



**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, and "Crabtree" follows in a similar but slightly smaller script. The signature is positioned above a horizontal line.

Dara Crabtree, City Secretary, TRMC



Starting with a blank slate



Christmas Trees



Volunteers & Visitors



Guns & Knives – Man magnets





Merry Christmas!



BCRUA Shutdown
78" Butterfly Valve Installation Report
December 16, 2024

Gina Ellison, Executive Director of Public Works

BCRUA Waterline

- **BCRUA contractors replaced raw water line Feb. – Apr. 2024**
- **Planned 78-in butterfly valve (BFV) installation at that time**
 - *Bolt holes not right diameter, and epoxy coating issues*
 - *78-inch BFV was sent back to factory in Georgia to be reworked.*
 - *Returned to site for Winter Shutdown window.*

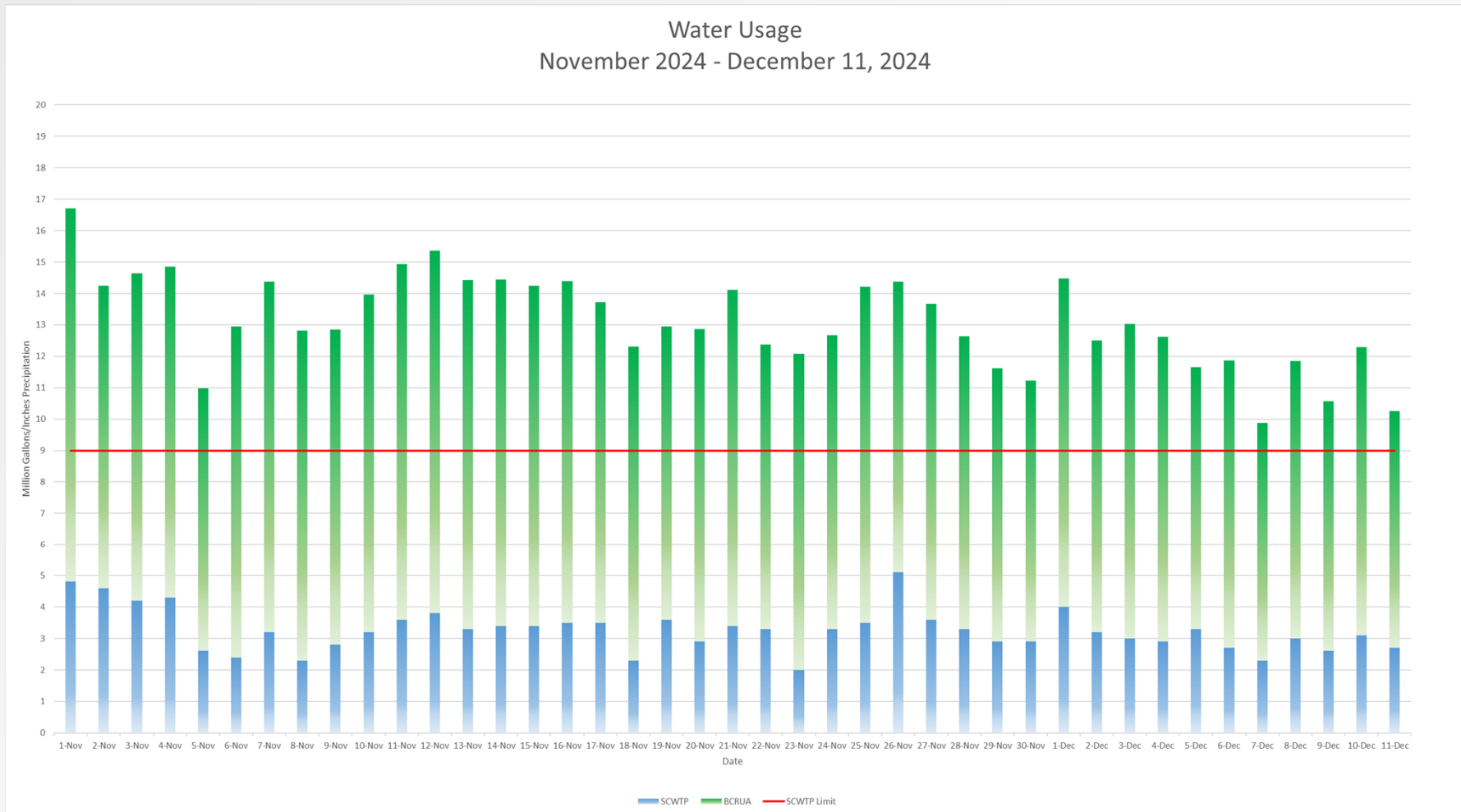


Water Conservation – Phase 4

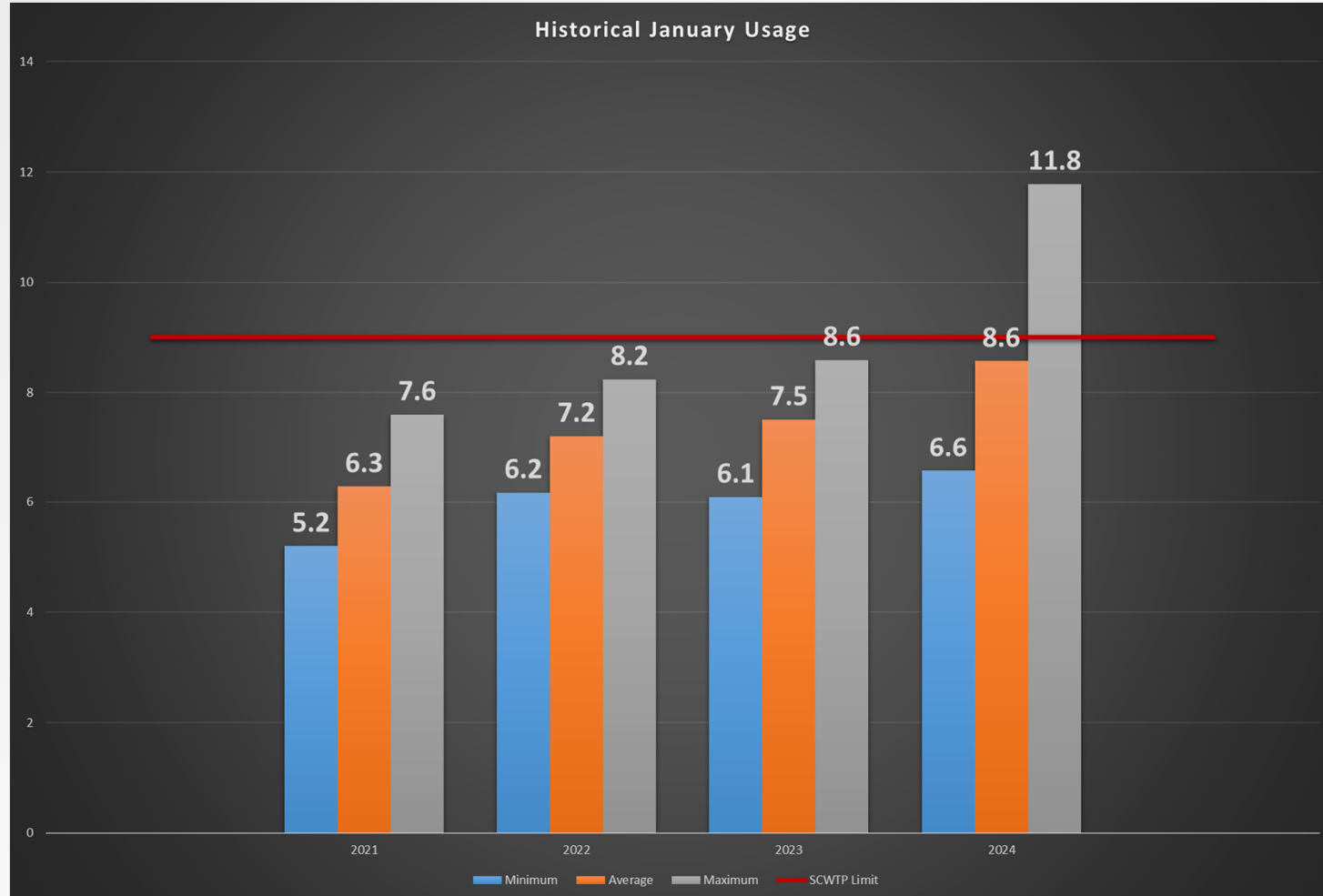
BCRUA plant shutdown Jan. 13 -19

- Will utilize similar strategy implemented during February – April 2024 shutdown
- Engaging water stakeholders
 - HOAs and School District
 - Contractors and Builders
 - Residential and Commercial customers
 - Wholesale customers
- Leverage all existing City communication channels

Water Usage – Nov./Dec. 2024



Historical Water Usage of January



City of
Leander



QUESTIONS?



EXECUTIVE SUMMARY
12/19/2024

AGENDA SUBJECT:

Approval of the minutes for meeting held on December 5, 2024.

BACKGROUND:

Attached are the minutes for the meeting held on December 5, 2024.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

PRESENTER:

Dara Crabtree, City Secretary

Fiscal Impact

Attachments:

1. Draft Minutes 12.05.2024



**MINUTES
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

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Open Meeting.

Opened meeting at 6:02 p.m.

2. Roll Call.

Roll call reflected all present.

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.

Convened into Executive Session at 6:03 p.m.; reconvened into open session at 7:05 p.m.

1. No action taken.
2. No action taken.
3. No action taken.

Briefing workshop adjourned at 7:06 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.

Opened meeting at 7:06 p.m.; Conor O’Hearn with North Way Bible Church provided the invocation; and Mayor Christine DeLisle led the Pledges of Allegiance.

5. Roll Call.

Roll call reflected all present.

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.]

Shona Ahuya, 801 Leander Drive - commented on construction of her new facility.

Tommy Tucker, 47052 Colorado Crossing, Austin - commented as developer of Bryson community is completed; and thank you for the partnership.

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.]

Update included: drone footage; accidents and ems calls; and timeline for project.

City Manager Todd Parton introduced Edwin Revell.

[City Council took a brief recess at 7:27 p.m.; reconvened at 7:40 p.m.]

CONSENT AGENDA: ACTION

Motion: Approve the consent agenda items 8 through 24.

By: Mayor Pro Tem Thompson

Seconded: Councilmember Pantalion-Parker

Vote: 7 - 0

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.

Opened Public Hearing at 7:41 p.m.; closed Public Hearing 7:43 p.m. No one spoke in favor of the request. Chad Merrigan, 706 Riva Ridge - spoke in opposition of the request.

Motion: Approve Annexation Case A-24-0011.

By: Councilmember Czernek

Seconded: Councilmember Pantalion-Parker

Vote: 7 - 0

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.

Opened Public Hearing at 7:45 p.m.; closed Public Hearing at 7:54 p.m. No one spoke in favor of the request. Faith Johnson, 727 Riva Ridge; Chad Merrigan, 706 Riva Ridge; Sara Johnson, 727 Riva Ridge; Jeff Moore, 727 Riva Ridge; spoke in opposition of the request.

Motion: Approve Zoning Case Z-24-0118 and direct staff to meet with the fire department to determine if a crash gate could be placed at Riva Ridge to allow only emergency personnel off of Riva Ridge, following a discussion.

By: Mayor DeLisle

Seconded: Councilmember Czernek

Vote: 7 - 0

27. Conduct a Public Hearing 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.

- Discuss and consider action regarding Annexation Case A-24-0017 as described above.

Opened Public Hearing at 8:12 p.m.; closed Public Hearing at 8:12 p.m. No one spoke in favor or opposition of the request.

Motion: Approve Annexation Case A-24-0017.

By: Councilmember Pantalion-Parker
Seconded: Councilmember McDonald

Vote: 7 - 0

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 ± 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.

Opened Public Hearing at 8:13 p.m.; closed Public Hearing at 8:13 p.m. No one spoke in favor or opposition of the request.

Motion: Approve Zoning Case Z-24-0149.

By: Councilmember Pantalion-Parker
Seconded: Mayor Pro Tem Thompson

Vote: 7- 0

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 ± 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.

Opened Public Hearing at 8:15 p.m.; closed Public Hearing at 8:15 p.m. No one spoke in favor or opposition of the request.

Motion: Approve Zoning Case Z-23-0103.

By: Councilmember Czernek

Seconded: Mayor Pro Tem Thompson

Vote: 7- 0

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.

Opened Public Hearing at 8:19 p.m.; closed Public Hearing at 8:28 p.m. No one spoke in favor of the request. Alexandra Langmanson, 101 E. Valley View Drive spoke in opposition of the request. Cory Mancuso, 103 E. Valley View Drive; Lena Simon, 102 E. Valley View Drive; Brian Wade, 108 E. Valley View Drive; Mariely Franzetti, 107 E. Valley View Drive; Hallie Mancuso, 103 E. Valley View Drive; Travis Schirpik, 106 E. Valley View Drive; Leslie Wad, 108 E. Valley View Drive; Gwen Schirpik, 106 E. Valley View Drive; Richard Kane, 109 E. Valley View Drive;; Kara Pittman, 115 E. Valley View Drive; and James Pittman, 115 E. Valley View Drive comments submitted online in opposition. (attached)

Motion: Approve Zoning Case Z-24-0148.

By: Mayor DeLisle

Seconded: Councilmember Pantalione-Parker

Vote: 7 - 0

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.

[Councilmember McDonald left the meeting at 8:38 p.m.]

Motion: Approve Springs at M Ranch Phase Plan associated with Subdivision Case CP-22-0019.

By: Mayor DeLisle

Seconded: Councilmember Czernek

Vote: 6 - 0

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.

Motion: Approve Tree Removal Case TRP-24-0035.

By: Councilmember Pantalione-Parker
Seconded: Mayor Pro Tem Thompson

Vote: 6 - 0

33. Discuss and provide direction to staff regarding the proposed Comprehensive Plan Update Request for Proposal (RFP).

Motion: Approve the proposed Comprehensive Plan Update RFP.

By: Mayor DeLisle
Seconded: Councilmember Pantalione-Parker

Vote: 6 - 0

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.

Following a discussion, no action was taken.

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.

Motion: Approve Ordinance to grant exceptions to and authorize refund of payment of roadway adequacy fees.

By: Councilmember Czernek
Seconded: Mayor Pro Tem Thompson

Vote: 6 - 0 None

36. Discuss and consider action on a Second Amendment of the Northline PUD Development and Reimbursement Agreement.

Motion: Approve Second Amendment of the Northline PUD Development and Reimbursement Agreement.

By: Mayor DeLisle
Seconded: Mayor Pro Tem Thompson

Vote: 6 - 0

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.

Motion: Approve appointment of Mayor DeLisle as the TIRZ Board Chair for a term of January 1, 2025 through December 31, 2025.

By: Mayor DeLisle

Seconded: Mayor Pro Tem Thompson

Vote: 6 - 0

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).

Following a discussion, no action was taken.

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.

Motion: Approve awarding Solicitation CIPS24-009 to Core & Main, LP, following discussion.

By: Mayor DeLisle

Seconded: Councilmember Pantalion-Parker

Vote: 6 - 0

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.]*
None.

41. Council Member Closing Statements.

Kathryn Pantalion-Parker - commented on recent Old Town Christmas Festival.

Michael Herrera - commented on recent Old Town Christmas Festival.

Na'Cole Thompson - commented on upcoming MLK event in January.

Becki Ross - commented on activities at the recent Old Town Christmas Festival.

Christine DeLisle - stated dinner came from Blue Corn Harvest tonight; reminded everyone to shop locally; thanked everyone involved with the Old Town Christmas Parade; and welcomed new employees.

42. Adjournment

Adjourned at 9:48 p.m.

APPROVED

MAYOR

ATTEST:

CITY SECRETARY

From: noreply@civicplus.com
To: [Dara Crabtree](#); [Debora Penberg](#); [Stefanie Brown](#)
Subject: Online Form Submission #4224 for Public Comments Request
Date: Wednesday, December 4, 2024 11:57:34 AM

Caution: This is an external email. DO NOT access links or attachments unless you know the sender and contents are safe. When in doubt, please notify IT Department staff.

Public Comments Request

Individuals who want to comment at the next regular meeting of the City Council or the Planning and Zoning Commission (P&Z) may complete the following request form. See [Agendas and Minutes](#) for a list of upcoming meetings.

Comments on agenda items:

- This form only applies to regular Council/P&Z meetings. It does not apply to special meetings, workshops, or other board or commission meetings.
- Comments must pertain to items that appear on the current posted Council/P&Z meeting agendas.
- Written comments will be included in the meeting record.
- Spoken comments will be limited to no more than three minutes (six minutes if translation is needed) per individual.
- This form must be submitted no later than noon on the Wednesday before the posted meeting start time.

Comments on non-agenda items:

Public comments on items not listed in the agenda will be limited to no more than 3 minutes (6 minutes if translation is needed) per individual. This form must be submitted no later than noon on the Wednesday prior to the posted meeting start time.

(Section Break)

First Name	Brian
------------	-------

Last Name	Wade
-----------	------

No

Do you live within
Leander city limits?

Home Address	108 Valley View Dr E
--------------	----------------------

City	Leander
------	---------

State	TX
-------	----

Zip Code	78641
----------	-------

Phone Number	5124198963
--------------	------------

Email Address	
---------------	--

My comments apply to the following regular meeting:	City Council
---	--------------

This form will only be accepted until noon on the Wednesday prior to the
next regular meeting in which an agenda has been posted.

Please see [Agendas and Minutes](#) for a list of upcoming meeting dates,
times, and agendas.

My comments apply to the following meeting date:	12/5/2024
--	-----------

My agenda item or case number:	Agenda Item 30
-----------------------------------	----------------

My position on the above agenda item or case number:	I am AGAINST this item.
--	-------------------------

I want to include comments at the meeting:	No. I just want my position (FOR/AGAINST) added to the meeting record.
--	---

I want to upload a file with this form:	CR 177.docx
--	-----------------------------

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Dara Crabtree](#); [Debora Penberg](#); [Stefanie Brown](#)
Subject: Online Form Submission #4220 for Public Comments Request
Date: Wednesday, December 4, 2024 11:00:43 AM

Caution: This is an external email. DO NOT access links or attachments unless you know the sender and contents are safe. When in doubt, please notify IT Department staff.

Public Comments Request

Individuals who want to comment at the next regular meeting of the City Council or the Planning and Zoning Commission (P&Z) may complete the following request form. See [Agendas and Minutes](#) for a list of upcoming meetings.

Comments on agenda items:

- This form only applies to regular Council/P&Z meetings. It does not apply to special meetings, workshops, or other board or commission meetings.
- Comments must pertain to items that appear on the current posted Council/P&Z meeting agendas.
- Written comments will be included in the meeting record.
- Spoken comments will be limited to no more than three minutes (six minutes if translation is needed) per individual.
- This form must be submitted no later than noon on the Wednesday before the posted meeting start time.

Comments on non-agenda items:

Public comments on items not listed in the agenda will be limited to no more than 3 minutes (6 minutes if translation is needed) per individual. This form must be submitted no later than noon on the Wednesday prior to the posted meeting start time.

(Section Break)

First Name	Cory
------------	------

Last Name	Mancuso
-----------	---------

No

Do you live within
Leander city limits?

Home Address	103 valley view Dr e
--------------	----------------------

City	Leander
------	---------

State	TX
-------	----

Zip Code	78641
----------	-------

Phone Number	2542912716
--------------	------------

Email Address	
---------------	--

My comments apply to the following regular meeting:	Planning and Zoning Commission
---	--------------------------------

This form will only be accepted until noon on the Wednesday prior to the
next regular meeting in which an agenda has been posted.

Please see [Agendas and Minutes](#) for a list of upcoming meeting dates,
times, and agendas.

My comments apply to the following meeting date:	12/5/2024
--	-----------

My agenda item or case number:	30
-----------------------------------	----

My position on the above agenda item or case number:	I am AGAINST this item.
--	-------------------------

I want to include comments at the meeting:	Yes. But I only want my written comments added to the meeting record.
--	--

My written comments	My fear is after zoning is approved there will be no stopping this project and that the building plans will be approved as a formality since zoning was pushed through. CR177 is basically a one lane road and can't accommodate current traffic. Adding another 80-90 houses will make this a very unsafe and congested roadway that impacts every family that
---------------------	---

this committee is in place to protect.

When these concerns were brought up the former mayor was condescending to the new councilwoman and dismissive because he is not objective on the matter.

I wholeheartedly disagree with the argument that development is needed before infrastructure can be put in. Ronald Reagan went in long before development. To put development in before infrastructure is exactly why we have a council in the first place to keep order to this process.

Thank you for reading and considering my points of concern.

Cory Mancuso

I want to upload a file
with this form:

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Dara Crabtree](#); [Debora Penberg](#); [Stefanie Brown](#)
Subject: Online Form Submission #4216 for Public Comments Request
Date: Wednesday, December 4, 2024 10:03:15 AM

Caution: This is an external email. DO NOT access links or attachments unless you know the sender and contents are safe. When in doubt, please notify IT Department staff.

Public Comments Request

Individuals who want to comment at the next regular meeting of the City Council or the Planning and Zoning Commission (P&Z) may complete the following request form. See [Agendas and Minutes](#) for a list of upcoming meetings.

Comments on agenda items:

- This form only applies to regular Council/P&Z meetings. It does not apply to special meetings, workshops, or other board or commission meetings.
- Comments must pertain to items that appear on the current posted Council/P&Z meeting agendas.
- Written comments will be included in the meeting record.
- Spoken comments will be limited to no more than three minutes (six minutes if translation is needed) per individual.
- This form must be submitted no later than noon on the Wednesday before the posted meeting start time.

Comments on non-agenda items:

Public comments on items not listed in the agenda will be limited to no more than 3 minutes (6 minutes if translation is needed) per individual. This form must be submitted no later than noon on the Wednesday prior to the posted meeting start time.

(Section Break)

First Name	Gwen
------------	------

Last Name	Schirpik
-----------	----------

No

Do you live within
Leander city limits?

Home Address	106 Valley View Drive E
--------------	-------------------------

City	Leander
------	---------

State	TX
-------	----

Zip Code	78641
----------	-------

Phone Number	5126995533
--------------	------------

Email Address	
---------------	--

My comments apply to the following regular meeting:	City Council
---	--------------

This form will only be accepted until noon on the Wednesday prior to the
next regular meeting in which an agenda has been posted.

Please see [Agendas and Minutes](#) for a list of upcoming meeting dates,
times, and agendas.

My comments apply to the following meeting date:	12/5/2024
--	-----------

My agenda item or case number:	Z-24-0148
-----------------------------------	-----------

My position on the above agenda item or case number:	I am AGAINST this item.
--	-------------------------

I want to include comments at the meeting:	No. I just want my position (FOR/AGAINST) added to the meeting record.
--	---

I want to upload a file with this form:	<i>Field not completed.</i>
--	-----------------------------

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Dara Crabtree](#); [Debora Penberg](#); [Stefanie Brown](#)
Subject: Online Form Submission #4221 for Public Comments Request
Date: Wednesday, December 4, 2024 11:01:09 AM

Caution: This is an external email. DO NOT access links or attachments unless you know the sender and contents are safe. When in doubt, please notify IT Department staff.

Public Comments Request

Individuals who want to comment at the next regular meeting of the City Council or the Planning and Zoning Commission (P&Z) may complete the following request form. See [Agendas and Minutes](#) for a list of upcoming meetings.

Comments on agenda items:

- This form only applies to regular Council/P&Z meetings. It does not apply to special meetings, workshops, or other board or commission meetings.
- Comments must pertain to items that appear on the current posted Council/P&Z meeting agendas.
- Written comments will be included in the meeting record.
- Spoken comments will be limited to no more than three minutes (six minutes if translation is needed) per individual.
- This form must be submitted no later than noon on the Wednesday before the posted meeting start time.

Comments on non-agenda items:

Public comments on items not listed in the agenda will be limited to no more than 3 minutes (6 minutes if translation is needed) per individual. This form must be submitted no later than noon on the Wednesday prior to the posted meeting start time.

(Section Break)

First Name	Hallie
------------	--------

Last Name	Mancuso
-----------	---------

No

Do you live within
Leander city limits?

Home Address	103 Valley View Dr. E
--------------	-----------------------

City	Leander
------	---------

State	TX
-------	----

Zip Code	78641
----------	-------

Phone Number	9793248486
--------------	------------

Email Address

My comments apply to the following regular meeting:	Planning and Zoning Commission
---	--------------------------------

This form will only be accepted until noon on the Wednesday prior to the
next regular meeting in which an agenda has been posted.

Please see [Agendas and Minutes](#) for a list of upcoming meeting dates,
times, and agendas.

My comments apply to the following meeting date:	12/5/2024
--	-----------

My agenda item or case number:	30
-----------------------------------	----

My position on the above agenda item or case number:	I am AGAINST this item.
--	-------------------------

I want to include comments at the meeting:	Yes. But I only want my written comments added to the meeting record.
--	--

My written comments	I want to voice my concerns on behalf of my family and our neighborhood, Valley View Estates. The safety of residents is of upmost importance. Our neighborhood is already only accessed by a narrow road and the traffic we have to pull out into on Ronald Reagan is already very difficult. There is no way it would be safe to allow construction trucks as well as future development residents' traffic without first constructing a
---------------------	--

separate road entrance. Ideally that would be the completion of the future Crystal Falls extension. At the very least, an entrance from the Crystal Falls side should be opened to allow any form of flow of traffic.

The CR 177 bridge was closed last December for the very reason of keeping residents safe. It would be hypocritical to think adding 80+ or more homes to be accessed from this one small road with no other way out would be the safe option for our residents. Please consider the impact developing a neighborhood without proper infrastructure would have on this area. It should feel safe to take and pick up my 3 kids from school everyday. Thank you for considering our very urgent concerns. We trust the council will take action where needed.

I want to upload a file
with this form:

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Dara Crabtree](#); [Debora Penberg](#); [Stefanie Brown](#)
Subject: Online Form Submission #4193 for Public Comments Request
Date: Monday, December 2, 2024 8:45:22 PM

Caution: This is an external email. DO NOT access links or attachments unless you know the sender and contents are safe. When in doubt, please notify IT Department staff.

Public Comments Request

Individuals who want to comment at the next regular meeting of the City Council or the Planning and Zoning Commission (P&Z) may complete the following request form. See [Agendas and Minutes](#) for a list of upcoming meetings.

Comments on agenda items:

- This form only applies to regular Council/P&Z meetings. It does not apply to special meetings, workshops, or other board or commission meetings.
- Comments must pertain to items that appear on the current posted Council/P&Z meeting agendas.
- Written comments will be included in the meeting record.
- Spoken comments will be limited to no more than three minutes (six minutes if translation is needed) per individual.
- This form must be submitted no later than noon on the Wednesday before the posted meeting start time.

Comments on non-agenda items:

Public comments on items not listed in the agenda will be limited to no more than 3 minutes (6 minutes if translation is needed) per individual. This form must be submitted no later than noon on the Wednesday prior to the posted meeting start time.

(Section Break)

First Name	James
------------	-------

Last Name	Pittman
-----------	---------

No

Do you live within
Leander city limits?

Home Address	115 Valley View Dr
--------------	--------------------

City	Leander
------	---------

State	TX
-------	----

Zip Code	78641
----------	-------

Phone Number	5124504457
--------------	------------

Email Address	
---------------	--

My comments apply to the following regular meeting:	City Council
---	--------------

This form will only be accepted until noon on the Wednesday prior to the next regular meeting in which an agenda has been posted.

Please see [Agendas and Minutes](#) for a list of upcoming meeting dates, times, and agendas.

My comments apply to the following meeting date:	12/5/2024
--	-----------

My agenda item or case number:	30
-----------------------------------	----

My position on the above agenda item or case number:	I am AGAINST this item.
--	-------------------------

I want to include comments at the meeting:	Yes. But I only want my written comments added to the meeting record.
--	---

My written comments	The zoning change should not be made because CR177 can't handle the additional traffic. This is particularly true at the intersection of 175 and Ronald Regan. This change shouldn't be made until the extension of Crystal Falls is completed.
---------------------	---

I want to upload a file with this form:	<i>Field not completed.</i>
--	-----------------------------

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Dara Crabtree](#); [Debora Penberg](#); [Stefanie Brown](#)
Subject: Online Form Submission #4195 for Public Comments Request
Date: Monday, December 2, 2024 9:42:39 PM

Caution: This is an external email. DO NOT access links or attachments unless you know the sender and contents are safe. When in doubt, please notify IT Department staff.

Public Comments Request

Individuals who want to comment at the next regular meeting of the City Council or the Planning and Zoning Commission (P&Z) may complete the following request form. See [Agendas and Minutes](#) for a list of upcoming meetings.

Comments on agenda items:

- This form only applies to regular Council/P&Z meetings. It does not apply to special meetings, workshops, or other board or commission meetings.
- Comments must pertain to items that appear on the current posted Council/P&Z meeting agendas.
- Written comments will be included in the meeting record.
- Spoken comments will be limited to no more than three minutes (six minutes if translation is needed) per individual.
- This form must be submitted no later than noon on the Wednesday before the posted meeting start time.

Comments on non-agenda items:

Public comments on items not listed in the agenda will be limited to no more than 3 minutes (6 minutes if translation is needed) per individual. This form must be submitted no later than noon on the Wednesday prior to the posted meeting start time.

(Section Break)

First Name	Kara
------------	------

Last Name	Pittman
-----------	---------

No

Do you live within
Leander city limits?

Home Address	115 Valley View Dr E
--------------	----------------------

City	Leander
------	---------

State	TX
-------	----

Zip Code	78641
----------	-------

Phone Number	512-497-0229
--------------	--------------

Email Address	
---------------	--

My comments apply to the following regular meeting:	City Council
---	--------------

This form will only be accepted until noon on the Wednesday prior to the next regular meeting in which an agenda has been posted.

Please see [Agendas and Minutes](#) for a list of upcoming meeting dates, times, and agendas.

My comments apply to the following meeting date:	12/5/2024
--	-----------

My agenda item or case number:	30
-----------------------------------	----

My position on the above agenda item or case number:	I am AGAINST this item.
--	-------------------------

I want to include comments at the meeting:	Yes. But I only want my written comments added to the meeting record.
--	---

My written comments	I am against this proposal as allowing any homes to be built in this area is not taking into account how the people living off of CR 177 will be affected. This is a one lane road that has to accommodate traffic going in both direction. There is no dividing line and barely enough room for two cars to pass each other let alone a car being able to pass an 18 wheeler. An 18 wheeler will not be able to easily get back onto Ronald Regan due to the
---------------------	---

Northbound traffic that backs up at Crystal Falls. And the fact there is no traffic light at RR and 177 and there will soon be cross traffic concerns from the new businesses that are almost complete on the west bound side of RR. Those of us living off of 177 will be stuck waiting to be able to leave our neighborhood as the city closed down the only other way we have out of our neighborhood. CR 177 will also not be able to accommodate all the vehicles from this new neighborhood. The developer must wait until Crystal Falls is built out before starting construction. Our concerns have been brought up numerous times. At the recent zoning meeting the developer stated our concerns were the city of Leanders responsibility, as CR 177 is a city road and that it was up to the city to handle any issues, not the developer. We are pleading for the city council members and the mayor to come out and physically see our small county road that has only one entrance and exit and explain to us how they think CR 177 can handle all of the road construction traffic and later neighborhood traffic, when they already closed down the bridge and thus the only other exit out of our neighborhood because of the safety concerns due to all the traffic on this small county road. If this development must go forward before Crystal Falls is built out, then the developer needs to access both of these zoned areas from a location north of Crystal Falls, so as to avoid CR 177 all together and thus not adding to the congestion that already occurs at the intersection of CR 177 and Ronald Regan.

I want to upload a file
with this form:

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Dara Crabtree](#); [Debora Penberg](#); [Stefanie Brown](#)
Subject: Online Form Submission #4218 for Public Comments Request
Date: Wednesday, December 4, 2024 10:27:04 AM

Caution: This is an external email. DO NOT access links or attachments unless you know the sender and contents are safe. When in doubt, please notify IT Department staff.

Public Comments Request

Individuals who want to comment at the next regular meeting of the City Council or the Planning and Zoning Commission (P&Z) may complete the following request form. See [Agendas and Minutes](#) for a list of upcoming meetings.

Comments on agenda items:

- This form only applies to regular Council/P&Z meetings. It does not apply to special meetings, workshops, or other board or commission meetings.
- Comments must pertain to items that appear on the current posted Council/P&Z meeting agendas.
- Written comments will be included in the meeting record.
- Spoken comments will be limited to no more than three minutes (six minutes if translation is needed) per individual.
- This form must be submitted no later than noon on the Wednesday before the posted meeting start time.

Comments on non-agenda items:

Public comments on items not listed in the agenda will be limited to no more than 3 minutes (6 minutes if translation is needed) per individual. This form must be submitted no later than noon on the Wednesday prior to the posted meeting start time.

(Section Break)

First Name	Leslie
------------	--------

Last Name	Wade
-----------	------

Yes

Do you live within
Leander city limits?

Home Address	108 Valley View Dr E
--------------	----------------------

City	Leander
------	---------

State	TX
-------	----

Zip Code	78641
----------	-------

Phone Number	5129159294
--------------	------------

Email Address	
---------------	--

My comments apply to the following regular meeting:	City Council
---	--------------

This form will only be accepted until noon on the Wednesday prior to the next regular meeting in which an agenda has been posted.

Please see [Agendas and Minutes](#) for a list of upcoming meeting dates, times, and agendas.

My comments apply to the following meeting date:	12/5/2024
--	-----------

My agenda item or case number:	30
-----------------------------------	----

My position on the above agenda item or case number:	I am AGAINST this item.
--	-------------------------

I want to include comments at the meeting:	Yes. But I only want my written comments added to the meeting record.
--	---

My written comments	I am against this proposal as allowing any homes to be built that will have additional access to CR 177. This is a one lane road that has to accommodate traffic going in both direction. There is no dividing line and barely enough room for two cars to pass each other let alone a car being able to pass a commercial vehicle. The intersection at Rondal Regan will become more of a liability with the increased population accessing it, due to the
---------------------	---

Northbound traffic that backs up at Crystal Falls and for anyone needing to head south on RR. There are cross traffic concerns from the new businesses that are almost complete on the west bound side of RR. CR 177 will also not be able to accommodate all the vehicles from this new neighborhood. The developer must wait until Crystal Falls is built out before starting construction. Our concerns have been brought up numerous times. At the recent zoning meeting the developer stated our concerns were the city of Leanders responsibility, as CR 177 is a city road and that it was up to the city to handle any issues, not the developer. We are pleading for the city council members and the mayor to come out and physically see our small county road that has only one entrance and exit and explain to us how they think CR 177 can handle all of the road construction traffic and later neighborhood traffic. This request is to not allow the neighborhood to have any access to CR177.

I want to upload a file
with this form:

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Dara Crabtree](#); [Debora Penberg](#); [Stefanie Brown](#)
Subject: Online Form Submission #4223 for Public Comments Request
Date: Wednesday, December 4, 2024 11:56:02 AM

Caution: This is an external email. DO NOT access links or attachments unless you know the sender and contents are safe. When in doubt, please notify IT Department staff.

Public Comments Request

Individuals who want to comment at the next regular meeting of the City Council or the Planning and Zoning Commission (P&Z) may complete the following request form. See [Agendas and Minutes](#) for a list of upcoming meetings.

Comments on agenda items:

- This form only applies to regular Council/P&Z meetings. It does not apply to special meetings, workshops, or other board or commission meetings.
- Comments must pertain to items that appear on the current posted Council/P&Z meeting agendas.
- Written comments will be included in the meeting record.
- Spoken comments will be limited to no more than three minutes (six minutes if translation is needed) per individual.
- This form must be submitted no later than noon on the Wednesday before the posted meeting start time.

