



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

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

Thursday ~ March 17, 2016 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 7:04 pm and welcomed those in attendance  
Mayor Pro Tem Navarrette delivered the invocation**

2. Roll Call  
**All present**

3. Staff Comments:  
**Mayor Fielder recognized County Commission Lisa Birkman and also mentioned the article in the Impact News concerning Steve Bosak, Parks and Recreation Director**

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: March 3, 2016
6. Special Permit for the use of the South San Gabriel River Park property to stage a rodeo to raise funds for the Rouse High School FFA

**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**

7. **Second 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  
**Don Cook Jr. 13209 Vista Rock – spoke against**
8. **Second 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**

9. **Second 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

**Lisa Birkman, 16917 Judy Scholl Way – spoke against**

10. **Second 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**

11. **Second 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**

12. **Second 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

**Darren Word, 201 Mockingbird Hill – spoke against**  
**Anthony Perez, 100 Mockingbird Hill – spoke against**  
**Cheryl Hawkins, 220 Mockingbird Hill – spoke against**  
**Nancy Pina, 1501 Live Oak Road, Liberty Hill – spoke against**  
**Kristin Witbeck, 80 Mockingbird Hill – spoke against**  
**Debbie Witbeck, 80 Mockingbird Hill – spoke against**  
**Lisa Birkman, 16917 Judy Scholl Way, Round Rock – spoke against**  
**Ross Frie, 1921 Lohmans Crossing Road, Austin – spoke against**  
**Van Witbeck, 16001 Ronald Reagan Blvd – spoke against**

13. **Second 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**

14. **Second 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**

15. **Second 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**

16. **Second 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

**Shawn Wolff, 860 County Road 268, Georgetown – spoke against**

17. **Second 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**

18. **Second 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**

19. **Second 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**

20. **Second 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 Reagan's 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

**Allen Hansen, 355 CR 264 – spoke against**

21. **Second 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

**Skylar Williams 1955 CR 175 – spoke against**  
**Kevin Popejoy 10 Valley View Cir. – spoke against**  
**Rick Bott, 1101 CR 177 - spoke against**

**Mayor Fielder moved to item # 28 on the Regular Agenda at this time**

22. **Second 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

**No speakers**

23. **Second 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**

24. **Second 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**

**PUBLIC HEARING: ACTION**

25. **Public Hearing** on Zoning Case 16-Z-002: Consider a zoning change of one lot located at 523 Powell Drive for 6.948 acres, more or less from current zoning of PUD, Planned Unit Development with a base zoning district of MF-1-B, Multi-Family. The applicant is proposing an amendment to the PUD, Leander, Williamson County, Texas

*Applicant: Josh Becker on behalf of Lexor Homes, Inc.*

**Robin Griffin, Senior Planner explained**

**Action:** on Zoning Case 16-Z-002: amending Ordinance 05-018, the Composite Zoning Ordinance for one lot located at 523 Powell Drive for 6.948 acres, more or less from current zoning of PUD, Planned Unit Development with a base zoning district of MF-1-B, Multi-Family. The applicant is proposing an amendment to the PUD, Leander, Williamson County, Texas

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

26. **Public Hearing** on the continuation of Chapter 8, Article 8.500 of the Leander Code of Ordinances; establishing curfews for minors; providing definitions; providing defenses and exceptions; and providing penalties

**Greg Minton, Chief of Police explained**

**Thomas Otten, 1106 Ravens Cove, Cedar Park – spoke against**

**Don Otten, 1106 Ravens Cv. – spoke against**

**Dylan Alexander, 2905 Post River Road - spoke against**

**Nathan Deckinga, 1126 Iron Horse – spoke against**

**Action** on the continuation of Chapter 8, Article 8.500 of the Leander Code of Ordinances; establishing curfews for minors; providing definitions; providing defenses and exceptions; and providing penalties

