



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, December 5, 2024
Briefing Workshop at 6:00 PM
Regular Meeting at 7:00 PM



Mayor – Christine DeLisle

Place 1 – Kathryn Pantalion-Parker

Place 2 – Michael Herrera

Place 3 – David McDonald

Place 4 – Na'Cole Thompson, Mayor Pro Tem

Place 5 – Chris Czernek

Place 6 – Becki Ross

City Manager – Todd Parton

The meeting will also be live-streamed at the following link: <https://www.leandertx.gov/video>.

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Open Meeting.
2. Roll Call.
3. Convene into Executive Session pursuant to:
 1. Section 551.072, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the acquisition of property for the Leander 2243 Water Main Project (CIP W.18); and
 2. Section 551.071 Texas Government Code, and Section 1305, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Cause No. 20-0217-C425 Daniel Brown, Maria Brown, and ZG Properties, LLC vs. City of Leander; and
 3. Sections 551.071 and 551.087, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to deliberate proposed economic development incentives for one (1) or more business prospects that the governmental body seeks to have locate, stay, or expand in or near the territory of the City regarding Project EDA-24-003.

Reconvene into open session to take action as deemed appropriate in the City Council's discretion regarding:

1. Acquisition of property for the Leander 2243 Water Main Project (CIP W.18); and
2. Cause No. 20-0217-C425 Daniel Brown, Maria Brown, and ZG Properties, LLC vs. City of Leander; and
3. Project EDA-24-003.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.
5. Roll Call.

6. Public comments on items not listed in the agenda.

Public comments on items listed in the agenda will be heard at the time each item is discussed.

[All comments are limited to no more than 3 minutes (6 minutes if translation is needed) per individual.]

7. Staff Reports

- Capital Improvement Program Update: Raider Way and East Woodview Drive Roadway (CIP T.12) and Bagdad Road and Collaborative Way (CIP T.71) Projects.
- Introduction of Edwin Revell, appointed Assistant City Manager.

[Immediately following the introduction of Mr. Revell the City Council will take a brief recess for a reception.]

CONSENT AGENDA: ACTION

8. Approval of the minutes for meeting held on November 21, 2024.
9. Ratify the City Manager's appointment of Edwin Revell as Assistant City Manager.
10. Approval of joining the Texas Attorney General's opioid settlement with Kroger; and authorize the City Manager to execute Settlement Participation Form and any and all necessary documents.
11. Approval of an Ordinance amending Code of Ordinances, Article 1.12 Golf Course providing for clarification in hours of operation, general rules associated with alcoholic beverages, attire, guest conduct, facility use, municipal and privately owned golf carts; providing for severability, an open meeting clause, an effective date; and providing for related matters.
12. Approval of a professional services agreement with Public Sector Personnel Consultants (PSPC) for the City's Fiscal Year 2026 job classification and compensation study in the amount of \$55,000.00; and authorize the City Manager to execute any and all necessary documents.
13. Acceptance of public infrastructure improvements for Palmera Bluff Sections 7 and 8 to include: streets, drainage, water, wastewater, streetlights, and landscaping improvements.
14. Acceptance of the public infrastructure improvements for Barksdale Phase 2 Subdivision to include: streets, stormwater, drainage, water, wastewater, and streetlights.
15. Approval of a waiver of Article 8.04, Noise, Section 8.04.001(g) in the hours of construction work for The Burt Group for The Crossing at Hero Way and West Broade Street Retail Development to perform an early morning concrete pour beginning at 2:00 a.m. at the site located at 11312 Hero Way West, the week of December 9, 2024 through December 14, 2024 (depending on weather conditions), and requiring the contractor of the site to post door hanger notifications a minimum of forty-eight (48) hours in advance of the activities.
16. Approval of a procurement of services with Jamail and Smith Construction, LP for installation of gas and electrical services to the new LPG system at the Leander Fire Training Facility located at 101 E. Sonny Road (CIP M.12) utilizing BuyBoard contract 728-24 in the amount of \$103,478.08, and authorize the City Manager to execute any and all necessary documents.
17. Approval of a Special Event Permit and street closures for the Martin Luther King Day March and Celebration being held on Monday, January 20, 2025 beginning at 10:00 a.m. in Old Town Park.

18. Approval of the purchase of a replacement vehicle for the Fire Department Shift Commander, utilizing HGACBuy contract FS12-23 from Chastang Ford in the amount of \$130,848.00; and authorize the City Manager to execute any and all necessary documents.
19. Approval of the purchase of four (4) 2024 Chevrolet Silverado 4x4 vehicles for the Police Department in the amount of \$356,208.00 from Sewell Chevrolet pursuant to Solicitation S24-003 awarded January 4, 2024; and authorize the City Manager to execute any and all necessary documents.
20. Approval of the purchase of one (1) 2024 Dodge Durango vehicle for the Police Department in the amount of \$65,421.50 from Sewell Ford pursuant to Solicitation S24-003 awarded January 4, 2024; and authorize the City Manager to execute any and all necessary documents.
21. Approval of the extension of the application expiration for Subdivision Case FP-21-0019 Rosenbusch Phase 4 Final Plat; more particularly described by Williamson Central Appraisal District Parcel R599344; generally located to the east of the intersection of Vista Ridge Drive and Lakeline Boulevard; Leander, Williamson County, Texas.
22. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-24-0123 to amend the Northline Planned Unit Development on several parcels of land 115.7076 acres $\pm$ in size, out of the William Mancil Survey, Abstract No. 437, the Talbot Chambers Survey, Abstract No. 125; and generally located south of East San Gabriel Parkway and approximately 200 feet east of US 183, Leander, Williamson County, Texas.
23. Approval of the Second Reading of an Ordinance regarding Ordinance Case OR-24-0023 to amend the Composite Zoning Ordinance to update requirements for site development, dry utilities, and to provide for related matters; Leander, Williamson and Travis Counties, Texas.
24. Approval an Ordinance regarding Ordinance Case OR-24-0026 to amend Appendix A of the Leander Code of Ordinances to update Section A3.009 Site Development Permit Review fees, and to provide for related matters; Williamson and Travis Counties, Texas.