Comments on non-agenda items:

Public comments on items not listed in the agenda will be limited to no more than 3 minutes (6 minutes if translation is needed) per individual. This form must be submitted no later than noon on the Wednesday prior to the posted meeting start time.

(Section Break)

First Name	Mariely
------------	---------

Last Name	Franzetti
-----------	-----------

Yes

Do you live within
Leander city limits?

Home Address	107 VALLEY VIEW DRIVE E
--------------	-------------------------

City	Leander
------	---------

State	TX
-------	----

Zip Code	78641-9291
----------	------------

Phone Number	5124159816
--------------	------------

Email Address	
---------------	--

My comments apply to the following regular meeting:	City Council
---	--------------

This form will only be accepted until noon on the Wednesday prior to the next regular meeting in which an agenda has been posted.

Please see [Agendas and Minutes](#) for a list of upcoming meeting dates, times, and agendas.

My comments apply to the following meeting date:	12/5/2024
--	-----------

My agenda item or case number:	30
-----------------------------------	----

My position on the above agenda item or case number:	I am AGAINST this item.
--	-------------------------

I want to include comments at the meeting:	Yes. But I only want my written comments added to the meeting record.
--	---

My written comments	Dear Members of the Leander City Council,
---------------------	---

I am writing to express my concerns regarding the current zoning processes, accountability in leadership, and alignment with the city's vision and mission. I hope this feedback helps guide future decisions in alignment with the best interests of our community.

Zoning Process Concerns

The current zoning process lacks transparency and consistency. During Phase 1, zoning approval was presented as inconsequential, yet subsequent meetings treated it as definitive, dismissing safety and infrastructure issues with statements like, “They are approved for that zoning.”

Furthermore, critical residents across the development, were not adequately notified during the Phase 1 review. This oversight is unacceptable and undermines public trust.

Accountability of Leadership

The involvement of the former mayor in this project raises concerns, particularly regarding his dismissive approach toward valid community and council safety questions. This behavior erodes public trust and exemplifies a lack of accountability in decision-making that directly impacts residents.

Alignment of City Staff and Developers

There is growing confusion regarding who represents the city versus developers in zoning discussions. This ambiguity compromises the trust between the council and the community. The city’s logo and mission emphasize thoughtful growth and safety, yet actions appear to prioritize high-density developments at the expense of safety, infrastructure, and environmental preservation. Estate zoning should be considered a viable alternative to ensure safety and quality of life vs higher density zoning.

Alignment with Vision, Mission, and Strategic Areas

The City Council must uphold Leander’s vision of being a safe, family-friendly, and charming community. This includes:

- Maintaining a safe transportation system.
- Providing infrastructure that supports the community’s needs.
- Ensuring responsible land use through continual reassessment of the Comprehensive Plan.

The council’s current approach neglects these principles. I urge you to prioritize safety and infrastructure over developer pressures and re-evaluate zoning decisions that do not reflect the reality of our roads and density standards.

Closing Summary

The zoning process has become a frustrating game of semantics. Statements like “This is just a zoning” are later contradicted when approvals are used as a rationale to dismiss community concerns. This is unacceptable.

As council members, your role is to ensure responsible growth and protect the quality of life for residents. I urge you to ask critical questions, challenge developer narratives, and prioritize safety, infrastructure, and thoughtful development. Let us preserve Leander’s charm and invest in sustainable solutions for

our future.

Thank you for your attention to these critical issues.
Mariely

I want to upload a file
with this form:

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Dara Crabtree](#); [Debora Penberg](#); [Stefanie Brown](#)
Subject: Online Form Submission #4202 for Public Comments Request
Date: Tuesday, December 3, 2024 11:24:54 AM

Caution: This is an external email. DO NOT access links or attachments unless you know the sender and contents are safe. When in doubt, please notify IT Department staff.

Public Comments Request

Individuals who want to comment at the next regular meeting of the City Council or the Planning and Zoning Commission (P&Z) may complete the following request form. See [Agendas and Minutes](#) for a list of upcoming meetings.

Comments on agenda items:

- This form only applies to regular Council/P&Z meetings. It does not apply to special meetings, workshops, or other board or commission meetings.
- Comments must pertain to items that appear on the current posted Council/P&Z meeting agendas.
- Written comments will be included in the meeting record.
- Spoken comments will be limited to no more than three minutes (six minutes if translation is needed) per individual.
- This form must be submitted no later than noon on the Wednesday before the posted meeting start time.

Comments on non-agenda items:

Public comments on items not listed in the agenda will be limited to no more than 3 minutes (6 minutes if translation is needed) per individual. This form must be submitted no later than noon on the Wednesday prior to the posted meeting start time.

(Section Break)

First Name	Richard
------------	---------

Last Name	Kane
-----------	------

Yes

Do you live within
Leander city limits?

Home Address	109 Valley View Drive East
--------------	----------------------------

City	Leander
------	---------

State	TX
-------	----

Zip Code	78641
----------	-------

Phone Number	737-287-6300
--------------	--------------

Email Address	
---------------	--

My comments apply to the following regular meeting:	City Council
---	--------------

This form will only be accepted until noon on the Wednesday prior to the
next regular meeting in which an agenda has been posted.

Please see [Agendas and Minutes](#) for a list of upcoming meeting dates,
times, and agendas.

My comments apply to the following meeting date:	12/5/2024
--	-----------

My agenda item or case number:	30
-----------------------------------	----

My position on the above agenda item or case number:	I am AGAINST this item.
--	-------------------------

I want to include comments at the meeting:	No. I just want my position (FOR/AGAINST) added to the meeting record.
--	---

I want to upload a file with this form:	<i>Field not completed.</i>
--	-----------------------------

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Dara Crabtree](#); [Debora Penberg](#); [Stefanie Brown](#)
Subject: Online Form Submission #4197 for Public Comments Request
Date: Tuesday, December 3, 2024 12:06:54 AM

Caution: This is an external email. DO NOT access links or attachments unless you know the sender and contents are safe. When in doubt, please notify IT Department staff.

Public Comments Request

Individuals who want to comment at the next regular meeting of the City Council or the Planning and Zoning Commission (P&Z) may complete the following request form. See [Agendas and Minutes](#) for a list of upcoming meetings.

Comments on agenda items:

- This form only applies to regular Council/P&Z meetings. It does not apply to special meetings, workshops, or other board or commission meetings.
- Comments must pertain to items that appear on the current posted Council/P&Z meeting agendas.
- Written comments will be included in the meeting record.
- Spoken comments will be limited to no more than three minutes (six minutes if translation is needed) per individual.
- This form must be submitted no later than noon on the Wednesday before the posted meeting start time.

Comments on non-agenda items:

Public comments on items not listed in the agenda will be limited to no more than 3 minutes (6 minutes if translation is needed) per individual. This form must be submitted no later than noon on the Wednesday prior to the posted meeting start time.

(Section Break)

First Name	Sarah
------------	-------

Last Name	Johnson
-----------	---------

No

Do you live within
Leander city limits?

Home Address 727 Riva Ridge Dr

City Leander

State TX

Zip Code 78641

Phone Number 7037326099

Email Address

My comments apply to
the following regular
meeting: City Council

This form will only be accepted until noon on the Wednesday prior to the
next regular meeting in which an agenda has been posted.

Please see [Agendas and Minutes](#) for a list of upcoming meeting dates,
times, and agendas.

My comments apply to
the following meeting
date: 12/5/2024

My agenda item or
case number: Z-24-0118

My position on the
above agenda item or
case number: I am AGAINST this item.

I want to include
comments at the
meeting: Yes. But I only want my written comments added to the meeting
record.

My written comments I reside at 727 Riva Ridge Drive and I oppose the requested
development project for Williamson Central Appraisal District
Parcels R362129 and R032227.

Representatives from Kirkman Engineering held a community
meeting on April 2, 2024 with adjacent landowners. United AP
Investments of Texas, LLC provided a site map of the

approximate 12.75 acres and stated the intention of 1) constructing 27 single family homes, 19 homes on lot R032227 and 8 homes on R362129, 2) altering the hydrologic flow of an existing creek to construct a stormwater detention pond, and 3) constructing a road to connect High Gabriel East with Riva Ridge.

Issue #1) Lack of Public Notice. We are members of the High Gabriel Estates Property Owners Association (HGEPOA). As members of HGEPOA, we brought up the existence of the HGEPOA to the representatives from Kirkman Engineering at the April meeting. We also notified HGEPOA of the proposed development at their next scheduled meeting. The PoA Board told us they had not been contacted yet by the applicant at the time. We kept in regular contact with PoA regarding this proposed development and no communication was attempted by the applicant until two weeks ago.

In the agenda items for the November 14 P&Z meeting, the applicant stated that they had a second public meeting with the Bryson HOA and City officials. Property owners on Riva Ridge were never contacted about the second public meeting nor was the HGEPOA contacted. We brought this concern up at the November 14 P&Z meeting. At that meeting, council confirmed that the HGEPOA was not included on the mailing list provided by the applicant. Further, signage was not posted properly. One sign along High Gabriel East Rd was face down on the ground with no indication it had been staked. There was no signage whatsoever along the property adjacent to Riva Ridge. The P&Z commission voted to delay action until November 26 to allow more time for public outreach. It was at this point that the applicant finally contacted the HGEPOA, however, with less than two weeks until the next P&Z meeting, a meeting with the POA and the applicant could not be scheduled. The City ensured that signage was properly posted, however the signs notified of the Nov. 14 P&Z meeting that had already met and not the Nov. 26 meeting. In addition, the notice mailed by the City to residents included a comment postcard with the wrong URL address for online comments (Leandertx.gov/notice). This was brought to the Commission's attention.

Suggested Solution #1) Given the multiple deficiencies in public outreach, we ask the Council to delay action on this item to allow adequate time for the HGEPOA to meet with applicant. The applicant had seven months to contact the HGEPOA and choose not to until explicitly required by the P&Z Commission. The POA meets the second Monday of each month, and therefore will not have an opportunity to discuss this matter until after the City Council meeting Dec. 5.

Please allow affected landowners adequate time to provide

comments on this item by delaying action until the next Council meeting.

Issue #2) Altering the hydrologic flow of the unnamed tributary of South Fork San Gabriel River: This intermittent creek is a Water in the State (see Texas Water Code Chapter 26). It passes through R032227, under Riva Ridge, and forms the eastern property boundary of 727 Riva Ridge Drive. The creek, when flowing, then drains to other HGEPOA properties, which include a pecan orchard, before flowing into South Fork San Gabriel River.

During moderate to heavy rainfall events, the low-lying portion of Riva Ridge (which sits immediately above the culvert for the intermittent creek) quickly becomes a road hazard as water builds up. In addition to the hazard presented by the water itself, silt and fine sediments are left behind creating a slippery coating on the road surface. The impact of the proposed development on drainage is two fold. First, the deforestation and ground disturbance from construction will increase stormwater runoff and siltation of the creek, despite any Best Management Practices under the Texas Pollutant Discharge Elimination System General Permit TXR150000. BMPs in the area have proved to be inadequate since the South Fork San Gabriel River (Segment No. 1250) is listed in the draft 2024 Integrated Report for Water Quality Impairments (or the CWA 303(d) list) for total dissolved solids. That is to say, the water quality of South Fork San Gabriel River is now impaired according to the Texas Commission on Environmental Quality.

Secondly, United AP Investments's proposed plan to impound an existing swale for stormwater retention will impede the natural flow and may inflict harm on downstream property owners who depend on the flow.

Suggested Solution #2) The applicant must conduct a hydraulic study with full consultation with property owners on either side of the intermittent creek route until it joins South Fork San Gabriel River to assess the impact of stormwater runoff and the proposed impoundment. The applicant must also provide their Construction Stormwater Best Management Practices online for easy viewing by the public.

Issue #3) Deteriorating road conditions and safety hazards. Adding a road connecting High Gabriel East with Riva Ridge: Should the construction of 27 single family homes be allowed, the impact of the increased traffic would be catastrophic for Riva Ridge. Most of Riva Ridge lies outside of Leander's city limits, with only the very beginning and end of the road under the city's maintenance. As a result, the middle portion of the road is in very poor condition. Previously a dead end road, the recent Bryson

subdivision expansion connected to the end of Riva Ridge creating a through road. This expansion dramatically increased the amount of the traffic on Riva Ridge. Despite signs declaring “No Construction Traffic” at either end, several heavy vehicles from the associated construction ignored the prohibition on a daily basis, which resulted in poor road conditions. This is concerning not only for the existing single family homes, but for the memory care facility, Riva Ridge Assisted Living, located at 801 Riva Ridge. Safe access to the assisted living facility is vital for medical transport services.

Further, the traffic post-construction due to increased population density and the resulting increase in vehicles (e.g. tradesmen, Amazon, UPS, DoorDash, residential visitors, etc.) has made Riva Ridge a dangerous road. The road is riddled with potholes and uneven surfaces. The road surface changes to mostly gravel and dirt along some portions. There is no shoulder, curb, or sidewalk for the majority of the road. The unincorporated portion of Riva Ridge has no guard rails, reflective warning signs, street lighting, or other safety features.

The southern edge of our property borders Riva Ridge along one of its blind curves. This past year alone, there have been at least two vehicle collisions at the edge of our property that resulted in emergency services deployed. There was a single-vehicle accident on the evening of May 12, during which a vehicle lost control on the blind turn, rolled, and struck a tree at the edge of our property. The second incident was a two-vehicle, head-on collision the morning of July 1, caused when one vehicle took the turn too widely in an attempt to see beyond overgrown vegetation (on the R032227 lot, no less) and struck an oncoming vehicle. Finally, our neighbor’s mailbox was hit and destroyed by a vehicle on September 29, though emergency services were not called.

To connect High Gabriel East with Riva Ridge would result in more heavy construction vehicles using Riva Ridge for egress or ingress to the development (despite the deterrent of a cardboard sign), further degrading the road. Once construction is complete, the residential traffic from the additional homes would only continue to worsen the condition of Riva Ridge.

I invite members of the City Council to drive the length of Riva Ridge in its entirety to see the dangerous road conditions that have resulted from the increased development in the area. The road has become so hazardous that the frequency of neighborhood walkers has declined noticeably. It is no longer safe for pedestrians.

Suggested Solution #3)

Ideally, we would prefer Single-Family Rural or Single-Family

Estate zoning on R032227 (adjacent to Riva Ridge) instead of the proposed Single-Family Suburban. Larger subdivided lots would be in keeping with the current community and lot sizes of Riva Ridge. Fewer houses would decrease the negative impacts of the proposed subdivision.

Representatives for Kirkman Engineering stated at the April 2 meeting that the road is required for emergency services' access. Should the construction be approved and a road be mandated by the City, we request that any road connecting Riva Ridge for the purpose of emergency service access be gated to prevent increased through traffic. Please require a crash gate, similar to gated communities or gated apartments in which emergency services can unlock the gate but residential traffic cannot.

If a crash gate cannot be installed, we request that 1) speed bumps or other such road modifications be used on the proposed new connecting road, and 2) the City annex the entirety of the street Riva Ridge (not the residential properties) to assume the responsibility of road maintenance and safety. It is disingenuous and irresponsible to approve the construction of 27 additional homes and their associated traffic without assuming the financial responsibility of road maintenance. To do so is to shift the cost onto the county and nearby residents of Riva Ridge, who receive all of the burden and none of the benefit of this proposed development. If the City of Leander is knowingly responsible for the further degradation of the road conditions, then the city should be responsible for fixing it.

Issue #4) Nuisance Conditions from Construction Activities and Decreased Quality of Life.

The residents of Riva Ridge have had to deal with the disruption and environmental degradation associated with the Bryson expansion at the eastern most end of Riva Ridge for over the past year. The increase in construction vehicles has led to poor road conditions as discussed in the previous item, as well as increased noise pollution and dust pollution from construction activities. The existing properties along Riva Ridge are all greater than 1 acre in size, many of which still retain much of the natural habitat. There is an abundance of wildlife in the neighborhood, including, but not limited to deer, foxes, skunks, raccoons, and several species of migratory birds and insect pollinators. The loss of habitat proposed by this development would only increase the number of wildlife-human conflicts, such as roadkill and animal displacement. The increased number of houses brings with it increased light pollution as well. We have seen over the past three years alone, a noticeable increase in noise and light pollution which disrupts the rural feel of this community.

Suggested solutions #4) We ask that United AP Investments of Texas guarantee accountability for any construction related disturbances. This includes prohibiting all construction vehicles on Riva Ridge and providing a phone number on signage for complaints . This would allow the community an actual contact person should construction vehicles use River Ridge for access to the proposed development.

We also suggest that the applicant take measures in their design to be Dark Sky compliant and reduce the amount of light pollution associated with a suburban neighborhood. We also ask the applicant use only Texas native, NOT “adapted” plants even if in the Grow Green Guide, plants (including grasses) and trees in all landscaping to help mitigate the loss of habitat and displacement of existing wildlife.

In conclusion, to grant the rezoning request and allow the subsequent subdivision would result in worsening road conditions, alter the existing hydrology and quality of the creek, create nuisance conditions during construction, and further degrade the use and enjoyment of our property. We would bear all of the burden of this development, but receive none of the benefits. Our charming neighborhood and its rural aesthetic, abundant wildlife, and lush vegetation provide the curb appeal that will attract the prospective buyers to the proposed development. Our very community enriches theirs. The reverse, however, is not true.

I want to upload a file
with this form:

[Riva Ridge Pictures.pdf](#)

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Dara Crabtree](#); [Debora Penberg](#); [Stefanie Brown](#)
Subject: Online Form Submission #4219 for Public Comments Request
Date: Wednesday, December 4, 2024 10:29:19 AM

Caution: This is an external email. DO NOT access links or attachments unless you know the sender and contents are safe. When in doubt, please notify IT Department staff.

Public Comments Request

Individuals who want to comment at the next regular meeting of the City Council or the Planning and Zoning Commission (P&Z) may complete the following request form. See [Agendas and Minutes](#) for a list of upcoming meetings.

Comments on agenda items:

- This form only applies to regular Council/P&Z meetings. It does not apply to special meetings, workshops, or other board or commission meetings.
- Comments must pertain to items that appear on the current posted Council/P&Z meeting agendas.
- Written comments will be included in the meeting record.
- Spoken comments will be limited to no more than three minutes (six minutes if translation is needed) per individual.
- This form must be submitted no later than noon on the Wednesday before the posted meeting start time.

Comments on non-agenda items:

Public comments on items not listed in the agenda will be limited to no more than 3 minutes (6 minutes if translation is needed) per individual. This form must be submitted no later than noon on the Wednesday prior to the posted meeting start time.

(Section Break)

First Name	Travis
------------	--------

Last Name	schirpik
-----------	----------

No

Do you live within
Leander city limits?

Home Address	106 Valley View Drive E
--------------	-------------------------

City	Leander
------	---------

State	TX
-------	----

Zip Code	78641
----------	-------

Phone Number	5125630024
--------------	------------

Email Address	
---------------	--

My comments apply to the following regular meeting:	City Council
---	--------------

This form will only be accepted until noon on the Wednesday prior to the next regular meeting in which an agenda has been posted.

Please see [Agendas and Minutes](#) for a list of upcoming meeting dates, times, and agendas.

My comments apply to the following meeting date:	12/5/2024
--	-----------

My agenda item or case number:	Z-24-0148
-----------------------------------	-----------

My position on the above agenda item or case number:	I am AGAINST this item.
--	-------------------------

I want to include comments at the meeting:	Yes. But I only want my written comments added to the meeting record.
--	---

My written comments	I am highly concerned about safety issues pertaining to creating/ developing of suburban homes off of CR177 - the construction phase wreak havoc on this small county road and the residents it serves, but also once it is occupied by more residents it will be a nightmare and a hazardous one at that. School busses can barely navigate the road let alone dump trucks and 18 wheelers. CR177 and the associated intersection with Ronald Reagan
---------------------	---

already CAN NOT handle the traffic - it is nearly impossible to exit CR177 to the right or to the left during peak traffic times and is hazardous at all other times. This is already MORE than just about inconvenience. The city realizes the safety issues on this road else CR177 bridge would not have been permanently closed. The road is no different, it is ONE LANE passable in most areas due to erosion and the narrow width and simply was not made to handle heavy residential suburban traffic.

Crystal Falls extension is the only viable solution and without it, it makes no sense to further develop land to accommodate more families.

In addition to the residents, the church has Sunday services IN ADDITION TO multiple events throughout the year (funerals, holiday events, etc.) which causes build up beyond reason at a stop sign at Ronald Reagan that is already extremely difficult to exit from CR177.

I want to upload a file
with this form:

Field not completed.

Email not displaying correctly? [View it in your browser.](#)



EXECUTIVE SUMMARY
12/19/2024

AGENDA SUBJECT:

Ratify the City Manager's appointment of Ashlea Boyle as Parks and Recreation Director.

BACKGROUND:

The City Manager has selected a final candidate, Ashlea Boyle, for the position of Parks and Recreation Director and brings forward the candidate for the City Council's approval. The Home Rule Charter, Section 7.04, Department Directors requires City Council action for final approval of appointment.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Ratify the appointment of Ashlea Boyle as Parks and Recreation Director.

PRESENTER:

Todd Parton, City Manager

Fiscal Impact

Attachments:

1. Ashlea Boyle - Bio

Ashlea A. Boyle – Bio

With over 20 years of experience in parks, recreation, and public service, Ashlea Boyle, a native Texan, is passionate about creating vibrant, accessible parks that encourage recreation and enhance the quality of life for the community.

Since 2008, Ashlea has served the City of Kerrville, Texas, and has been the Director of Parks and Recreation since 2017. In this role, she leads a dedicated team of approximately 50 staff members and manages over 1,000 acres of parkland, including 27 parks, a sports complex, a golf course, a pool, a tennis complex, a camping park, more than 20 miles of trails, capital projects, and more. Before her tenure in Kerrville, she served in the Parks and Recreation Departments for the Cities of Cedar Park and New Braunfels.

Ashlea is committed to fiscal responsibility, emphasizing transparency, accountability, and resource optimization. Her leadership focuses on community engagement, ensuring parks and services evolve in alignment with the community's needs. Through a collaborative approach, Ashlea builds high-performing teams and fosters a positive, supportive culture centered on quality. She leads strategic planning efforts to improve the community's quality of life through park development, operations, and service delivery.

Ashlea is a Certified Park and Recreation Executive (CPRE), a designation awarded by the National Recreation and Park Association, which reflects her commitment to excellence in the industry. She earned a Bachelor of Arts in Psychology from Texas State University and is currently pursuing a Master of Public Administration with a concentration in Management at Sam Houston State University, with an expected graduation in August 2025. A proud graduate of Leander High School, Ashlea remains dedicated to her Texas roots and public service.

Grateful for the opportunity to collaborate with dedicated colleagues and community partners, Ashlea continues to make a meaningful impact through parks and recreation services. She can often be found in the parks, engaging with users, attending events, overseeing projects, and planning improvements. Outside of her professional commitments, Ashlea treasures spending quality time with her husband and two children.



EXECUTIVE SUMMARY
12/19/2024

AGENDA SUBJECT:

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.

BACKGROUND:

The dash cameras will enhance officer safety, improve transparency, and support accountability by providing high-quality video evidence during patrol operations.

This investment aligns with the Police Department's commitment to leveraging technology to strengthen community trust and ensure operational efficiency. This is a multi-year contract beginning in January 2025 and ending February 2028, with the total cost to be paid over the duration of the contract.

The cameras are funded through the Vehicle Replacement Fund.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

PRESENTER:

Greg Minton, Police Chief
Robert Powers, Executive Director of Finance

	<u>Fiscal Impact</u>
<u>Amount requested:</u>	\$33,469.00
<u>Approved in current budget (Yes / No):</u>	Yes
<u>Expenditure (New / Amended):</u>	New
<u>Recurring or one-time:</u>	One-time
<u>Fund source (Operating / Utility / etc.):</u>	Vehicle Reserve Fund

Attachments:



EXECUTIVE SUMMARY
12/19/2024

AGENDA SUBJECT:

Acceptance of the Quarterly Investment Report for the period ending September 30, 2024.

BACKGROUND:

Under the Public Funds Investment Act (PFIA), the City is required to maintain a City Council approved Investment Policy that is reviewed annually and is in compliance with the PFIA. Quarterly Investment Reports are presented to the governing body to disclose the book and market values of the investments at the period end, and to demonstrate compliance with the Council-approved Investment Policy.

The period covered in this report is July 1, 2024, through September 30, 2024.

As of September 30, 2024, the City's investment portfolio totaled \$280,592,312.00. Interest earnings for the quarter were \$3,571,745.00, and the fiscal year-to-date interest earnings totaled \$12,393,628.00. The average yield to maturity on the investment fund was 4.72% and the weighted average maturity was one hundred fourteen (114) days.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Approval and acceptance of the Quarterly Investment Report for the period ending September 30, 2024.

PRESENTER:

Jodi Levie, Assistant Finance Director
Robert G. Powers, Executive Finance Director

Fiscal Impact

Attachments:

1. 9.30.24 Quarterly Investment Report

CITY OF LEANDER

Quarterly Investment Report

AS OF SEPTEMBER 30, 2024



M E E D E R

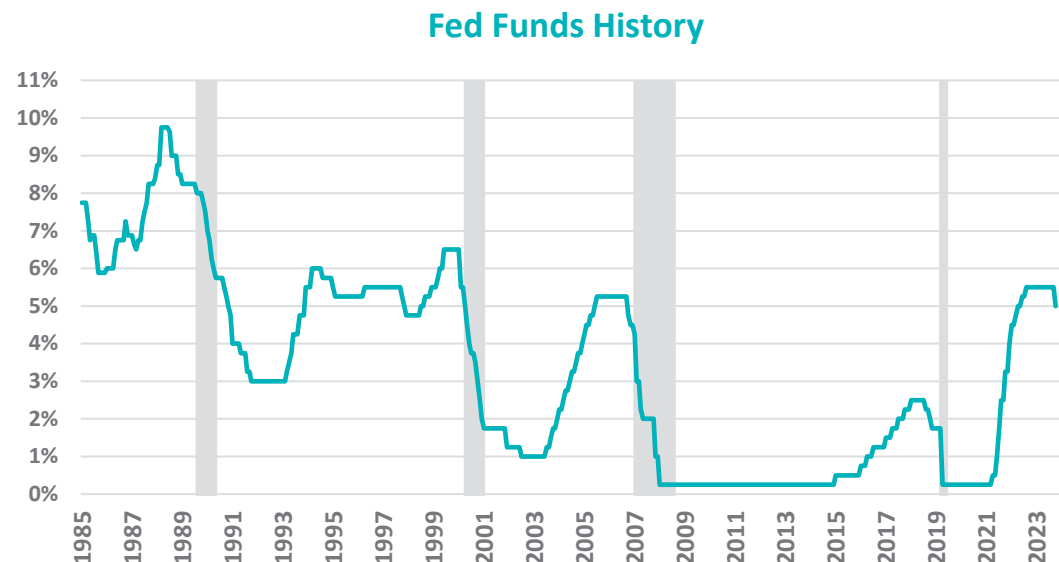
PUBLIC FUNDS

OBSERVATIONS AND EXPECTATIONS

- The Fed started the rate-cutting cycle with a 50-basis point cut September 18th
- Chair Powell said the Fed may slow the pace of upcoming cuts
- Fed's preferred inflation gauge rose slightly during the latest reporting period
- Job growth has been slowing in recent months
- Short-term rates declined more than longer rates during September

The September Rate Cut...What Will the Future Hold?

- Since the 1980s, the Fed's most used rate hike or cut has been .25% or 25 basis points.
- However, the Fed stated the Fed Funds rate was too restrictive and warranted a 50- basis point cut in September to start this cutting cycle.

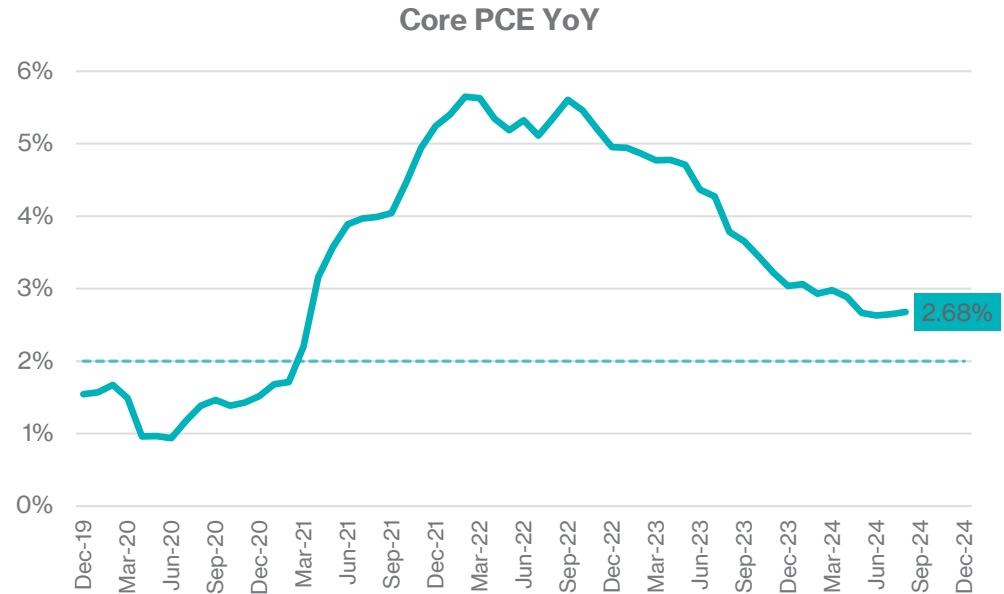


SOURCES: FEDERAL RESERVE, BLOOMBERG

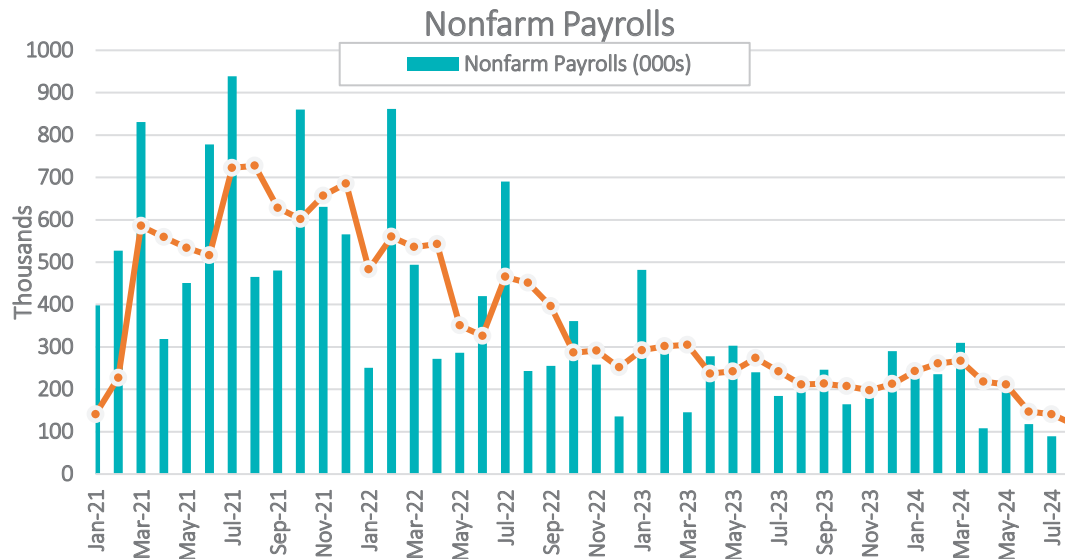
Inflation's Rate of Change is Nearing the Fed's Target

- Core Personal Consumption Expenditure YoY is the Fed's preferred inflation gauge. Core excludes food and energy components.
- Core PCE YoY is currently at 2.7%, not quite at the Fed's 2% target, but far below the 5.6% peak in 2022.
- The Fed expects Core PCE YoY will most likely get much closer to the Fed's 2% in the first half of 2025.

SOURCES: BLOOMBERG, BUREAU OF ECONOMIC ANALYSIS



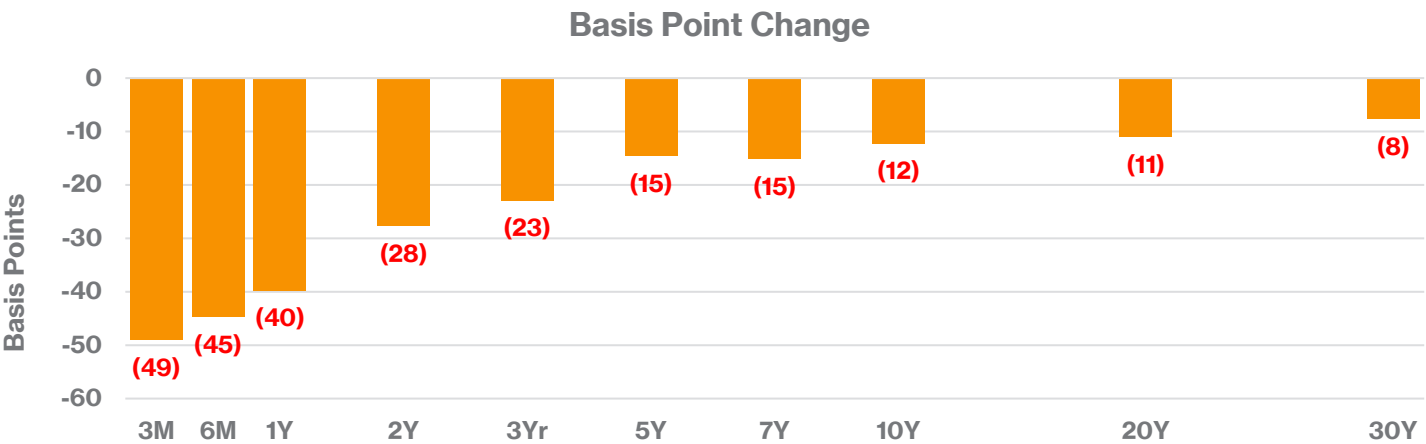
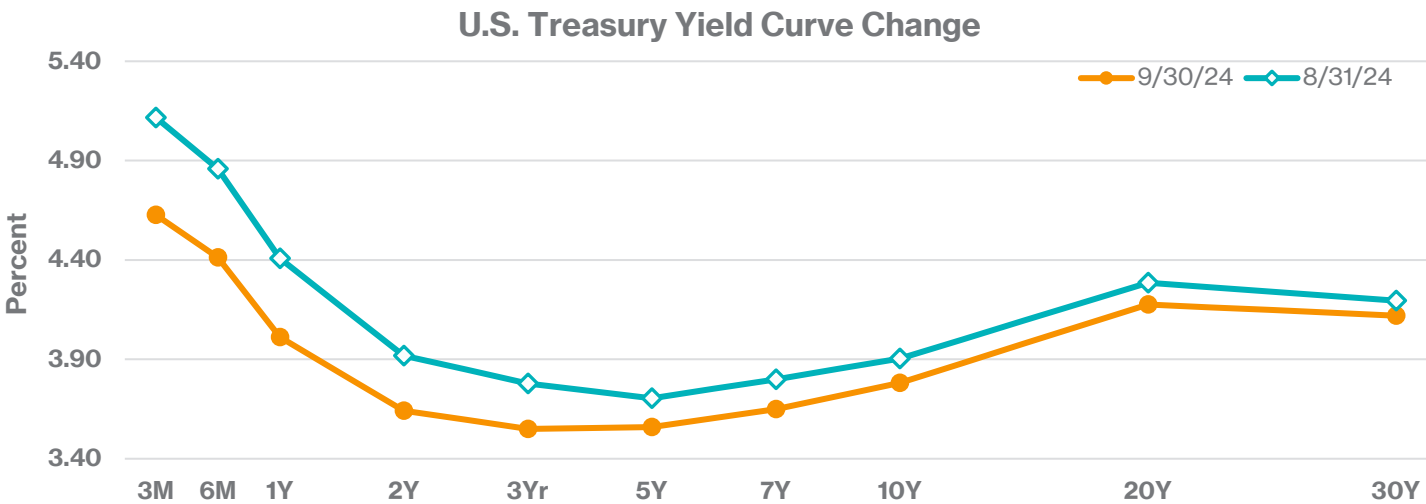
Job Growth Has Slowed in Recent Months



- Some market pundits believe inflation will follow a similar pattern as it did in the 1970s/80s and have a resurgence to higher levels.
- We don't expect that to happen due to the significantly different factors occurring now versus the 1970s/80s, such as demographics and technology.

