



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

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



Thursday ~ December 3, 2015 at 7:00 PM

**Mayor – Christopher Fielder**

**Place 1 – Andrea Navarrette (Mayor Pro Tem)**

**Place 2 – Michelle Stephenson**

**Place 3 – Shanán Shepherd**

**Place 4 – Ron Abruzzese**

**Place 5 – Jeff Seiler**

**Place 6 – Troy Hill**

**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 Shepherd delivered the invocation**

2. Roll Call

**All present**

3. Staff Comments: Chief Bill Gardner – Recognition of Leander Firefighter Combat Challenge Team  
Steve Bosak, Parks & Recreation Director – Christmas Parade & Tree Lighting  
Chief Greg Minton – Blue Santa

**Chief Bill Gardner recognized the members of the Leander Firefighter Combat Challenge Team who placed 21<sup>st</sup> of the best in the world competition.**

**Steve Bosak, Parks & Recreation Director invited everyone to the Annual Christmas Parade and Tree Lighting. He also introduced Phillip McNally, Program Coordinator-Athletics who will run the Baseball program.**

**Chief Greg Minton told the council about the Blue Santa Program**

4. Citizen Comments: Three (3) minutes allowed per speaker

*Please turn in speaker request form before the meeting begins*

**No citizen comments**

**CONSENT AGENDA: ACTION**

5. Approval of the minutes: November 19, 2015
6. Second reading of an Ordinance on Zoning Case 15-Z-029: amending Ordinance 05-018, the Composite Zoning Ordinance for 0.9596 acres, more or less, located at 1605 and 1607 Tierra Alto from SFU/MH-2-B, Single Family Urban/Manufactured Home to TF-2-B, Two-Family, Leander, Williamson County, Texas
7. Reappointment of Dr. Luis Egelsee to the Williamson County & Cities Health District
8. Dedication and Acceptance of Subdivision Infrastructure Improvements for Oak Creek Phase 2, Section 3
9. Dedication and Acceptance of Palmera Ridge Off-Site Wastewater Improvements
10. Dedication and Acceptance of Subdivision Infrastructure Improvements for Palmera Ridge Section 1

11. Dedication and Acceptance of Subdivision Infrastructure Improvements for Palmera Ridge Section 2
12. Special Use Permit for Cancer Fundraiser in Bledsoe Park

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

**PUBLIC HEARING: NO ACTION**

13. First Public Hearing on the proposed annexation of 37.079 acres, more or less, of land generally located west of Ronald Reagan Blvd. and north of the South San Gabriel River in Williamson County, Texas  
**Tom Yantis, Asst. City Manager explained**
14. First Public Hearing on the proposed annexation of multiple tracts of land totaling 229.22 acres, more or less, generally located north of Hero Way and west of Ronald Reagan Blvd. in Williamson County, Texas  
**Tom Yantis, Asst. City Manager explained**
15. First Public Hearing on the proposed annexation multiple tracts of land totaling 117.5 acres, more or less, generally located along and abutting Hero Way (formerly County Road 269) in Williamson County, Texas pursuant to the terms and expiration of Development Agreements under Section 43.035, Texas Local Government Code  
**Tom Yantis, Asst. City Manager explained**

**PUBLIC HEARING: ACTION**

16. **Public Hearing** on Zoning Case 15-Z-010: Consider a zoning change for two parcels of land located at 1208 S. Bagdad Road for 51.84 acres, more or less, from MF-2-B, Multi-Family and GC-3-C, General Commercial to PUD, Planned Unit Development with a base zoning district of MF-2-A, Multi Family, Leander, Williamson County, Texas  
*Applicant: Anthony Goode on behalf of AHV-RS Trails at Leander, LLC*  
**Tom Yantis, Asst. City Manager explained**

**Deron Whitecotton, 1125 Cotton Patch Trail – spoke in favor of the project**  
**David Whitecotton, 1117 Cotton Patch Trail – spoke in favor of the project**

