tract, generally located south of San Gabriel Pkwy and west of U.S. 183 in the City of Leander, Williamson County, Texas  
**Tom Yantis, Director of Development Services explained**

**Motion made by Council Member Siebold to approve with the stipulation that a sidewalk be built along San Gabriel Parkway when the subdivision is built. Second by Council Member Lynch. Motion passes, all voting "aye"**

13. Consider a License Agreement for the installation of irrigation within the City right-of-way for the along the south side of Sonny Drive and the north Side of Peregrine Way in the Connelly's Crossing Subdivision  
**Tom Yantis, Director of Development Services explained**

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

14. Consider an ordinance of the City of Leander, Texas, annexing 32.68 acres of land, more or less, located in Travis County, Texas and including the abutting streets, roadways, and rights-of-way; approving a service plan for the annexed area; making findings of fact; providing a severability clause and an effective date; and providing for open meetings and other related matters.

**Tom Yantis, Director of Development Services explained**

**Wayne Watts, City Engineer updated council on traffic counts on County Road 290**

**Motion made by Council Member Cantwell to approve with the gate not being open until "load Bearing" restriction signs or "no through trucks" signs installed. Second by Council Member Siebold. Motion passes, all voting "aye"**

15. Consideration and action on annexation agreements for three properties, Travis Central Appraisal District parcel numbers 770825, 765121, and 467239, which are currently subject to the City's unilateral annexation process along the extension of CR 290 in Travis County, Texas.

**Tom Yantis, Director of Development Services explained**

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

16. Consider Task Order KFA-21 with K. Friese & Associates, Inc., for professional services for Ronald Reagan Boulevard 24-inch Water Line Extension.

**Wayne Watts, City Engineer explained**

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

17. Consider designating an official newspaper of record

**Kent Cagle, City Manager explained**

**Motion made by Council Member Cantwell to assign the Hill Country News as the official newspaper. Second by Council Member Navarrette. Motion passes, 6 to 1 with Mayor Fielder voting against**

18. Consider vote on Official Ballot for Williamson Central Appraisal District Board of Directors

**Kent Cagle, City Manager explained**

**Motion made by Council Member Navarrette to give 70 votes to Cecilia Crowley. Second by Council Member Cantwell. Motion passes, all voting "aye"**

19. Consider an Ordinance calling for a runoff election for City Council Place 4, unexpired term

**Kent Cagle, City Manager explained**

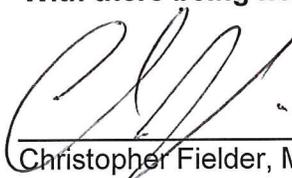
**Motion made by Council Member Lynch to approve. Second by Council Member Siebold. Motion passes, all voting "aye"**

20. Council Members Closing Statements

**Council Members gave their closing statements**

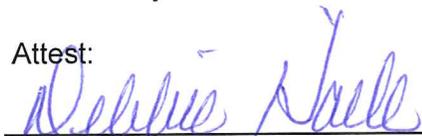
21. Adjournment

**With there being no further business, the meeting adjourned at 8:14 p.m.**

  
Christopher Fielder, Mayor



Attest:

  
Debbie Haile, TRMC, City Secretary