



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

Pat Bryson Municipal Hall  
201 North Brushy Street - Leander, Texas  
Thursday - June 7, 2018



**Mayor – Christopher Fielder**  
**Place 1 – Andrea Navarrette**  
**Place 2 – Michelle Stephenson**  
**Place 3 – Shanan Shepherd**

**Place 4 – Christine Sederquist**  
**Place 5 – Jeff Seiler** *Mayor Pro Tem*  
**Place 6 – Marci Cannon**  
**City Manager – Kent Cagle**

**WORK SESSION**

1. Open Meeting at 6:01 p.m.
2. Confirm Quorum Present. *[Councilmember Cannon arrived at 6:02 p.m.]*  
Present:  
Mayor Christopher Fielder  
Councilmember Andrea Navarrette  
Councilmember Michelle Stephenson  
Councilmember Shanan Shepherd  
Councilmember Christine Sederquist  
Mayor Pro Tem Jeff Seiler  
Councilmember Marci Cannon
3. Received presentation from Joe Minicozzi with Urban3 regarding an economic impact analysis of the Northline project.

**REGULAR MEETING – CONVENE AT 7:00 PM**

4. Open Meeting at 7:05 p.m., Invocation was provided by Mayor Pro Tem Seiler and Mayor Fielder led the Pledges of Allegiance.
5. Roll Call reflected all present.
6. Staff Comments - None.
7. Citizen Comments: Three (3) minutes allowed per speaker.  
*[Please turn in speaker request form before the meeting begins.]*

Mike Sanders, 1016 W. South Street - commented on past bond election ballot wording; deceptive Facebook post by City Manager; and recent involuntary annexations. *[Recessed at 7:08 p.m.; reconvened at 7:09 p.m.]*

John Bosma, 1917 Cross Draw Trail - commented on trust; devise atmosphere; you serve all the citizens of the City of Leander; and voting your conscious.

Tessa Schwidteinsky, PO Box 1, Johnson City, Texas - invited everyone to the annual PEC meeting; meeting will begin at 10:30 a.m. on Saturday, June 23rd at Smithson Valley High School in Spring Branch, Texas.

8. Recognitions/Proclamations/Visitors.
  - Beatriz Escalante (Sponsors: Mayor Fielder and Councilmember Shepherd)
  - Chamber of Commerce Mid-Year Update

<b>CONSENT AGENDA: ACTION</b>
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Motion by Councilmember Navarrette, seconded by Councilmember Shepherd, to approve Consent Agenda Item 9, with minutes as amended through Item 17. **Vote 7-0.**

9. Approval of the minutes for meeting held on May 17, 2018.
10. Approval of Second Reading of an Ordinance regarding Ordinance Case 18-OR-001 to amend the Composite Zoning Ordinance to amend Article VI, Section 14 (a) regarding dumpster enclosures, and to provide for related matters; Williamson & Travis Counties, Texas.
11. Approval of Second Reading of an Ordinance regarding Special Use Permit Case 18-SU-004 to allow for the expansion of the parts and steel fabrication business; storage, sale, and repair/restoration of classic cars; adding base material and/or gravel for parts storage; and add additional metal wall enclosures to building on one (1) parcel of land approximately 4 acres  $\pm$  in size, more particularly described by Williamson Central Appraisal District Parcel R031255; and addressed as 9800 RM 2243; generally located to the northwest of the intersection of 183A Toll and RM 2243, Leander, Williamson County, Texas.
12. Approval of Second Reading of an Ordinance regarding Special Use Permit Case 18-SU-005 to allow for a dog daycare and boarding facility; and a food truck bar and patio on one (1) parcel of land approximately 4.98 acres  $\pm$  in size, more particularly described by Williamson Central Appraisal District Parcel R023957; and addressed as 4411 Oak Creek Road; generally located to the northeast of the intersection of CR 279 and Oak Creek Road, Leander, Williamson County, Texas.
13. Approval of Second Reading of an Ordinance regarding Zoning Case 18-Z-008 to amend the current zoning of LC-2-B (Local Commercial) to PUD (Planned Unit Development) with a base zoning district of LC-2-A (Local Commercial) on one (1) parcel of land approximately 7.803 acres  $\pm$  in size, more particularly described by Williamson Central Appraisal District Parcel R032156; and generally located to the southeast of the intersection of Lakeline Boulevard and Sauterne Drive, Leander, Williamson County, Texas.
14. Approval of Dedication and Acceptance of Subdivision Infrastructure Improvements for The Village at Leander Station, Phases 1, 2 & 3.
15. Approval of the Ishav Properties Development Agreement Case 18-DA-001 regarding the approval of a Development Agreement regarding the platting process; located at 601 S. US 183; generally located 600 feet to the north of the intersection of Sonny Drive and S. US 183 on the west side of S. US 183, Williamson County, Texas.
16. Approval for the official naming of three (3) parks: Lakewood Park, Mason Creek Greenway and Leander Commons.
17. Approval of road closures for Liberty Fest on July 4, 2018.