SOURCES: BLOOMBERG, BUREAU OF LABOR STATISTICS

The Fed's September Cut Pushed Short-Term Rates Down More Than Longer Rates



SOURCE: BLOOMBERG



Compliance Certification

The undersigned acknowledge they have reviewed this quarterly investment report for the period ending September 30, 2024. Officials designated as investment officers by this entity's Investment Policy attest that all investments comply with the Texas Public Funds Investment Act and this entity's Investment Policy.

Robert Powers, Executive Finance Director

Contents

Portfolio Statistics	7
Quarterly Portfolio Summary	8
Quarterly Portfolio Summary By Fund	9
Portfolio Overview	10
Summary by Type	11
Position Statement	14
Cash Reconciliation Report	22
Transaction Statement	24
Amortization Schedule	26
Accrued Interest Schedule	28
Earnings by Fund	33
Projected Cashflows	38
Change in Value	42

Portfolio Statistics

4.72

Weighted Average Yield to Maturity

0.31

Weighted Average Maturity (Years)

0.60

Portfolio Effective Duration (Years)

0.31

Weighted Average Life (Years)

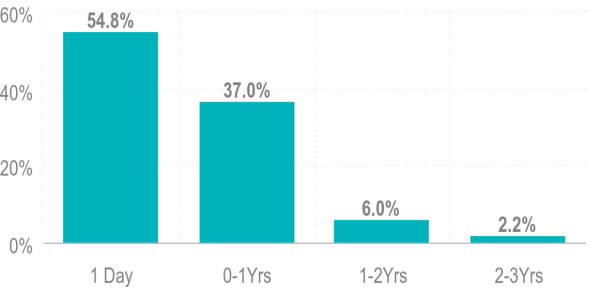
AA+

Average Credit Rating

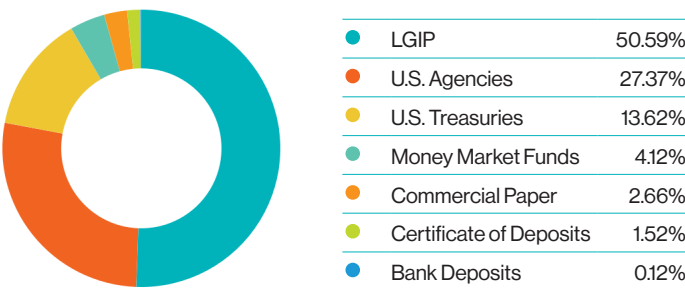
Portfolio Position

Par Value	\$281,370,724
Principal Cost	\$279,633,176
Book Value	\$280,592,312
Market Value	\$281,098,668
Unrealized Gain/Loss	\$506,356
Accrued Interest	\$982,152

Maturity Distribution



Sector Allocation



Quarterly Portfolio Summary

This quarterly report is prepared in compliance with the Investment Policy and the Strategy of this entity and the Public Funds Investment Act (Chapter 2256, Texas Government Code).

Portfolio as of June 30, 2024

BEGINNING BOOK VALUE	\$319,673,252.38
BEGINNING MARKET VALUE	\$319,140,682.83
UNREALIZED GAIN/(LOSS)	(\$532,569.56)
WEIGHTED AVERAGE MATURITY (YEARS)	0.34
WEIGHTED AVERAGE YIELD	4.83

Portfolio as of September 30, 2024

ENDING BOOK VALUE	\$280,592,312.38
ENDING MARKET VALUE	\$281,098,668.13
INVESTMENT INCOME FOR THE PERIOD	\$3,571,745.43
UNREALIZED GAIN/(LOSS)	\$506,355.75
CHANGE IN UNREALIZED GAIN/(LOSS)	\$1,038,925.31
WEIGHTED AVERAGE MATURITY (YEARS)	0.31
WEIGHTED AVERAGE YIELD	4.72

Quarterly Portfolio Summary By Fund

PORTFOLIO MARKET VALUE BY FUND	06/30/2024	09/30/2024	CHANGE	INTEREST EARNED
2022B FUND	0.00	10,045,800.00	10,045,800.00	82,130.35
ARPA 2021	5,835,229.82	5,799,820.55	-35,409.27	77,204.53
CERTS OF OBLIGATION 2016	967,283.08	980,132.67	12,849.59	12,849.59
CERTS OF OBLIGATION 2018A	3,082,068.91	3,102,796.95	20,728.04	40,852.04
CERTS OF OBLIGATION 2018B	405,738.83	411,128.75	5,389.92	5,389.92
CERTS OF OBLIGATION 2022A	8,252,876.08	13,967,224.94	5,714,348.86	135,218.90
CERTS OF OBLIGATION 2022B	8,272,533.63	12,800,715.69	4,528,182.06	129,729.55
CO 2024A	10,018,938.86	10,152,373.94	133,435.08	133,435.08
CO 2024B	23,544,506.32	23,858,078.66	313,572.34	313,572.34
DEBT SERVICE	25,762,053.96	7,755,638.56	-18,006,415.40	200,921.88
GENERAL CONSOLIDATED	213,291,732.21	178,714,699.95	-34,577,032.26	2,233,109.86
GO 2016-SENIOR CENTER	15,038.29	0.00	-15,038.29	67.85
GO 2018-PARKS	281,260.82	284,997.14	3,736.32	3,736.32
GO 2018-REC CENTER	1,974,029.52	2,000,252.89	26,223.37	26,223.37
GO 2018-SENIOR CENTER	4,028,611.12	3,808,494.87	-220,116.25	36,538.92
GO 2018-TRANSPORTATION	9,255,365.63	4,324,741.67	-4,930,623.96	93,248.78
PID CRYSTAL SPRINGS	994,023.46	755,653.91	-238,369.55	11,474.00
PID DEERBROOKE NIA	873,413.81	709,740.11	-163,673.70	10,260.99
PID DEERBROOKE SIA	1,573,861.75	1,146,723.53	-427,138.22	17,827.41
PID OAK CREEK	712,116.73	479,653.35	-232,463.38	7,953.75
TOTAL	319,140,682.83	281,098,668.13	-38,042,014.70	3,571,745.43

Portfolio Overview

SECURITY TYPE	PAR VALUE	MARKET VALUE	BOOK VALUE	% OF PORTFOLIO	DAYS TO MATURITY	YIELD
Bank Deposits	335,475.04	335,475.04	335,475.04	0.12%	1	0.00
LGIP	142,206,127.23	142,206,127.23	142,206,127.23	50.59%	1	4.97
Money Market Funds	11,568,840.95	11,568,840.95	11,568,840.95	4.12%	1	4.91
Commercial Paper	7,500,000.00	7,481,618.75	7,481,618.75	2.66%	18	5.35
U.S. Treasuries	38,500,000.00	38,298,749.97	38,205,088.82	13.62%	164	4.97
U.S. Agencies	77,000,000.00	76,947,575.00	76,534,880.40	27.37%	313	4.05
Certificate of Deposits	4,260,281.19	4,260,281.19	4,260,281.19	1.52%	308	4.76
TOTAL	281,370,724.41	281,098,668.13	280,592,312.38	100.00%	114	4.72
CASH AND ACCRUED INTEREST						
Purchased Accrued Interest		5,381.94	5,381.94			
TOTAL CASH AND INVESTMENTS	281,370,724.41	281,104,050.07	280,597,694.32		114	4.72
TOTAL EARNINGS						
	CURRENT QUARTER					
	3,571,745.43					

Summary by Type

SECURITY TYPE	# OF SECURITIES	PAR VALUE	BOOK VALUE	% OF PORTFOLIO	YIELD	DAYS TO FINAL MATURITY
2022B FUND						
U.S. Agencies	1	10,000,000.00	9,992,144.23	3.59	4.85	302
TOTAL	1	10,000,000.00	9,992,144.23	3.57	4.85	302
ARPA 2021						
LGIP	1	5,799,820.55	5,799,820.55	2.06	4.98	1
TOTAL	1	5,799,820.55	5,799,820.55	2.06	4.98	1
CERTS OF OBLIGATION 2016						
LGIP	1	980,132.67	980,132.67	0.35	4.93	1
TOTAL	1	980,132.67	980,132.67	0.35	4.93	1
CERTS OF OBLIGATION 2018A						
LGIP	1	3,102,796.95	3,102,796.95	1.10	4.93	1
TOTAL	1	3,102,796.95	3,102,796.95	1.10	4.93	1
CERTS OF OBLIGATION 2018B						
LGIP	1	411,128.75	411,128.75	0.15	4.93	1
TOTAL	1	411,128.75	411,128.75	0.15	4.93	1
CERTS OF OBLIGATION 2022A						
LGIP	1	13,967,224.94	13,967,224.94	4.95	4.98	1
TOTAL	1	13,967,224.94	13,967,224.94	4.97	4.98	1
CERTS OF OBLIGATION 2022B						
LGIP	1	12,800,715.69	12,800,715.69	4.54	4.93	1
TOTAL	1	12,800,715.69	12,800,715.69	4.55	4.93	1
CO 2024A						



Summary by Type

SECURITY TYPE	# OF SECURITIES	PAR VALUE	BOOK VALUE	% OF PORTFOLIO	YIELD	DAYS TO FINAL MATURITY
LGIP	1	10,152,373.94	10,152,373.94	3.60	4.98	1
TOTAL	1	10,152,373.94	10,152,373.94	3.61	4.98	1

CO 2024B						
LGIP	1	23,858,078.66	23,858,078.66	8.46	4.98	1
TOTAL	1	23,858,078.66	23,858,078.66	8.49	4.98	1

DEBT SERVICE						
LGIP	1	7,755,638.56	7,755,638.56	2.75	4.98	1
TOTAL	1	7,755,638.56	7,755,638.56	2.76	4.98	1

GENERAL CONSOLIDATED						
Bank Deposits	3	335,475.04	335,475.04	0.12	0.00	1
LGIP	3	54,446,008.46	54,446,008.46	19.30	4.98	1
Money Market Funds	2	8,477,756.54	8,477,756.54	3.01	4.91	1
Commercial Paper	1	7,500,000.00	7,481,618.75	2.65	5.35	18
U.S. Treasuries	4	38,500,000.00	38,205,088.82	13.71	4.97	164
U.S. Agencies	12	65,500,000.00	65,042,736.17	23.37	4.00	320
Certificate of Deposits	3	4,260,281.19	4,260,281.19	1.52	4.76	308
TOTAL	28	179,019,521.23	178,248,964.97	63.58	4.62	161

GO 2018-PARKS						
LGIP	1	284,997.14	284,997.14	0.10	4.93	1
TOTAL	1	284,997.14	284,997.14	0.10	4.93	1

GO 2018-REC CENTER						
LGIP	1	2,000,252.89	2,000,252.89	0.71	4.93	1
TOTAL	1	2,000,252.89	2,000,252.89	0.71	4.93	1

Summary by Type

SECURITY TYPE	# OF SECURITIES	PAR VALUE	BOOK VALUE	% OF PORTFOLIO	YIELD	DAYS TO FINAL MATURITY
GO 2018-SENIOR CENTER						
LGIP	1	2,321,529.87	2,321,529.87	0.82	4.93	1
U.S. Agencies	1	1,500,000.00	1,500,000.00	0.53	1.00	81
TOTAL	2	3,821,529.87	3,821,529.87	1.35	3.40	32
GO 2018-TRANSPORTATION						
LGIP	1	4,324,741.67	4,324,741.67	1.53	4.93	1
TOTAL	1	4,324,741.67	4,324,741.67	1.54	4.93	1
PID CRYSTAL SPRINGS						
Money Market Funds	1	755,653.91	755,653.91	0.27	4.93	1
TOTAL	1	755,653.91	755,653.91	0.27	4.93	1
PID DEERBROOKE NIA						
LGIP	1	132.27	132.27	0.00	4.98	1
Money Market Funds	1	709,607.84	709,607.84	0.25	4.93	1
TOTAL	2	709,740.11	709,740.11	0.25	4.93	1
PID DEERBROOKE SIA						
LGIP	1	554.22	554.22	0.00	4.98	1
Money Market Funds	1	1,146,169.31	1,146,169.31	0.41	4.93	1
TOTAL	2	1,146,723.53	1,146,723.53	0.41	4.93	1
PID OAK CREEK						
Money Market Funds	1	479,653.35	479,653.35	0.17	4.93	1
TOTAL	1	479,653.35	479,653.35	0.17	4.93	1
GRAND TOTAL	49	281,370,724.41	280,592,312.38	100.00	4.72	114



Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
2022B FUND												
U.S. AGENCIES												
3133ERMW8	FED FARM CR BNKS 4.750 07/29/25	07/30/2024 07/30/2024	10,000,000.00	9,990,500.00 1,319.44	9,991,819.44	4.85	07/29/2025	302	100.46 10,045,800.00	53,655.77 9,992,144.23	3.57	Aaa A-1+
U.S. AGENCIES TOTAL			10,000,000.00	9,990,500.00 1,319.44	9,991,819.44	4.85		302	100.46 10,045,800.00	53,655.77 9,992,144.23	3.57	AAA
2022B FUND TOTAL			10,000,000.00	9,990,500.00 1,319.44	9,991,819.44	4.85		302	100.46 10,045,800.00	53,655.77 9,992,144.23	3.57	AAA
ARPA 2021												
LGIP												
TEXPOOL	TexPool	09/30/2024 09/30/2024	5,799,820.55	5,799,820.55 0.00	5,799,820.55	4.98		1	1.00 5,799,820.55	0.00 5,799,820.55	2.06	AAA
LGIP TOTAL			5,799,820.55	5,799,820.55 0.00	5,799,820.55	4.98		1	1.00 5,799,820.55	0.00 5,799,820.55	2.06	AAA
ARPA 2021 TOTAL			5,799,820.55	5,799,820.55 0.00	5,799,820.55	4.98		1	1.00 5,799,820.55	0.00 5,799,820.55	2.06	AAA
CERTS OF OBLIGATION 2016												
LGIP												
TEXSTAR	TexSTAR	09/30/2024 09/30/2024	980,132.67	980,132.67 0.00	980,132.67	4.93		1	1.00 980,132.67	0.00 980,132.67	0.35	AAA
LGIP TOTAL			980,132.67	980,132.67 0.00	980,132.67	4.93		1	1.00 980,132.67	0.00 980,132.67	0.35	AAA
CERTS OF OBLIGATION 2016 TOTAL			980,132.67	980,132.67 0.00	980,132.67	4.93		1	1.00 980,132.67	0.00 980,132.67	0.35	AAA
CERTS OF OBLIGATION 2018A												
LGIP												
TEXSTAR	TexSTAR	09/30/2024 09/30/2024	3,102,796.95	3,102,796.95 0.00	3,102,796.95	4.93		1	1.00 3,102,796.95	0.00 3,102,796.95	1.10	AAA
LGIP TOTAL			3,102,796.95	3,102,796.95 0.00	3,102,796.95	4.93		1	1.00 3,102,796.95	0.00 3,102,796.95	1.10	AAA

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
CERTS OF OBLIGATION 2018A TOTAL			3,102,796.95	3,102,796.95 0.00	3,102,796.95	4.93		1	3,102,796.95	0.00 3,102,796.95	1.10	AAA

CERTS OF OBLIGATION 2018B												
LGIP												
TEXSTAR	TexSTAR	09/30/2024 09/30/2024	411,128.75	411,128.75 0.00	411,128.75	4.93		1	1.00 411,128.75	0.00 411,128.75	0.15	AAA
LGIP TOTAL			411,128.75	411,128.75 0.00	411,128.75	4.93		1	1.00 411,128.75	0.00 411,128.75	0.15	AAA
CERTS OF OBLIGATION 2018B TOTAL			411,128.75	411,128.75 0.00	411,128.75	4.93		1	411,128.75	0.00 411,128.75	0.15	AAA

CERTS OF OBLIGATION 2022A												
LGIP												
TEXPOOL	TexPool	09/30/2024 09/30/2024	13,967,224.94	13,967,224.94 0.00	13,967,224.94	4.98		1	1.00 13,967,224.94	0.00 13,967,224.94	4.97	AAA
LGIP TOTAL			13,967,224.94	13,967,224.94 0.00	13,967,224.94	4.98		1	1.00 13,967,224.94	0.00 13,967,224.94	4.97	AAA
CERTS OF OBLIGATION 2022A TOTAL			13,967,224.94	13,967,224.94 0.00	13,967,224.94	4.98		1	13,967,224.94	0.00 13,967,224.94	4.97	AAA

CERTS OF OBLIGATION 2022B												
LGIP												
TEXSTAR	TexSTAR	09/30/2024 09/30/2024	12,800,715.69	12,800,715.69 0.00	12,800,715.69	4.93		1	1.00 12,800,715.69	0.00 12,800,715.69	4.55	AAA
LGIP TOTAL			12,800,715.69	12,800,715.69 0.00	12,800,715.69	4.93		1	1.00 12,800,715.69	0.00 12,800,715.69	4.55	AAA
CERTS OF OBLIGATION 2022B TOTAL			12,800,715.69	12,800,715.69 0.00	12,800,715.69	4.93		1	12,800,715.69	0.00 12,800,715.69	4.55	AAA

CO 2024A												
----------	--	--	--	--	--	--	--	--	--	--	--	--

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
LGIP												
TEXPOOL	TexPool	09/30/2024 09/30/2024	10,152,373.94	10,152,373.94 0.00	10,152,373.94	4.98		1	1.00 10,152,373.94	0.00 10,152,373.94	3.61	AAA
LGIP TOTAL			10,152,373.94	10,152,373.94 0.00	10,152,373.94	4.98		1	1.00 10,152,373.94	0.00 10,152,373.94	3.61	AAA
CO 2024A TOTAL			10,152,373.94	10,152,373.94 0.00	10,152,373.94	4.98		1	1.00 10,152,373.94	0.00 10,152,373.94	3.61	AAA

CO 2024B												
LGIP												
TEXPOOL	TexPool	09/30/2024 09/30/2024	23,858,078.66	23,858,078.66 0.00	23,858,078.66	4.98		1	1.00 23,858,078.66	0.00 23,858,078.66	8.49	AAA
LGIP TOTAL			23,858,078.66	23,858,078.66 0.00	23,858,078.66	4.98		1	1.00 23,858,078.66	0.00 23,858,078.66	8.49	AAA
CO 2024B TOTAL			23,858,078.66	23,858,078.66 0.00	23,858,078.66	4.98		1	1.00 23,858,078.66	0.00 23,858,078.66	8.49	AAA

DEBT SERVICE												
LGIP												
TEXPOOL	TexPool	09/30/2024 09/30/2024	7,755,638.56	7,755,638.56 0.00	7,755,638.56	4.98		1	1.00 7,755,638.56	0.00 7,755,638.56	2.76	AAA
LGIP TOTAL			7,755,638.56	7,755,638.56 0.00	7,755,638.56	4.98		1	1.00 7,755,638.56	0.00 7,755,638.56	2.76	AAA
DEBT SERVICE TOTAL			7,755,638.56	7,755,638.56 0.00	7,755,638.56	4.98		1	1.00 7,755,638.56	0.00 7,755,638.56	2.76	AAA

GENERAL CONSOLIDATED												
BANK DEPOSITS												
49-4797-0104	PNC Corporate Business Account	09/30/2024 09/30/2024	938.68	938.68 0.00	938.68	0.00		1	1.00 938.68	0.00 938.68	0.00	NA
3111062380	Texas Capital Bank GNI Tiered Money Market	09/30/2024 09/30/2024	219,502.59	219,502.59 0.00	219,502.59	0.00		1	1.00 219,502.59	0.00 219,502.59	0.08	NA
591508172	Frost Bank Public Fund Checking Account	09/30/2024 09/30/2024	115,033.77	115,033.77 0.00	115,033.77	0.00		1	1.00 115,033.77	0.00 115,033.77	0.04	NA
BANK DEPOSITS TOTAL			335,475.04	335,475.04 0.00	335,475.04	0.00		1	1.00 335,475.04	0.00 335,475.04	0.12	NA



Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
LGIP												
TXRANGE	Texas Range TexasDAILY Fund	09/30/2024 09/30/2024	1,236,549.56	1,236,549.56 0.00	1,236,549.56	4.98		1	1.00 1,236,549.56	0.00 1,236,549.56	0.44	AAA
TEXSTAR	TexSTAR	09/30/2024 09/30/2024	2,244,674.93	2,244,674.93 0.00	2,244,674.93	4.93		1	1.00 2,244,674.93	0.00 2,244,674.93	0.80	AAA
TEXPOOL	TexPool	09/30/2024 09/30/2024	50,964,783.97	50,964,783.97 0.00	50,964,783.97	4.98		1	1.00 50,964,783.97	0.00 50,964,783.97	18.13	AAA
LGIP TOTAL			54,446,008.46	54,446,008.46 0.00	54,446,008.46	4.98		1	1.00 54,446,008.46	0.00 54,446,008.46	19.37	AAA
MONEY MARKET FUNDS												
26MEED	NexBank IntraFi Cash Service	09/30/2024 09/30/2024	5,589,017.95	5,589,017.95 0.00	5,589,017.95	5.00		1	1.00 5,589,017.95	0.00 5,589,017.95	1.99	NA
37292142	Invesco Treasury Account	09/30/2024 09/30/2024	2,888,738.59	2,888,738.59 0.00	2,888,738.59	4.73		1	1.00 2,888,738.59	0.00 2,888,738.59	1.03	NA
MONEY MARKET FUNDS TOTAL			8,477,756.54	8,477,756.54 0.00	8,477,756.54	4.91		1	1.00 8,477,756.54	0.00 8,477,756.54	3.02	NA
COMMERCIAL PAPER												
62479LKJ3	MUFG Bank, Ltd. - New York Branch 0.0 10/18/2024	02/22/2024 02/22/2024	7,500,000.00	7,241,581.25 0.00	7,241,581.25	5.35	10/18/2024	18	99.75 7,481,618.75	0.00 7,481,618.75	2.66	P-1 A-1
COMMERCIAL PAPER TOTAL			7,500,000.00	7,241,581.25 0.00	7,241,581.25	5.35		18	99.75 7,481,618.75	0.00 7,481,618.75	2.66	A-1
U.S. TREASURIES												
912828YV6	US TREASURY 1.500 11/30/24	12/12/2023 12/12/2023	5,000,000.00	4,828,906.25 0.00	4,828,906.25	5.17	11/30/2024	61	99.45 4,972,656.25	1,655.19 4,971,001.06	1.77	Aaa AA+
91282CDN8	US TREASURY 1.000 12/15/24	02/22/2024 02/22/2024	9,500,000.00	9,195,332.03 0.00	9,195,332.03	5.08	12/15/2024	76	99.25 9,428,750.00	5,686.36 9,423,063.64	3.35	Aaa AA+
91282CEH0	US TREASURY 2.625 04/15/25	03/11/2024 03/11/2024	12,000,000.00	11,709,843.75 0.00	11,709,843.75	4.92	04/15/2025	197	99.13 11,895,468.72	37,645.28 11,857,823.44	4.23	Aaa AA+
91282CHD6	US TREASURY 4.250 05/31/25	03/11/2024 03/11/2024	12,000,000.00	11,913,750.00 0.00	11,913,750.00	4.86	05/31/2025	243	100.02 12,001,875.00	48,674.33 11,953,200.67	4.27	Aaa AA+
U.S. TREASURIES TOTAL			38,500,000.00	37,647,832.04 0.00	37,647,832.04	4.97		164	99.48 38,298,749.97	93,661.15 38,205,088.82	13.62	AA+
U.S. AGENCIES												
31422XMV1	FEDERAL AGRICULTURAL MORTGAGE CORP 0.5 10/04/2024	09/14/2021 10/04/2021	5,000,000.00	5,000,000.00 0.00	5,000,000.00	0.50	10/04/2024	4	99.96 4,998,200.00	(1,800.00) 5,000,000.00	1.78	Aaa AA+
3133ENGQ7	FED FARM CR BNKS 0.920 12/09/24	12/03/2021 12/09/2021	5,000,000.00	4,999,000.00 0.00	4,999,000.00	0.93	12/09/2024	70	99.27 4,963,350.00	(36,587.04) 4,999,937.04	1.77	Aaa AA+
3130AQCM3	FHLBANKS 1.000 12/20/24 '24	12/15/2021 12/20/2021	1,000,000.00	1,000,000.00 0.00	1,000,000.00	1.00	12/20/2024	81	99.13 991,310.00	(8,690.00) 1,000,000.00	0.35	Aaa AA+



Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
3130AQCM3	FHLBANKS 1.000 12/20/24 '24	12/15/2021 12/20/2021	2,500,000.00	2,500,000.00 0.00	2,500,000.00	1.00	12/20/2024	81	99.13 2,478,275.00	(21,725.00) 2,500,000.00	0.88	Aaa AA+
3130AYXH4	FHLBANKS 4.940 01/06/25	02/22/2024 02/22/2024	9,500,000.00	9,492,305.00 0.00	9,492,305.00	5.04	01/06/2025	98	100.00 9,500,095.00	2,434.86 9,497,660.14	3.38	P-1 A-1+
3130AYZ90	FHLBANKS 5.000 02/14/25	02/22/2024 02/22/2024	9,500,000.00	9,499,050.00 0.00	9,499,050.00	5.01	02/14/2025	137	100.09 9,508,550.00	8,910.89 9,499,639.11	3.38	Aaa AA+
3130A5R35	FHLBANKS 2.875 06/13/25	12/12/2023 12/12/2023	5,000,000.00	4,849,520.00 0.00	4,849,520.00	4.98	06/13/2025	256	99.02 4,951,000.00	20,990.09 4,930,009.91	1.76	Aaa AA+
3134GXZT4	FREDDIE MAC 4.000 07/14/25 '24 MTN	06/14/2022 07/14/2022	5,000,000.00	5,000,000.00 0.00	5,000,000.00	4.00	07/14/2025	287	99.58 4,978,950.00	(21,050.00) 5,000,000.00	1.77	Aaa AA+
3130AWKM1	FHLBANKS 4.750 12/12/25	01/16/2024 01/16/2024	5,000,000.00	5,040,455.00 0.00	5,040,455.00	4.30	12/12/2025	438	100.90 5,044,900.00	19,499.37 5,025,400.63	1.79	Aaa AA+
3133ERCP4	FED FARM CR BNKS 4.875 04/24/26	04/29/2024 04/29/2024	6,000,000.00	5,981,940.00 4,062.50	5,986,002.50	5.04	04/24/2026	571	101.54 6,092,280.00	106,478.90 5,985,801.10	2.17	Aaa AA+
3135G0Q22	FANNIE MAE 1.875 09/24/26	04/26/2024 04/26/2024	6,000,000.00	5,584,680.00 0.00	5,584,680.00	4.96	09/24/2026	724	96.58 5,794,620.00	135,455.82 5,659,164.18	2.06	Aaa AA+
3130AVBC5	FHLBANKS 4.500 03/12/27	04/29/2024 04/29/2024	6,000,000.00	5,935,588.44 0.00	5,935,588.44	4.90	03/12/2027	893	101.89 6,113,280.00	168,155.94 5,945,124.06	2.17	Aaa AA+
U.S. AGENCIES TOTAL			65,500,000.00	64,882,538.44 4,062.50	64,886,600.94	4.00		320	99.89 65,414,810.00	372,073.83 65,042,736.17	23.27	AA+
CERTIFICATE OF DEPOSITS												
172404911B	East West Bank 4.76% 08/04/2025	08/03/2024 08/03/2024	4,260,281.19	4,260,281.19 0.00	4,260,281.19	4.76	08/04/2025	308	100.00 4,260,281.19	0.00 4,260,281.19	1.52	NA
CERTIFICATE OF DEPOSITS TOTAL			4,260,281.19	4,260,281.19 0.00	4,260,281.19	4.76		308	100.00 4,260,281.19	0.00 4,260,281.19	1.52	NA
GENERAL CONSOLIDATED TOTAL			179,019,521.23	177,291,472.96 4,062.50	177,295,535.46	4.62		161	178,714,699.95	465,734.98 178,248,964.97	63.58	AA+

GO 2018-PARKS

LGIP

TEXSTAR	TexSTAR	09/30/2024 09/30/2024	284,997.14	284,997.14 0.00	284,997.14	4.93		1	1.00 284,997.14	0.00 284,997.14	0.10	AAA
LGIP TOTAL			284,997.14	284,997.14 0.00	284,997.14	4.93		1	1.00 284,997.14	0.00 284,997.14	0.10	AAA
GO 2018-PARKS TOTAL			284,997.14	284,997.14 0.00	284,997.14	4.93		1	284,997.14	0.00 284,997.14	0.10	AAA

GO 2018-REC CENTER



Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
LGIP												
TEXSTAR	TexSTAR	09/30/2024 09/30/2024	2,000,252.89	2,000,252.89 0.00	2,000,252.89	4.93		1	1.00 2,000,252.89	0.00 2,000,252.89	0.71	AAA
LGIP TOTAL			2,000,252.89	2,000,252.89 0.00	2,000,252.89	4.93		1	1.00 2,000,252.89	0.00 2,000,252.89	0.71	AAA
GO 2018-REC CENTER TOTAL			2,000,252.89	2,000,252.89 0.00	2,000,252.89	4.93		1	2,000,252.89	0.00 2,000,252.89	0.71	AAA

GO 2018-SENIOR CENTER

LGIP												
TEXSTAR	TexSTAR	09/30/2024 09/30/2024	2,321,529.87	2,321,529.87 0.00	2,321,529.87	4.93		1	1.00 2,321,529.87	0.00 2,321,529.87	0.83	AAA
LGIP TOTAL			2,321,529.87	2,321,529.87 0.00	2,321,529.87	4.93		1	1.00 2,321,529.87	0.00 2,321,529.87	0.83	AAA
U.S. AGENCIES												
3130AQCM3	FHLBANKS 1.000 12/20/24 '24	12/15/2021 12/20/2021	1,500,000.00	1,500,000.00 0.00	1,500,000.00	1.00	12/20/2024	81	99.13 1,486,965.00	(13,035.00) 1,500,000.00	0.53	Aaa AA+
U.S. AGENCIES TOTAL			1,500,000.00	1,500,000.00 0.00	1,500,000.00	1.00		81	99.13 1,486,965.00	(13,035.00) 1,500,000.00	0.53	AA+
GO 2018-SENIOR CENTER TOTAL			3,821,529.87	3,821,529.87 0.00	3,821,529.87	3.40		32	3,808,494.87	(13,035.00) 3,821,529.87	1.35	AAA

GO

LGIP												
TEXSTAR	TexSTAR	09/30/2024 09/30/2024	4,324,741.67	4,324,741.67 0.00	4,324,741.67	4.93		1	1.00 4,324,741.67	0.00 4,324,741.67	1.54	AAA
LGIP TOTAL			4,324,741.67	4,324,741.67 0.00	4,324,741.67	4.93		1	1.00 4,324,741.67	0.00 4,324,741.67	1.54	AAA
GO			4,324,741.67	4,324,741.67 0.00	4,324,741.67	4.93		1	4,324,741.67	0.00 4,324,741.67	1.54	AAA

PID CRYSTAL SPRINGS

MONEY MARKET FUNDS

14956P836	CAVANAL HILL:GS MM;ADMIN	09/30/2024 09/30/2024	755,653.91	755,653.91 0.00	755,653.91	4.93		1	1.00 755,653.91	0.00 755,653.91	0.27	Aaa AAA
-----------	-----------------------------	--------------------------	------------	--------------------	------------	------	--	---	--------------------	--------------------	------	------------



Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
MONEY MARKET FUNDS TOTAL			755,653.91	755,653.91 0.00	755,653.91	4.93		1	1.00 755,653.91	0.00 755,653.91	0.27	AAA
PID CRYSTAL SPRINGS TOTAL			755,653.91	755,653.91 0.00	755,653.91	4.93		1	755,653.91	0.00 755,653.91	0.27	AAA

PID DEERBROOKE NIA

LGIP

TEXPOOL	TexPool	09/30/2024 09/30/2024	132.27	132.27 0.00	132.27	4.98		1	1.00 132.27	0.00 132.27	0.00	AAA
LGIP TOTAL			132.27	132.27 0.00	132.27	4.98		1	1.00 132.27	0.00 132.27	0.00	AAA

MONEY MARKET FUNDS

60934N153	FEDERATED HRMS GV O;TR	09/30/2024 09/30/2024	709,607.84	709,607.84 0.00	709,607.84	4.93		1	1.00 709,607.84	0.00 709,607.84	0.25	Aaa AAA
MONEY MARKET FUNDS TOTAL			709,607.84	709,607.84 0.00	709,607.84	4.93		1	1.00 709,607.84	0.00 709,607.84	0.25	AAA
PID DEERBROOKE NIA TOTAL			709,740.11	709,740.11 0.00	709,740.11	4.93		1	709,740.11	0.00 709,740.11	0.25	AAA

PID DEERBROOKE SIA

LGIP

TEXPOOL	TexPool	09/30/2024 09/30/2024	554.22	554.22 0.00	554.22	4.98		1	1.00 554.22	0.00 554.22	0.00	AAA
LGIP TOTAL			554.22	554.22 0.00	554.22	4.98		1	1.00 554.22	0.00 554.22	0.00	AAA

MONEY MARKET FUNDS

60934N153	FEDERATED HRMS GV O;TR	09/30/2024 09/30/2024	1,146,169.31	1,146,169.31 0.00	1,146,169.31	4.93		1	1.00 1,146,169.31	0.00 1,146,169.31	0.41	Aaa AAA
MONEY MARKET FUNDS TOTAL			1,146,169.31	1,146,169.31 0.00	1,146,169.31	4.93		1	1.00 1,146,169.31	0.00 1,146,169.31	0.41	AAA
PID DEERBROOKE SIA TOTAL			1,146,723.53	1,146,723.53 0.00	1,146,723.53	4.93		1	1,146,723.53	0.00 1,146,723.53	0.41	AAA

PID OAK CREEK

MONEY MARKET FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
14956P836	CAVANAL HILL:GS MM;ADMIN	09/30/2024 09/30/2024	479,653.35	479,653.35 0.00	479,653.35	4.93		1	1.00 479,653.35	0.00 479,653.35	0.17	Aaa AAA
MONEY MARKET FUNDS TOTAL			479,653.35	479,653.35 0.00	479,653.35	4.93		1	1.00 479,653.35	0.00 479,653.35	0.17	AAA
PID OAK CREEK TOTAL			479,653.35	479,653.35 0.00	479,653.35	4.93		1	479,653.35	0.00 479,653.35	0.17	AAA
GRAND TOTAL			281,370,724.41	279,633,176.14 5,381.94	279,638,558.08	4.72		114	281,098,668.13	506,355.75 280,592,312.38	100.00	AA+

