



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



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

Thursday ~ July 17, 2014 at 7:00 PM

Mayor – Christopher Fielder	Place 4 – Ron Abruzzese
Place 1 – Andrea Navarrette	Place 5 – Jason Dishongh
Place 2 – Kirsten Lynch	Place 6 – David Siebold
Place 3 – Simon Garcia (Mayor Pro Tem)	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 Lynch delivered the invocation
2. Roll Call
All present
3. Staff Comments:
Wayne Watts, City Engineer gave an update on the E. Crystal Falls intersection construction
4. Citizen Comments: Three (3) minutes allowed per speaker
Please turn in speaker request form before the meeting begins
Robert Pinhero, Director of Literacy Council – gave a certificate to the City of Leander in appreciation for the support and for use of facilities to teach English as a Second Language classes and GED classes. He also recognized Mary Hengstebeck.
5. Williamson County Historical Museum Presentation by Bob Payne
Sponsored by Steve Bosak
Steve Bosak, Parks & Recreation Director introduced Bob Payne and Ms. Micki Ross, Director of the Museum. Mr. Payne gave a presentation
6. Presentation from the Economic Development Committee to Council
Sponsored by Mayor Fielder
Eric Zeno, Economic Development Manager introduced Shanan Shepherd with the EDC who gave an update on the Committee. Mayor Fielder recognized EDC Members in attendance
7. Presentation from Greater Leander Chamber of Commerce
Bridget Brandt, President of the Greater Leander Chamber of Commerce gave a presentation
8. Proclamation recognizing ADA Awareness Day
Sponsored by Council Member Lynch
Council Member Lynch read the Proclamation

CONSENT AGENDA: ACTION

9. Approval of the minutes: July 3, 2014
10. Acceptance of Subdivision Infrastructure Improvements for Magnolia Creek, Section 5
11. Acceptance of Crystal Falls Town Center Lot 3, Block A Water and Wastewater Improvements
12. License Agreement for the installation and maintenance of irrigation, lighting, hardscape, signage, decorative street lights, entrance gates and related equipment, and temporary parking within the City rights-of-way for the Trivisso Subdivision
13. Amendment to the Leander Chamber of Commerce Lease Agreement

Motion made by Council Member Siebold to approve the consent agenda. Second by Mayor Pro Tem Garcia. Motion passes, all voting "aye"

Mayor Fielder moved to item #24 at this time

PUBLIC HEARING

14. Second public hearing on voluntary annexation of an area of land being 121.748 acres, more or less, generally located on County Road 280 west of Bagdad Road, and including the abutting streets, roadways, and rights-of-way, being located in Williamson County, Texas and adjacent and contiguous to the city limits
No speakers
15. Second public hearing on voluntary annexation of an area of land being 41.669 acres, more or less, generally located on Hero Way east of County Road 270, and including the abutting streets, roadways, and rights-of-way, being located in Williamson County, Texas and adjacent and contiguous to the city limits
No speakers
16. First public hearing on voluntary annexation of several tracts of land including the 9.999 acres, more or less, Parker tract, the 0.1442 acre, more or less, Stence tract, the 140.232 acres, more or less, Cannon tract, the 36.69 and 21.985 acres, more or less Christianson tracts, and the 13.63 and 39.59 acres, more or less. Garlock tracts all located in Williamson County and adjacent and contiguous to the city limits
Tom Yantis, Director of Development Services explained that the Stence tract and the Cannon tract have withdrawn their request for voluntary annexation

No speakers

PUBLIC HEARING: ACTION

17. **Continuation of Public Hearing** on a Resolution creating the Oak Creek Public Improvement District and an agreement with Sentinel/Cotter Leander, LLC
Tom Yantis, Director of Development Services explained

Action on Agreement with Developer regarding terms and conditions related to the creation of the Public Improvement District

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

Action on a Resolution authorizing the creation of the Oak Creek Public Improvement District

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

18. **Public Hearing** on Zoning Case # 14-Z-016: Consider a zoning change for 0.48 acres, more or less for a tract of land generally located on the west side of Raider Way, approximately 1,620 feet from the northwest corner of the intersection of E. Crystal Falls Parkway and Raider Way from Interim zoned SFR-1-B, Single Family Rural to MF-2-B, Multi Family, Leander, Williamson County, Texas
Applicant: Brian J. Parker on behalf of Crystal Falls LTD
Tom Yantis, Director of Development Services explained

Action on Zoning Case # 14-Z-016: amending Ordinance #05-018, the Composite Zoning Ordinance for a tract of land generally located on the west side of Raider Way, approximately 1,620 feet from the northwest corner of the intersection of E. Crystal Falls Parkway and Raider Way, Leander, Williamson County, Texas

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

REGULAR AGENDA

19. Second Reading of an Ordinance on Zoning Case #13-Z-027: amending Ordinance #05-018, the Composite Zoning Ordinance for the property located to the southwest of the intersection of San Gabriel Pkwy. & US Hwy. 183, Leander, Williamson County, Texas
Tom Yantis, Director of Development Services explained

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

20. Composite Zoning Ordinance Case #14-OR-003: Second Reading of an ordinance amending sections of the Composite Zoning Ordinance, to add the definition of ornamental trees and riparian corridors and to modify the definition of a significant tree, update the site standards regarding landscape requirements, to add and modify requirements for drainage and detention facilities, to amend the site development standards to include the protection of riparian corridors, and to update the parking lot connections requirements.