**PUBLIC HEARING: NO ACTION**

**PUBLIC HEARING: ACTION**

18. Mayor Fielder opened the Public Hearing at 7:38 p.m. and consider action regarding Comprehensive Plan Amendment Case 18-CPA-002 to amend the Transportation Plan as set forth in the Comprehensive Plan; Williamson & Travis Counties, Texas. No one spoke in favor or against the request. The Public Hearing closed at 7:38 p.m.

- Discuss and consider action on the First Reading of an Ordinance regarding Comprehensive Plan Amendment Case 18-CPA-002 to amend the Transportation Plan as set forth in the Comprehensive Plan; Williamson & Travis Counties, Texas.

Motion by Mayor Pro Tem Jeff Seiler, Seconded by Councilmember Andrea Navarrette to approve the First Reading of an Ordinance regarding Comprehensive Plan Amendment Case 18-CPA-002.

**Vote:** 7 - 0

19. Mayor Fielder opened the Public Hearing at 8:06 p.m. and consider action regarding Zoning Case 18-TOD-Z-012 and Subdivision Case 18-TOD-CP-004 to amend the current zoning of PUD/TOD (Planned Unit Development/Transit Oriented Development) within the S1 General Sector and S2 Station Sector to change the sector to S2 Station Sector for the entire property and designate the T4 General Urban Zone T5 Urban Center Zone, and T6 Urban Core Zone with modifications to certain standards in the Leander SmartCode; and to approve the Northline Concept Plan on four (4) parcels of land approximately 115.7076 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R458187, R517094, R031604, and R457677; and generally located to the southwest of the intersection of 183A Toll Road and San Gabriel Parkway; Leander, Williamson County, Texas. Speaking in favor of the request was Jennifer Gallagher, Pohl Partners; Jeff Fuller, Leander Chamber of Commerce; Joel Wixson; Allan Kaplan; Brett Burke; Joseph Eckels; Ron Abruzzese Speaking in opposition Andy Pitts; Golda Pitts; Dr. Frank Styles Public Hearing closed at 8:24 p.m.

- Discuss and consider action on the First Reading of an Ordinance regarding Zoning Case 18-TOD-Z-012 and Subdivision Case 18-TOD-CP-004 to amend the current zoning of PUD/TOD (Planned Unit Development/Transit Oriented Development) within the S1 General Sector and S2 Station Sector to change the sector to S2 Station Sector for the entire property and designate the T4 General Urban Zone T5 Urban Center Zone, and T6 Urban Core Zone with modifications to certain standards in the Leander SmartCode; and to approve the Northline Concept Plan on four (4) parcels of land approximately 115.7076 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R458187, R517094, R031604, and R457677; and generally located to the southwest of the intersection of 183A Toll Road and San Gabriel Parkway; Leander, Williamson County, Texas.

Motion by Councilmember Michelle Stephenson, Seconded by Councilmember Andrea Navarrette to approve the First Reading of an Ordinance regarding Zoning Case 18-TOD-Z-012 and Subdivision Case 18-TOD-CP-004.

**Vote:** 7 - 0

20. Conduct a Public Hearing and consider action regarding Zoning Case 18-Z-010 and Subdivision Case 18-CP-003 to amend the current zoning of Interim SFR-1-B to PUD (Planned Unit Development) with the base zoning districts of SFT-2-A (Single-Family Townhouse), SFL-2-A (Single-Family Limited), and LC-2-A (Local Commercial) and to approve the Simpson Tract Concept Plan on three (3) parcels of land approximately 69.1 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031570, R031573 and R031574; and generally located to the southwest of the intersection of Journey Parkway and CR 175, Leander, Williamson County, Texas. **[Applicant has requested a postponement of rezoning]**

- Discuss and consider action on the First Reading of an Ordinance regarding Zoning Case 18-Z-010 and Subdivision Case 18-CP-003 to amend the current zoning of Interim SFR-1-B to PUD (Planned Unit Development) with the base zoning districts of SFT-2-A (Single-Family Townhouse), SFL-2-A (Single-Family Limited), and LC-2-A (Local Commercial) and to approve the Simpson Tract Concept Plan on three (3) parcels of land approximately 69.1 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031570, R031573 and R031574; and generally located to the southwest of the intersection of Journey Parkway and CR 175, Leander, Williamson County, Texas.

#### REGULAR AGENDA

*[The City Council recessed at 8:46 p.m.; reconvened at 8:59 p.m.]*

21. Receive quarterly General Obligations (GO) Bond update.

Item pulled from the agenda.