Cash Reconciliation Report

2022B FUND						
POST DATE	IDENTIFIER	DESCRIPTION	PAR VALUE	FINAL MATURITY	PRINCIPAL	AMOUNT
BUY						
07/30/2024	3133ERMW8	FED FARM CR BNKS 4.750 07/29/25	10,000,000.00	07/29/2025	9,990,500.00	-9,991,819.44
BUY TOTAL			10,000,000.00		9,990,500.00	-9,991,819.44
GENERAL CONSOLIDATED						
POST DATE	IDENTIFIER	DESCRIPTION	PAR VALUE	FINAL MATURITY	PRINCIPAL	AMOUNT
BUY						
08/03/2024	172404911B	East West Bank	4,227,629.43	08/04/2025	4,227,629.43	-4,227,629.43
08/31/2024	172404911B	East West Bank	16,017.78	08/04/2025	16,017.78	-16,017.78
09/03/2024	172404911B	East West Bank	16,633.98	08/04/2025	16,633.98	-16,633.98
BUY TOTAL			4,260,281.19		4,260,281.19	-4,260,281.19
POST DATE	IDENTIFIER	DESCRIPTION	PAR VALUE	FINAL MATURITY	PRINCIPAL	AMOUNT
COUPON						
07/08/2024	3130AYXH4	FHLBANKS 4.940 01/06/25	0.00	01/06/2025	0.00	187,720.00
07/15/2024	3134GXZT4	FREDDIE MAC 4.000 07/14/25 '24 MTN	0.00	07/14/2025	0.00	100,000.00
08/03/2024	172404911A	East West Bank	0.00	08/03/2024	0.00	21,044.62
08/14/2024	3130AYZ90	FHLBANKS 5.000 02/14/25	0.00	02/14/2025	0.00	237,500.00
08/15/2024	3133ENG20	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.3 08/15/2024	0.00	08/15/2024	0.00	82,500.00
08/28/2024	3130ANNS5	FEDERAL HOME LOAN BANKS 0.5 08/28/2024	0.00	08/28/2024	0.00	12,500.00
08/31/2024	172404911B	East West Bank	0.00	08/04/2025	0.00	16,017.78
09/03/2024	172404911B	East West Bank	0.00	08/04/2025	0.00	16,633.98
09/03/2024	9128282U3	UNITED STATES TREASURY 1.875 08/31/2024	0.00	08/31/2024	0.00	46,875.00
09/12/2024	3130AVBC5	FHLBANKS 4.500 03/12/27	0.00	03/12/2027	0.00	135,000.00
09/18/2024	3130AXAF5	FEDERAL HOME LOAN BANKS 5.375 09/18/2024	0.00	09/18/2024	0.00	268,750.00
09/24/2024	3135G0Q22	FANNIE MAE 1.875 09/24/26	0.00	09/24/2026	0.00	56,250.00
COUPON TOTAL			0.00		0.00	1,180,791.38
POST DATE	IDENTIFIER	DESCRIPTION	PAR VALUE	FINAL MATURITY	PRINCIPAL	AMOUNT
MATURITY						
08/03/2024	172404911A	East West Bank	-19,040.56	08/03/2024	-19,040.56	19,040.56

Cash Reconciliation Report

08/03/2024	172404911A	East West Bank	-18,070.77	08/03/2024	-18,070.77	18,070.77
08/03/2024	172404911A	East West Bank	-18,605.68	08/03/2024	-18,605.68	18,605.68
08/03/2024	172404911A	East West Bank	-19,584.70	08/03/2024	-19,584.70	19,584.70
08/03/2024	172404911A	East West Bank	-19,404.88	08/03/2024	-19,404.88	19,404.88
08/03/2024	172404911A	East West Bank	-4,017,580.21	08/03/2024	-4,017,580.21	4,017,580.21
08/03/2024	172404911A	East West Bank	-18,865.72	08/03/2024	-18,865.72	18,865.72
08/03/2024	172404911A	East West Bank	-18,227.71	08/03/2024	-18,227.71	18,227.71
08/03/2024	172404911A	East West Bank	-18,835.30	08/03/2024	-18,835.30	18,835.30
08/03/2024	172404911A	East West Bank	-19,229.61	08/03/2024	-19,229.61	19,229.61
08/03/2024	172404911A	East West Bank	-19,139.67	08/03/2024	-19,139.67	19,139.67
08/15/2024	3133ENG20	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.3 08/15/2024	-5,000,000.00	08/15/2024	-5,000,000.00	5,000,000.00
08/28/2024	3130ANNS5	FEDERAL HOME LOAN BANKS 0.5 08/28/2024	-5,000,000.00	08/28/2024	-5,000,000.00	5,000,000.00
08/30/2024	13607EHW2	Canadian Imperial Holdings, Inc. 0.0 08/30/2024	-5,000,000.00	08/30/2024	-5,000,000.00	5,000,000.00
08/31/2024	912828U3	UNITED STATES TREASURY 1.875 08/31/2024	-5,000,000.00	08/31/2024	-5,000,000.00	5,000,000.00
09/18/2024	3130AXAF5	FEDERAL HOME LOAN BANKS 5.375 09/18/2024	-10,000,000.00	09/18/2024	-10,000,000.00	10,000,000.00
MATURITY TOTAL			-34,206,584.81		-34,206,584.81	34,206,584.81

GO						
POST DATE	IDENTIFIER	DESCRIPTION	PAR VALUE	FINAL MATURITY	PRINCIPAL	AMOUNT
COUPON						
08/16/2024	240000062A	Texas Capital Bank	0.00	08/16/2024	0.00	58,409.12
COUPON TOTAL			0.00		0.00	58,409.12
POST DATE	IDENTIFIER	DESCRIPTION	PAR VALUE	FINAL MATURITY	PRINCIPAL	AMOUNT
MATURITY						
08/16/2024	240000062A	Texas Capital Bank	-56,823.45	08/16/2024	-56,823.45	56,823.45
08/16/2024	240000062A	Texas Capital Bank	-4,000,000.00	08/16/2024	-4,000,000.00	4,000,000.00
08/16/2024	240000062A	Texas Capital Bank	-56,038.40	08/16/2024	-56,038.40	56,038.40
08/16/2024	240000062A	Texas Capital Bank	-56,358.39	08/16/2024	-56,358.39	56,358.39
MATURITY TOTAL			-4,169,220.24		-4,169,220.24	4,169,220.24



Transaction Statement

GENERAL CONSOLIDATED									
	TRADE DATE	SETTLE DATE	CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	PURCHASED INTEREST	TOTAL	PURCHASE YIELD
BUY									
	08/03/2024	08/03/2024	172404911B	East West Bank 4.76% 08/04/2025	4,227,629.43	4,227,629.43	0.00	(4,227,629.43)	4.76
	08/31/2024	08/31/2024	172404911B	East West Bank 4.76% 08/04/2025	16,017.78	16,017.78	0.00	(16,017.78)	4.76
	09/03/2024	09/03/2024	172404911B	East West Bank 4.76% 08/04/2025	16,633.98	16,633.98	0.00	(16,633.98)	4.76
BUY TOTAL					4,260,281.19	4,260,281.19	0.00	(4,260,281.19)	4.76
	TRADE DATE	SETTLE DATE	CUSIP	DESCRIPTION	PAR VALUE	BOOK VALUE		TOTAL	NET REALIZED GAIN/LOSS
MATURITY									
	08/03/2024	08/05/2024	172404911A	East West Bank 5.52% 08/03/2024	(18,070.77)	18,070.77		18,070.77	0.00
	08/03/2024	08/05/2024	172404911A	East West Bank 5.52% 08/03/2024	(18,227.71)	18,227.71		18,227.71	0.00
	08/03/2024	08/05/2024	172404911A	East West Bank 5.52% 08/03/2024	(18,605.68)	18,605.68		18,605.68	0.00
	08/03/2024	08/05/2024	172404911A	East West Bank 5.52% 08/03/2024	(18,835.30)	18,835.30		18,835.30	0.00
	08/03/2024	08/05/2024	172404911A	East West Bank 5.52% 08/03/2024	(18,865.72)	18,865.72		18,865.72	0.00
	08/03/2024	08/05/2024	172404911A	East West Bank 5.52% 08/03/2024	(19,040.56)	19,040.56		19,040.56	0.00
	08/03/2024	08/05/2024	172404911A	East West Bank 5.52% 08/03/2024	(19,139.67)	19,139.67		19,139.67	0.00
	08/03/2024	08/05/2024	172404911A	East West Bank 5.52% 08/03/2024	(19,229.61)	19,229.61		19,229.61	0.00
	08/03/2024	08/05/2024	172404911A	East West Bank 5.52% 08/03/2024	(19,404.88)	19,404.88		19,404.88	0.00
	08/03/2024	08/05/2024	172404911A	East West Bank 5.52% 08/03/2024	(19,584.70)	19,584.70		19,584.70	0.00
	08/03/2024	08/05/2024	172404911A	East West Bank 5.52% 08/03/2024	(4,017,580.21)	4,017,580.21		4,017,580.21	0.00
	08/15/2024	08/15/2024	3133ENG20	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.3 08/15/2024	(5,000,000.00)	5,000,000.00		5,000,000.00	0.00
	08/28/2024	08/28/2024	3130ANNS5	FEDERAL HOME LOAN BANKS 0.5 08/28/2024	(5,000,000.00)	5,000,000.00		5,000,000.00	0.00
	08/30/2024	08/30/2024	13607EHW2	Canadian Imperial Holdings, Inc. 0.0 08/30/2024	(5,000,000.00)	5,000,000.00		5,000,000.00	0.00
	08/31/2024	09/03/2024	9128282U3	UNITED STATES TREASURY 1.875 08/31/2024	(5,000,000.00)	5,000,000.00		5,000,000.00	0.00
	09/18/2024	09/18/2024	3130AXAF5	FEDERAL HOME LOAN BANKS 5.375 09/18/2024	(10,000,000.00)	10,000,000.00		10,000,000.00	0.00
MATURITY TOTAL					(34,206,584.81)	34,206,584.81		34,206,584.81	0.00

Transaction Statement

2022B FUND									
	TRADE DATE	SETTLE DATE	CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	PURCHASED INTEREST	TOTAL	PURCHASE YIELD
BUY									
	07/30/2024	07/30/2024	3133ERMW8	FED FARM CR BNKS 4.750 07/29/25	10,000,000.00	9,990,500.00	1,319.44	(9,991,819.44)	4.85
BUY TOTAL					10,000,000.00	9,990,500.00	1,319.44	(9,991,819.44)	4.85

GO									
	TRADE DATE	SETTLE DATE	CUSIP	DESCRIPTION	PAR VALUE	BOOK VALUE		TOTAL	NET REALIZED GAIN/LOSS
MATURITY									
	08/16/2024	08/16/2024	240000062A	Texas Capital Bank 5.52% 08/16/2024	(4,000,000.00)	4,000,000.00		4,000,000.00	0.00
	08/16/2024	08/16/2024	240000062A	Texas Capital Bank 5.52% 08/16/2024	(56,038.40)	56,038.40		56,038.40	0.00
	08/16/2024	08/16/2024	240000062A	Texas Capital Bank 5.52% 08/16/2024	(56,358.39)	56,358.39		56,358.39	0.00
	08/16/2024	08/16/2024	240000062A	Texas Capital Bank 5.52% 08/16/2024	(56,823.45)	56,823.45		56,823.45	0.00
MATURITY TOTAL					(4,169,220.24)	4,169,220.24		4,169,220.24	0.00



Amortization Schedule

CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	ORIGINAL PREMIUM OR DISCOUNT	BEGINNING BOOK VALUE	CURRENT PERIOD AMORT	ENDING BOOK VALUE	TOTAL AMORTIZATION	UNAMORTIZED BALANCE
2022B FUND									
3133ERMW8	FED FARM CR BNKS 4.750 07/29/25	10,000,000.00	9,990,500.00	(9,500.00)	0.00	1,644.23	9,992,144.23	1,644.23	(7,855.77)
TOTAL		10,000,000.00	9,990,500.00	(9,500.00)	0.00	1,644.23	9,992,144.23	1,644.23	(7,855.77)
GENERAL									
13607EHW2	Canadian Imperial Holdings, Inc. 0.0 08/30/2024	5,000,000.00	4,806,775.00	(193,225.00)	4,955,750.00	44,250.00	0.00	193,225.00	0.00
172404911B	East West Bank 4.76% 08/04/2025	4,260,281.19	4,260,281.19	0.00	0.00	0.00	4,260,281.19	0.00	0.00
172404911A	East West Bank 5.52% 08/03/2024	4,206,584.81	4,206,584.81	0.00	4,206,584.81	0.00	0.00	0.00	0.00
3135GOQ22	FANNIE MAE 1.875 09/24/26	6,000,000.00	5,584,680.00	(415,320.00)	5,615,793.64	43,370.53	5,659,164.18	74,484.18	(340,835.82)
3133ENGQ7	FED FARM CR BNKS 0.920 12/09/24	5,000,000.00	4,999,000.00	(1,000.00)	4,999,853.10	83.94	4,999,937.04	937.04	(62.96)
3133ERCP4	FED FARM CR BNKS 4.875 04/24/26	6,000,000.00	5,981,940.00	(18,060.00)	5,983,509.35	2,291.75	5,985,801.10	3,861.10	(14,198.90)
31422XMV1	FEDERAL AGRICULTURAL MORTGAGE CORP 0.5 10/04/2024	5,000,000.00	5,000,000.00	0.00	5,000,000.00	0.00	5,000,000.00	0.00	0.00
3133ENG20	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.3 08/15/2024	5,000,000.00	4,998,560.00	(1,440.00)	4,999,911.19	88.81	0.00	1,440.00	0.00
3130ANNS5	FEDERAL HOME LOAN BANKS 0.5 08/28/2024	5,000,000.00	5,000,000.00	0.00	5,000,000.00	0.00	0.00	0.00	0.00
3130AXAF5	FEDERAL HOME LOAN BANKS 5.375 09/18/2024	10,000,000.00	9,993,300.00	(6,700.00)	9,998,552.25	1,447.75	0.00	6,700.00	0.00
3130AQCM3	FHLBANKS 1.000 12/20/24 '24	2,500,000.00	2,500,000.00	0.00	2,500,000.00	0.00	2,500,000.00	0.00	0.00
3130AQCM3	FHLBANKS 1.000 12/20/24 '24	1,000,000.00	1,000,000.00	0.00	1,000,000.00	0.00	1,000,000.00	0.00	0.00
3130A5R35	FHLBANKS 2.875 06/13/25	5,000,000.00	4,849,520.00	(150,480.00)	4,904,758.59	25,251.33	4,930,009.91	80,489.92	(69,990.09)
3130AVBC5	FHLBANKS 4.500 03/12/27	6,000,000.00	5,935,588.44	(64,411.56)	5,939,464.21	5,659.85	5,945,124.06	9,535.62	(54,875.94)
3130AWKM1	FHLBANKS 4.750 12/12/25	5,000,000.00	5,040,455.00	40,455.00	5,030,748.13	(5,347.50)	5,025,400.63	(15,054.38)	25,400.63
3130AYXH4	FHLBANKS 4.940 01/06/25	9,500,000.00	9,492,305.00	(7,695.00)	9,495,440.89	2,219.25	9,497,660.14	5,355.14	(2,339.86)
3130AYZ90	FHLBANKS 5.000 02/14/25	9,500,000.00	9,499,050.00	(950.00)	9,499,394.97	244.13	9,499,639.11	589.11	(360.89)
3134GXZT4	FREDDIE MAC 4.000 07/14/25 '24 MTN	5,000,000.00	5,000,000.00	0.00	5,000,000.00	0.00	5,000,000.00	0.00	0.00
62479LKJ3	MUFG Bank, Ltd. - New York Branch 0.0 10/18/2024	7,500,000.00	7,241,581.25	(258,418.75)	7,382,143.75	99,475.00	7,481,618.75	240,037.50	(18,381.25)
9128282U3	UNITED STATES TREASURY 1.875 08/31/2024	5,000,000.00	4,955,664.06	(44,335.94)	4,996,968.06	3,031.94	0.00	44,335.94	0.00
91282CDN8	US TREASURY 1.000 12/15/24	9,500,000.00	9,195,332.03	(304,667.97)	9,328,688.38	94,375.26	9,423,063.64	227,731.61	(76,936.36)
912828YV6	US TREASURY 1.500 11/30/24	5,000,000.00	4,828,906.25	(171,093.75)	4,926,536.02	44,465.04	4,971,001.06	142,094.81	(28,998.94)
91282CEH0	US TREASURY 2.625 04/15/25	12,000,000.00	11,709,843.75	(290,156.25)	11,791,087.50	66,735.94	11,857,823.44	147,979.69	(142,176.56)

Amortization Schedule

CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	ORIGINAL PREMIUM OR DISCOUNT	BEGINNING BOOK VALUE	CURRENT PERIOD AMORT	ENDING BOOK VALUE	TOTAL AMORTIZATION	UNAMORTIZED BALANCE
91282CHD6	US TREASURY 4.250 05/31/25	12,000,000.00	11,913,750.00	(86,250.00)	11,935,409.19	17,791.48	11,953,200.67	39,450.67	(46,799.33)
TOTAL		149,966,866.00	147,993,116.79	(1,973,749.21)	144,490,594.04	445,434.51	114,989,724.93	1,203,192.95	(770,556.26)
GO 2018-SENIOR CENTER									
3130AQCM3	FHLBANKS 1.000 12/20/24 '24	1,500,000.00	1,500,000.00	0.00	1,500,000.00	0.00	1,500,000.00	0.00	0.00
TOTAL		1,500,000.00	1,500,000.00	0.00	1,500,000.00	0.00	1,500,000.00	0.00	0.00
GO									
240000062A	Texas Capital Bank 5.52% 08/16/2024	4,169,220.24	4,169,220.24	0.00	4,169,220.24	0.00	0.00	0.00	0.00
TOTAL		4,169,220.24	4,169,220.24	0.00	4,169,220.24	0.00	0.00	0.00	0.00
GRAND TOTAL		165,636,086.24	163,652,837.03	(1,983,249.21)	150,159,814.28	447,078.74	126,481,869.16	1,204,837.18	(778,412.03)

Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
2022B FUND									
3133ERMW8	FED FARM CR BNKS 4.750 07/29/25	2024-07-30	10,000,000.00	9,990,500.00	0.00	(1,319.44)	80,486.12	0.00	81,805.56
TOTAL			10,000,000.00	9,990,500.00	0.00	(1,319.44)	80,486.12	0.00	81,805.56
ARPA 2021									
TEXPOOL	TexPool	2024-09-30	5,799,820.55	5,799,820.55	0.00	0.00	77,204.53	77,204.53	0.00
TOTAL			5,799,820.55	5,799,820.55	0.00	0.00	77,204.53	77,204.53	0.00
CERTS OF OBLIGATION 2016									
TEXSTAR	TexSTAR	2024-09-30	980,132.67	980,132.67	0.00	0.00	12,849.59	12,849.59	0.00
TOTAL			980,132.67	980,132.67	0.00	0.00	12,849.59	12,849.59	0.00
CERTS OF OBLIGATION 2018A									
TEXSTAR	TexSTAR	2024-09-30	3,102,796.95	3,102,796.95	0.00	0.00	40,852.04	40,852.04	0.00
TOTAL			3,102,796.95	3,102,796.95	0.00	0.00	40,852.04	40,852.04	0.00
CERTS OF OBLIGATION 2018B									
TEXSTAR	TexSTAR	2024-09-30	411,128.75	411,128.75	0.00	0.00	5,389.92	5,389.92	0.00
TOTAL			411,128.75	411,128.75	0.00	0.00	5,389.92	5,389.92	0.00
CERTS OF OBLIGATION 2022A									
TEXPOOL	TexPool	2024-09-30	13,967,224.94	13,967,224.94	0.00	0.00	135,218.90	135,218.90	0.00
TOTAL			13,967,224.94	13,967,224.94	0.00	0.00	135,218.90	135,218.90	0.00
CERTS OF OBLIGATION 2022B									
TEXSTAR	TexSTAR	2024-09-30	12,800,715.69	12,800,715.69	0.00	0.00	129,729.55	129,729.55	0.00
TOTAL			12,800,715.69	12,800,715.69	0.00	0.00	129,729.55	129,729.55	0.00

Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
CO 2024A									
TEXPOOL	TexPool	2024-09-30	10,152,373.94	10,152,373.94	0.00	0.00	133,435.08	133,435.08	0.00
TOTAL			10,152,373.94	10,152,373.94	0.00	0.00	133,435.08	133,435.08	0.00
CO 2024B									
TEXPOOL	TexPool	2024-09-30	23,858,078.66	23,858,078.66	0.00	0.00	313,572.34	313,572.34	0.00
TOTAL			23,858,078.66	23,858,078.66	0.00	0.00	313,572.34	313,572.34	0.00
DEBT SERVICE									
TEXPOOL	TexPool	2024-09-30	7,755,638.56	7,755,638.56	0.00	0.00	200,921.88	200,921.88	0.00
TOTAL			7,755,638.56	7,755,638.56	0.00	0.00	200,921.88	200,921.88	0.00
GENERAL CONSOLIDATED									
172404911B	East West Bank 4.76% 08/04/2025	2024-08-03	4,260,281.19	4,260,281.19	0.00	0.00	47,652.62	32,651.76	15,000.86
172404911A	East West Bank 5.52% 08/03/2024	2023-08-03	0.00	0.00	17,812.87	77.75	3,309.50	21,044.62	0.00
3135G0Q22	FANNIE MAE 1.875 09/24/26	2024-04-26	6,000,000.00	5,584,680.00	30,312.50	0.00	28,125.00	56,250.00	2,187.50
3133ENGQ7	FED FARM CR BNKS 0.920 12/09/24	2021-12-09	5,000,000.00	4,999,000.00	2,811.11	0.00	11,500.00	0.00	14,311.11
3133ERCP4	FED FARM CR BNKS 4.875 04/24/26	2024-04-29	6,000,000.00	5,981,940.00	54,437.50	0.00	73,125.00	0.00	127,562.50
31422XMV1	FEDERAL AGRICULTURAL MORTGAGE CORP 0.5 10/04/2024	2021-10-04	5,000,000.00	5,000,000.00	6,041.67	0.00	6,250.00	0.00	12,291.67
3133ENG20	FEDERAL FARM CREDIT BANKS FUND-ING CORP 3.3 08/15/2024	2022-08-15	0.00	0.00	62,333.33	0.00	20,166.67	82,500.00	0.00
3130ANNS5	FEDERAL HOME LOAN BANKS 0.5 08/28/2024	2021-08-30	0.00	0.00	8,541.67	0.00	3,958.33	12,500.00	0.00
3130AXAF5	FEDERAL HOME LOAN BANKS 5.375 09/18/2024	2023-09-18	0.00	0.00	153,784.72	0.00	114,965.28	268,750.00	0.00
3130AQCM3	FHLBANKS 1.000 12/20/24 '24	2021-12-20	1,000,000.00	1,000,000.00	305.56	0.00	2,500.00	0.00	2,805.56
3130AQCM3	FHLBANKS 1.000 12/20/24 '24	2021-12-20	2,500,000.00	2,500,000.00	763.89	0.00	6,250.00	0.00	7,013.89
3130A5R35	FHLBANKS 2.875 06/13/25	2023-12-12	5,000,000.00	4,849,520.00	7,187.50	0.00	35,937.50	0.00	43,125.00
3130AVBC5	FHLBANKS 4.500 03/12/27	2024-04-29	6,000,000.00	5,935,588.44	81,750.00	0.00	67,500.00	135,000.00	14,250.00
3130AWKM1	FHLBANKS 4.750 12/12/25	2024-01-16	5,000,000.00	5,040,455.00	12,534.72	0.00	59,375.00	0.00	71,909.72
3130AYXH4	FHLBANKS 4.940 01/06/25	2024-02-22	9,500,000.00	9,492,305.00	181,201.94	0.00	117,325.00	187,720.00	110,806.94

Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
3130AYZ90	FHLBANKS 5.000 02/14/25	2024-02-22	9,500,000.00	9,499,050.00	180,763.89	0.00	118,750.00	237,500.00	62,013.89
3134GXZT4	FREDDIE MAC 4.000 07/14/25 '24 MTN	2022-07-14	5,000,000.00	5,000,000.00	92,777.78	0.00	50,000.00	100,000.00	42,777.78
591508172	Frost Bank Public Fund Checking Account	2024-09-30	115,033.77	115,033.77	0.00	0.00	0.00	0.00	0.00
37292142	Invesco Treasury Account	2024-09-30	2,888,738.59	2,888,738.59	0.00	0.00	78,078.22	78,078.22	0.00
62479LKJ3	MUFG Bank, Ltd. - New York Branch 0.0 10/18/2024	2024-02-22	7,500,000.00	7,241,581.25	0.00	0.00	0.00	0.00	0.00
26MEED	NexBank IntraFi Cash Service	2024-09-30	5,589,017.95	5,589,017.95	0.00	0.00	76,487.09	76,487.09	0.00
49-4797-0104	PNC Corporate Business Account	2024-09-30	938.68	938.68	0.00	0.00	0.00	0.00	0.00
TEXPOOL	TexPool	2024-09-30	50,964,783.97	50,964,783.97	0.00	0.00	553,229.51	553,229.51	0.00
TEXSTAR	TexSTAR	2024-09-30	2,244,674.93	2,244,674.93	0.00	0.00	29,352.90	29,352.90	0.00
3111062380	Texas Capital Bank GNI Tiered Money Market	2024-09-30	219,502.59	219,502.59	0.00	0.00	1,997.98	1,997.98	0.00
TXRANGE	Texas Range TexasDAILY Fund	2024-09-30	1,236,549.56	1,236,549.56	0.00	0.00	16,190.39	16,190.39	0.00
9128282U3	UNITED STATES TREASURY 1.875 08/31/2024	2022-03-23	0.00	0.00	31,334.92	0.00	15,540.08	46,875.00	0.00
91282CDN8	US TREASURY 1.000 12/15/24	2024-02-22	9,500,000.00	9,195,332.03	4,153.01	0.00	23,879.78	0.00	28,032.79
912828YV6	US TREASURY 1.500 11/30/24	2023-12-12	5,000,000.00	4,828,906.25	6,352.46	0.00	18,852.46	0.00	25,204.92
91282CEH0	US TREASURY 2.625 04/15/25	2024-03-11	12,000,000.00	11,709,843.75	66,270.49	0.00	79,180.33	0.00	145,450.82
91282CHD6	US TREASURY 4.250 05/31/25	2024-03-11	12,000,000.00	11,913,750.00	43,196.72	0.00	128,196.72	0.00	171,393.44
TOTAL			179,019,521.23	177,291,472.96	1,044,668.24	77.75	1,787,675.36	1,936,127.47	896,138.38

GO 2016-SENIOR CENTER									
TEXSTAR	TexSTAR	2024-09-30	0.00	0.00	0.00	0.00	67.85	67.85	0.00
TOTAL			0.00	0.00	0.00	0.00	67.85	67.85	0.00

GO 2018-PARKS									
TEXSTAR	TexSTAR	2024-09-30	284,997.14	284,997.14	0.00	0.00	3,736.32	3,736.32	0.00
TOTAL			284,997.14	284,997.14	0.00	0.00	3,736.32	3,736.32	0.00

GO 2018-REC CENTER									
TEXSTAR	TexSTAR	2024-09-30	2,000,252.89	2,000,252.89	0.00	0.00	26,223.37	26,223.37	0.00



Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
TOTAL			2,000,252.89	2,000,252.89	0.00	0.00	26,223.37	26,223.37	0.00
GO 2018-SENIOR CENTER									
3130AQCM3	FHLBANKS 1.000 12/20/24 '24	2021-12-20	1,500,000.00	1,500,000.00	458.33	0.00	3,750.00	0.00	4,208.33
TEXSTAR	TexSTAR	2024-09-30	2,321,529.87	2,321,529.87	0.00	0.00	32,788.92	32,788.92	0.00
TOTAL			3,821,529.87	3,821,529.87	458.33	0.00	36,538.92	32,788.92	4,208.33
GO 2018-TRANSPORTATION									
TEXSTAR	TexSTAR	2024-09-30	4,324,741.67	4,324,741.67	0.00	0.00	63,843.73	63,843.73	0.00
240000062A	Texas Capital Bank 5.52% 08/16/2024	2023-08-16	0.00	0.00	29,004.07	0.00	29,405.05	58,409.12	0.00
TOTAL			4,324,741.67	4,324,741.67	29,004.07	0.00	93,248.78	122,252.85	0.00
PID CRYSTAL SPRINGS									
14956P836	CAVANAL HILL:GS MM;ADMN	2024-09-30	755,653.91	755,653.91	0.00	0.00	11,474.00	11,474.00	0.00
TOTAL			755,653.91	755,653.91	0.00	0.00	11,474.00	11,474.00	0.00
PID DEERBROOKE NIA									
60934N153	FEDERATED HRMS GV O;TR	2024-09-30	709,607.84	709,607.84	0.00	0.00	10,247.65	10,247.65	0.00
TEXPOOL	TexPool	2024-09-30	132.27	132.27	0.00	0.00	13.34	13.34	0.00
TOTAL			709,740.11	709,740.11	0.00	0.00	10,260.99	10,260.99	0.00
PID DEERBROOKE SIA									
60934N153	FEDERATED HRMS GV O;TR	2024-09-30	1,146,169.31	1,146,169.31	0.00	0.00	16,515.32	16,515.32	0.00
TEXPOOL	TexPool	2024-09-30	554.22	554.22	0.00	0.00	1,312.09	1,312.09	0.00
TOTAL			1,146,723.53	1,146,723.53	0.00	0.00	17,827.41	17,827.41	0.00
PID OAK CREEK									
14956P836	CAVANAL HILL:GS MM;ADMN	2024-09-30	479,653.35	479,653.35	0.00	0.00	7,953.75	7,953.75	0.00
TOTAL			479,653.35	479,653.35	0.00	0.00	7,953.75	7,953.75	0.00

Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
GRAND TOTAL			281,370,724.41	279,633,176.14	1,074,130.64	(1,241.69)	3,124,666.70	3,217,886.76	982,152.27



Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
2022B FUND											
3133ERMW8	FED FARM CR BNKS 4.750 07/29/25	10,000,000.00	0.00	9,992,144.23	07/29/2025	4.75	4.85	80,486.12	1,644.23	0.00	82,130.35
TOTAL		10,000,000.00	0.00	9,992,144.23		4.75	4.85	80,486.12	1,644.23	0.00	82,130.35
ARPA 2021											
TEXPOOL	TexPool	5,799,820.55	5,835,229.82	5,799,820.55	09/30/2024	5.34	4.98	77,204.53	0.00	0.00	77,204.53
TOTAL		5,799,820.55	5,835,229.82	5,799,820.55		5.34	4.98	77,204.53	0.00	0.00	77,204.53
CERTS OF OBLIGATION 2016											
TEXSTAR	TexSTAR	980,132.67	967,283.08	980,132.67	09/30/2024	5.30	4.93	12,849.59	0.00	0.00	12,849.59
TOTAL		980,132.67	967,283.08	980,132.67		5.30	4.93	12,849.59	0.00	0.00	12,849.59
CERTS OF OBLIGATION 2018A											
TEXSTAR	TexSTAR	3,102,796.95	3,082,068.91	3,102,796.95	09/30/2024	5.30	4.93	40,852.04	0.00	0.00	40,852.04
TOTAL		3,102,796.95	3,082,068.91	3,102,796.95		5.30	4.93	40,852.04	0.00	0.00	40,852.04
CERTS OF OBLIGATION 2018B											
TEXSTAR	TexSTAR	411,128.75	405,738.83	411,128.75	09/30/2024	5.30	4.93	5,389.92	0.00	0.00	5,389.92
TOTAL		411,128.75	405,738.83	411,128.75		5.30	4.93	5,389.92	0.00	0.00	5,389.92
CERTS OF OBLIGATION 2022A											
TEXPOOL	TexPool	13,967,224.94	8,252,876.08	13,967,224.94	09/30/2024	5.34	4.98	135,218.90	0.00	0.00	135,218.90
TOTAL		13,967,224.94	8,252,876.08	13,967,224.94		5.34	4.98	135,218.90	0.00	0.00	135,218.90
CERTS OF OBLIGATION 2022B											
TEXSTAR	TexSTAR	12,800,715.69	8,272,533.63	12,800,715.69	09/30/2024	5.30	4.93	129,729.55	0.00	0.00	129,729.55
TOTAL		12,800,715.69	8,272,533.63	12,800,715.69		5.30	4.93	129,729.55	0.00	0.00	129,729.55



Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
CO 2024A											
TEXPOOL	TexPool	10,152,373.94	10,018,938.86	10,152,373.94	09/30/2024	5.34	4.98	133,435.08	0.00	0.00	133,435.08
TOTAL		10,152,373.94	10,018,938.86	10,152,373.94		5.34	4.98	133,435.08	0.00	0.00	133,435.08
CO 2024B											
TEXPOOL	TexPool	23,858,078.66	23,544,506.32	23,858,078.66	09/30/2024	5.34	4.98	313,572.34	0.00	0.00	313,572.34
TOTAL		23,858,078.66	23,544,506.32	23,858,078.66		5.34	4.98	313,572.34	0.00	0.00	313,572.34
DEBT SERVICE											
TEXPOOL	TexPool	7,755,638.56	25,762,053.96	7,755,638.56	09/30/2024	5.34	4.98	200,921.88	0.00	0.00	200,921.88
TOTAL		7,755,638.56	25,762,053.96	7,755,638.56		5.34	4.98	200,921.88	0.00	0.00	200,921.88
GENERAL CONSOLIDATED											
13607EHW2	Canadian Imperial Holdings, Inc. 0.0 08/30/2024	0.00	4,955,750.00	0.00	08/30/2024	0.00	5.49	0.00	44,250.00	0.00	44,250.00
172404911A	East West Bank 5.52% 08/03/2024	0.00	4,206,584.81	0.00	08/03/2024	5.52		3,309.50	0.00	0.00	3,309.50
172404911B	East West Bank 4.76% 08/04/2025	4,260,281.19	0.00	4,260,281.19	08/04/2025	4.76	4.76	47,652.62	0.00	0.00	47,652.62
26MEED	NexBank IntraFi Cash Service	5,589,017.95	5,512,530.86	5,589,017.95	09/30/2024	5.32	5.00	76,487.09	0.00	0.00	76,487.09
3111062380	Texas Capital Bank GNI Tiered Money Market	219,502.59	217,504.61	219,502.59	09/30/2024	3.07	0.00	1,997.98	0.00	0.00	1,997.98
3130A5R35	FHLBANKS 2.875 06/13/25	5,000,000.00	4,904,758.59	4,930,009.91	06/13/2025	2.88	4.98	35,937.50	25,251.33	0.00	61,188.83
3130ANNS5	FEDERAL HOME LOAN BANKS 0.5 08/28/2024	0.00	5,000,000.00	0.00	08/28/2024	0.50	0.50	3,958.33	0.00	0.00	3,958.33
3130AQCM3	FHLBANKS 1.000 12/20/24 '24	1,000,000.00	1,000,000.00	1,000,000.00	12/20/2024	1.00	1.00	2,500.00	0.00	0.00	2,500.00
3130AQCM3	FHLBANKS 1.000 12/20/24 '24	2,500,000.00	2,500,000.00	2,500,000.00	12/20/2024	1.00	1.00	6,250.00	0.00	0.00	6,250.00
3130AVBC5	FHLBANKS 4.500 03/12/27	6,000,000.00	5,939,464.21	5,945,124.06	03/12/2027	4.50	4.90	67,500.00	5,659.85	0.00	73,159.85
3130AWKM1	FHLBANKS 4.750 12/12/25	5,000,000.00	5,030,748.13	5,025,400.63	12/12/2025	4.75	4.30	59,375.00	(5,347.50)	0.00	54,027.50
3130AXAF5	FEDERAL HOME LOAN BANKS 5.375 09/18/2024	0.00	9,998,552.25	0.00	09/18/2024	5.38	5.44	114,965.28	1,447.75	0.00	116,413.02
3130AYXH4	FHLBANKS 4.940 01/06/25	9,500,000.00	9,495,440.89	9,497,660.14	01/06/2025	4.94	5.04	117,325.00	2,219.25	0.00	119,544.25



Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
3130AYZ90	FHLBANKS 5.000 02/14/25	9,500,000.00	9,499,394.97	9,499,639.11	02/14/2025	5.00	5.01	118,750.00	244.13	0.00	118,994.13
3133ENG20	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.3 08/15/2024	0.00	4,999,911.19	0.00	08/15/2024	3.30	3.32	20,166.67	88.81	0.00	20,255.48
3133ENGQ7	FED FARM CR BNKS 0.920 12/09/24	5,000,000.00	4,999,853.10	4,999,937.04	12/09/2024	0.92	0.93	11,500.00	83.94	0.00	11,583.94
3133ERCP4	FED FARM CR BNKS 4.875 04/24/26	6,000,000.00	5,983,509.35	5,985,801.10	04/24/2026	4.88	5.04	73,125.00	2,291.75	0.00	75,416.75
3134GXZT4	FREDDIE MAC 4.000 07/14/25 '24 MTN	5,000,000.00	5,000,000.00	5,000,000.00	07/14/2025	4.00	4.00	50,000.00	0.00	0.00	50,000.00
3135GOQ22	FANNIE MAE 1.875 09/24/26	6,000,000.00	5,615,793.64	5,659,164.18	09/24/2026	1.88	4.96	28,125.00	43,370.53	0.00	71,495.53
31422XMV1	FEDERAL AGRICULTURAL MORT- GAGE CORP 0.5 10/04/2024	5,000,000.00	5,000,000.00	5,000,000.00	10/04/2024	0.50	0.50	6,250.00	0.00	0.00	6,250.00
37292142	Invesco Treasury Account	2,888,738.59	4,351,660.37	2,888,738.59	09/30/2024	4.44	4.73	78,078.22	0.00	0.00	78,078.22
49-4797-0104	PNC Corporate Business Account	938.68	939.39	938.68	09/30/2024	0.00	0.00	0.00	0.00	0.00	0.00
591508172	Frost Bank Public Fund Checking Account	115,033.77	39,287.16	115,033.77	09/30/2024	0.00	0.00	0.00	0.00	0.00	0.00
62479LKJ3	MUFG Bank, Ltd. - New York Branch 0.0 10/18/2024	7,500,000.00	7,382,143.75	7,481,618.75	10/18/2024	0.00	5.35	0.00	99,475.00	0.00	99,475.00
9128282U3	UNITED STATES TREASURY 1.875 08/31/2024	0.00	4,996,968.06	0.00	08/31/2024	1.88	2.25	15,540.08	3,031.94	0.00	18,572.02
912828YV6	US TREASURY 1.500 11/30/24	5,000,000.00	4,926,536.02	4,971,001.06	11/30/2024	1.50	5.17	18,852.46	44,465.04	0.00	63,317.50
91282CDN8	US TREASURY 1.000 12/15/24	9,500,000.00	9,328,688.38	9,423,063.64	12/15/2024	1.00	5.08	23,879.78	94,375.26	0.00	118,255.04
91282CEH0	US TREASURY 2.625 04/15/25	12,000,000.00	11,791,087.50	11,857,823.44	04/15/2025	2.63	4.92	79,180.33	66,735.94	0.00	145,916.27
91282CHD6	US TREASURY 4.250 05/31/25	12,000,000.00	11,935,409.19	11,953,200.67	05/31/2025	4.25	4.86	128,196.72	17,791.48	0.00	145,988.20
TEXPOOL	TexPool	50,964,783.97	55,721,537.11	50,964,783.97	09/30/2024	5.34	4.98	553,229.51	0.00	0.00	553,229.51
TEXSTAR	TexSTAR	2,244,674.93	2,237,969.05	2,244,674.93	09/30/2024	5.30	4.93	29,352.90	0.00	0.00	29,352.90
TXRANGE	Texas Range TexasDAILY Fund	1,236,549.56	1,220,359.17	1,236,549.56	09/30/2024	5.04	4.98	16,190.39	0.00	0.00	16,190.39
TOTAL		179,019,521.23	213,792,381.76	178,248,964.97		3.83	4.62	1,787,675.36	445,434.51	0.00	2,233,109.86

GO 2016-SENIOR CENTER

TEXSTAR	TexSTAR	0.00	15,038.29	0.00	09/30/2024	5.30	5.29	67.85	0.00	0.00	67.85
TOTAL		0.00	15,038.29	0.00		5.30	5.29	67.85	0.00	0.00	67.85

GO 2018-PARKS



Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
TEXSTAR	TexSTAR	284,997.14	281,260.82	284,997.14	09/30/2024	5.30	4.93	3,736.32	0.00	0.00	3,736.32
TOTAL		284,997.14	281,260.82	284,997.14		5.30	4.93	3,736.32	0.00	0.00	3,736.32

GO 2018-REC CENTER

TEXSTAR	TexSTAR	2,000,252.89	1,974,029.52	2,000,252.89	09/30/2024	5.30	4.93	26,223.37	0.00	0.00	26,223.37
TOTAL		2,000,252.89	1,974,029.52	2,000,252.89		5.30	4.93	26,223.37	0.00	0.00	26,223.37

GO 2018-SENIOR CENTER

3130AQCM3	FHLBANKS 1.000 12/20/24 '24	1,500,000.00	1,500,000.00	1,500,000.00	12/20/2024	1.00	1.00	3,750.00	0.00	0.00	3,750.00
TEXSTAR	TexSTAR	2,321,529.87	2,560,531.12	2,321,529.87	09/30/2024	5.30	4.93	32,788.92	0.00	0.00	32,788.92
TOTAL		3,821,529.87	4,060,531.12	3,821,529.87		3.62	3.39	36,538.92	0.00	0.00	36,538.92

GO 2018-TRANSPORTATION

240000062A	Texas Capital Bank 5.52% 08/16/2024	0.00	4,169,220.24	0.00	08/16/2024	5.52	0.00	29,405.05	0.00	0.00	29,405.05
TEXSTAR	TexSTAR	4,324,741.67	5,086,145.39	4,324,741.67	09/30/2024	5.30	4.93	63,843.73	0.00	0.00	63,843.73
TOTAL		4,324,741.67	9,255,365.63	4,324,741.67		5.30	4.93	93,248.78	0.00	0.00	93,248.78

PID CRYSTAL SPRINGS

14956P836	CAVANAL HILL:GS MM;ADMN	755,653.91	994,023.46	755,653.91	09/30/2024	3.97	4.93	11,474.00	0.00	0.00	11,474.00
TOTAL		755,653.91	994,023.46	755,653.91		3.97	4.93	11,474.00	0.00	0.00	11,474.00

PID DEERBROOKE NIA

60934N153	FEDERATED HRMS GV O;TR	709,607.84	873,294.88	709,607.84	09/30/2024	4.02	4.93	10,247.65	0.00	0.00	10,247.65
TEXPOOL	TexPool	132.27	118.93	132.27	09/30/2024	5.34	4.98	13.34	0.00	0.00	13.34
TOTAL		709,740.11	873,413.81	709,740.11		4.02	4.93	10,260.99	0.00	0.00	10,260.99

PID DEERBROOKE SIA

60934N153	FEDERATED HRMS GV O;TR	1,146,169.31	1,415,230.72	1,146,169.31	09/30/2024	4.02	4.93	16,515.32	0.00	0.00	16,515.32
-----------	------------------------	--------------	--------------	--------------	------------	------	------	-----------	------	------	-----------

Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
TEXPOOL	TexPool	554.22	158,631.03	554.22	09/30/2024	5.34	4.98	1,312.09	0.00	0.00	1,312.09
TOTAL		1,146,723.53	1,573,861.75	1,146,723.53		4.02	4.93	17,827.41	0.00	0.00	17,827.41
PID OAK CREEK											
14956P836	CAVANAL HILL:GS MM;ADMN	479,653.35	712,116.73	479,653.35	09/30/2024	3.97	4.93	7,953.75	0.00	0.00	7,953.75
TOTAL		479,653.35	712,116.73	479,653.35		3.97	4.93	7,953.75	0.00	0.00	7,953.75
GRAND TOTAL		281,370,724.41	319,673,252.38	280,592,312.38		4.31	4.72	3,124,666.70	447,078.74	0.00	3,571,745.43

Projected Cashflows

For the Period October 01, 2024 to March 31, 2025

CUSIP	DESCRIPTION	POST DATE	TRANSACTION TYPE	AMOUNT
2016 CO				
DEC 2024				
3130AQCM3	FHLBANKS 1.000 12/20/24 '24	12/20/2024	Final Maturity	2,500,000.00
3130AQCM3	FHLBANKS 1.000 12/20/24 '24	12/20/2024	Coupon	12,500.00
DEC 2024 TOTAL				2,512,500.00
2016 CO TOTAL				2,512,500.00
2022B FUND				
JAN 2025				
3133ERMW8	FED FARM CR BNKS 4.750 07/29/25	01/29/2025	Coupon	237,500.00
JAN 2025 TOTAL				237,500.00
2022B FUND TOTAL				237,500.00
GENERAL CONSOLIDATED				
OCT 2024				
31422XMV1	FEDERAL AGRICULTURAL MORTGAGE CORP 0.5 10/04/2024	10/04/2024	Maturity	5,000,000.00
31422XMV1	FEDERAL AGRICULTURAL MORTGAGE CORP 0.5 10/04/2024	10/04/2024	Coupon	12,500.00
91282CEH0	US TREASURY 2.625 04/15/25	10/15/2024	Coupon	157,500.00
62479LKJ3	MUFG Bank, Ltd. - New York Branch 0.0 10/18/2024	10/18/2024	Maturity	7,500,000.00
3133ERCP4	FED FARM CR BNKS 4.875 04/24/26	10/24/2024	Coupon	146,250.00
OCT 2024 TOTAL				12,816,250.00
DEC 2024				
91282CHD6	US TREASURY 4.250 05/31/25	12/02/2024	Coupon	255,000.00
912828YV6	US TREASURY 1.500 11/30/24	12/02/2024	Final Maturity	5,000,000.00
912828YV6	US TREASURY 1.500 11/30/24	12/02/2024	Coupon	37,500.00

Projected Cashflows

For the Period October 01, 2024 to March 31, 2025

CUSIP	DESCRIPTION	POST DATE	TRANSACTION TYPE	AMOUNT
172404911B	4.76% 08/04/2025	12/04/2024	Coupon	16,667.62
3133ENGQ7	FED FARM CR BNKS 0.920 12/09/24	12/09/2024	Final Maturity	5,000,000.00
3133ENGQ7	FED FARM CR BNKS 0.920 12/09/24	12/09/2024	Coupon	23,000.00
3130AWKM1	FHLBANKS 4.750 12/12/25	12/12/2024	Coupon	118,750.00
3130A5R35	FHLBANKS 2.875 06/13/25	12/13/2024	Coupon	71,875.00
91282CDN8	US TREASURY 1.000 12/15/24	12/16/2024	Final Maturity	9,500,000.00
91282CDN8	US TREASURY 1.000 12/15/24	12/16/2024	Coupon	47,500.00
3130AQCM3	FHLBANKS 1.000 12/20/24 '24	12/20/2024	Final Maturity	1,000,000.00
3130AQCM3	FHLBANKS 1.000 12/20/24 '24	12/20/2024	Coupon	5,000.00
DEC 2024 TOTAL				21,075,292.62
JAN 2025				
172404911B	4.76% 08/04/2025	01/06/2025	Coupon	17,223.21
3130AYXH4	FHLBANKS 4.940 01/06/25	01/06/2025	Coupon	234,650.00
3130AYXH4	FHLBANKS 4.940 01/06/25	01/06/2025	Final Maturity	9,500,000.00
3134GXZT4	FREDDIE MAC 4.000 07/14/25 '24 MTN	01/14/2025	Coupon	100,000.00
JAN 2025 TOTAL				9,851,873.21
FEB 2025				
172404911B	4.76% 08/04/2025	02/04/2025	Coupon	17,223.21
3130AYZ90	FHLBANKS 5.000 02/14/25	02/14/2025	Final Maturity	9,500,000.00
3130AYZ90	FHLBANKS 5.000 02/14/25	02/14/2025	Coupon	237,500.00
FEB 2025 TOTAL				9,754,723.21
MAR 2025				
172404911B	4.76% 08/04/2025	03/04/2025	Coupon	15,556.45
3130AVBC5	FHLBANKS 4.500 03/12/27	03/12/2025	Coupon	135,000.00
3135G0Q22	FANNIE MAE 1.875 09/24/26	03/24/2025	Coupon	56,250.00

Projected Cashflows

For the Period October 01, 2024 to March 31, 2025

CUSIP	DESCRIPTION	POST DATE	TRANSACTION TYPE	AMOUNT
MAR 2025 TOTAL				206,806.45
APR 2025				
3133ERWP2	FED FARM CR BNKS 3.875 10/01/25	04/01/2025	Coupon	119,075.52
3133ERVU2	FED FARM CR BNKS 3.500 10/02/26	04/02/2025	Coupon	109,375.00
172404911B	4.76% 08/04/2025	04/04/2025	Coupon	17,223.21
91282CEH0	US TREASURY 2.625 04/15/25	04/15/2025	Coupon	157,500.00
91282CEH0	US TREASURY 2.625 04/15/25	04/15/2025	Final Maturity	12,000,000.00
3133ERCP4	FED FARM CR BNKS 4.875 04/24/26	04/24/2025	Coupon	146,250.00
APR 2025 TOTAL				12,549,423.73
MAY 2025				
172404911B	4.76% 08/04/2025	05/05/2025	Coupon	16,667.62
MAY 2025 TOTAL				16,667.62
JUN 2025				
91282CHD6	US TREASURY 4.250 05/31/25	06/02/2025	Final Maturity	12,000,000.00
91282CHD6	US TREASURY 4.250 05/31/25	06/02/2025	Coupon	255,000.00
172404911B	4.76% 08/04/2025	06/04/2025	Coupon	17,223.21
3130AWKM1	FHLBANKS 4.750 12/12/25	06/12/2025	Coupon	118,750.00
3130A5R35	FHLBANKS 2.875 06/13/25	06/13/2025	Coupon	71,875.00
3130A5R35	FHLBANKS 2.875 06/13/25	06/13/2025	Final Maturity	5,000,000.00
JUN 2025 TOTAL				17,462,848.21
GENERAL CONSOLIDATED TOTAL				83,733,885.04
GO 2018				
DEC 2024				
3130AQCM3	FHLBANKS 1.000 12/20/24 '24	12/20/2024	Coupon	7,500.00

Projected Cashflows
For the Period October 01, 2024 to March 31, 2025

CUSIP	DESCRIPTION	POST DATE	TRANSACTION TYPE	AMOUNT
3130AQCM3	FHLBANKS 1.000 12/20/24 '24	12/20/2024	Final Maturity	1,500,000.00
DEC 2024 TOTAL				1,507,500.00
GO 2018 TOTAL				1,507,500.00
GRAND TOTAL				87,991,385.04

Change in Value

IDENTIFIER	ISSUER PAR VALUE	YIELD	TRADE DATE MATURITY DATE	INTEREST ACCRUAL INTEREST RECEIVED	BEGINNING BOOK VALUE BEGINNING MARKET VALUE	PURCHASES/ ADDITIONS	REDEMPTIONS	CHANGE IN BOOK VALUE CHANGE IN MARKET VALUE	ENDING BOOK VALUE ENDING MARKET VALUE
2022B FUND									
3133ERMW8	FED FARM CR BNKS 4.750 07/29/25 10,000,000.00	4.85	07/30/2024 07/29/2025	80,486.12 0.00	0.00 0.00	9,990,500.00	0.00	9,992,144.23 10,045,800.00	9,992,144.23 10,045,800.00
TOTAL		4.85		80,486.12 0.00	0.00 0.00	9,990,500.00	0.00	9,992,144.23 10,045,800.00	9,992,144.23 10,045,800.00
ARPA 2021									
TEXPOOL	TexPool 5,799,820.55	4.98	09/30/2024	77,204.53 77,204.53	5,835,229.82 5,835,229.82	50,863.49	(86,272.76)	(35,409.27) (35,409.27)	5,799,820.55 5,799,820.55
TOTAL		4.98		77,204.53 77,204.53	5,835,229.82 5,835,229.82	50,863.49	(86,272.76)	(35,409.27) (35,409.27)	5,799,820.55 5,799,820.55
CERTS OF OBLIGATION 2016									
TEXSTAR	TexSTAR 980,132.67	4.93	09/30/2024	12,849.59 12,849.59	967,283.08 967,283.08	12,849.59	0.00	12,849.59 12,849.59	980,132.67 980,132.67
TOTAL		4.93		12,849.59 12,849.59	967,283.08 967,283.08	12,849.59	0.00	12,849.59 12,849.59	980,132.67 980,132.67
CERTS OF OBLIGATION 2018A									
TEXSTAR	TexSTAR 3,102,796.95	4.93	09/30/2024	40,852.04 40,852.04	3,082,068.91 3,082,068.91	26,937.82	(6,209.78)	20,728.04 20,728.04	3,102,796.95 3,102,796.95
TOTAL		4.93		40,852.04 40,852.04	3,082,068.91 3,082,068.91	26,937.82	(6,209.78)	20,728.04 20,728.04	3,102,796.95 3,102,796.95
CERTS OF OBLIGATION 2018B									
TEXSTAR	TexSTAR 411,128.75	4.93	09/30/2024	5,389.92 5,389.92	405,738.83 405,738.83	5,389.92	0.00	5,389.92 5,389.92	411,128.75 411,128.75
TOTAL		4.93		5,389.92 5,389.92	405,738.83 405,738.83	5,389.92	0.00	5,389.92 5,389.92	411,128.75 411,128.75



Change in Value

IDENTIFIER	ISSUER PAR VALUE	YIELD	TRADE DATE MATURITY DATE	INTEREST ACCRUAL INTEREST RECEIVED	BEGINNING BOOK VALUE BEGINNING MARKET VALUE	PURCHASES/ ADDITIONS	REDEMPTIONS	CHANGE IN BOOK VALUE CHANGE IN MARKET VALUE	ENDING BOOK VALUE ENDING MARKET VALUE
CERTS OF OBLIGATION 2022A									
TEXPOOL	TexPool 13,967,224.94	4.98	09/30/2024	135,218.90 135,218.90	8,252,876.08 8,252,876.08	5,714,348.86	0.00	5,714,348.86 5,714,348.86	13,967,224.94 13,967,224.94
TOTAL		4.98		135,218.90 135,218.90	8,252,876.08 8,252,876.08	5,714,348.86	0.00	5,714,348.86 5,714,348.86	13,967,224.94 13,967,224.94
CERTS OF OBLIGATION 2022B									
TEXSTAR	TexSTAR 12,800,715.69	4.93	09/30/2024	129,729.55 129,729.55	8,272,533.63 8,272,533.63	4,528,182.06	0.00	4,528,182.06 4,528,182.06	12,800,715.69 12,800,715.69
TOTAL		4.93		129,729.55 129,729.55	8,272,533.63 8,272,533.63	4,528,182.06	0.00	4,528,182.06 4,528,182.06	12,800,715.69 12,800,715.69
CO 2024A									
TEXPOOL	TexPool 10,152,373.94	4.98	09/30/2024	133,435.08 133,435.08	10,018,938.86 10,018,938.86	133,435.08	0.00	133,435.08 133,435.08	10,152,373.94 10,152,373.94
TOTAL		4.98		133,435.08 133,435.08	10,018,938.86 10,018,938.86	133,435.08	0.00	133,435.08 133,435.08	10,152,373.94 10,152,373.94
CO 2024B									
TEXPOOL	TexPool 23,858,078.66	4.98	09/30/2024	313,572.34 313,572.34	23,544,506.32 23,544,506.32	313,572.34	0.00	313,572.34 313,572.34	23,858,078.66 23,858,078.66
TOTAL		4.98		313,572.34 313,572.34	23,544,506.32 23,544,506.32	313,572.34	0.00	313,572.34 313,572.34	23,858,078.66 23,858,078.66
DEBT SERVICE									
TEXPOOL	TexPool 7,755,638.56	4.98	09/30/2024	200,921.88 200,921.88	25,762,053.96 25,762,053.96	65,787.83	(18,072,203.23)	(18,006,415.40) (18,006,415.40)	7,755,638.56 7,755,638.56
TOTAL		4.98		200,921.88 200,921.88	25,762,053.96 25,762,053.96	65,787.83	(18,072,203.23)	(18,006,415.40) (18,006,415.40)	7,755,638.56 7,755,638.56



Change in Value

IDENTIFIER	ISSUER PAR VALUE	YIELD	TRADE DATE MATURITY DATE	INTEREST ACCRUAL INTEREST RECEIVED	BEGINNING BOOK VALUE BEGINNING MARKET VALUE	PURCHASES/ ADDITIONS	REDEMPTIONS	CHANGE IN BOOK VALUE CHANGE IN MARKET VALUE	ENDING BOOK VALUE ENDING MARKET VALUE
GENERAL CONSOLIDATED									
172404911A	East West Bank 5.52% 08/03/2024 0.00		05/03/2024 08/03/2024	15.05 97.98	19,584.70 19,584.70	0.00	(19,584.70)	(19,584.70) (19,584.70)	0.00 0.00
172404911A	East West Bank 5.52% 08/03/2024 0.00		02/03/2024 08/03/2024	13.88 90.40	18,070.77 18,070.77	0.00	(18,070.77)	(18,070.77) (18,070.77)	0.00 0.00
172404911A	East West Bank 5.52% 08/03/2024 0.00		08/03/2023 08/03/2024	3,086.55 20,099.07	4,017,580.21 4,017,580.21	0.00	(4,017,580.21)	(4,017,580.21) (4,017,580.21)	0.00 0.00
172404911A	East West Bank 5.52% 08/03/2024 0.00		06/30/2024 08/03/2024	92.38 95.26	19,040.56 19,040.56	(0.00)	(19,040.56)	(19,040.56) (19,040.56)	0.00 0.00
172404911A	East West Bank 5.52% 08/03/2024 0.00		09/30/2023 08/03/2024	14.29 93.08	18,605.68 18,605.68	0.00	(18,605.68)	(18,605.68) (18,605.68)	0.00 0.00
172404911A	East West Bank 5.52% 08/03/2024 0.00		10/03/2023 08/03/2024	14.00 91.19	18,227.71 18,227.71	0.00	(18,227.71)	(18,227.71) (18,227.71)	0.00 0.00
172404911A	East West Bank 5.52% 08/03/2024 0.00		03/03/2024 08/03/2024	14.91 97.08	19,404.88 19,404.88	0.00	(19,404.88)	(19,404.88) (19,404.88)	0.00 0.00
172404911A	East West Bank 5.52% 08/03/2024 0.00		04/03/2024 08/03/2024	14.49 94.38	18,865.72 18,865.72	0.00	(18,865.72)	(18,865.72) (18,865.72)	0.00 0.00
172404911A	East West Bank 5.52% 08/03/2024 0.00		01/03/2024 08/03/2024	14.77 96.20	19,229.61 19,229.61	0.00	(19,229.61)	(19,229.61) (19,229.61)	0.00 0.00
172404911A	East West Bank 5.52% 08/03/2024 0.00		12/31/2023 08/03/2024	14.70 95.75	19,139.67 19,139.67	0.00	(19,139.67)	(19,139.67) (19,139.67)	0.00 0.00
172404911A	East West Bank 5.52% 08/03/2024 0.00		11/03/2023 08/03/2024	14.47 94.23	18,835.30 18,835.30	0.00	(18,835.30)	(18,835.30) (18,835.30)	0.00 0.00
3133ENG20	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.3 08/15/2024 0.00	3.32	08/09/2022 08/15/2024	20,166.67 82,500.00	4,999,911.19 4,986,350.00	0.00	(5,000,000.00)	(4,999,911.19) (4,986,350.00)	0.00 0.00
3130ANNS5	FEDERAL HOME LOAN BANKS 0.5 08/28/2024 0.00	0.50	08/10/2021 08/28/2024	3,958.33 12,500.00	5,000,000.00 4,958,800.00	0.00	(5,000,000.00)	(5,000,000.00) (4,958,800.00)	0.00 0.00
13607EHW2	Canadian Imperial Holdings, Inc. 0.0 08/30/2024 0.00	5.49	12/12/2023 08/30/2024	0.00 0.00	4,955,750.00 4,955,750.00	0.00	(5,000,000.00)	(4,955,750.00) (4,955,750.00)	0.00 0.00
9128282U3	UNITED STATES TREASURY 1.875 08/31/2024 0.00	2.25	03/21/2022 08/31/2024	15,540.08 46,875.00	4,996,968.06 4,969,335.95	0.00	(5,000,000.00)	(4,996,968.06) (4,969,335.95)	0.00 0.00
3130AXAF5	FEDERAL HOME LOAN BANKS 5.375 09/18/2024 0.00	5.44	09/18/2023 09/18/2024	114,965.28 268,750.00	9,998,552.25 9,994,300.00	0.00	(10,000,000.00)	(9,998,552.25) (9,994,300.00)	0.00 0.00
37292142	Invesco Treasury Account 2,888,738.59	4.73	09/30/2024	78,078.22 78,078.22	4,351,660.37 4,351,660.37	2,007,969.06	(3,470,890.84)	(1,462,921.78) (1,462,921.78)	2,888,738.59 2,888,738.59
TEXSTAR	TexSTAR 2,244,674.93	4.93	09/30/2024	29,352.90 29,352.90	2,237,969.05 2,237,969.05	25,931.42	(19,225.54)	6,705.88 6,705.88	2,244,674.93 2,244,674.93



Change in Value

IDENTIFIER	ISSUER PAR VALUE	YIELD	TRADE DATE MATURITY DATE	INTEREST ACCRUAL INTEREST RECEIVED	BEGINNING BOOK VALUE BEGINNING MARKET VALUE	PURCHASES/ ADDITIONS	REDEMPTIONS	CHANGE IN BOOK VALUE CHANGE IN MARKET VALUE	ENDING BOOK VALUE ENDING MARKET VALUE
49-4797-0104	PNC Corporate Business Account 938.68	0.00	05/31/2023 09/30/2024	0.00 0.00	939.39 939.39	0.00	(0.71)	(0.71) (0.71)	938.68 938.68
TEXPOOL	TexPool 50,964,783.97	4.98	09/30/2024	553,229.51 553,229.51	55,721,537.11 55,721,537.11	14,166,286.57	(18,923,039.71)	(4,756,753.14) (4,756,753.14)	50,964,783.97 50,964,783.97
26MEED	NexBank IntraFi Cash Service 5,589,017.95	5.00	09/30/2024	76,487.09 76,487.09	5,512,530.86 5,512,530.86	76,487.09	0.00	76,487.09 76,487.09	5,589,017.95 5,589,017.95
TXRANGE	Texas Range TexasDAILY Fund 1,236,549.56	4.98	09/30/2024	16,190.39 16,190.39	1,220,359.17 1,220,359.17	16,190.39	0.00	16,190.39 16,190.39	1,236,549.56 1,236,549.56
3111062380	Texas Capital Bank GNI Tiered Money Market 219,502.59	0.00	09/30/2024	1,997.98 1,997.98	217,504.61 217,504.61	1,997.98	0.00	1,997.98 1,997.98	219,502.59 219,502.59
591508172	Frost Bank Public Fund Checking Account 115,033.77	0.00	09/30/2024	0.00 0.00	39,287.16 39,287.16	281,579.71	(205,833.10)	75,746.61 75,746.61	115,033.77 115,033.77
31422XMV1	FEDERAL AGRICULTURAL MORT- GAGE CORP 0.5 10/04/2024 5,000,000.00	0.50	09/14/2021 10/04/2024	6,250.00 0.00	5,000,000.00 4,932,850.00	0.00	0.00	0.00 65,350.00	5,000,000.00 4,998,200.00
62479LKJ3	MUFG Bank, Ltd. - New York Branch 0.0 10/18/2024 7,500,000.00	5.35	02/22/2024 10/18/2024	0.00 0.00	7,382,143.75 7,382,143.75	0.00	0.00	99,475.00 99,475.00	7,481,618.75 7,481,618.75
912828YV6	US TREASURY 1.500 11/30/24 5,000,000.00	5.17	12/12/2023 11/30/2024	18,852.46 0.00	4,926,536.02 4,921,289.05	0.00	0.00	44,465.04 51,367.20	4,971,001.06 4,972,656.25
3133ENGQ7	FED FARM CR BNKS 0.920 12/09/24 5,000,000.00	0.93	12/03/2021 12/09/2024	11,500.00 0.00	4,999,853.10 4,902,800.00	0.00	0.00	83.94 60,550.00	4,999,937.04 4,963,350.00
91282CDN8	US TREASURY 1.000 12/15/24 9,500,000.00	5.08	02/22/2024 12/15/2024	23,879.78 0.00	9,328,688.38 9,317,050.81	0.00	0.00	94,375.26 111,699.20	9,423,063.64 9,428,750.00
3130AQCM3	FHLBANKS 1.000 12/20/24 '24 2,500,000.00	1.00	12/15/2021 12/20/2024	6,250.00 0.00	2,500,000.00 2,446,800.00	0.00	0.00	0.00 31,475.00	2,500,000.00 2,478,275.00
3130AQCM3	FHLBANKS 1.000 12/20/24 '24 1,000,000.00	1.00	12/15/2021 12/20/2024	2,500.00 0.00	1,000,000.00 978,720.00	0.00	0.00	0.00 12,590.00	1,000,000.00 991,310.00
3130AYXH4	FHLBANKS 4.940 01/06/25 9,500,000.00	5.04	02/22/2024 01/06/2025	117,325.00 187,720.00	9,495,440.89 9,473,115.00	0.00	0.00	2,219.25 26,980.00	9,497,660.14 9,500,095.00
3130AYZ90	FHLBANKS 5.000 02/14/25 9,500,000.00	5.01	02/22/2024 02/14/2025	118,750.00 237,500.00	9,499,394.97 9,476,725.00	0.00	0.00	244.13 31,825.00	9,499,639.11 9,508,550.00
91282CEH0	US TREASURY 2.625 04/15/25 12,000,000.00	4.92	03/11/2024 04/15/2025	79,180.33 0.00	11,791,087.50 11,762,812.56	0.00	0.00	66,735.94 132,656.16	11,857,823.44 11,895,468.72
91282CHD6	US TREASURY 4.250 05/31/25 12,000,000.00	4.86	03/11/2024 05/31/2025	128,196.72 0.00	11,935,409.19 11,899,687.56	0.00	0.00	17,791.48 102,187.44	11,953,200.67 12,001,875.00
3130A5R35	FHLBANKS 2.875 06/13/25 5,000,000.00	4.98	12/12/2023 06/13/2025	35,937.50 0.00	4,904,758.59 4,890,500.00	0.00	0.00	25,251.33 60,500.00	4,930,009.91 4,951,000.00
3134GXZT4	FREDDIE MAC 4.000 07/14/25 '24 MTN 5,000,000.00	4.00	06/14/2022 07/14/2025	50,000.00 100,000.00	5,000,000.00 4,934,450.00	0.00	0.00	0.00 44,500.00	5,000,000.00 4,978,950.00
172404911B	East West Bank 4.76% 08/04/2025 16,017.78	4.76	08/31/2024 08/04/2025	119.19 62.79	0.00 0.00	16,017.78	0.00	16,017.78 16,017.78	16,017.78 16,017.78



Change in Value

IDENTIFIER	ISSUER PAR VALUE	YIELD	TRADE DATE MATURITY DATE	INTEREST ACCRUAL INTEREST RECEIVED	BEGINNING BOOK VALUE BEGINNING MARKET VALUE	PURCHASES/ ADDITIONS	REDEMPTIONS	CHANGE IN BOOK VALUE CHANGE IN MARKET VALUE	ENDING BOOK VALUE ENDING MARKET VALUE
172404911B	East West Bank 4.76% 08/04/2025 16,633.98	4.76	09/03/2024 08/04/2025	58.57 0.00	0.00 0.00	16,633.98	0.00	16,633.98 16,633.98	16,633.98 16,633.98
172404911B	East West Bank 4.76% 08/04/2025 4,227,629.43	4.76	08/03/2024 08/04/2025	47,474.86 32,588.97	0.00 0.00	4,227,629.43	0.00	4,227,629.43 4,227,629.43	4,227,629.43 4,227,629.43
3130AWKM1	FHLBANKS 4.750 12/12/25 5,000,000.00	4.30	01/16/2024 12/12/2025	59,375.00 0.00	5,030,748.13 4,983,100.00	0.00	0.00	(5,347.50) 61,800.00	5,025,400.63 5,044,900.00
3133ERCP4	FED FARM CR BNKS 4.875 04/24/26 6,000,000.00	5.04	04/29/2024 04/24/2026	73,125.00 0.00	5,983,509.35 5,998,980.00	0.00	0.00	2,291.75 93,300.00	5,985,801.10 6,092,280.00
3135GOQ22	FANNIE MAE 1.875 09/24/26 6,000,000.00	4.96	04/26/2024 09/24/2026	28,125.00 56,250.00	5,615,793.64 5,642,940.00	0.00	0.00	43,370.53 151,680.00	5,659,164.18 5,794,620.00
3130AVBC5	FHLBANKS 4.500 03/12/27 6,000,000.00	4.90	04/29/2024 03/12/2027	67,500.00 135,000.00	5,939,464.21 5,974,860.00	0.00	0.00	5,659.85 138,420.00	5,945,124.06 6,113,280.00
TOTAL		4.62		1,787,675.36 1,936,127.47	213,792,381.76 213,291,732.21	20,836,723.41	(56,825,574.71)	(35,543,416.80) (34,577,032.26)	178,248,964.97 178,714,699.95

GO 2016-SENIOR CENTER									
TEXSTAR	TexSTAR 0.00	5.29	09/30/2024	67.85 67.85	15,038.29 15,038.29	67.85	(15,106.14)	(15,038.29) (15,038.29)	0.00 0.00
TOTAL		5.29		67.85 67.85	15,038.29 15,038.29	67.85	(15,106.14)	(15,038.29) (15,038.29)	0.00 0.00

GO 2018-PARKS									
TEXSTAR	TexSTAR 284,997.14	4.93	09/30/2024	3,736.32 3,736.32	281,260.82 281,260.82	3,736.32	0.00	3,736.32 3,736.32	284,997.14 284,997.14
TOTAL		4.93		3,736.32 3,736.32	281,260.82 281,260.82	3,736.32	0.00	3,736.32 3,736.32	284,997.14 284,997.14

GO 2018-REC CENTER									
TEXSTAR	TexSTAR 2,000,252.89	4.93	09/30/2024	26,223.37 26,223.37	1,974,029.52 1,974,029.52	26,223.37	0.00	26,223.37 26,223.37	2,000,252.89 2,000,252.89
TOTAL		4.93		26,223.37 26,223.37	1,974,029.52 1,974,029.52	26,223.37	0.00	26,223.37 26,223.37	2,000,252.89 2,000,252.89