**Action** on Zoning Case 15-Z-010: amending Ordinance 05-018, the Composite Zoning Ordinance for 51.84 acres, more or less, located at 1208 S. Bagdad Road from MF-2-B, Multi-Family and GC-3-C, General Commercial to PUD, Planned Unit Development with a base zoning district of MF-2-A, Multi Family, Leander, Williamson County, Texas

**Motion made by Council Member Stephenson to approve the PUD with the following conditions:**

1. **The Type A Architectural Component is modified to limit the amount of stucco that qualifies as masonry to 35%**
2. **The landscaping requirements shall be increased to 150%**
3. **Architectural renderings shall be submitted with at least seven visually distinct elevations**
4. **Limit the fencing adjacent to the riparian corridor to wrought iron or decorative tubular metal**
5. **Provide a landscape plan per single family home for a minimum of two homes**
6. **Staggered setbacks of the houses on the streetscape**
7. **Include elevations to staff in the PUD for review**

**Second by Council Member Hill. Motion passes, 6 to 1 with Council Member Abruzzese voting against.**

## REGULAR AGENDA

17. Development Agreement Case #12-DA-001:

**Mayor Fielder read the next two items (a & b) and will ask for one vote for both items:**

- a. Discussion and possible action to approve the fourth amendment to the development agreement for the Nameless Valley Ranch (aka Travisso) between the City of Leander and Travisso, Ltd for 2,135.54 acres more or less, generally located to the west of Bloody Hollow abutting FM 1431 on the south and Nameless Road, Leander, Williamson County, Texas  
**Tom Yantis, Asst. City Manager explained**
- b. Discussion and possible action to approve the second amendment to the facilities agreement and adopt an ordinance consenting to the addition of land to Travis County Municipal Utility District No. 21 (MUD #21) between the City of Leander and Travisso, Ltd for 18.598 acres more or less, located to the northwest of the intersection of RM 1431 & Travisso Pkwy, Leander, Williamson County, Texas

**Motion made by Council Member Shepherd to approve both item 17a & 17b. Second by Mayor Pro Tem Navarrette. Motion passes, all voting "aye"**

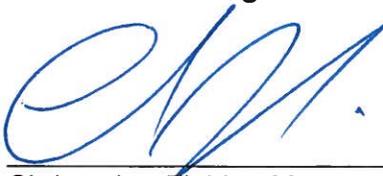
18. Consider an Ordinance Establishing a Child Safety Zone; Making It Unlawful for Persons Required to Register on the Texas Department of Public Safety's Sex Offender Database Because of a Conviction Against a Minor to Reside within a Specified Distance of Premises Where Children Gather  
**Greg Minton, Chief of Police explained**

**Motion made by Council Member Shepherd to approve with the measurement being property line to property line. Second by Council Member Seiler. Motion passes, all voting "aye"**

## EXECUTIVE SESSION

**Mayor Fielder pulled items 19 & 20 from the agenda**

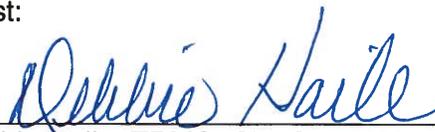
19. Convene into executive session pursuant to Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding *Cause No. 15-0088-C277, Premas Global Leander I v. City of Leander, et al., In the 277<sup>th</sup> Judicial District Court of Williamson County, Texas*
20. Reconvene into open session to take action as deemed appropriate in the City Council's discretion regarding *Cause No. 15-0088-C277, Premas Global Leander I v. City of Leander, et al., In the 277th Judicial District Court of Williamson County, Texas*
21. Council Members Closing Statements  
**Council members gave their closing statements**
22. Adjournment  
**With there being no further business, the meeting adjourned at 8:04 pm**



Christopher Fielder, Mayor



Attest:



Debbie Haile, TRMC, City Secretary