MINUTES
REGULAR CITY COUNCIL
CITY OF LEANDER, TEXAS

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

Thursday ~ August 21, 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 7:00pm and welcomed those in attendance
   Council Member Lynch delivered the invocation

2. Roll Call
   All present

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
   Stan Holcomb , 1301 Still Meadow Drive, recommended Jennifer Jones for the position on The Public Arts Commission

5. Proclamation recognizing the Leander Fire Department
   This item sponsored by Mayor Pro Tem Garcia
   Mayor Pro Tem Garcia read the Proclamation and it was presented to Chief Bill Gardner and members of the Leander Fire Department

CONSENT AGENDA: ACTION

6. Approval of the minutes: Regular Meeting August 7, 2014

7. Second Reading of an Ordinance on Zoning Case #14-Z-008: amending Ordinance #05-018, the Composite Zoning Ordinance for a parcel of land located at 17400 Ronald Reagan Blvd., Leander, Williamson County, Texas

8. Second Reading of an Ordinance on Zoning Case #14-Z-011: amending Ordinance #05-018, the Composite Zoning Ordinance for a tract of land generally located at 1001 CR 280, Leander, Williamson County, Texas

9. Second Reading of an Ordinance of the City of Leander, Texas, annexing 121.748 acres, more or less, out of the Charles Cochran Survey, Abstract No. 134, located in Williamson 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

10. Second Reading of an Ordinance of the City of Leander, Texas, annexing all those certain tracts or parcels of land being 41.669 acres, more or less, located Hero Way east of CR 270 in Williamson 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

Mayor Fielder pulled item # 10 from the consent agenda
Motion made by Council Member Navarrette to approve items #6 through # 9. Second by Council Member Dishongh. Motion passes, all voting "aye"

Mayor Fielder announced that we had a request to speak on item # 10 from Karen Hickam at 3150 Hero Way. Karen Hickam withdrew her request to speak.

Motion made by Council Member Siebold to approve item # 10. Second by Council Member Garcia. Motion passes, all voting "aye"

PUBLIC HEARING: ACTION

11. **Public Hearing** on Zoning Case #14-Z-018: Consider a zoning change for several tracts of land generally located to the northeast of the intersection of Hwy. 183A & E. San Gabriel Pkwy. For 490 acres, more or less from PUD/TOD, Planned Unit Development/Transit Oriented Development to an amended PUD, Planned Unit Development, Leander, Williamson County, Texas
Tom Yantis, Director of Development Services explained

Tommy Tucker – Applicant explained the proposed project

Action on Zoning Case #14-Z-018: amending Ordinance #05-018, the Composite Zoning Ordinance for several tracts of land generally located to the northeast of the intersection of Hwy. 183A & E. San Gabriel Pkwy., Leander, Williamson County, Texas

Motion made by Council Member Lynch to approve with the P&Z recommendation of only 4 locations for food trucks. Second by Council Member Siebold. Motion passes, all voting "aye"

12. **Public Hearing** on Zoning Case #14-Z-022: Consider a zoning change for several tracts of land generally located 1,350 feet east from the northeast corner from the intersection of N. Bagdad Road and Old 2243 West for 28.5 acres, more or less from HC-4-D, Heavy Commercial to GC-4-D, General Commercial and MF-2-B, Multi Family, Leander, Williamson County, Texas
Tom Yantis, Director of Development Services explained

No speakers

Action on Zoning Case #14-Z-022: amending Ordinance #05-018, the Composite Zoning Ordinance for several tracts of land generally located 1,350 feet east from the northeast corner from the intersection of N Bagdad Road and Old 2243 West, Leander, Williamson County, Texas

Motion made by Council Member Lynch to approve GC-3-C and MF-2-B. Second by Council Member Dishongh. Motion passes, all voting "aye"

REGULAR AGENDA

13. Second reading of an Ordinance on Zoning Case #14-Z-020: amending Ordinance #05-018, the Composite Zoning Ordinance for five tracts of land generally located at 3034 Hero Way approximately 3,330 feet to the east of the intersection of Hero Way and 183A Toll Road Leander, Williamson County, Texas
Tom Yantis, Director of Development Services explained

Denise Lewis, 3336 Hero Way – spoke against
Andrew Lewis, 3336 Hero Way – spoke against
Karen Hickam, 3150 Hero Way – spoke against

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

Substitute Motion by Council Member Siebold to approve with the first 200' as HC-3-B on San Gabriel and Hero Way. Motion fails for lack of a second.

Mayor Fielder asked for a vote to call the question. Vote is unanimous.

Council moved back to original motion which passes, 5 to 2 with Mayor Fielder and Council Member Siebold voting against.

14. Second reading of an Ordinance on Zoning Case #14-Z-021: amending Ordinance #05-018, the Composite Zoning Ordinance for two tracts of land located at 2937 Hero Way, Leander, Williamson County, Texas
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 Mayor Fielder and Council Member Siebold voting against.

15. Second reading of an Ordinance on Zoning Case #14-Z-009: amending Ordinance #05-018, the Composite Zoning Ordinance for a parcel of land located to the southwest of the intersection of Crystal Falls Parkway & Christine Drive, Leander, Travis and Williamson Counties, Texas
Tom Yantis, Director of Development Services explained

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

16. First reading of an Ordinance of the City of Leander, Texas, annexing the 9.999 acres, more or less, Parker tract, located in Williamson 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

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

17. First reading of an Ordinance of the City of Leander, Texas, annexing the 113.372 acres, more or less, Garlock and Christianson tracts, located in Williamson 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

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

18. Consider a development agreement between the City of Leander and NK Land Development, LLC for 90 acres more or less, generally located ¾ of a mile to the east of the intersection of 183A Toll Road and RM 2243, on the south side of RM 224, encompassing the property known as the Marbella Subdivision within the city limits of the City of Leander, Williamson County, Texas
Tom Yantis, Director of Development Services explained

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

19. Consider a development agreement between the City of Leander and RJ Madden, Inc for 66.198 acres more or less, generally located 1,000 feet to the east of the northeast corner of the intersection of 183A Toll Road and E. Woodview Drive, encompassing the property known as the Stewart Crossing Subdivision within the city limits of the City of Leander, Williamson County, Texas
Tom Yantis, Director of Development Services explained

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

20. Receive Effective & Rollback Tax Rate Calculations for FY 2014-15
Robert Powers, Finance Director explained

Council received the Effective & Rollback Tax Rate Calculations for FY 2014-15

21. Presentation on the FY 2014-15 Proposed Budget
Kent Cagle, City Manager gave the presentation

22. Consider a Proposal to Adopt a Tax Rate for FY 2014-15
Robert Powers, Finance Director explained

Motion made by Mayor Fielder to move to place the proposed tax rate for FY 2014-15 of 65.292 cents per $100 valuation on the agenda of a future meeting as an action item. Second By Mayor Pro Tem Garcia. Motion passes, all voting "aye"

23. Schedule Two Public Hearings on a Proposal to Adopt a Tax Rate for FY 2014-15
Robert Powers, Finance Director explained

Motion made by Mayor Fielder to move to schedule two public hearings on September 4, 2014 (regular City Council meeting beginning at 7:00 p.m.) and September 11, 2014 (special called City Council meeting beginning at 6:00 p.m.) to consider a proposal to adopt a tax rate of 65.292 cents per $100 valuation. Second by Mayor Pro Tem Garcia. Motion passes, all voting "aye"

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

25. Adjournment
With there being no further business, the meeting adjourned at 9:26 pm

Christopher Fielder, Mayor

Attest:

Debbie Haile, City Secretary