Change in Value

IDENTIFIER	ISSUER PAR VALUE	YIELD	TRADE DATE MATURITY DATE	INTEREST ACCRUAL INTEREST RECEIVED	BEGINNING BOOK VALUE BEGINNING MARKET VALUE	PURCHASES/ ADDITIONS	REDEMPTIONS	CHANGE IN BOOK VALUE CHANGE IN MARKET VALUE	ENDING BOOK VALUE ENDING MARKET VALUE
GO 2018-SENIOR CENTER									
TEXSTAR	TexSTAR 2,321,529.87	4.93	09/30/2024	32,788.92 32,788.92	2,560,531.12 2,560,531.12	21,303.21	(260,304.46)	(239,001.25) (239,001.25)	2,321,529.87 2,321,529.87
3130AQM3	FHLBANKS 1.000 12/20/24 '24 1,500,000.00	1.00	12/15/2021 12/20/2024	3,750.00 0.00	1,500,000.00 1,468,080.00	0.00	0.00	0.00 18,885.00	1,500,000.00 1,486,965.00
TOTAL		3.39		36,538.92 32,788.92	4,060,531.12 4,028,611.12	21,303.21	(260,304.46)	(239,001.25) (220,116.25)	3,821,529.87 3,808,494.87

GO									
240000062A	Texas Capital Bank 5.52% 08/16/2024 0.00	0.00	02/16/2024 08/16/2024	400.77 796.07	56,823.45 56,823.45	0.00	(56,823.45)	(56,823.45) (56,823.45)	0.00 0.00
240000062A	Texas Capital Bank 5.52% 08/16/2024 0.00	0.00	11/16/2023 08/16/2024	395.23 785.08	56,038.40 56,038.40	0.00	(56,038.40)	(56,038.40) (56,038.40)	0.00 0.00
240000062A	Texas Capital Bank 5.52% 08/16/2024 0.00	0.00	05/31/2024 08/16/2024	397.49 789.56	56,358.39 56,358.39	0.00	(56,358.39)	(56,358.39) (56,358.39)	0.00 0.00
240000062A	Texas Capital Bank 5.52% 08/16/2024 0.00	0.00	08/16/2023 08/16/2024	28,211.56 56,038.41	4,000,000.00 4,000,000.00	0.00	(4,000,000.00)	(4,000,000.00) (4,000,000.00)	0.00 0.00
TEXSTAR	TexSTAR 4,324,741.67	4.93	09/30/2024	63,843.73 63,843.73	5,086,145.39 5,086,145.39	41,111.78	(802,515.50)	(761,403.72) (761,403.72)	4,324,741.67 4,324,741.67
TOTAL		4.93		93,248.78 122,252.85	9,255,365.63 9,255,365.63	41,111.78	(4,971,735.74)	(4,930,623.96) (4,930,623.96)	4,324,741.67 4,324,741.67

PID CRYSTAL SPRINGS									
14956P836	CAVANAL HILL:GS MM;ADMN 755,653.91	4.93	09/30/2024	11,474.00 11,474.00	994,023.46 994,023.46	8,573.57	(246,943.12)	(238,369.55) (238,369.55)	755,653.91 755,653.91
TOTAL		4.93		11,474.00 11,474.00	994,023.46 994,023.46	8,573.57	(246,943.12)	(238,369.55) (238,369.55)	755,653.91 755,653.91

PID DEERBROOKE NIA									
TEXPOOL	TexPool 132.27	4.98	09/30/2024	13.34 13.34	118.93 118.93	13.34	0.00	13.34 13.34	132.27 132.27

Change in Value

IDENTIFIER	ISSUER PAR VALUE	YIELD	TRADE DATE MATURITY DATE	INTEREST ACCRUAL INTEREST RECEIVED	BEGINNING BOOK VALUE BEGINNING MARKET VALUE	PURCHASES/ ADDITIONS	REDEMPTIONS	CHANGE IN BOOK VALUE CHANGE IN MARKET VALUE	ENDING BOOK VALUE ENDING MARKET VALUE
60934N153	FEDERATED HRMS GV O;TR 709,607.84	4.93	09/30/2024	10,247.65 10,247.65	873,294.88 873,294.88	69,867.25	(233,554.29)	(163,687.04) (163,687.04)	709,607.84 709,607.84
TOTAL		4.93		10,260.99 10,260.99	873,413.81 873,413.81	69,880.59	(233,554.29)	(163,673.70) (163,673.70)	709,740.11 709,740.11

PID DEERBROOKE SIA									
TEXPOOL	TexPool 554.22	4.98	09/30/2024	1,312.09 1,312.09	158,631.03 158,631.03	8,325.62	(166,402.43)	(158,076.81) (158,076.81)	554.22 554.22
60934N153	FEDERATED HRMS GV O;TR 1,146,169.31	4.93	09/30/2024	16,515.32 16,515.32	1,415,230.72 1,415,230.72	95,402.03	(364,463.44)	(269,061.41) (269,061.41)	1,146,169.31 1,146,169.31
TOTAL		4.93		17,827.41 17,827.41	1,573,861.75 1,573,861.75	103,727.65	(530,865.87)	(427,138.22) (427,138.22)	1,146,723.53 1,146,723.53

PID OAK CREEK									
14956P836	CAVANAL HILL:GS MM;ADMN 479,653.35	4.93	09/30/2024	7,953.75 7,953.75	712,116.73 712,116.73	6,643.60	(239,106.98)	(232,463.38) (232,463.38)	479,653.35 479,653.35
TOTAL		4.93		7,953.75 7,953.75	712,116.73 712,116.73	6,643.60	(239,106.98)	(232,463.38) (232,463.38)	479,653.35 479,653.35

GRAND TOTAL		4.72		3,124,666.70 3,217,886.76	319,673,252.38 319,140,682.83	41,959,858.34	(81,487,877.08)	(39,080,940.00) (38,042,014.70)	280,592,312.38 281,098,668.13
-------------	--	------	--	------------------------------	----------------------------------	---------------	-----------------	------------------------------------	----------------------------------

Disclosure

Meeder provides monthly statements for its investment management clients to provide information about the investment portfolio. The information should not be used for audit or confirmation purposes. Please review your custodial statements and report any inaccuracies or discrepancies.

Certain information and data has been supplied by unaffiliated third parties. Although Meeder believes the information is reliable, it cannot warrant the accuracy of information offered by third parties. Market value may reflect prices received from pricing vendors when current market quotations are not available. Prices may not reflect firm bids or offers and may differ from the value at which the security can be sold.

Statements may include positions from unmanaged accounts provided for reporting purposes. Unmanaged accounts are managed directly by the client and are not included in the accounts managed by Meeder. This information is provided as a client convenience and Meeder assumes no responsibility for performance of these accounts or the accuracy of the data reported.

Investing involves risk. Past performance is no guarantee of future results. Debt and fixed income securities are subject to credit and interest rate risk. The investment return and principal value of an investment will fluctuate so that an investors shares, when redeemed, may be worth more or less than their original cost. Current performance may be lower or higher than the performance data quoted.

Investment advisory services provided by Meeder Public Funds, Inc. Please contact us if you would like to receive a copy of our current ADV disclosure brochure or privacy policy.

© 2024 Meeder Investment Management

meederpublicfunds.com | 866.633.3371





EXECUTIVE SUMMARY
12/19/2024

AGENDA SUBJECT:

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 $\pm$ 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.

BACKGROUND:

A resolution was adopted on November 7, 2024, and commenced the voluntary annexation of 12.75 acres $\pm$ as described above. The resolution set the public hearing for December 5, 2024, and the readings of the ordinance for December 5, 2024, and December 19, 2024.

This property is currently located in Williamson County to the north of the Bryson Subdivision off High Gabriel East. The property is currently undeveloped acreage with a couple of existing houses. The proposal includes large-lot-residential. The applicant is requesting to annex the property into the city in order to extend City water and wastewater through the property. This agenda item does not include the zoning request. A separate public hearing is on this agenda to discuss the zoning request.

Staff recommends approval. The next item on the agenda is the zoning case associated with this development. Action on this item does not approve the zoning request.

HISTORY/TIMELINE:

11/07/2024 - Resolution Adopted

12/05/2024 - City Council, Public Hearing

APPLICANT/AGENT:

Kirkman Engineering (Sandy Brantley) on behalf of United AP Investments of Texas, LLC (Nilangini Sishodia)

RECOMMENDATION:

The City Council unanimously approved the annexation during the December 5, 2024 meeting.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

Fiscal Impact

Attachments:

1. A-24-0011 Att 1 High Gabriel Township - Ordinance
2. A-24-0011 Att 2 High Gabriel Township - Location Map

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS ANNEXING 12.75 ACRES ± OF LAND, MORE OR LESS, LOCATED IN WILLIAMSON COUNTY, TEXAS, INTO THE CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS, AT THE REQUEST OF THE PROPERTY OWNER; APPROVING AN AGREEMENT FOR THE PROVISION OF SERVICES FOR THE ANNEXED AREA; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

WHEREAS, the City of Leander, Texas, is a home-rule municipality authorized by State law to annex territory lying adjacent and contiguous to the City;

WHEREAS, the owners of the property, as hereinafter described, made written request for the City to annex such property in compliance with the *Tex. Loc. Gov't. Code*;

WHEREAS, the property is adjacent and contiguous to the present city limits;

WHEREAS, the City Council heard and has decided to grant the owners' request that the City annex said property;

WHEREAS, a public hearing was conducted prior to consideration of this Ordinance in accordance with §43.0673 of the *Tex. Loc. Gov't. Code*;

WHEREAS, notice of the public hearing was published not more than twenty (20) nor less than ten (10) days prior to the public hearing;

WHEREAS, the City intends to provide services to the property to be annexed according to the agreement for the provision of services attached hereto as **Exhibit A**.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS:

SECTION 1. That all of the above premises and findings of fact are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. All portions of the following described properties (hereinafter referred to as the "Annexed Property"), not previously annexed into the City, are hereby annexed into the corporate limits of the City of Leander:

Being 12.75 acres, more or less, of land in the William Mancil Survey, Abstract No. 437, Williamson County, Texas, being that same tract of land called 12.75 acres in a deed dated May 19, 1978 from High Gabriel Development Co., Inc. to Billy E. Moore, ET UX, as recorded in Volume 713, Page 243, Deed Records of Williamson County, Texas, being more particularly described in **Exhibit B** attached hereto and incorporated herein for all purposes.

SECTION 3. That the provision of services agreement submitted herewith is hereby approved as part of this Ordinance, made a part hereof and attached hereto as **Exhibit A**.

SECTION 4. That the future owners and inhabitants of the Annexed Property shall be entitled to all of the

rights and privileges of the City as set forth in the provisions of services agreement attached hereto as Exhibit A, and are further bound by all acts, ordinances, and all other legal action now in full force and effect and all those which may be hereafter adopted.

SECTION 5. That the official map and boundaries of the City, heretofore adopted and amended be and hereby are amended so as to include the Annexed Property as part of the City of Leander.

SECTION 6. That the Annexed Property shall be temporarily zoned District “SFR-1-B” as provided in the City Zoning Ordinance, as amended, until permanent zoning is established, therefore.

SECTION 7. That if any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 8. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov’t. Code*.

SECTION 9. That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551, Tex. Gov’t. Code*.

PASSED AND APPROVED on First Reading this 5th day of December, 2024.

FINALLY PASSED AND APPROVED on this 19th day of December, 2024.

ATTEST:

CITY OF LEANDER, TEXAS

Dara Crabtree, City Secretary

Christine DeLisle, Mayor

Exhibit A

SERVICE AGREEMENT

[SEE ATTACHED]

**AGREEMENT REGARDING POST-ANNEXATION PROVISION OF SERVICES
FOR PROPERTY TO BE ANNEXED INTO THE CITY OF LEANDER**

This Agreement is entered into by and between the City of Leander, Texas, a municipal corporation ("City"), and United AP Investments of Texas, LLC ("Landowner"). The City and the Landowner may be referred to herein singularly as "Party" or collectively as the "Parties."

RECITALS

WHEREAS, upon the request of the Landowner, the City intends to institute annexation proceedings for an area of land described more in **Exhibit A** and attached hereto and incorporated by reference herein, less and except any property previously annexed by the City (the, "Subject Property"); and

WHEREAS, Section 43.0672, Loc. Gov't. Code, requires the Parties to enter into a written agreement identifying a list of public services to be provided to the Subject Property and a schedule for the provision of those services that are not otherwise provided on the effective date of the annexation; and

WHEREAS, this Agreement is being entered into by and between the Parties to comply with Texas Local Government Code, Chapter 43, Sub-Chapter C-3, Section 43.0672, prior to the City's consideration of an ordinance annexing the Subject Property, it being understood, acknowledged and agreed by the Parties that annexation of the Subject Property is a condition precedent to this Agreement becoming effective; and

WHEREAS, this Agreement shall be deemed effective on the effective date of an ordinance approved by the City annexing the Subject Property (hereinafter, the "Effective Date"); and

WHEREAS, the Subject Property is not included in the municipal annexation plan and is exempt from the requirements thereof; and

WHEREAS, the infrastructure provided for herein and that are existing are sufficient to service the Subject Property on the same terms and conditions as other similarly situated properties currently within the City limits and no capital improvements are required to offer municipal services on the same terms and conditions as other similarly situated properties within the City; and

WHEREAS, it is found that all statutory requirements have been satisfied and the City is authorized by *Chapter 43, Loc. Gov't. Code*, to annex the Subject Property into the City; and

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

The following services and schedule represent the provision of services agreed to between the Landowner of the Subject Property and the City establishing a program under which the City will provide municipal services to the Subject Property, as required by section 43.0672 of the Texas Local Government Code. The services detailed herein will be provided at a level consistent with service levels provided to other similarly situated areas within the City.

The following services will be provided for the Subject Property on the Effective Date of annexation:

(1) **General Municipal Services.** Pursuant to the requests of the owner and this Agreement, the following services shall be provided immediately from the effective date of the annexation:

A. Police protection as follows:

Routine patrols of areas, radio response to calls for police service and all other police services now being offered to the citizens of the City. Upon annexation, police protection will be provided to the Subject Property at a level consistent with the service to other areas of the City with similar population density and characteristics. The City's police services include neighborhood patrols, criminal investigations, crime prevention, community services and school programs.

B. Fire protection and Emergency Medical Services as follows:

Fire protection by the present personnel and equipment of the City fire fighting force and the volunteer fire fighting force with the limitations of water available. Radio response for Emergency Medical Services with the present personnel and equipment.

C. Solid waste collection services as follows:

Solid waste collection and services as now being offered to the citizens of the City. The City provides residential solid waste collection services within the City limits for a fee under a contract between the City and private refuse collection operator. The residential solid waste collection services include garbage collection, recycling, bulky item collection and yard waste collection. Commercial solid waste collection services are also available. This service will be provided for a fee to any person within the Subject Property requesting the service after the Effective Date of annexation, provided that a privately owned solid waste management service provider is unavailable. If the Subject Property is already receiving service, the City may not prohibit solid waste collection by the privately owned solid waste management service provider, nor may the City offer solid waste collection services for a period of two (2) years following the Effective Date of the annexation unless a privately owned solid waste management service provider is or becomes unavailable, as established by Texas Local Government Code section 43.0661. If a landowner uses the services of a privately owned solid waste management service provider or services are available from a privately owned solid waste management service provider during the two (2) years following annexation, the City will not provide solid waste collection services to that landowner.

D. Animal control as follows:

Service by present personnel, equipment and facilities or by contract with a third party, as provided within the City.

E. Maintenance of City-owned parks and playgrounds within the City.

F. Inspection services in conjunction with building permits and routine City code enforcement services by present personnel, equipment and facilities. Municipal Court and General Administration services will also be available to property owners and residents in the Subject Property on the same basis those facilities are available to current City property owners and residents.

G. Maintenance of other City facilities, buildings, and service.

H. Land use regulation as follows:

On the effective date of annexation, the zoning jurisdiction of the City shall be extended to include the annexed area, and the use of all property therein shall be grandfathered; and shall be temporarily zoned "SFR-1-B" with the intent to rezone the Subject Property upon request of the landowner or staff. The

Planning & Zoning Commission and the City Council will consider rezoning the Subject Property at future times in response to requests submitted by the Landowners or authorized city staff. The City will impose and enforce its adopted ordinances, including but not limited to, zoning, subdivision development, site development and building code regulations within the Subject Property upon the Effective Date of the annexation. Enforcement will be in accordance with City ordinances. Development plans and plats for projects within the Subject Property will be reviewed for compliance with City standards.

(2) **Scheduled Municipal Services.** Due to the size and vacancy of the Subject Property, the plans and schedule for the development of the Subject Property, the following municipal services will be provided on a schedule and at increasing levels of service as provided herein:

A. Water service and maintenance of water facilities as follows:

(i) Inspection of water distribution lines as provided by statutes of the State of Texas.

(ii) In accordance with the applicable rules and regulations for the provision of water service, water service will be provided to the Subject Property, or applicable portions thereof, by the utility holding a water certificate of convenience and necessity ("CCN") for the Subject Property, or portions thereof as applicable, or absent a water CCN, by the utility in whose jurisdiction the Subject Property, or portions thereof as applicable, is located, in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of water service. If connected to the City's water utility system, the Subject Property's owner shall construct the internal water lines and pay the costs of line extension and construction of such facilities necessary to provide water service to the Subject Property as required in City ordinances. Upon acceptance of the water lines within the Subject Property and any off-site improvements, water service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City; subject to all the ordinances, regulations and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its usual acceptance and maintenance policies. New water line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances of the City in effect at the time a request for service is submitted shall govern the costs and request for service. The continued use of a water well that is in use on the effective date of the annexation and is in compliance with applicable rules and regulations shall be permitted and such use may continue until the Subject Property's owner requests and is able to connect to the City's water utility system.

B. Wastewater service and maintenance of wastewater service as follows:

(i) Inspection of sewer lines as provided by statutes of the State of Texas.

(ii) In accordance with the applicable rules and regulations for the provision of wastewater service, wastewater service will be provided to the subjects property, or applicable portions thereof, by the utility holding a wastewater CCN for the Subject Property, or portions thereof as applicable, or absent a wastewater CCN, by the utility in whose jurisdiction the Subject Property, or portions thereof as applicable, is located, in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of wastewater service. If connected to the City's wastewater utility system, the Subject Property's owner shall construct the internal wastewater lines and pay the costs of line

extension and construction of facilities necessary to provide wastewater service to the Subject Property as required in City ordinances. Upon acceptance of the wastewater lines within the Subject Property and any off-site improvements, wastewater service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City, subject to all the ordinances, regulations and policies of the City in effect from time to time. The wastewater system will be accepted and maintained by the City in accordance with its usual policies. Requests for new wastewater line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances in effect at the time a request for service is submitted shall govern the costs and request for service. The continued use of a septic system that is in use on the effective date of the annexation and is in compliance with all applicable rules and regulations shall be permitted and such use may continue until the Subject Property owner requests and is able to connect to the City's wastewater utility system.

C. Maintenance of streets and rights-of-way as appropriate as follows:

(i) Provide maintenance services on existing public streets within the Subject Property and other streets that are hereafter constructed and finally accepted by the City. The maintenance of the streets and roads will be limited as follows:

1. Emergency maintenance of streets, repair of hazardous potholes, measures necessary for traffic flow, etc.; and

2. Routine maintenance as presently performed by the City.

D. The City will maintain existing public streets within the Subject Property, and following installation and acceptance of new roadways by the City as provided by city ordinance, including any required traffic signals, traffic signs, street markings, other traffic control devices and street lighting, the City will maintain such newly constructed public streets, roadways and rights-of-way within the boundaries of the Subject Property, as follows:

(i) As provided in C(i)(1) and C(i)(2) above;

(ii) Reconstruction and resurfacing of streets, installation of drainage facilities, construction of curbs, gutters and other such major improvements as the need therefore is determined by the governing body under City policies;

(iii) Installation and maintenance of traffic signals, traffic signs, street markings and other traffic control devices as the need therefore is established by appropriate study and traffic standards; and

(iv) Installation and maintenance of street lighting in accordance with established policies of the City;

E. The outer boundaries of the Subject Property abut existing roadways. The Landowner agrees that no improvements are required on such roadways to service the Subject Property.

(3) **Capital Improvements.** Construction of the following capital improvements shall be initiated after the effective date of the annexation: None. Upon development of the Subject Property or redevelopment, the Landowner will be responsible for the development costs the same as a developer in a similarly situated area

under the ordinances in effect at the time of development or redevelopment. No additional capital improvements are necessary at this time to service the Subject Property the same as similarly situated properties. When deemed necessary, capital improvement acquisition or construction will occur in accordance with applicable ordinances and regulations and the adopted capital improvement plans of the City, as applicable and amended, which are incorporated herein by reference.

(4) **Term.** If not previously expired, this agreement expires at the end of ten (10) years.

(5) **Property Description.** The legal description of the Subject Property is as set forth in the Annexation Ordinance and exhibits attached to the Annexation Ordinance to which this Agreement is attached.

(6) **Binding Effect/Authority.** This Agreement binds and inures to the benefit of the Parties and their respective heirs, successors, and permitted assigns. Each Party further warrants that each signatory to this Agreement is legally authorized to bind the respective individual or entity for the purposes established herein.

(7) **Choice of Law.** This Agreement will be construed under the laws of the State of Texas, without regard to choice-of-law rules of any jurisdiction. Venue for any dispute shall lie exclusively in Williamson County, Texas.

(8) **Counterparts.** This Agreement may be executed in any number of counterparts with the same effect as if all signatory Parties had signed the same document. All counterparts will be construed together and will constitute one and the same instrument.

(9) **Legal Construction.** If any provision in this Agreement is for any reason found to be unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the Parties, the unenforceability will not affect any other provision hereof, and this Agreement will be construed as if the unenforceable provision had never been a part of the Agreement. Whenever context requires, the singular will include the plural and neuter include the masculine or feminine gender, and vice versa. Headings in this Agreement are for reference only and are not intended to restrict or define the text of any section. This Agreement will not be construed more or less favorably between the Parties by reason of authorship or origin of language.

(10) **Entire Agreement.** This Agreement contains the entire Agreement between the Parties relating to the rights herein granted and the obligations herein assumed and cannot be varied except by written agreement of the Parties. Any oral representation or modification concerning this instrument shall be of no force and effect except for any subsequent modification in writing, signed by the Party to be charged.

EXECUTED and AGREED to by the Parties this the 1 day of November, 2024.

ATTEST:


Dara Crabtree, City Secretary

THE CITY OF LEANDER, TEXAS

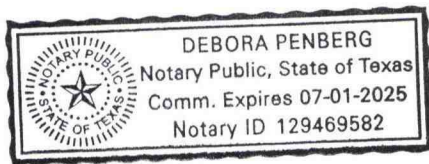

Todd Parton, City Manager

STAE OF TEXAS

§
§
§

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on the 7th day of November, 2024 by
Todd Parton, City Manager of the City of Leander, Texas, a Texas home-rule municipal corporation, on
behalf of said corporation.



Debora Penberg

NOTARY PUBLIC, State of Texas

(SEAL)

LANDOWNER(S):

By: Amy Farmer
Name: Ashok M. Farmer
Title: Landowner
Address 2104 Brighton Park Dr.
Bakersfield, CA 93311
County Kern

By: _____
Name: _____
Title: _____
Address _____
County _____

STATE OF TEXAS §
COUNTY OF Williamson §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, owner of the Subject Property and Petitioner herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that they had authority to bind the entity and that they executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____ 20__.

(SEAL)

Notary Public - State of Texas

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

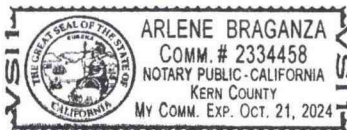
State of California

County of KERN

On APRIL 26, 2024 before me, ARLENE BRAGANZA, NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer

personally appeared ASHOK PARMAR
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature ArBraganza
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Agreement Regarding Post-Annexation

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: ⊕

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Exhibit B

PROPERTY DESCRIPTION

[SEE ATTACHED]

DESCRIPTION OF 7.505 ACRES, MORE OR LESS, OF LAND AREA, IN THE WILLIAM MANCEL SURVEY, ABSTRACT NO. 437, IN WILLIAMSON COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CALLED 7.503 ACRES IN A DEED DATED MAY 19, 1978 FROM HIGH GABRIEL DEVELOPMENT CO., INC. TO BILLY E. MOORE, ET UX, AS RECORDED IN VOLUME 713, PAGE 243, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the north line of that 5.27 acre tract of land described in a deed dated August 7, 1996 from Worth Seaman, to The Moore Company, as recorded in Doc# 9644304, Official Public Records of Williamson County, Texas, for the southwest corner of the aforementioned Moore Tract, same being the southeast corner of that 5.00 acres tract of land described in a deed dated March 24, 1998 from Toni M. Hicks, to Robert B. Riley, et ux, as recorded in Doc# 9831589, Official Public Records of Williamson County, Texas, and being the southwest corner of the herein described tract of land;

THENCE leaving the PLACE OF BEGINNING and the aforementioned The Moore Company Tract, with the common line of the Moore Tract and the aforementioned Riley Tract, the following seven (7) courses:

1. N 06°53'00"W 149.66 feet to a 1/2" iron rod found;
2. N 01°49'45"E 251.56 feet to a 1/2" iron rod found;
3. N 22°44'00"W 101.53 feet to a 1/2" iron rod found;
4. N 01°16'15"E 167.63 feet to a 1/2" iron rod found;
5. N 39°13'45"E 85.90 feet to a 1/2" iron rod found;
6. N 17°31'15"E 65.42 feet to a 1/2" iron rod found for the northeast corner of the Riley Tract; and
7. N 75°21'00"W 10.93 feet to a 1/2" iron rod found for the southeast corner of Lot 6, High Gabriel East Section Three, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet C, Slide 24, Plat Records of Williamson County, Texas;

THENCE leaving the Riley Tract, with the common line of the Moore Tract and said Lot 6, N 07°57'15"W 399.16 feet to a 1/2" iron rod found on the south line of Riva Ridge Drive, for the northwest corner of the Moore Tract, same being the northeast corner of Lot 6, for the northwest corner of the herein described tract of land;

THENCE leaving Lot 6, with the common line of Riva Ridge Drive and the Moore Tract, the following two (2) courses:

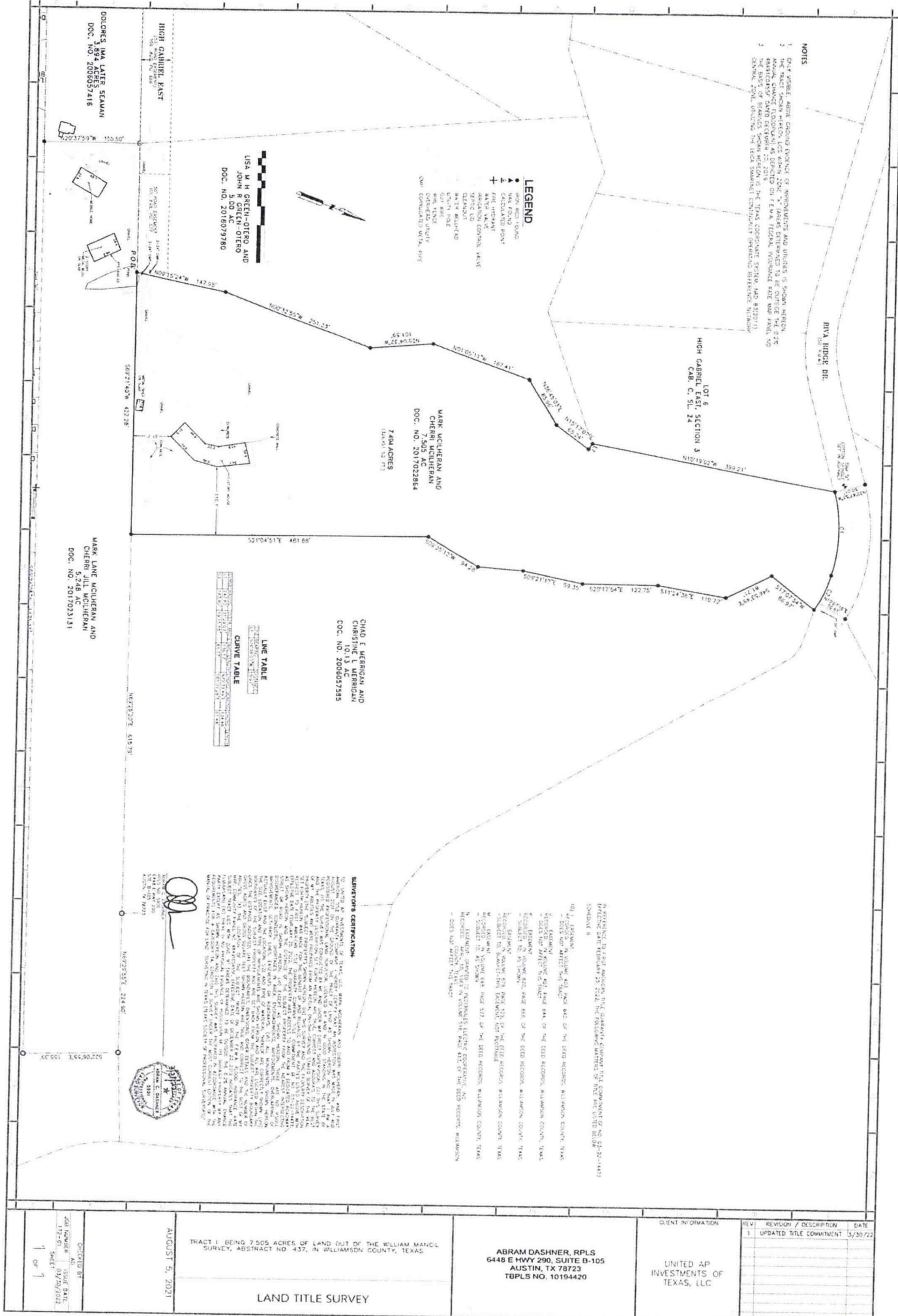
1. with a right breaking curve having a radius length of 247.80 feet, an arc length of 136.26 feet and a chord which bears N 72°58'45"E 134.55 feet to a 1/2" iron rod found; and
2. with a right breaking curve having a radius length of 183.80 feet, an arc length of 61.77 feet and a chord which bears S 82°43'30"E 61.48 feet to a 1/2" iron rod found for the northeast corner of the Moore Tract, same being the northwest corner of that 10.16 acre tract of land described in a deed dated August 8, 2000 from the Veterans Land Board of the State of Texas, to James Joseph, as recorded in Doc# 2000063127, Official Public Records of Williamson County, Texas, and being the northeast corner of the herein described tract of land;

THENCE leaving Riva Ridge Drive, with the common line of the Moore Tract and the aforementioned Joseph Tract, the following eight (8) courses:

1. S 19°33'45"W 86.93 feet to a 1/2" iron rod found;
2. S 44°32'43"E 81.67 feet to a 1/2" iron rod found;
3. S 09°06'00"E 110.73 feet to a 1/2" iron rod found;
4. S 17°53'30"E 122.70 feet to a 1/2" iron rod found;
5. S 07°02'00"E 99.36 feet to a 1/2" iron rod found;
6. S 13°50'45"E 74.59 feet to a 1/2" iron rod found;
7. S 12°01'45"W 93.93 feet to a 1/2" iron rod found; and
8. S 18°43'30"E 481.88 feet to a 1/2" iron rod found in the north line of the aforementioned The Moore Company Tract, for the southeast corner of the Moore Tract, same being the southwest corner of the Joseph Tract, and being the southeast corner of the herein described tract of land;

THENCE leaving the Joseph Tract, with the common line of the Moore Tract and the Moore Company Tract, S 71°28'30"W 422.89 feet to the PLACE OF BEGINNING. There are contained within these metes and bounds, 7.505 acres, more or less

EXHIBIT A



ABRAM DASHNER RPLS, LLC

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901

TBPLS FIRM NO. 10194420

info@rpls5901.com 512-244-3395

5.266 ACRES
WILLIAM MANCIL SURVEY
WILLIAMSON COUNTY, TX

FILE NO. 2022.050
PROJECT: 172-01
DATE: 03/22/2022

DESCRIPTION

5.266 ACRES IN THE WILLIAM MANCIL SURVEY, ABS. NO. 437, IN WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN 5.248 ACRE TRACT CONVEYED TO MARK LANE MCILHERAN AND CHERRI JILL MICILHERAN BY DEED OF RECORD, IN DOCUMENT NO. 2017023131, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 5.266 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a calculated point at the northwest corner of said 5.248 acre tract, being the northeast corner of that certain 3.894 acre tract conveyed to Dolores Ima Later Seaman, by Deed of record in Document No. 2006057416 of said Official Public Records, also being the southeast corner of that certain 18.70 acre tract conveyed to Tai Keong & wife, Becky Sou-Heng Wong, and Kwok-Wai Chiu & wife, Jen Jong Huang, by Deed of record in Volume 1982, Page 631, of the Official Records of Williamson County, Texas, and the southwest corner of that certain 5.00 acre tract conveyed to Lisa M H Green-Otero and John R Green-Otero, by Deed of record in Document No. 2018079780, of said Official Public Records, for the northwesterly corner hereof;

THENCE, N69°21'40"E, along the north line of said 5.248 acre tract, in part along the south line of said 5.00 acre tract, at 208.16 feet passing a 1/2-inch iron rod found at the southeast corner of said 5.00 acre tract, being the southwest corner of that certain 7.505 acre tract conveyed to Mark McIlheran and Cherri McIlheran, by Deed of record in Document No. 2017022864, of said Official Public Records, and continuing along the south line of said 7.505 acre tract for a total distance of a distance of 630.44 feet to a 1/2-inch iron rod found at the southeast corner of said 7.505 acre tract, also being the southwest corner of a 10.13 acre tract conveyed to Chad E Merrigan and Christine L Merrigan, by Deed of record in Document No. 2006057585, of said Official Public Records, for an angle point;

THENCE, N69°25'20"E, along the south line of said 10.13 acre tract, being the north line of said 5.248 acre tract, a distance of 615.79 feet to a 1/2-inch iron rod found at the southeast corner of said 10.13 acre tract, being the southwest corner of a 3.3063 acre tract conveyed to James E Gammage, by Deed of record in Document No. 2000000508, of said Official Public Records, for an angle point;

THENCE, N69°29'55"E, along the south line of said 3.3063 acre tract, being the north line of said 5.248 acre tract, a distance of 224.90 feet to a 1/2-inch iron rod found at the northwest corner of a 2.3872 acre tract conveyed to Miriam Garcia & Brigido Cruces, by Deed of record in Document No. 2011046622, of said Official Public Records, for the northeasterly corner of said 5.248 acre tract and hereof;

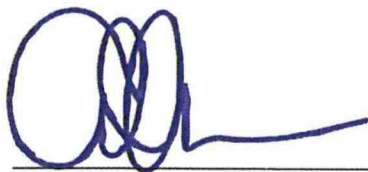
THENCE, S22°06'55"E, along the west line of said 2.3872 acre tract, being the east line of said 5.248 acre tract, a distance of 155.39 feet to a 1/2-inch iron rod found at the northeast corner of Lot 12, Block F, Bryson Phase 2, Section 2, a subdivision of record in Document No. 2019094753, of said Official Public Records, for the southeasterly corner of said 5.248 acre tract and hereof;

THENCE, S69°24'05"W, in part along the north line of said Bryson Phase 2, Section 2, in part along the north terminus of Upchurch Street (50' r.o.w.), and in part along the north line of Bryson Phase 2, Section 1, a subdivision of record in Document No. 2017105839, of said Official Public Records, a distance of 1475.15 feet to a 1/2-inch iron rod found at the southwest corner of said 5.248 acre tract, in the north line of Lot 11, Block C, of said Bryson Phase 2, Section 1, being the southeast corner of said 3.894 acre tract, for the southwesterly corner hereof;

THENCE, N20°37'58"W, along the east line of said 3.894 acre tract, being the west line of said 5.248 acre tract, a distance of 155.50 feet to the **POINT OF BEGINNING**, and containing 5.266 acres (229,421 square feet) of land, more or less.