PUBLIC HEARING: ACTION

25. Conduct a Public Hearing regarding the High Gabriel Township Annexation Case A-24-0011 for the voluntary annexation of 12.75 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R362129 and R032227; and generally located south of High Gabriel East, approximately 1,100 feet east of US 183, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Annexation Case A-24-0011 as described above.
26. Conduct a Public Hearing regarding Zoning Case Z-24-0118 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the High Gabriel Township PUD (Planned Unit Development) with the base zoning district of SFS-2-B (Single-Family Suburban) on two (2) parcels of land approximately 12.75 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R362129 and R032227; and generally located south of High Gabriel East, approximately 1,100 feet east of US 183, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-24-0118 as described above.
27. Conduct a Public Hearing regarding the Simpson Tract Annexation Case A-24-0017 for the voluntary annexation of 28.12 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R338811; and generally located southeast of the intersection of Mineral Drive and CR 175, Leander, Williamson County, Texas.

- Discuss and consider action regarding Annexation Case A-24-0017 as described above.
28. Conduct a Public Hearing regarding Zoning Case Z-24-0149 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFS-2-A (Single-Family Suburban) on one (1) parcel of land approximately 28.12 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R338811; and generally located southeast of the intersection of Mineral Drive and CR 175, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-24-0149 as described above.
 29. Conduct a Public Hearing regarding Zoning Case Z-23-0103 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development/ Planned Unit Development – Conventional Development Sector) to adopt the Skotz Minor PUD (Planned Unit Development) with the base zoning district of GC-2-A (General Commercial) on one (1) parcel of land approximately 4.03 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031255; and more commonly known as 9800 RM 2243, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-23-0103 as described above.
 30. Conduct a Public Hearing regarding Zoning Case Z-24-0148 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFS-2-B (Single-Family Suburban) on one (1) parcel of land approximately 15.416 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031560; and generally located north of the intersection of CR 177 and Valley View Drive, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-24-0148 as described above.

REGULAR AGENDA

31. Discuss and consider action on the approval of the Springs at M Ranch Phasing Plan associated with Subdivision Case CP-22-0019 on thirteen (13) parcels of land approximately 153 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031286, R031279, R031280, R555247, R031298, R555246, R031297, R462377, R031347, R555235, R031351, R031398, and R473651; generally located at the southwest intersection of Hero Way West and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
32. Discuss and consider action on Tree Removal Case TRP-24-0035 regarding removal of one (1) Heritage Tree and twelve (12) Significant Trees associated with the Chitalpa Commercial Site Development Project (SD-24-0203) generally located southwest of the intersection of S. Chitalpa Street and Barrel Cactus Drive, Leander, Williamson County, Texas.
33. Discuss and provide direction to staff regarding the proposed Comprehensive Plan Update Request for Proposal (RFP).
34. Discuss and provide direction to staff regarding updates to the Subdivision Ordinance regarding the payment option for Roadway Adequacy Standards; and to provide for related matters, Williamson and Travis Counties, Texas.
35. Discuss and consider action on an Ordinance providing for the Executive Director of Development Services Director or Designee to grant exceptions to and authorize refund of payment of roadway adequacy fees in lieu of constructing improvements to adjacent thoroughfares; providing an appeal

process; providing an effective date, severability and open meetings clause; and providing for related matters.

36. Discuss and consider action on a Second Amendment of the Northline PUD Development and Reimbursement Agreement.
37. Discuss and consider action on the annual appointment of the Tax Increment Reinvestment Zone (TIRZ) No. 1 Board Chair for a term from January 1, 2025 through December 31, 2025.
38. Discuss and consider acceptance of the Library Strategic Plan for 2025-2030 with recommendations, developed with assistance from the non-profit group, Partners Library Action Network (PLAN).
39. Discuss and consider award of Solicitation CIPS24-009 to Core & Main LP for the implementation of an Advanced Metering Infrastructure (AMI) System, (CIP W.42) in the amount of \$9,073,403.00; and authorize the City Manager to execute all necessary contracts and documents.
40. Council Member Future Agenda Items *[Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.]*
41. Council Member Closing Statements.
42. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the Council reserves the right to adjourn into Executive Session on any of the above posted agenda for which state law authorizes Executive Session to be held, including but not limited to Sections 551.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [prospective gift to city], 551.074 [certain personnel deliberations], 551.076 [deployment/implementation of security personnel or devices], or 551.087 [Deliberations regarding Economic Development Negotiations]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 2 day of December 2024 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Dara Crabtree, City Secretary, TRMC