



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

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

Thursday ~ December 17, 2015 at 7:00 PM



Mayor – Christopher Fielder
Place 1 – Andrea Navarrette (Mayor Pro Tem)
Place 2 – Michelle Stephenson
Place 3 – Shanana 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.
Mayor Pro Tem Navarrette 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
Andy Pitts, 3705 Lajitas – spoke about the Crystal Falls HOA and asked the Council to incorporate some HOA regulations

CONSENT AGENDA: ACTION

5. Approval of the minutes: December 3, 2015
6. Interlocal Purchasing Agreement with Harris County Department of Education
7. Dedication and Acceptance of Subdivision Infrastructure Improvements for Greatwood, Section 1
8. License Agreement for the installation and maintenance of landscaping and irrigation within the CR 280 right-of-way within the Greatwood Subdivision

Mayor Fielder pulled item # 6 from the consent agenda to be voted on separately.

Motion made by Mayor Pro Tem Navarrette to approve items 5, 7 & 8 from the consent agenda.
Second by Council Member Seiler. Motion passes, all voting “aye”

Council Member Hill recused himself from voting on item # 6.

Motion made by Council Member Shepherd to approve item # 6. Second by Council Member Seiler. Motion passes, all voting “aye”

PUBLIC HEARING: NO ACTION

9. Second 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
10. Second 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
11. Second 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

12. **Public Hearing** on Zoning Case 15-Z-020: Consider a zoning change a parcel of land generally located to the southeast of the intersection of San Gabriel Parkway and Bagdad Road/CR279 for 1.508 acres, more or less from LC-2-B, Local Commercial to LC-3-A, Local Commercial Leander, Williamson County, Texas *Applicant: Danny Martin on behalf of JSL Commercial Investments, LLC*
Tom Yantis, Asst. City Manager explained
Danny Martin, representative for the owner was available for questions
- Action** on Zoning Case 15-Z-020: amending Ordinance 05-018, the Composite Zoning Ordinance for a parcel of land generally located to the southeast of the intersection of San Gabriel Parkway and Bagdad Road/CR279 for 1.508 acres, more or less from LC-2-B, Local Commercial to LC-3-A, Local Commercial, Leander, Williamson County, Texas
- Motion made by Council Member Stephenson to approve with a masonry buffer wall along the two adjacent residential properties. Second by Council Member Seiler. Motion passes, all voting “aye”**
13. **Public Hearing** on Zoning Case 15-Z-023: Consider a zoning change of a lot located at 600 Municipal Drive; legally described as Lot 4, Block A, Leander Heights Section 2 Subdivision for 2.62 acres, more or less from SFU/MH-2-B, Single Family Urban/Manufactured Home to PUD, Planned Unit Development with a base zoning district of MF-2-A, Multi-Family, Leander, Williamson County, Texas
Applicant: David Smith on behalf of Municipal Texas Investment Group, LLC
Tom Yantis, Asst. City Manager explained
- Action** on Zoning Case 15-Z-023: amending Ordinance 05-018, the Composite Zoning Ordinance for a lot located at 600 Municipal Drive; legally described as Lot 4, Block A, Leander Heights Section 2 Subdivision for 2.62 acres, more or less from SFU/MH-2-B, Single Family Urban/Manufactured Home 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 Shepherd to approve with the following P&Z recommendations:**
- 1. Lighting shall be provided in common areas.**
 - 2. A six (6') foot wide concrete sidewalk shall be constructed connecting Lion Drive and Municipal Drive.**
 - 3. The Type A Architectural Component is modified to limit the amount of stucco that qualifies as masonry to 35%.**
 - 4. HOA to be established for the development.**
- Second by Mayor Pro Tem Navarrette. Motion passes, all voting “aye”**

14. **Public Hearing** on Zoning Case 15-Z-032: Consider a zoning change for two parcels of land located at 602 South Gabriel Drive for 6.19 acres, more or less from SFS-2-B, Single Family Suburban to SFT-2-B, Single Family Townhome, Leander, Williamson County, Texas

Applicant: Ronald E & Serita Kay Butler

Tom Yantis, Asst. City Manager explained

Sue Couchman 107 Arroyo Circle – spoke against the zoning

Kay Butler, Property owner explained

Action on Zoning Case 15-Z-032: amending Ordinance 05-018, the Composite Zoning Ordinance for two parcels of land located at 602 South Gabriel Drive for 6.19 acres, more or less from SFS-2-B, Single Family Suburban to SFT-2-B, Single Family Townhome, Leander, Williamson County, Texas

Motion made by Council Member Abruzzese to approve with P&Z recommendation that the north portion of the property be zoned SFT-2-A, Single Family Townhome which includes parcel R338733 and is 4.03 acres, more or less in size. Second by Council Member Shepherd. Motion passes, 6 to 1 with Council Member Seiler voting against.