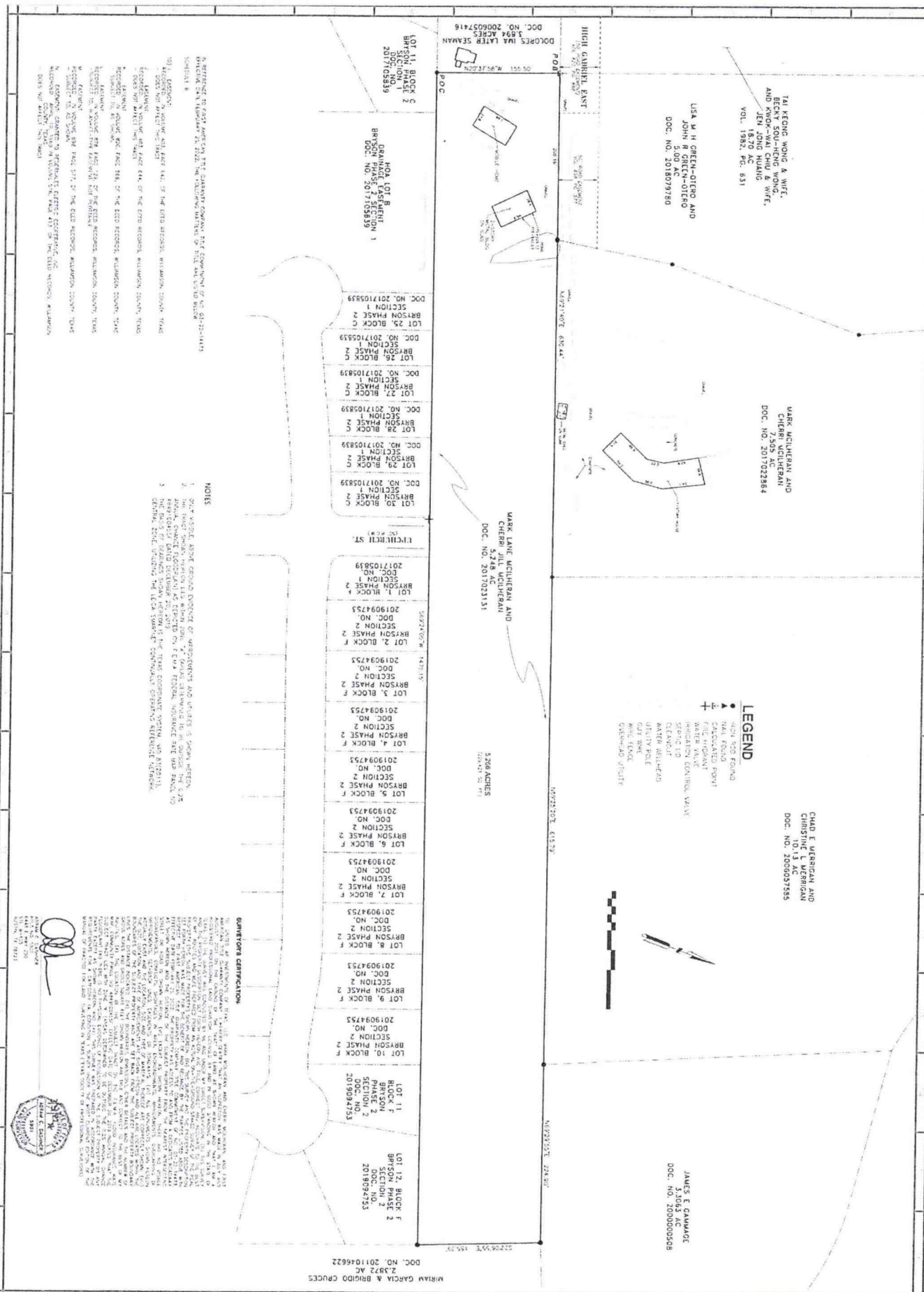
BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTHS OF JULY AND AUGUST, 2021, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.



ABRAM C. DASHNER
TEXAS RPLS 5901
TBPLS FIRM NO. 10194420





REV.	REVISION / DESCRIPTION	DATE
1	UPDATED TITLE COMMITMENT	3/30/22

CLIENT INFORMATION	UNITED AP INVESTMENTS OF TEXAS, LLC
ABRAM DASHNER, RPLS 6448 E HWY 290, SUITE B-105 AUSTIN, TX 78723 TBPLS NO. 10184420	

DATE OF SURVEY	08/05/2021
SHEET	1 OF 1

DATE OF TITLE	08/05/2021
DATE OF SURVEY	08/05/2021



EXECUTIVE SUMMARY
12/19/2024

AGENDA SUBJECT:

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.

BACKGROUND:

This request is the final step in the zoning process. This property is located on High Gabriel East to the north of the Bryson subdivision, approximately 1,100 feet east of US 183. The applicant has submitted a petition for annexation of this tract. This request would rezone the property from the interim zoning applied at annexation. The proposed zoning district of SFS-2-B (Single-Family Suburban) would allow for the development of single-family detached dwellings on intermediate suburban standard sized lots and for other compatible and complimentary uses. The proposal does comply with the Comprehensive Plan and is appropriate for properties located in a Neighborhood Residential identified by the Comprehensive Plan. In addition, the proposal is in compliance with Resolution No. 22-031-00 that was adopted by City Council to limit consideration of zoning requests that seek to add residential lots.

The Planning Analysis is provided as Attachment #1 and provides more details about the request and the property.

The Planning & Zoning Commission heard this item during the November 14, 2024, meeting and recommended to postpone action until the November 26, 2024, meeting to allow the applicant additional time to meet with the Property Owners Association (POA) located outside the city limits and address the concerns of the residents. The applicant was not able to meet with the POA due to their schedules. The request has been shared with their representative via email. The updated outreach summary is provided as Attachment #9. No changes were made to the request.

Staff recommends approval. The Planning & Zoning Commission held a public hearing during the November 14, 2024, meeting and postponed action to the November 26, 2024, meeting. During the meeting of November 26, 2024, the Planning & Zoning Commission recommended approval.

HISTORY/TIMELINE:

11/14/2024 – Planning & Zoning, 1st Public Hearing
11/26/2024 – Planning & Zoning
12/05/2024 – City Council, 2nd Public Hearing

APPLICANT/AGENT:

Kirkman Engineering (Sandy Brantley) on behalf of United AP Investments of Texas, LLC. (Ashok Parmar)

RECOMMENDATION:

The City Council unanimously approved the zoning request during the December 5, 2024 meeting with the condition that language was added to the PUD to address access to Riva Ridge. Staff worked with the Fire Department to craft language to only allow emergency access to Riva Ridge if required at the time of development.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

Fiscal Impact

Attachments:

1. Z-24-0118 Att 1 Planning Analysis - High Gabriel PUD
2. Z-24-0118 Att 2 Current Zoning - High Gabriel PUD
3. Z-24-0118 Att 3 FLU Map - High Gabriel PUD
4. Z-24-0118 Att 4 Public Notification - High Gabriel PUD
5. Z-24-0118 Att 5 Proposed Zoning - High Gabriel PUD
6. Z-24-0118 Att 6 Aerial Map - High Gabriel PUD
7. Z-24-0118 Att 7 PUD Notes Redline - High Gabriel PUD
8. Z-24-0118 Att 8 Letter of Intent- High Gabriel PUD
9. Z-24-0118 Att 9 Outreach Summary - High Gabriel PUD
10. Z-24-0118 Att 10 Applicant Update - High Gabriel PUD
11. Z-24-0118 Att 11 Ordinance - High Gabriel PUD
12. Z-24-0118 Att 12 11-14-2024 P & Z minutes



PLANNING ANALYSIS

ZONING CASE Z-24-0118 HIGH GABRIEL TOWNSHIP PUD

GENERAL INFORMATION

Owner/Agent:	Kirkman Engineering (Sandy Brantley) on behalf of United AP Investments of Texas, LLC. (Ashok Parmar).
Current Zoning:	Interim SFR-1-B (Single-Family Rural)
Proposed Zoning:	High Gabriel Township PUD (Planned Unit Development) with the base zoning district SFS-2-B (Single-Family Suburban)
Size and Location:	The property is located south of High Gabriel East, approximately 1,100 feet east of US 183, including approximately 12.75 acres.
Staff Contact:	Karina Castillo, AICP Planning Manager

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to allow for single-family lots with an adjusted lot depth on certain lots that would not be meeting the minimum requirements due to the configuration of the tract.

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 2*
- ☒ ☐ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 3*
- ☒ ☐ Does the proposal warrant any other special considerations? *see below*

SPECIAL CONSIDERATIONS

The applicant is requesting alternative standards for lot dimensions on lots where the lot depth cannot be met. On lots that require this alternative, the overall lot area will still need to be met by adjusting the lot width. The changes to the lot dimension require the establishment of a Planned Unit Development (PUD).

The annexation case A-24-0011 must be approved before this zoning request may be approved by the City Council. The two cases are scheduled for a public hearing with City Council on December 5, 2024 and a final reading on December 19, 2024.

As this Commission is aware, Resolution No. 22-031-00 was adopted by City Council in October of 2022 to limit consideration of zoning requests that seek to add residential lots. However this resolution does prioritize large lot/low-density residential development such as SFR, SFE and SFS.

SITE INFORMATION:**ABUTTING ZONING AND LAND USE:**

	ZONING	LAND USE
NORTH	ETJ	Residential
EAST	SFR-1-B	Residential
SOUTH	PUD-SF	Bryson Subdivision
WEST	LC-2-A	Undeveloped

SURROUNDING AREA:

This property is located north of the Bryson Subdivision, just east of US 183 and High Gabriel East.

PHYSICAL AND NATURAL FEATURES:

This property contains trees that will be held to the mitigation standards provided in the Composite Zoning Ordinance.

PROPERTY HISTORY:

This property is proposed to be annexed prior to the approval of this zoning case.

PREVIOUS ZONING CASES:

No zone cases have been previously submitted for this property:

MAJOR CORRIDORS:

This property has access onto High Gabriel East.

TRANSPORTATION PLAN REQUIREMENTS:

This property includes proposed streets that will be reviewed during the subdivision of the site.

SUBDIVISIONS:

No subdivision cases have been previously submitted for this property:

EXISTING UTILITIES:

This property has access to water from the Bryson Subdivision on the south. Wastewater will need to be extended to the property.

CURRENT LAND USES:

This property is currently being used as residence.

PROPOSED ZONING DISTRICT:**PUD – PLANNED UNIT DEVELOPMENT:**

The purpose and intent of the Planned Unit Development (PUD) district is to design unified standards for development in order to facilitate flexible, customized zoning and subdivision standards which encourage imaginative and innovative designs for the development of property within the City. The intent of this zoning request is to provide for a single-family residential neighborhood. The contents of this PUD further explain and illustrate the overall function desired for this development. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, Exhibit C, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document. The intent of this zoning district is to cohesively regulate the development to assure compatibility with adjacent single-family residences, neighborhoods, and commercial properties within the region.

USE COMPONENT**SFS – SINGLE FAMILY SUBURBAN:**

Features: 9,000 sq. ft. lot min.; 1,500 sq. ft. living area min.

Intent: Development of single-family detached dwellings on intermediate suburban standard sized lots and for other compatible and complimentary uses. The purpose of this component is to provide regulations to maintain and protect the City's single-family residences and neighborhoods in areas with intermediate lot sizes.

SITE COMPONENT**TYPE 2:**

Features: Accessory buildings greater of ten (10%) percent of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.

Intent:

- (1) The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.
- (2) The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.
- (3) This component is intended to be utilized with the majority of LO and LC use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.
- (4) This component is intended to be utilized with LO, LC, GC, HC, and HI use components when adjacent to residential districts and additional compatibility standards are warranted.
- (5) This component is generally not intended to be utilized with HC and HI use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the land owner.
- (6) Compliance with Type 1 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT**TYPE B:**

Features: Four (4) or more architectural features.

Intent:

- (1) The Type B architectural component is intended to be utilized for the majority of residential development except that which is intended as a Type A architectural component.
- (2) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions.
- (3) This component may be utilized to raise the building standards and help ensure compatibility for non-residential uses adjacent to property that is more restricted.
- (4) This component is intended for the majority of the LO and LC use components except those meeting the intent of the Type A or C architectural components.

COMPREHENSIVE PLAN:**Applicable Comprehensive Plan goal statements**

- Strategy 10.2: Support housing that has well-defined design character, compatibility with adjacent uses, and balanced density.

Applicable Future Land Use categories**NEIGHBORHOOD RESIDENTIAL**

- The Neighborhood Residential land use category is intended to be developed primarily as new single-family detached residential subdivisions with associated amenities, such as parks, trails, open space areas, and elementary schools. These areas are intended to have a mix of suburban and auto-oriented development character which are primarily found in the form of detached residential lots.

Architectural styles, building height and massing are relatively uniform in this type of land use. Most streets are considered to be local and low-volume with curb and gutter, sidewalks, consistent speeds and highly accessible driveways. Strategically located parks are essential and in some cases a school or other institutional use are integrated or in close proximity.

Some neighborhood-serving retail and office uses are permitted in these areas with highly-restrictive use, site and design requirements. These type of uses are residential in scale and architectural design and are walkable in nature, though auto-serving. These uses are not shown on the Future Land Use Map as commercial and are supported when integrated into a development with appropriate site and zoning compatibility considerations.

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

This proposal was reviewed by all applicable departments within the City of Leander. All plats submitted will be reviewed by Williamson County along with City Staff.

SCHEDULE:**DEVELOPMENT MEETING**

A development meeting was held with Staff on 12/04/2023. The following changes were made to the project since the development meeting was held:

- Adjusted the lot dimensions to comply with the SFS zoning district instead of SFC.

NOTIFICATION

10/24/2024 - Public Notice on Hill Country News
 10/30/2024 - Mail Notification to Property Owners within 200'
 10/30/2024 - Public Hearing Signage Posted on Property
 11/14/2024 - Planning and Zoning Commission Public Hearing
 12/05/2024 - City Council Public Hearing & First Reading of the Ordinance
 12/19/2024 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

In addition to the notice mailed on behalf of the City to all property owners within two hundred (200') feet, the agent reached out to all property owners of property zoned as single-family or any properties used as single-family uses within five hundred (500') feet as per Article X, Section 3 (d) of the Composite Zoning Ordinance. Any Homeowner's Association located within five hundred (500') feet were also contacted.

A neighborhood meeting was held at 5:30 pm on 04/02/2024 at Blue Corn Harvest. A second meeting was held at the Bryson Amenity Center. Below is a list of comments/concerns that were discussed during the meeting:

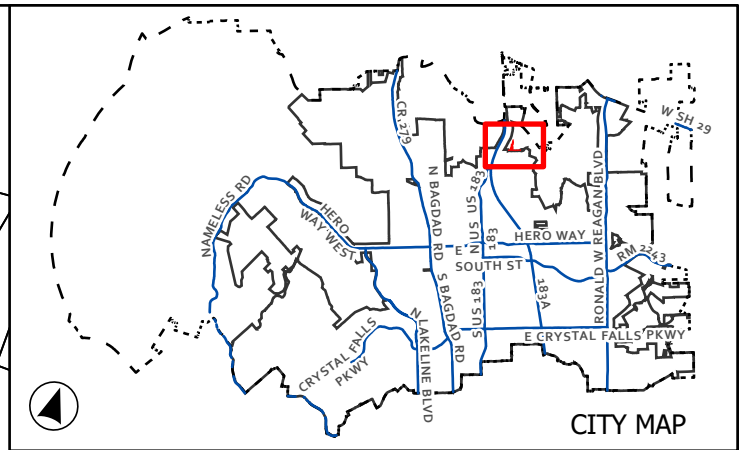
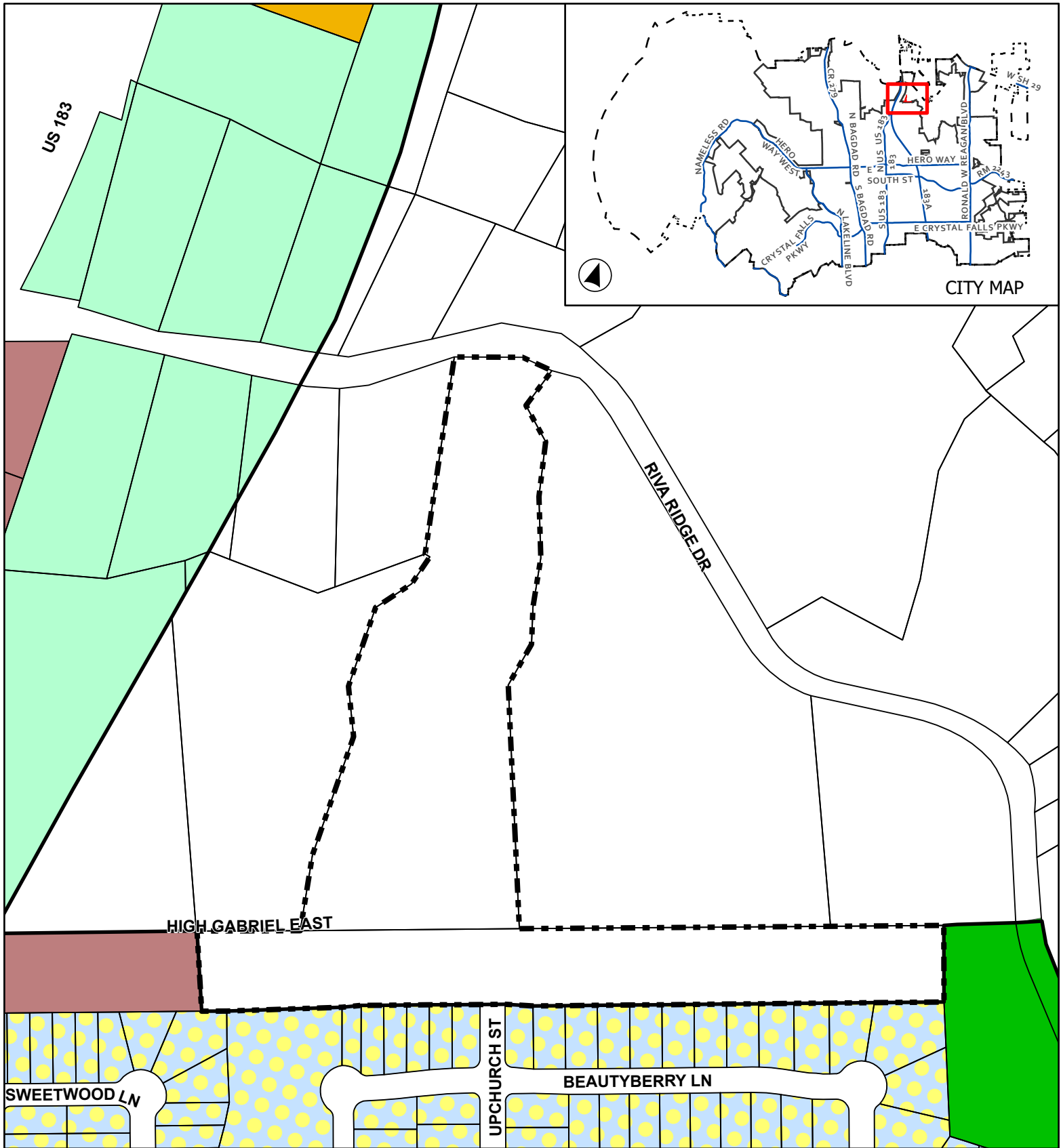
- Privacy/height
- Traffic
- Drainage

No changes were made to address issues discussed. Concerns will be taken into consideration at the design stage.

Please see the full report from the applicant attached.

APPROVAL CRITERIA:

This request for a PUD (Planned Unit Development) with a base zoning district of SFS-2-B (Single-Family Suburban) is compatible with the Neighborhood Residential future land use category. The PUD includes alternative standards for lot depths that would meet the intent of the ordinance regarding lot area minimums. Staff recommends approval of the request.



CASE: Z-24-0118

ATTACHMENT 2

HIGH GABRIEL PUD

Current Zoning

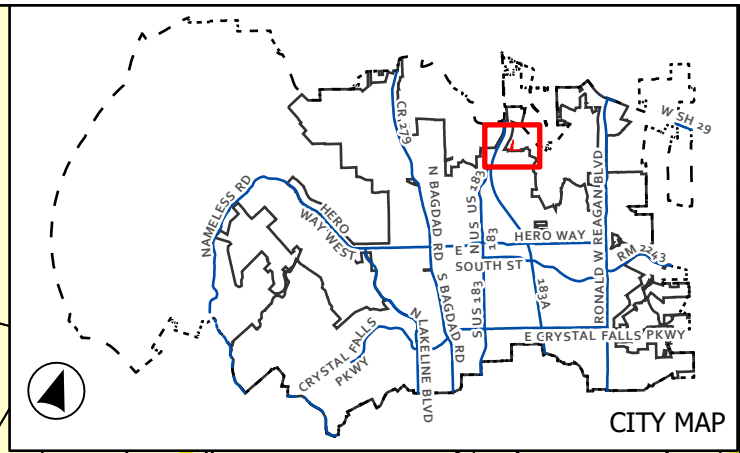
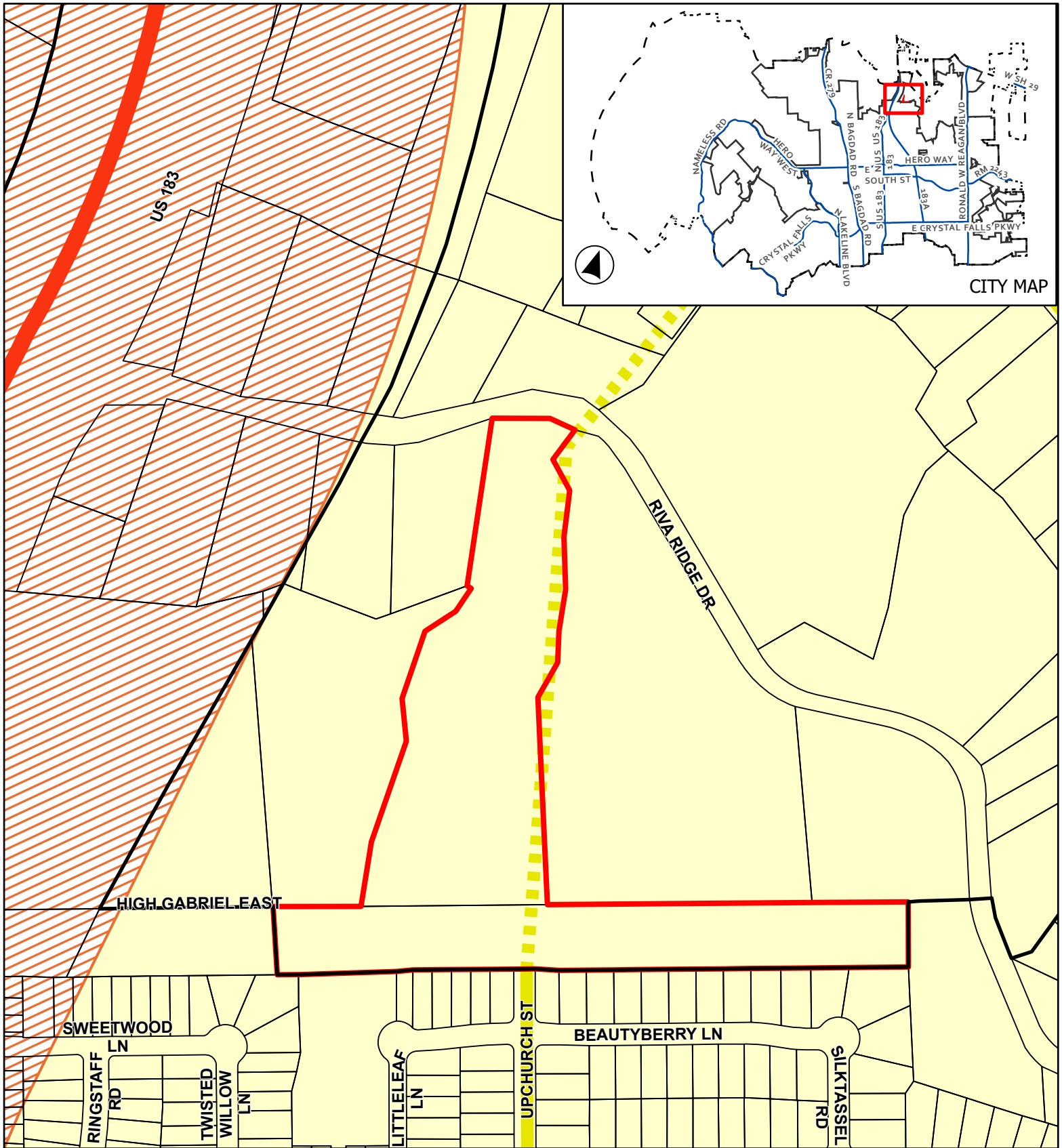
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

- Leander City Limits
- Extra-Territorial Jurisdiction
- Subject Boundary
- SFR - Single-Family Rural

- SFS - Single-Family Suburban
- SFT - Single-Family Townhouse
- LC - Local Commercial
- PUD - Single-Family



0 90 180
Feet



CASE: Z-24-0118

ATTACHMENT 3

HIGH GABRIEL PUD

Future Land Use Map



0 120 240



Feet

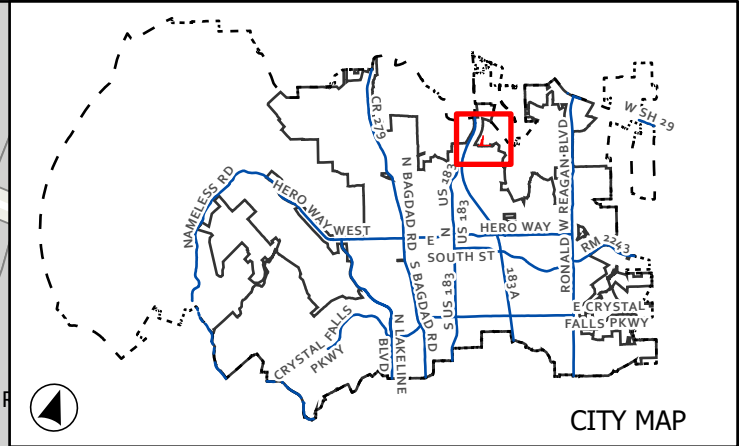
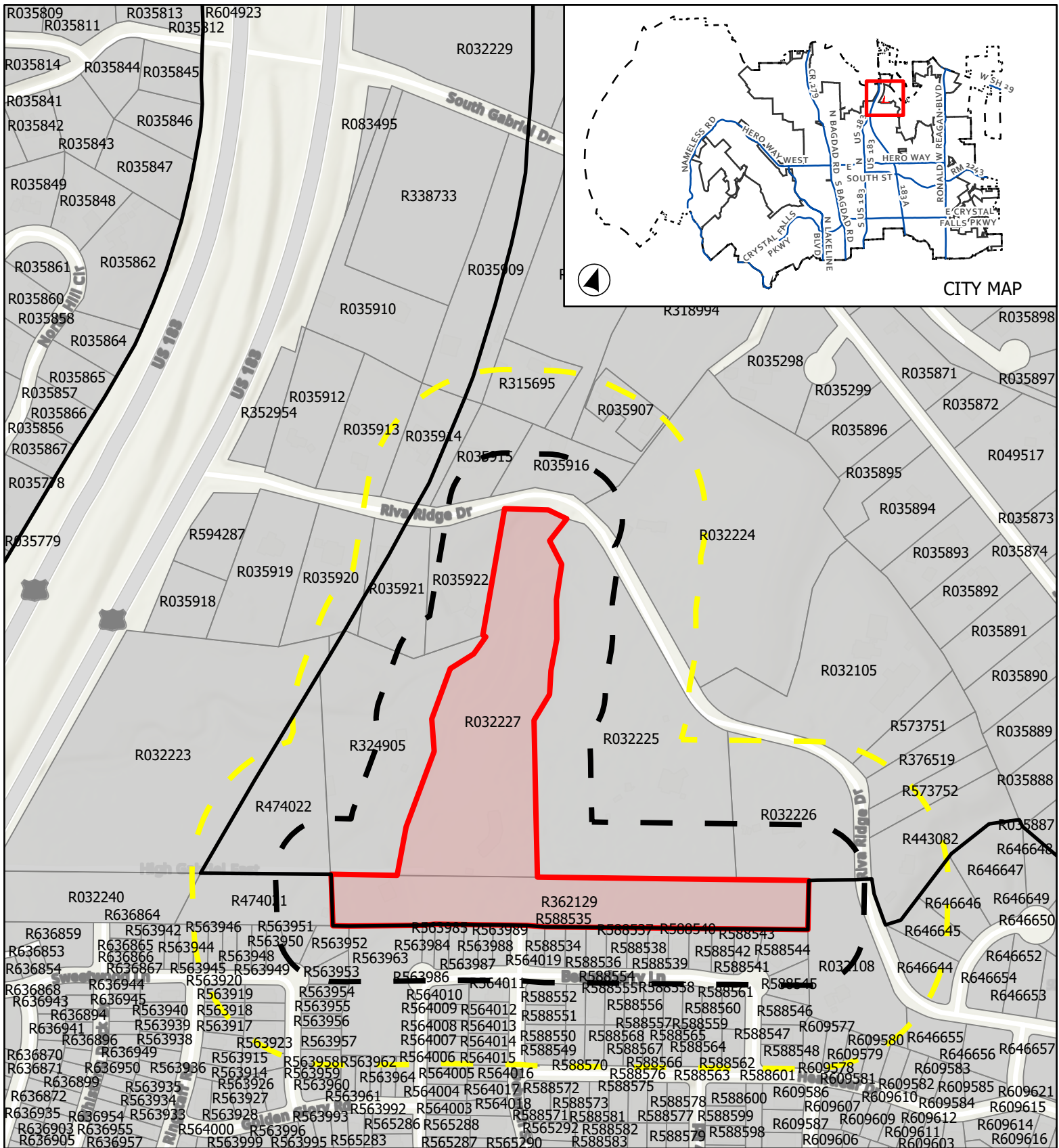
- Leander City Limits
- ETJ Boundary
- Subject Boundary

Future Land Use

- Greenway
- Multi-Use Corridor - Priority Corridor

- Neighborhood Residential
- Thoroughfare Plan**
- Access Controlled, Existing
- Collector, Existing
- Collector, Proposed

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



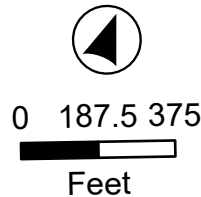
CASE: Z-24-0118

ATTACHMENT 4

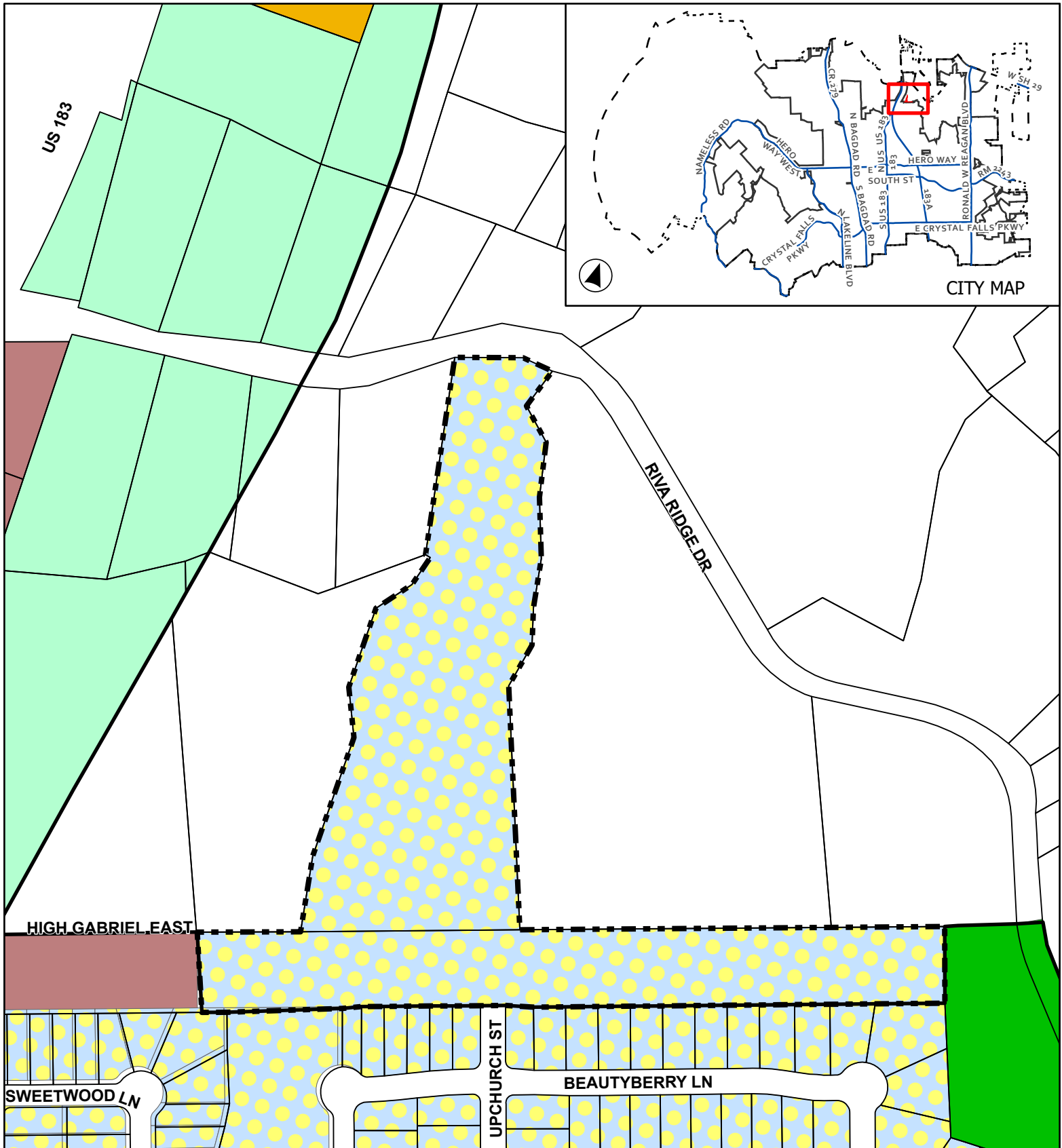
HIGH GABRIEL PUD

Public Notification

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



- City Limits
- ETJ Boundary
- Subject Boundary
- Notification Buffer
- 200'
- 500'



CASE: Z-24-0118

ATTACHMENT 5

HIGH GABRIEL PUD

Proposed Zoning

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

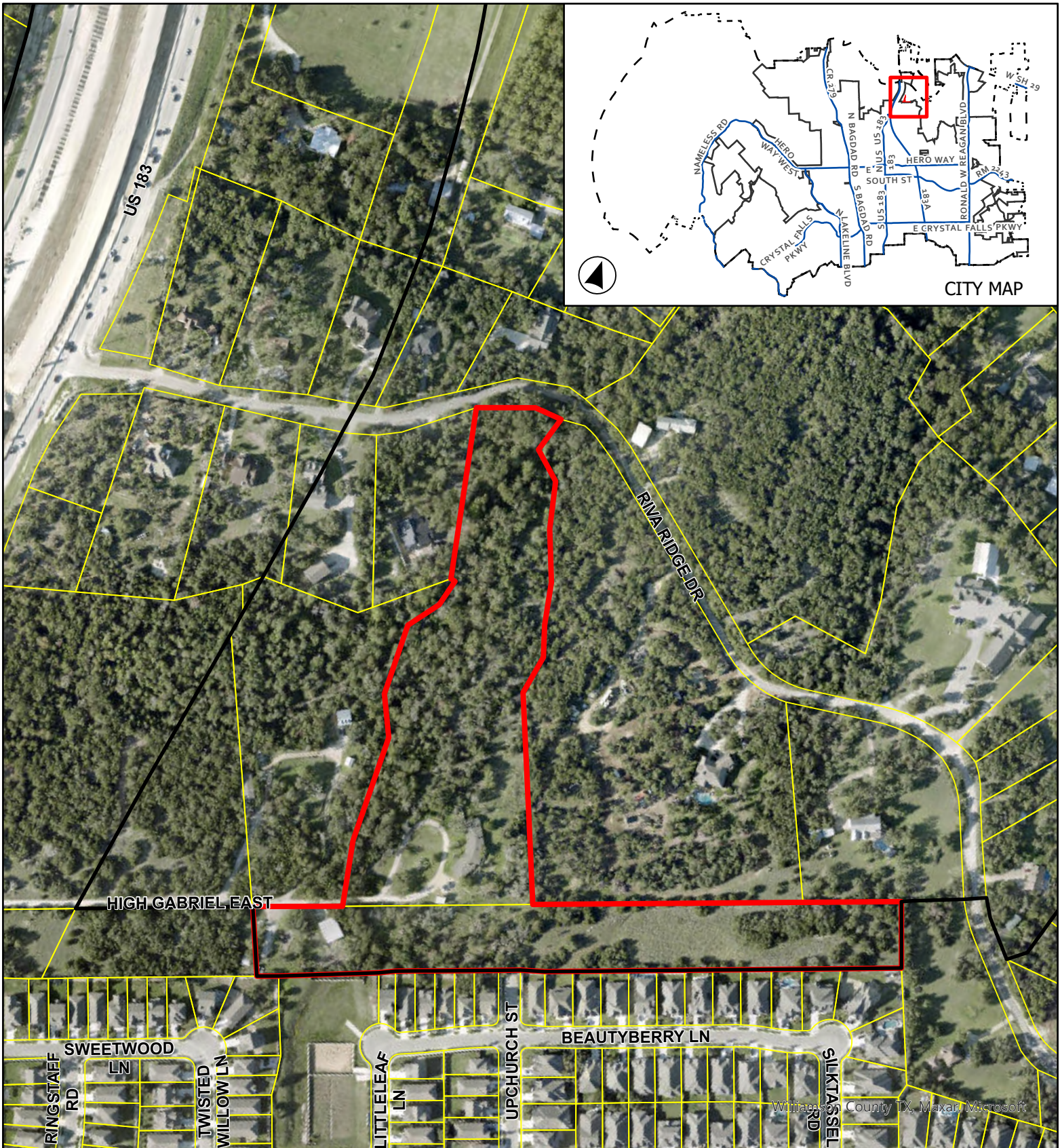
- Leander City Limits
- Extra-Territorial Jurisdiction
- Subject Boundary
- SFR - Single-Family Rural

- SFS - Single-Family Suburban
- SFT - Single-Family Townhouse
- LC - Local Commercial
- PUD - Single-Family



0 90 180

Feet



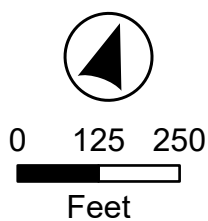
CASE: Z-24-0118

ATTACHMENT 6

HIGH GABRIEL PUD

Aerial Map

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



- Leander City Limits
- Subject Boundary

EXHIBIT A

High Gabriel Township Planned Unit Development

A. Purpose and Intent

1. The High Gabriel Township PUD is comprised of approximately 12.75 acres, as shown in **Exhibit B**. The development of this property includes single family residential lots.

