



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, December 19, 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 551.071 Texas Government Code, and Section 1305, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Section 551.071, Texas Government Code, and Section 1305, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Public Utilities Commission Docket No. 53063, petition by outside city ratepayers appealing the water rates established by the City of Leander, Texas; 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 v. City of Leander; and
 3. Section 551.071 Texas Government Code, and Section 1305, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Cause No. 22-0183-C425 Great American Insurance Company, et al. v. City of Leander, Texas; and
 4. 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 governmental body Project EDA-24-002 and to consult with legal counsel regarding a Chapter 380 Agreement for said Project; and
 5. 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).

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

1. Public Utilities Commission Docket No. 53063, petition by outside city ratepayers appealing the water rates established by the City of Leander, Texas; and

2. Cause No. 20-0217-C425 Daniel Brown, Maria Brown, and ZG Properties, LLC v. City of Leander; and
3. Cause No. 22-0183-C425 Great American Insurance Company, et al. v. City of Leander, Texas; and
4. Project EDA-24-002 and Chapter 380 Agreement for said Project; and
5. Acquisition of property for the Leander 2243 Water Main Project (CIP W.18).

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. Leander History
8. Staff Reports
 - Introduction of Ashlea Boyle, appointed Parks and Recreation Director
 - Capital Improvement Program Update: Raider Way and East Woodview Drive Roadway (CIP T.12) and Bagdad Road and Collaborative Way (CIP T.71) Projects.
 - Water update

CONSENT AGENDA: ACTION

9. Approval of the minutes for meeting held on December 5, 2024.
10. Ratify the City Manager's appointment of Ashlea Boyle as Parks and Recreation Director.
11. Approval of purchase with Axon Enterprise, Inc. utilizing BuyBoard contract 743-24 in the amount of \$33,469.00 for outfitting four (4) new patrol vehicles with dash cameras and related matters; and authorize the City Manager to execute any and all necessary documents.
12. Acceptance of the Quarterly Investment Report for the period ending September 30, 2024.
13. Approval of the Second Reading of an Ordinance regarding the High Gabriel Township Annexation Case A-24-0011 for the voluntary annexation of 12.75 acres ± 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.
14. Approval of the Second Reading of an Ordinance 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 ± 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.

15. Approval of the Second Reading of an Ordinance regarding the Simpson Tract Annexation Case A-24-0017 for the voluntary annexation of 28.12 acres ± 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.
16. Approval of the Second Reading of an Ordinance 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 ± 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.
17. Approval of the Second Reading of an Ordinance 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 ± in size, more particularly described by Williamson Central Appraisal District Parcel R031255; and more commonly known as 9800 RM 2243, Leander, Williamson County, Texas.
18. Approval of the Second Reading of an Ordinance 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 ± 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.
19. Approval of an Ordinance to update the Roadway Impact Fee Service Area Map to incorporate recently annexed areas into the City including High Gabriel East Township, Simpson Tract, and San Gabriel Annexations.
20. Approval of the QuikTrip #4165 License to Encroach Agreement, Case LA-24-0030, to allow for the installation and maintenance of signage within portions of the right-of-way of E. Crystal Falls Parkway, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

21. Conduct a Public Hearing regarding Zoning Case Z-22-0023 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development/ Planned Unit Development – Conventional Development Sector) to adopt the Pioneer Farmstead Planned Unit Development (PUD) with the base zoning of GC-3-A (General Commercial) on one (1) parcel of land 22.0 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032213; and generally located northeast of the intersection of 183A Toll Road and E. San Gabriel Parkway, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-22-0023 as described above.

REGULAR AGENDA

22. 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.]*
23. Council Member Closing Statements.
24. 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 13 day of December 2024 by 6:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

A handwritten signature in black ink that reads "Dara Crabtree". The signature is written in a cursive, flowing style. The first name "Dara" is written in a larger, more prominent script than the last name "Crabtree".

Dara Crabtree, City Secretary, TRMC