22. Discuss and consider a Resolution establishing the Northline PUD Neighborhood Empowerment Zone; providing effective date and Open Meetings clauses; and providing for related matters.

Discuss and consider an Ordinance amending Article 1.09 of the Code of Ordinances to establish the Northline PUD Development Incentives Program; providing effective date and Open Meetings clauses; and providing for related matters.

Discuss and consider a Development Agreement by and between the City of Leander and the Northline PUD; and providing for related matters.

Motion by Councilmember Andrea Navarrette, Seconded by Councilmember Shanan Shepherd to approve Resolution No. 18-015-00 establishing the Northline PUD Neighborhood Empowerment Zone; Ordinance No. 18-040-00 amending Article 1.09 of the Code of Ordinances establishing the Northline PUD Development Incentives Program; and a Development Agreement by and between the City of Leander and Northline PUD.

**Vote: 5 - 2**

NAY: Councilmember Christine Sederquist  
Councilmember Marci Cannon

23. Discuss and consider entering into an Interlocal Agreement with LCRA for the Ridgmar Electric Substation.

Motion by Councilmember Shanan Shepherd, Seconded by Councilmember Michelle Stephenson to approve the Interlocal Agreement with LCRA for the Ridgmar Electric Substation.

**Vote: 7 - 0**



24. Discuss and consider Amendment 3 to Task Order FNI-3 with Freese and Nichols, Inc., for design, bidding, and construction phase Professional Services for the San Gabriel Parkway Roadway Project in the amount of Two Hundred Ninety-Eight Thousand Eight Hundred Thirty-Two (\$298,832.00) Dollars; and authorizing the City Manager to execute any and all necessary documents.

Motion by Councilmember Shanan Shepherd, Seconded by Councilmember Andrea Navarrette to approve Amendment No. 3 to Task Order FNI-3 with Freese and Nichols.

**Vote:** 7 - 0

25. Discuss and consider authorizing the purchase of forty-five (45) replacement radios for the Leander Police Department and forty-five (45) replacement radios the Leander Fire Department for a total of ninety (90) radios from Motorola, Inc. through Houston Galveston Area Council (H-GAC) cooperative purchasing in the amount of Five Hundred Seven Thousand Six Hundred Forty-Five Dollars and Twenty-Two Cents (\$507,645.22); and authorizing the City Manager to execute any and all necessary documents.

Motion by Mayor Pro Tem Jeff Seiler, Seconded by Councilmember Shanan Shepherd to approve purchase forty-five (45) radios for the police department and forty-five (45) radios for the fire department from Motorola, Inc. through Houston Galveston Area Council cooperative purchasing.

**Vote:** 7 - 0

26. Discuss and consider the annual appointment of the Tax Increment Reinvestment Zone (TIRZ) No. 1 Board Chair for a term ending December 31, 2018.

Motion by Mayor Christopher Fielder, Seconded by Councilmember Andrea Navarrette to reappoint City Manager Kent Cagle as the TIRZ No. 1 Board Chair for a term expiring December 31, 2018.

**Vote:** 7 - 0

27. Discuss and consider appointment of Council Liaison to the Public Art Commission.

Motion by Mayor Pro Tem Jeff Seiler, Seconded by Councilmember Marci Cannon to appoint Councilmember Sederquist as the Council Liaison to the Public Arts Commission. Councilmember Sederquist declined appointment. Following a discussion, the motion was amended to appoint Councilmember Shepherd.

**Vote:** 7 - 0

28. Council Member Closing Statements.

Michelle Stephenson - commented excited about Northline Project; long time coming; been looking for a developer; and the Stars won.

Shanan Shepherd - commented she shared Councilmember Stephenson's excitement and enthusiasm.

Christine Sederquist - thanked Staff and everyone for staying; and announced the Girl Scout Troop participation in the adaptive swing at Bledsoe Park.

Jeff Seiler - thanked Staff for their hard work on the Northline Project.

Marci Cannon - commented excited about project; and had obligation to voters.

29. Convene into Executive Session at 10:18 p.m.pursuant to (a) Section 551.087, Texas Local Government Code, to discuss or deliberate proposed economic development incentives for a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; and (b) Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct, to receive advice from legal counsel regarding the Open Meetings Act.
30. Reconvene into open session at 10:48 p.m. to take any action as deemed appropriate in the City Council's discretion regarding the Executive Session.

Motion by Mayor Pro Tem Jeff Seiler, Seconded by Councilmember Andrea Navarrette to approve the City Council accept the Staff recommendation for the incentive package associated with HSG Incorporated; and authorize the City Manager to execute any and all necessary documents required to complete the agreement.

**Vote:** 7 - 0

No action was taken on receiving advice from legal counsel regarding the Open Meeting Act..

31. Adjourned at 10:49 p.m.

APPROVED:

MAYOR

ATTEST:

Dana Crabtree  
CITY SECRETARY