15. **Public Hearing** on Zoning Case 15-TOD-Z-035: Consider a zoning change for one parcel of land generally located to the south of the intersection of US 183 and 183A Toll Road for 4.654 acres, more or less, from PUD/TOD, Planned Unit Development/Transit Oriented Development to amend the PUD to designate the base zoning district as GC-3-B, General Commercial as permitted by the SmartCode, Leander, Williamson County, Texas

Applicant: Bruce Nakfoor on behalf of West Tex Trading Retire, Ltd

Tom Yantis, Asst. City Manager explained

Bruce Nakfoor, representative for the owner was available for questions

Action on Zoning Case 15-TOD-Z-035: amending Ordinance 05-018, the Composite Zoning Ordinance for one parcel of land generally located to the south of the intersection of US 183 and 183A Toll Road for 4.654 acres, more or less, from PUD/TOD, Planned Unit Development/Transit Oriented Development to amend the PUD to designate the base zoning district as GC-3-B, General Commercial as permitted by the SmartCode, Leander, Williamson County, Texas

Motion made by Mayor Fielder to approve GC-3-A with staff and P&Z recommendations of the following waivers:

- **The C-Street standards apply to both roadways**
- **Fuel pumps may be located closer to the street than the building on the northern side of the property, but no closer to the street than the building on the west or east sides**
- **The lighting level at the boundary of the property shall be no more than 1.0 foot candle**

Second by Council Member Stephenson. Motion passes, all voting “aye”

16. **Public Hearing** on Zoning and Subdivision Cases 15-Z-012, 15-CP-003 & 15-PP-007: Consider approval of the Bar W Commercial Concept Plan, Preliminary Plat and PUD zoning for 49.737 acres, more or less, generally located to the southeast of the intersection of Ronald W. Reagan Blvd. and SH 29, from Interim zoning of SFR-1-B, Single Family Rural to PUD, Planned Unit Development with a base zoning district of GC-3-C, General Commercial, Leander, Williamson County, Texas

Applicant: David Armbrust (Armbrust & Brown, PLLC) on behalf of Howard Barkley Wedemeyer and RR 2 Retail, Ltd

Tom Yantis, Asst. City Manager explained

David Armbrust with Armbrust & Brown explained the request

Action on Zoning and Subdivision Cases 15-Z-012, 15-CP-003 & 15-PP-007: Consider approval of the Bar W Commercial Concept Plan, Preliminary Plat and PUD zoning for 49.737 acres, more or less, generally located to the southeast of the intersection of Ronald W. Reagan Blvd. and SH 29, from Interim zoning of SFR-1-B, Single Family Rural to PUD, Planned Unit Development with a base zoning district of GC-3-C, General Commercial, Leander, Williamson County, Texas

Motion made by Council Member Shepherd to approve. Second by Council Member Abruzzese. Motion passes, all voting "aye"

REGULAR AGENDA

17. Second Reading of an Ordinance 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

Mayor Fielder announced that this item has been pulled from the agenda

18. Consider approval of funds for a sculpture in Benbrook Ranch Park
Sponsored by Council Member Seiler
Council Member Seiler explained

Motion made by Council Member Seiler to approve. Second by Council Member Abruzzese. Motion passes, all voting "aye"

19. Consider Task Order HVJ-03 with HVJ Associates for professional engineering services including Planning, Design, Award, and Construction Phase Services for Street Maintenance and Rehabilitation
Pat Womack, Director of Public Works explained

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

20. Water Supply Update
Pat Womack, Director of Public Works gave the water update

21. Council Member Closing Statements
Council Members gave their closing statements

EXECUTIVE SESSION

22. 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 277th Judicial District Court of Williamson County, Texas*

**Council convened into executive session at 8:24 pm
Council reconvened into open session at 9:08 pm**

23. 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

No action taken

24. Adjournment

With there being no further business, the meeting adjourned at 9:09 pm

Attest:



Christopher Fielder, Mayor



Debbie Haile, TRMC, City Secretary

