



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

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



Thursday ~ March 3, 2016 at 7:00 PM

Mayor – Christopher Fielder

Place 1 – Andrea Navarrette (Mayor Pro Tem)

Place 2 – Michelle Stephenson

Place 3 – Shanan 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:

Paul Preston, IT Manager introduced Stuart Smith, Public Safety Systems Administrator

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

Please turn in speaker request form before the meeting begins

No speakers

CONSENT AGENDA: ACTION

5. Approval of the minutes: February 18, 2016
6. Second reading of an ordinance on Zoning Case 15-Z-018: amending Ordinance 05-018, the Composite Zoning Ordinance for several parcels of land located east of the eastern terminus of E. San Gabriel Parkway at the intersection with CR 270, on the east of CR 270, for 230 acres, more or less from interim zoning SFR-1-B, Single Family Rural to PUD, Planned Unit Development with the following base zoning district of SFC-2-A, Single Family Compact, SFU-2-A, Single Family Urban, SFS-2-A, Single Family Suburban, and MF-2-A, Multi-Family, Leander, Williamson County, Texas
7. Second reading of an ordinance on Zoning Case 15-Z-036: amending Ordinance 05-018, the Composite Zoning Ordinance for two lots generally located 750 feet to the west of the intersection of E. Crystal Falls Parkway and Ronald Reagan Blvd. for 9.736 acres, more or less, from interim zoning SFR-1-B, Single Family Rural and interim zoning SFS-2-B, Single Family Suburban to GC-3-B, General Commercial, Leander, Williamson County, Texas
8. Second reading of an ordinance on Zoning Case 16-Z-001: amending Ordinance 05-018, the Composite Zoning Ordinance for a lot located at 1109 Leander Drive for 3.526 acres, more or less, from HC-4-D, Heavy Commercial to HC-5-D, Heavy Commercial, Leander, Williamson County, Texas

9. Special Use Permit for the Williamson County Amateur Radio Club to use Devine Lake Park for Field Day, June 24-26, 2016
10. Dedication and Acceptance of Subdivision Infrastructure Improvements for Bryson Phase 1 – Section 1B
11. Dedication and Acceptance of Subdivision Infrastructure Improvements for Carneros Ranch Section 2
12. Dedication and Acceptance of Subdivision Infrastructure Improvements for Crystal Falls Town Center Phase 2

Motion made by Mayor Pro Tem Navarrette to approve the consent agenda. Second by Council Member Shepherd. Motion passes, all voting “aye”

PUBLIC HEARING: NO ACTION

13. **Public Hearing on Area A:** Annexation of all that certain parcel or tract of land containing 56.09 acres, more or less, located in Travis County, Texas, generally located north of RM 1431, and either side of Vista Rock Rd. including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
Tom Yantis, Asst. City Manager explained all the annexation items from item 13 to item 30
No speakers
P. Reese Davis – 201 N. West Street – sent email in opposition
14. **Public Hearing on Area B:** Annexation of all that certain parcel or tract of land containing 15.36 acres, more or less, located in Williamson County, Texas, generally located either side of CR 279 / Bagdad Rd, north of W San Gabriel Pkwy. including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
No speakers
15. **Public Hearing on Area C:** Annexation of all that certain parcel or tract of land containing 288.22 acres, more or less, located in Williamson County, Texas, generally located south of County Road 280, west of County Road 279 / Bagdad Rd. including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
No speakers
16. **Public Hearing on Area D:** Annexation of all that certain parcel or tract of land containing 187.06 acres, more or less, located in Williamson County, Texas, generally located south of County Road 280, east of the Mesa Vista Estates subdivision including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
No speakers
17. **Public Hearing on Area E:** Annexation of all that certain parcel or tract of land containing 62.69 acres, more or less, located in Williamson County, Texas, generally located north of County Road 280, west of the Greatwood subdivision including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
No speakers

18. **Public Hearing on Area F:** Annexation of all that certain parcel or tract of land containing 840.28 acres, more or less, located in Williamson County, Texas, generally located either side of CR 279 / Bagdad Rd, north of County Road 280, south of County Road 281 including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
Mark Lumpkin – 155 N. Fawn Ridge – spoke against
Van Whitbeck - 16001 Ronald Reagan – spoke against
Daniel Saccone 3036 Crest Lane, Round Rock – spoke against

Tom Yantis, Asst. City Manager clarified and answered questions from the previous items

19. **Public Hearing on Area G:** Annexation of all that certain parcel or tract of land containing 76.49 acres, more or less, located in Williamson County, Texas, and generally located east of Oak Grove Rd, north of Heritage Grove Rd. including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
No speakers
20. **Public Hearing on Area H:** Annexation of all that certain parcel or tract of land containing 29.92 acres, more or less, located in Williamson County, Texas, and generally located west of US 183, east of County Road 276, south of the High Gabriel West subdivision. including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
No speakers
21. **Public Hearing on Area I:** Annexation of all that certain parcel or tract of land containing 268.72 acres, more or less, located in Williamson County, Texas, and generally located south of W State Highway 29, west of Ronald W Reagan Blvd, either side of Kaufmann Loop, north and west of County Road 267 including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
No speakers
22. **Public Hearing on Area J:** Annexation of all that certain parcel or tract of land containing 53.04 acres, more or less, located in Williamson County, Texas, and generally located south of W State Highway 29, east of Ronald W Reagan Blvd, north of County Road 268. including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
No speakers
23. **Public Hearing on Area K:** Annexation of all that certain parcel or tract of land containing 192.93 acres, more or less, located in Williamson County, Texas, and generally located either side of County Road 270, south of E. San Gabriel Pkwy, north of Hero Way. including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
No speakers
24. **Public Hearing on Area L:** Annexation of all that certain parcel or tract of land containing 124.03 acres, more or less, located in Williamson County, Texas, and generally located north of Hero Way, east of County Road 270, west of Ronald W Reagan Blvd, south and west of the Palmera Ridge subdivision including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
No speakers