**Motion made by Mayor Fielder to approve. Second by Council Member Shepherd.  
Motion passes, 6 to 1 with Council Member Hill voting against**

27. **Public Hearing** on granting a non-exclusive permit and license for right-of-way sign services to National Sign Plazas; and providing for related matters

**Robin Griffin, Senior Planner explained**

**Action** on granting a non-exclusive permit and license for right-of-way sign services to National Sign Plazas; and providing for related matters

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

## REGULAR AGENDA

28. Consider possible action to amend the description and the map of the land to be annexed as part of Annexation Area O

**Robin Griffin, Senior Planner explained**

**Motion made by Mayor Fielder to approve. Second by Mayor Pro Tem Navarrette.  
Motion passes, all voting "aye"**

**Mayor Fielder moved back to item # 22 at this time**

29. 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. Terence and Gloria MacConnell
- b. James E. Roberson and Monta Jane Akin
- c. Nathan and Lisa Ronan
- d. Darrell and Bonita Word
- e. Charles D. Griffin and Naomi C. Boyar

**Robin Griffin, Senior Planner explained**

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

30. Authorize the filing of applications for an amendment to the City's Water Certificate of Convenience and Necessity (CCN) No. #10302 and Sewer CCN No. 20626 to add areas within the city limits and ETJ north of the South San Gabriel River and to exclude the Garey Ranch, and authorize the City Manager to sign the applications

**Paige Saenz, City Attorney explained**

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

31. Consider approval of Agreement with Williamson County Emergency Service District #9 for Fire Service Agreements

**Bill Gardner, Fire Chief explained**

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

32. Consider Resolution Agreement to solicit grant funding from the Texas Commission on Environmental Quality (TCEQ) for the Local Emission Reduction Request

**Bill Gardner, Fire Chief explained**

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

33. Consider Resolution Agreement to solicit grant funding from the Homeland Security Grant Program of the Governor's office for the Leander Police Department and Leander Fire Department Radio Project

**Bill Gardner, Fire Chief explained**

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

34. Consider Amendment of Development Agreement for the Randall's Food Store and Shopping Center

**Wayne Watts, City Engineer explained**

**Motion made by Mayor Fielder to approve. Second by Mayor Pro Tem Navarrette.  
Motion passes, all voting "aye"**

35. Water Supply Update

**Pat Womack, Director of Public Works gave the update**

36. Council Member Closing Statements

**Mayor Fielder moved this item after item #38**

**Council Members gave their closing statements**

**EXECUTIVE SESSION**

37. Convene into executive session pursuant to Section 551.087, Texas Government Code, to discuss and deliberate an offer of economic development incentives to a business prospect that the City seeks to have locate in the City

**Council convened into executive session at 8:40 pm  
Council reconvened into open session at 8:55 pm**

38. Reconvene into open session to take action as deemed appropriate in the City Council's discretion regarding an offer of economic development incentives to a business prospect the City seeks to have locate in the City

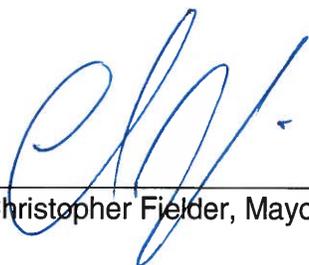
**Motion made by Mayor Pro Tem Navarrette to authorize the city manager to negotiate an agreement with a business prospect as discussed in executive session. Second by Council Member Seiler.  
Motion passes, all voting "aye"**

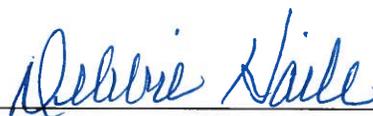
**Mayor Fielder moved back to item # 36 at this time**

39. Adjournment

**With there being no further business, the meeting adjourned at 8:57 pm**

Attest:

  
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Christopher Fielder, Mayor

  
\_\_\_\_\_  
Debbie Haile, TRMC, City Secretary