Tom Yantis, Director of Development Services explained

Motion made by Council Member Siebold to approve. Second by Council Member Navarrette.

Motion amended by Council Member Siebold to approve and send back to P & Z to define “Heritage trees”. Second by Council Member Navarrette. Motion passes, all voting “aye”

21. Subdivision Case #14-OR-005: Consider action on amending sections of the Subdivision Ordinance, to add provisions for the protection of riparian corridors, to add requirements associated with parking lot connections and to add tree survey requirements.

Tom Yantis, Director of Development Services explained

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

22. Second Reading of an Ordinance on Zoning Case #14-Z-013: rezoning of 2,400 acres, more or less, known as the Transportation Oriented Development District (the "TOD"). The property is an area of approximately 2,400 acres in the Williamson County portion of the City of Leander, Texas as of May 16, 2014, lying generally east of County Road 279 / Bagdad Road, north of East Crystal Falls Roadway, west of County Roads 269 and 270, and south of the San Gabriel River; including US Highway 183 from generally north of its intersection with Sonny Drive to south of its intersection with High Gabriel East; including the 183A Toll Road from just south of its intersection with High Gabriel East to approximately 2,500 feet south of its intersection with RM 2243, and including the following subdivisions Old Town, and the Original Town of Leander Mason's, Atkin's, and Walker's Additions. The land is also more particularly described in field notes, maps and materials related to the proposed zoning. The property is currently zoned Planned Unit Development ("PUD") and is proposed to be rezoned to amend the PUD to modify the land use plan for the area and to amend the development regulations included in the SmartCode and additional standards applicable to the areas designated as Conventional Development.

Tom Yantis, Director of Development Services explained

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

23. Consider assignment and assumption of the Randall's Development Agreement from Randall's Food and Drugs, LP to Property Development Centers, LLC

Tom Yantis, Director of Development Services explained

Motion made by Council Member Dishongh to approve. Second by Council Member Navarrette. Motion passes, 5 to 2 with Council Member Siebold and Council Member Abruzzese voting against.

24. Consider nominations for appointment to Parks and Recreation Advisory Board, Library Foundation Board, Public Arts Commission, Veterans Park Committee and Economic Development Committee

The Board Selection Committee recommended Tim Lehner for the Parks & Recreation Advisory Board.

Motion made by Council Member Navarrette to appoint Tim Lehner to the Parks and Recreation Advisory Board. Second by Council Member Siebold. Motion passes, all voting "aye"

The Board Selection Committee recommended Nancy Knickerbocker- Penick for the Public Arts Commission.

Motion made by Mayor Pro Tem Garcia to appoint Nancy Knickerbocker-Penick to the Public Arts Commission. Second by Council Member Lynch. Motion passes, all voting "aye"

The Board Selection Committee recommended Janice Murdoch for the Library Foundation Board.

Motion made by Council Member Navarrette to appoint Janice Murdoch to the Library Foundation Board. Second by Council Member Siebold. Motion passes, all voting "aye"

The Board Selection Committee recommended Bart Tracy, Carl Norman & Kenny King for the Veterans Park Committee.

Mayor Fielder appointed Bart Tracy, Carl Norman and Kenny King to the Veterans Park Committee

The Board Selection Committee recommended Eric Johnson for the Economic Development Committee.

Motion made by Council Member Navarrette to appoint Eric Johnson to the Economic Development Committee. Second by Mayor Pro Tem Garcia. Motion passes, all voting "aye"

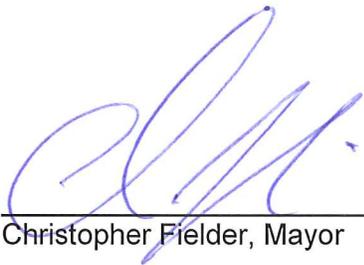
Mayor Fielder moved back to item # 14 at this time

25. Appointments or reappointments to the BCRUA Board

Motion made by Council Member Dishongh to appoint Mayor Pro Tem Garcia to the Director Position and Council Member Abruzzese as the Citizen Director. Second by Mayor Pro Tem Garcia. Motion passes, all voting "aye"

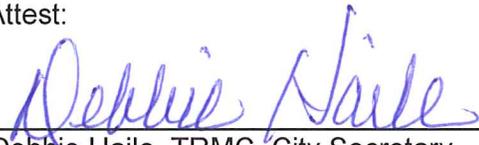
26. Council Members Closing Statements
Council Members gave their closing statements

27. Adjournment
With there being no further business, the meeting adjourned at 8:30 pm



Christopher Fielder, Mayor

Attest:



Debbie Haile, TRMC, City Secretary