25. **Public Hearing on Area M:** Annexation of all that certain parcel or tract of land containing 183.88 acres, more or less, located in Williamson County, Texas, and generally located east of Ronald W Reagan Blvd, south of the South Fork of the San Gabriel River, north of the Reagans Overlook subdivision including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters

No speakers

26. **Public Hearing on Area N:** Annexation of all that certain parcel or tract of land containing 262.58 acres, more or less, located in Williamson County, Texas, and generally located east of Ronald W Reagan Blvd, north of RM 2243, south of the Reagans Overlook subdivision. including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters

Alan Hanson – 355 CR 264 – spoke against
Fire Chief Bill Gardner spoke about outdoor burning

27. **Public Hearing on Area O:** Annexation of all that certain parcel or tract of land containing 468.05 acres, more or less, located in Williamson County, Texas, and generally located east of Ronald W Reagan Blvd, south of County Road 176, north of Journey Pkwy, either side of County Road 175, west and north of the Parkside at Mayfield Ranch subdivision, including the remainder of the Valley View subdivision, the entire Creek Meadow Estates subdivision including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters

Anna Fisher 1825 CR 175 – spoke against
Larry Fisher – 1825 CR 175 – spoke against
Skyler Williams 1955 CR 175 – spoke against
Kevin Popejoy - 10 Valley View Circle – spoke against
David Pope - 349 CR 177 – spoke against
Travis Everett – 135 Creek Meadow Cove – spoke against
Jerry Thomas – 480 CR 177 – spoke against
Terry Kroeker – 15 Valley View Cr – spoke against
Dewana Kroeker – 15 Valley View Cr – spoke against
Shelia Williams – 1955 CR 175 – spoke against
Vicki Thomas – 3 Valley View Cr – spoke against
Anne Pope – 349 CR 177 – spoke against
Chuck Griffin – 16 Valley View Circle – spoke against
Nick Orand – 122 Creekmeadow Cv – spoke against
Kathy Hines – 108 Valley View Dr – spoke against
Larry Thomas Jr. – 3 Valley View Circle – spoke against
Benjamin Beaty – 4 Valley View Circle – spoke against
James Pittman – 115 Valley View – spoke against
John Hines – 108 Valley View Dr – spoke in favor of
Naomi Boyer – 16 Valley View Circle – spoke against
Christi Popejoy – 10 Valley View Circle – spoke against
Markus Lagmanson - 101 Valley View Dr- spoke against
Rick Bott - 1101 CR 177 - spoke against

Mayor Fielder clarified some issues discussed
Kent Cagle, City Manager clarified issues regarding utilities

28. **Public Hearing on Area P:** Annexation of all that certain parcel or tract of land containing 98.42 acres, more or less, located in Williamson County, Texas, and generally located south of Journey Pkwy, north of the Stonehurst subdivision, either side of County Road 175, north of the Williamson County Regional Park, south of the Trails at Shady Oak / Borho subdivision including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
Christine Ledbetter 2300 CR 175 spoke against
29. **Public Hearing on Area 1:** Annexation of all that certain parcel or tract of land containing 1.55 acres, more or less, located in Williamson County, Texas, generally located north of County Road 280, east of the Greatwood subdivision, being generally known as the CR 280 Elevated Storage Tank site, being wholly owned by the City of Leander including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
No speakers
30. **Public Hearing on Area 2:** Annexation of all that certain parcel or tract of land containing 43.18 acres, more or less, located in Williamson County, Texas, generally located east of US 183, north of the South Fork of the San Gabriel River, being generally known as the San Gabriel River Park site, being wholly owned by the City of Leander including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
No speakers

REGULAR AGENDA

31. Consider Annexation Development Agreements under Section 43.035, Texas Local Government Code between the City of Leander and each of the following property owners:
- a. Alley, Richard A.
 - b. Barton, TM and Peggy Stephens
 - c. Borho, Curtis C.
 - d. Champion, Emogene
 - e. Crawford, Joseph and Betty
 - f. Dipprey, Virginia and Ronald
 - g. McArthur, Jeanette
 - h. Miller, Larry and Leslie
 - i. Mize, Michael and Carolyn
 - j. MJAG Partnership
 - k. Velchoff, James and Deborah
 - l. Williams, William Edward III
 - m. Williams, William Edward III and Deborah A. Wicker

Tom Yantis, Asst. City Manager explained

Motion made by Mayor Pro Tem Navarrette to approve the Annexation Development Agreements. Second by Council Member Seiler. Motion passes, all voting "aye"

32. Consider Award to Centre Technologies for Network Backbone and Wi-Fi Refresh Components
Paul Preston, IT Manager explained

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

Mayor Fielder moved to item #34 at this time

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

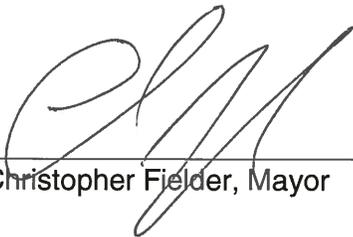
EXECUTIVE SESSION

34. 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 legal issues related to water treatment and utility agreements

**Council convened into executive session at 8:49 pm
Council reconvened into open session at 9:23 pm**

35. Reconvene into open session to take action as deemed appropriate in the City Council's discretion regarding water treatment and utility agreements
No action taken

36. Adjournment
With there being no further business, the meeting adjourned at 9:24 pm



Christopher Fielder, Mayor

Attest: 

Debbie Haile, TRMC, City Secretary