B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply with the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled **Exhibit A**.
2. For the purpose of establishing development standards for the PUD, the following base zoning district has been selected from the Leander Composite Zoning Ordinance.

SFS- 2- B (Single-Family Suburban)

C. Conceptual Site Layout & Land Use Plan

1. A Conceptual Site Layout and the Land Use Plan has been attached to this PUD, **Exhibit C**, to illustrate the design intent for the property. The Conceptual Site Layout and Site Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document.

D. Allowable/Prohibited Uses

1. The allowable uses shall include all uses permitted in the SFS use component as defined in the Leander Composite Zoning Ordinance.

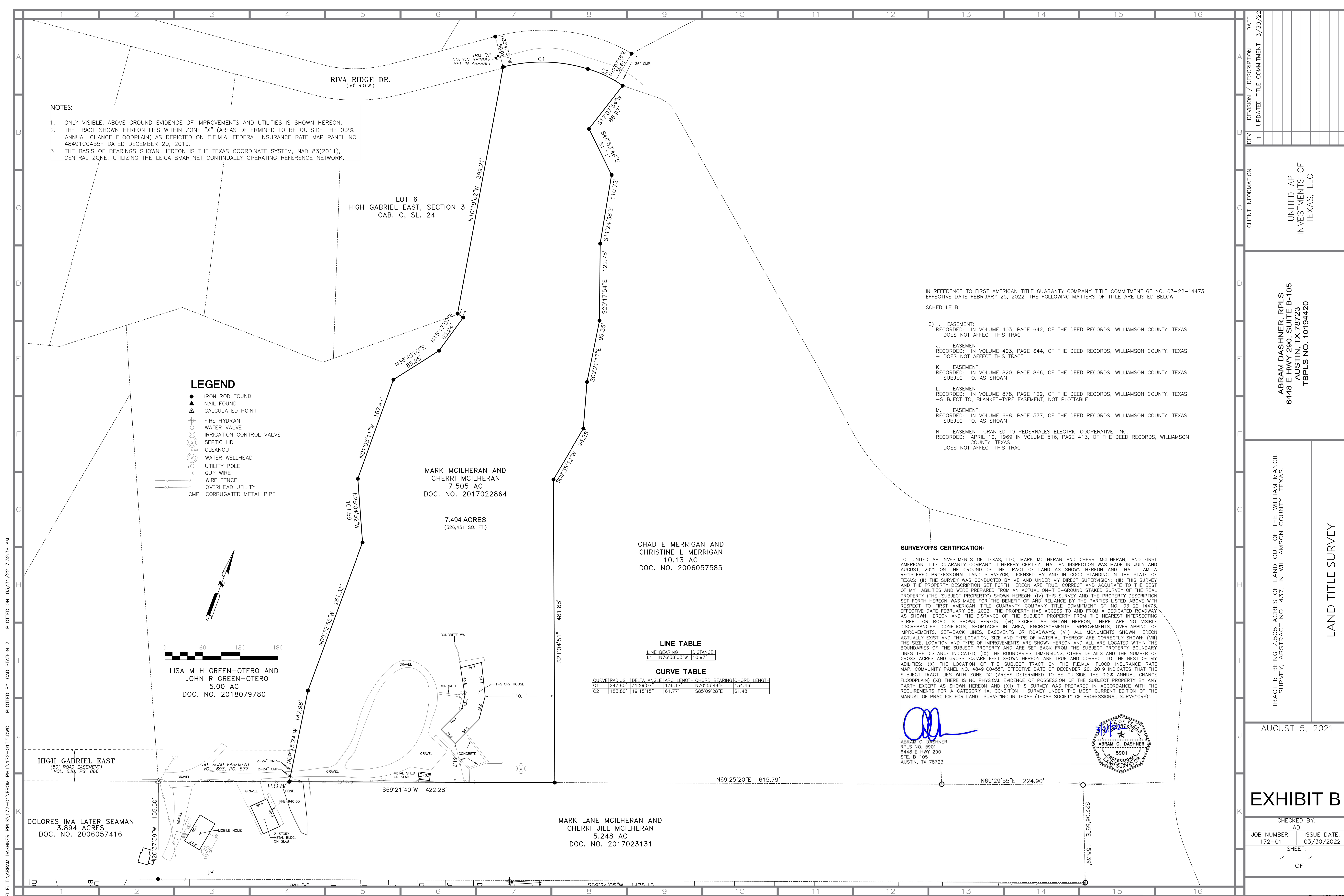
E. Development Standards

1. The lots shall comply with the area minimums required for SFS use component in the Leander Composite Zoning Ordinance. Where lot depths must be reduced, the lots must comply with the minimums shown in the table provided in E.(2) When lot depths are reduced, the widths shall be increased to maintain minimum areas.
2. The following lot sizes shall apply when not able to comply with those provided in the SFS use component:

Interior Lots				Corner Lots			
Min Area	Min Width	Max Width	Min Depth	Min Area	Min Width	Max Width	Min Depth
9,000 SF	70'	90'	105'	10,000 SF	80'	105'	105'

3. All other development standards shall match the standards defined in the Leander Composite Zoning Ordinance.

- ~~3.4.~~ Access to Riva Ridge shall be limited to a gate, if needed, meeting the Fire Department adopted requirements. Primary access shall be provided through Upchurch Street and High Gabriel East. Additional improvements will be required for High Gabriel East to support this development.



FILE: T:\ABRAM DASHNER RPLS\172-01\FROM PHIL\172-01T15.DWG PLOTTED BY: CAD STATION 2 PLOTTED ON: 03/31/22 7:32:38 AM

EXHIBIT B



7.494+/- acres situated in the W. Mancil survey, abstract no. 437

Leander, Williamson County, Texas

BEING a tract situated in the W. Mancil Survey, abstract Number 437, in the City of Leander, Williamson County, Texas, being all of "TRACT I" by deed recorded under Document Number 2022044782 of the Official Public Records, Williamson County, Texas, (O.P.R.W.C.T.), the subject tract being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found for the southwest corner of said "TRACT I" and the herein described tract;

THENCE with the perimeter and to the corners of said "TRACT I", the following calls:

1. North 09 degrees 15 minutes 24 seconds West, a distance of 147.98 feet to a 1/2 inch rebar found;
2. North 00 degrees 32 minutes 55 seconds West, a distance of 251.33 feet to a 1/2 inch rebar found;
3. North 25 degrees 04 minutes 32 seconds West, a distance of 101.59 feet to a 1/2 inch rebar found;
4. North 01 degrees 05 minutes 11 seconds West, a distance of 167.41 feet to a 1/2 inch rebar found;
5. North 36 degrees 45 minutes 03 seconds East, a distance of 85.96 feet to a 1/2 inch rebar found;
6. North 15 degrees 17 minutes 07 seconds East, a distance of 65.24 feet to a 1/2 inch rebar found;
7. North 76 degrees 38 minutes 03 seconds West, a distance of 10.97 feet to a 1/2 inch rebar found;
8. North 10 degrees 19 minutes 02 seconds West, a distance of 399.21 feet to a 1/2 inch rebar found at the beginning of a non-tangent curve to the right, having a radius of 247.80 feet, with a delta angle of 31 degrees 29 minutes 07 seconds, whose chord bears North 70 degrees 33 minutes 49 seconds East, a distance of 134.46 feet;
9. Along said non-tangent curve to the right, an arc length of 136.17 feet to a 1/2 inch rebar found at the beginning of a compound curve to the right, having a radius of 183.80 feet, with a delta angle of 19 degrees 15 minutes 15 seconds, whose chord bears South 85 degrees 09 minutes 28 seconds East, a distance of 61.48 feet;
10. Along said compound curve to the right, an arc length of 61.77 feet to a 1/2 inch rebar found;
11. South 17 degrees 07 minutes 54 seconds West, a distance of 86.97 feet to a 1/2 inch rebar found;
12. South 46 degrees 53 minutes 48 seconds East, a distance of 81.71 feet to a 1/2 inch rebar found;
13. South 11 degrees 24 minutes 38 seconds East, a distance of 110.72 feet to a 1/2 inch rebar found;
14. South 20 degrees 17 minutes 54 seconds East, a distance of 122.75 feet to a 1/2 inch rebar found;
15. South 09 degrees 21 minutes 17 seconds East, a distance of 99.35 feet to a 1/2 inch rebar found;
16. South 16 degrees 15 minutes 06 seconds East, a distance of 74.32 feet to a 1/2 inch rebar found;
17. South 09 degrees 35 minutes 12 seconds West, a distance of 94.28 feet to a 1/2 inch rebar found;
18. South 21 degrees 04 minutes 51 seconds East, a distance of 481.88 feet to a 1/2 inch rebar found;
19. South 69 degrees 21 minutes 40 seconds West, a distance of 422.28 feet, returning to the **POINT OF BEGINNING** and enclosing 7.494 (326,451 square feet) of land, more or less.

Prepared for Kirkman Engineering by Barton Chapa Surveying

3601 NE Loop 820, Ste. 108 – Fort Worth, TX 76137

817.864.1957 | info@bcsdfw.com | TBPELS Firm 10194474 | John H. Barton III, RPLS# 6737



This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. Any reference to “found” corner monument(s) within the above description is as called/shown on Land Title Survey prepared by Abram C. Dashner, RPLS 5901, re-issued on March 30, 2022 and is not indicative of an on-the-ground survey by Barton Chapa Surveying, LLC.

EXHIBIT B

ABRAM DASHNER RPLS, LLC

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901

TBPLS FIRM NO. 10194420

info@rpls5901.com 512-244-3395

5.266 ACRES
WILLIAM MANCIL SURVEY
WILLIAMSON COUNTY, TX

FILE NO. 2022.050
PROJECT: 172-01
DATE: 03/22/2022

DESCRIPTION

5.266 ACRES IN THE WILLIAM MANCIL SURVEY, ABS. NO. 437, IN WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN 5.248 ACRE TRACT CONVEYED TO MARK LANE MCILHERAN AND CHERRI JILL MCILHERAN BY DEED OF RECORD, IN DOCUMENT NO. 2017023131, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 5.266 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a calculated point at the northwest corner of said 5.248 acre tract, being the northeast corner of that certain 3.894 acre tract conveyed to Dolores Ima Later Seaman, by Deed of record in Document No. 2006057416 of said Official Public Records, also being the southeast corner of that certain 18.70 acre tract conveyed to Tai Keong & wife, Becky Sou-Heng Wong, and Kwok-Wai Chiu & wife, Jen Jong Huang, by Deed of record in Volume 1982, Page 631, of the Official Records of Williamson County, Texas, and the southwest corner of that certain 5.00 acre tract conveyed to Lisa M H Green-Otero and John R Green-Otero, by Deed of record in Document No. 2018079780, of said Official Public Records, for the northwesterly corner hereof;

THENCE, N69°21'40"E, along the north line of said 5.248 acre tract, in part along the south line of said 5.00 acre tract, at 208.16 feet passing a 1/2-inch iron rod found at the southeast corner of said 5.00 acre tract, being the southwest corner of that certain 7.505 acre tract conveyed to Mark McIlheran and Cherri McIlheran, by Deed of record in Document No. 2017022864, of said Official Public Records, and continuing along the south line of said 7.505 acre tract for a total distance of a distance of 630.44 feet to a 1/2-inch iron rod found at the southeast corner of said 7.505 acre tract, also being the southwest corner of a 10.13 acre tract conveyed to Chad E Merrigan and Christine L Merrigan, by Deed of record in Document No. 2006057585, of said Official Public Records, for an angle point;

THENCE, N69°25'20"E, along the south line of said 10.13 acre tract, being the north line of said 5.248 acre tract, a distance of 615.79 feet to a 1/2-inch iron rod found at the southeast corner of said 10.13 acre tract, being the southwest corner of a 3.3063 acre tract conveyed to James E Gammage, by Deed of record in Document No. 2000000508, of said Official Public Records, for an angle point;

THENCE, N69°29'55"E, along the south line of said 3.3063 acre tract, being the north line of said 5.248 acre tract, a distance of 224.90 feet to a 1/2-inch iron rod found at the northwest corner of a 2.3872 acre tract conveyed to Miriam Garcia & Brigido Cruces, by Deed of record in Document No. 2011046622, of said Official Public Records, for the northeasterly corner of said 5.248 acre tract and hereof;

Exhibit " C "

THENCE, S22°06'55"E, along the west line of said 2.3872 acre tract, being the east line of said 5.248 acre tract, a distance of 155.39 feet to a 1/2-inch iron rod found at the northeast corner of Lot 12, Block F, Bryson Phase 2, Section 2, a subdivision of record in Document No. 2019094753, of said Official Public Records, for the southeasterly corner of said 5.248 acre tract and hereof;

THENCE, S69°24'05"W, in part along the north line of said Bryson Phase 2, Section 2, in part along the north terminus of Upchurch Street (50' r.o.w.), and in part along the north line of Bryson Phase 2, Section 1, a subdivision of record in Document No. 2017105839, of said Official Public Records, a distance of 1475.15 feet to a 1/2-inch iron rod found at the southwest corner of said 5.248 acre tract, in the north line of Lot 11, Block C, of said Bryson Phase 2, Section 1, being the southeast corner of said 3.894 acre tract, for the southwesterly corner hereof;

THENCE, N20°37'58"W, along the east line of said 3.894 acre tract, being the west line of said 5.248 acre tract, a distance of 155.50 feet to the **POINT OF BEGINNING**, and containing 5.266 acres (229,421 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTHS OF JULY AND AUGUST, 2021, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.



ABRAM C. DASHNER
TEXAS RPLS 5901
TBPLS FIRM NO. 10194420



Exhibit " C "

Kirkman Engineering
1130 Cottonwood Creek Trail
Suite C3
Cedar Park, TX 78613
512-428-8586



April 22, 2024

City of Leander Planning Department
P.O. Box 319
Leander, Texas 78646

High Gabriel Township PUD Request: 450 & 501 High Gabriel E

On behalf of the property owner, I am applying for a Planned Unit Development of the properties located at 450 and 501 High Gabriel East (Williamson County Appraisal District Parcel ID R362129 & R032227). The properties total approximately 12.75 acres and are currently in the City of Leander's ETJ. The base zoning is SFS-2-B.

Property Owner: United AP Investments of Texas LLC
Nilangini Sishodia, Owner Contact

Owner Mailing Address: 1801 S. Mopac Expressway, Suite 100
Austin, TX 78746

This PUD is being requested because the dimensions of the overall property do not allow us to meet the lot depth standards required in the SFS district along the south boundary. With that being the case, we are proposing to keep the SFS lot area minimums the same but reduce lot depths where needed, compensating with increased lot widths. The minimum lot depths will be changed from 115' to 105' for both corner and interior lots, while the maximum lot widths will be changed from 80' to 90' for interior lots and 90' to 105' for corner lots. We believe this combination of efforts allows us to maintain the ability to develop lower-density, single family uses on the property as prioritized by its future land use designation.

Please don't hesitate to contact me at 512-428-8586 if you have any questions.

Sincerely,

Sandy Brantley, Project Manager

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

This summary is only required for a PUD or a Minor PUD

1. How and when were the surrounding neighborhood and residential property owners within 500' notified, how was information shared, and who was directly involved in the communication process? Please provide the address of the properties notified and the name and contact information of the residents directly involved in the communication process. Attach any materials that were distributed.

On April 2nd, 2024 a neighborhood meeting was held at Blue Corn Harvest in Leander at 5:30 pm. Properties with 500' were notified to attend

On April 23rd, a meeting was held at the Bryson Community area at 6-6:30 pm for the Bryson HOA and community.

From November 18-21, email coordination with the High Gabriel Estate POA was completed. Concept Plan and PUD variance was provided to the POA.

The POA will have a meeting internally to discuss.

2. Who was notified (i.e. property owners, HOA, etc)? The HOA and/or a representative if there is no organized HOA must be contacted, if applicable. Provide a separate sheet listing the contact information used including the names and addresses of the individuals.

Property owners within 500' and the High Gabriel Estates POA and Bryson HOA.

3. What concerns were raised during these communications?

The residents were concerned about the homes abutting their property. Requesting for one story where adjacent

so there's no overlook. There were concerns about the roadway connection to Riva Ridge Dr. The residents mentioned this is a run down county road. There were concerns from the neighbors about the drainage in the area, stating there is flooding during strong storm events.

A resident asked to relocate High Gabriel E to the south side property line for extra buffering.

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

Engineering related concerns cannot be met at this time without modeling and design. Drainage and access will be evaluated at Site Development.

Currently there are screening fencings along the Bryson Community. On going communication with the neighbors will occur to discuss screening and landscaping options. It is not feasible to move High Gabriel to the southside of the property with the geometry of the property. Building height restriction was not alternated from the base zoning requirements.

Properties located on Bryson also have two-story homes and this request would not be fair to this development.

The above information is deemed to be true to the best of my knowledge.

Signature: SANDY BRANTLEY

Date 11/21/2024

Kirkman Engineering
5200 State Highway 121
Colleyville, TX 76034
817.488.4960



November 22, 2024

Planning and Zoning Commissioners
City of Leander
PO Box 319
Leander, TX 78641
512-528-2950

RE: Z-24-0118 – High Gabriel Township

Dear Planning and Zoning Commissioners,

I am writing to you regarding the High Gabriel Township Zoning Case Z-24-0118. I would like to thank you all for providing me with specific concerns regarding the neighbors in the surrounding area. Please refer to the following below for the description of the concerns from the November 14th planning and zoning public hearing.

1. Review height restriction per neighbor's request:
Action: The developer does not seek to add a one-story height restriction to the PUD zoning description. Bryson lots adjacent to this property have two-story residences in multiple areas and it would not be fair to the developer to request this restriction. I would like to request the commissioners to reevaluate and omit this request please.
2. Public Notice Signs locations and installation:
Action: City staff, Karina Castillo confirmed city staff visited the project site and are installing new signs.
3. High Gabriel Estates POA neighborhood outreach/Deed restriction:
Action: On November 18th, 2024, Sandy Brantley with Kirkman Engineering requested a meeting with the High Gabriel Estates POA. Multiple coordination emails were exchanged. A concept plan of the PUD area and a description of the PUD variance of the lot regulation was shared with the POA. The POA will meet internally to share the information provided. City staff and Kirkman Engineering could not find the deed restriction as mentioned by the POA residents recorded at the county. Investigation has been completed.

Please accept this letter with my full respect for the commissioners and residents' concerns and requests. The above concerns have been fully regarded and addressed to the best of the developer and my ability.

Sincerely,
Sandy Brantley, PM
Kirkman Engineering

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY CREATING THE HIGH GABRIEL TOWNSHIP PUD (PLANNED UNIT DEVELOPMENT) WITH THE BASE ZONING DISTRICT OF SFS-2-B (SINGLE-FAMILY SUBURBAN); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of the property described herein after (the "Property") has requested that the Property be rezoned;

WHEREAS, after giving at least ten (10) days written notice to the owners of land within two hundred (200') feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

WHEREAS, after publishing notice of the public hearing at least fifteen (15) days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

SECTION 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Amendment of Zoning Ordinance. Ordinance No. 05-018-00, as amended, the City of Leander Composite Zoning Ordinance (the "Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

SECTION 3. Applicability. This ordinance applies to the following parcel of land, which is herein referred to as the "Property". That certain parcel of land being including 12.75 acres $\pm$; being more particularly described in Exhibit "B"; located generally located south of High Gabriel East, approximately 1,100 feet east of US 183; identified by Williamson Central Appraisal District tax identification numbers R362129 and R032227; more particularly described in Instrument Number 2022044782; recorded in the Official Public Records of Williamson County, Texas.

SECTION 4. Property Rezoned. The Zoning Ordinance is hereby amended by creating the High Gabriel Township (Planned Unit Development) with the base zoning district of SFS-2-B (Single-Family Suburban). The PUD shall be developed and occupied in accordance with this Ordinance, the PUD plan attached as Exhibits "A", "B", and "C" which are hereby adopted and incorporated herein for all purposes, and the Composite Zoning Ordinance to the extent not amended by this Ordinance. In the event of a conflict between the Composite Zoning Ordinance

and the requirements for the Property set forth in this Ordinance, this Ordinance shall control.

SECTION 5. Recording Zoning Change. The City Council directs the Planning Department to record this zoning classification on the City's official zoning map with the official notation as prescribed by the City's zoning ordinance.

SECTION 6. Severability. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

SECTION 7. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

PASSED AND APPROVED on First Reading this the 5th day of December, 2024.

FINALLY PASSED AND APPROVED on this the 19th day of December, 2024

ATTEST:

THE CITY OF LEANDER, TEXAS:

Dara Crabtree, City Secretary

Christine DeLisle, Mayor



**MINUTES
PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, November 14, 2024
Regular Meeting at 6:00 PM



**Place 1 – Donnie Mahan
Place 2 – Joseph Morales
Place 3 – Ron May
Place 4 – Tara LeDay**

**Place 5 – James Oliver, Vice–Chair
Place 6 –Laura Lantrip, Chair
Place 7 –Scott Calame
Staff Liaison – Robin Griffin**

REGULAR MEETING

1. Call to Order.
Meeting was called to order at 6:00 p.m.
2. Roll Call.
All commissioners were present except Commissioner John Cosgrove.
3. Swearing in of Planning & Zoning Commissioners Joseph Morales, Tara LeDay, Laura Lantrip, and Scott Calame.
4. Election of Chair.
 - a. Nomination for position of Chair.
 - b. Discussion of Nominees.
 - c. Election of Chair.

Motion to nominate James Olive as Chair

By: Board Member Mahan
Seconded: Board Member May

Vote: 7 - 0

5. Election of Vice Chair.
 - a. Nomination for position of Vice Chair.
 - b. Discussion of Nominees.
 - c. Election of Vice Chair.

Motion to nominate Scott Calame as Vice Chair

By: Board Member Oliver
Seconded: Board Member Lantrip

Vote: 7 - 0

6. Director's report to the Planning & Zoning Commission on action taken by City Council on the November 7, 2024 meeting.

7. Review of meeting protocol.

8. Public comments on items not listed in the agenda. No one spoke.

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.]

CONSENT AGENDA: ACTION

Motion to approve Consent Agenda Items # 9-13.

By: Board Member Lantrip

Seconded: Board Member Calame

Vote: 7 - 0

9. Approval of Subdivision Case FP-23-0055 regarding the replat of Lots 37, 38, and 39, Hidden Mesa Subdivision as Crystal Mesa Cove Two Final Plat on three parcels of land approximately 10.339 acres ± in size, more particularly described by Travis Central Appraisal District Parcels 354047, 354048, and 354050; and generally located to the southwest of the intersection of on the west of High Lonesome and CR 290, Leander, Travis County, Texas.
10. Approval of Plat Vacate Case FP-24-0163 regarding the vacation of Plat Vacate Case Cross Creek Phase 2 Partial Plat Vacate Final Plat on six (6) parcels of land approximately 5.8644 acres ± in size, more particularly described by Travis Central Appraisal District Parcels 467188, 467189, 467190, 459396, 459397, and 459398; generally located northeast of the intersection of Buck Run and Martha Ann Drive, Leander, Travis County, Texas.
11. Approval of the Subdivision and Site Development Application Forms pursuant to Article IX, Section 9 (a) (1) c. of the Composite Zoning Ordinance; Leander, Williamson & Travis Counties, Texas.
12. Approval of the minutes for meeting held on October 24, 2024.
13. Approval of the designation of the Planning Coordinator as the Planning & Zoning Commission Secretary.

PUBLIC HEARING: ACTION

14. Conduct a Public Hearing and consider action 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.

- Discuss and consider action regarding Zoning Case Z-23-0103 as described above.

Public Hearing opened at 6:00 p.m.; Public Hearing closed at 6:00 p.m. No one spoke in favor or opposition of the request.

Motion to approve Zoning Case Z-23-0103.

By: Board Member Mahan

Seconded: Board Member Calame

Vote: 7 - 0

15. Conduct a Public Hearing and consider action 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.

Public Hearing opened at 6:14 p.m.; Public Hearing closed at 6:22 p.m.

Spoke in opposition of the request:

Ken Missler, 801 Riva Ridge Dr Leander, TX 78641

Sarah Johnson, 701 Riva Ridge Dr Leander, TX 78641

Jeff Moore, 727 Riva Ridge Dr Leander, TX 78641

Submitted via the website in opposition to the request:

Jason Reeves, 833 Beautyberry Ln Leander, TX 78641

Faith Johnson, 727 Riva Ridge Dr Leander, TX 78641

James Gammage, 708 Riva Ridge Leander, TX 78641

Motion to Postpone Zoning Case Z-24-0118 to the November 26, 2024 Planning & Zoning meeting to allow the applicant to visit with the neighbors and provide updates on the PUD notes, following a discussion.

By: Board Member Mahan

Seconded: Board Member Calame

Vote: 7 - 0

16. Conduct a Public Hearing and consider action regarding Zoning Case Z-24-0123 to amend the Northline Planned Unit Development on several parcels of land approximately 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.

- Discuss and consider action regarding Zoning Case Z-24-0123 as described above.

Public Hearing opened at 7:05 p.m.; Public Hearing closed at 7:05 p.m. No one spoke in favor or opposition of the request. Mayor Christine DeLisle spoke in favor of the request.

Motion to approve Zoning Case Z-24-0123, following a discussion.

By: Board Member Calame

Seconded: Board Member May

Vote: 6 - 1 (Morales)

17. Conduct a Public Hearing and consider action 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.

- Discuss and consider action regarding Zoning Case Z-24-0148 as described above.

Public Hearing opened at 7:40 p.m.; Public Hearing closed at 7:50 p.m.

Spoke in opposition of the request:

James Pittman, 115 Valley View Leander, TX 78641

Brian Wade, 108 Valley View Dr. E Leander, TX 78641

Josh Freeman, 151 Valley View Dr E Leander, TX 78641

Mariely Bandas, 107 Valley View Dr Leander, TX 78641

Charles Griffin, 16 Valley View Circle Leander, TX 78641

Motion to approve Zoning Case Z-24-0148, following discussion.

By: Board Member Lantrip

Seconded: Board Member May

Vote: 7 - 0

18. Conduct a Public Hearing and consider action 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 28.74 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.

- Discuss and consider action regarding Zoning Case Z-24-0149 as described above.

Public Hearing opened at 8:12 p.m.; Public Hearing closed at 8:12 p.m.

Submitted via the website in opposition of the request:

Bharat Mehta, 2901 County Road 175 Leander, TX 78641

Vinod Dosapati, 2349 Millbrook Loop Leander, TX 78641

Motion to approve Zoning Case Z-24-0149 following a discussion.

By: Board Member Cosgrove

Seconded: Board Member Calame

Vote: 7 - 0

19. Conduct a Public Hearing and consider action 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; Williamson & Travis Counties, Texas.

- Discuss and consider action regarding Ordinance Case OR-24-0023 as described above.

Public Hearing opened at 8:16 p.m.; Public Hearing closed at 8:16 p.m.

Motion to approve Ordinance Case OR-24-0023 following a discussion.

By: Board Member May
Seconded: (Tara LeDay)

Vote: 7 - 0

REGULAR AGENDA

- 20. Adjournment
Meeting adjourned at 8:18 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON



EXECUTIVE SUMMARY
12/19/2024

AGENDA SUBJECT:

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.

BACKGROUND:

A resolution was adopted on November 7, 2024, and commenced the voluntary annexation of 28.12 acres ± as described above. The resolution set the public hearing for December 5, 2024, and the readings of the ordinance for December 5, 2024, and December 19, 2024.

This property is currently subject to agricultural exemption and an annexation development agreement. The annexation development agreement requires annexation once the property owner sells the property for redevelopment or redevelops the property. The proposal includes large lot residential development to the south of the Trails at Shady Oak subdivision. This agenda item does not include the zoning request. A separate public hearing is on this agenda to discuss the zoning request.

Staff recommends approval. The next item on the agenda is the zoning case associated with this development. Action on this item does not approve the zoning request.

HISTORY/TIMELINE:

11/07/2024 - Resolution Adopted

12/05/2024 - City Council, Public Hearing

APPLICANT/AGENT:

Kimley-Horn Associates (Ethan Harwell) on behalf of The Estate of Peggy Borho Simpson (Chirsty Simpson Ledbetter)

RECOMMENDATION:

The City Council unanimously approved the annexation during the December 5, 2024, meeting.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

Fiscal Impact

Attachments:

1. A-24-0017 Att 1 Simpson Tract - Ordinance
2. A-24-0017 Att 2 Simpson Tract - Location Map

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS ANNEXING 28.12 ACRES ± OF LAND, MORE OR LESS, LOCATED IN WILLIAMSON COUNTY, TEXAS, INTO THE CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS, AT THE REQUEST OF THE PROPERTY OWNER; APPROVING AN AGREEMENT FOR THE PROVISION OF SERVICES FOR THE ANNEXED AREA; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

WHEREAS, the City of Leander, Texas, is a home-rule municipality authorized by State law to annex territory lying adjacent and contiguous to the City;

WHEREAS, the executor of the estate containing the property, as hereinafter described, made written request for the City to annex such property in compliance with the *Tex. Loc. Gov't. Code*;

WHEREAS, the property is adjacent and contiguous to the present city limits;

WHEREAS, the City Council heard and has decided to grant the owners' request that the City annex said property;

WHEREAS, a public hearing was conducted prior to consideration of this Ordinance in accordance with §43.0673 of the *Tex. Loc. Gov't. Code*;

WHEREAS, notice of the public hearing was published not more than twenty (20) nor less than ten (10) days prior to the public hearing;

WHEREAS, the City intends to provide services to the property to be annexed according to the agreement for the provision of services attached hereto as **Exhibit A**.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS:

SECTION 1. That all of the above premises and findings of fact are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. All portions of the following described properties (hereinafter referred to as the "Annexed Property"), not previously annexed into the City, are hereby annexed into the corporate limits of the City of Leander:

BEING a 28.12 acres tract of land situated in the Anastasha Carr Survey, Abstract 122, Williamson County, Texas; and being a portion of a called 28.280 acres tract of land to Peggy Borho Simpson, as shown on instrument recorded under Document No. 2024032193, of the Official Public Records of Williamson County, Texas (O.P.W.C.T.), said 28.280 acres tract described in Vol. 2542, PG. 838, O.P.W.C.T., and being more particularly described in **Exhibit B** attached hereto and incorporated herein for all purposes.

SECTION 3. That the provision of services agreement submitted herewith is hereby approved as part of this Ordinance, made a part hereof and attached hereto as **Exhibit A**.

SECTION 4. That the future owners and inhabitants of the Annexed Property shall be entitled to all of the rights and privileges of the City as set forth in the provisions of services agreement attached hereto as **Exhibit A**, and are further bound by all acts, ordinances, and all other legal action now in full force and effect and all those which may be hereafter adopted.

SECTION 5. That the official map and boundaries of the City, heretofore adopted and amended be and hereby are amended so as to include the Annexed Property as part of the City of Leander.

SECTION 6. That the Annexed Property shall be temporarily zoned District “SFR-1-B” as provided in the City Zoning Ordinance, as amended, until permanent zoning is established, therefore.

SECTION 7. That if any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 8. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov’t. Code*.

SECTION 9. That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551, Tex. Gov’t. Code*.

PASSED AND APPROVED on First Reading this 5th day of December, 2024.

FINALLY PASSED AND APPROVED on this 19th day of December, 2024.

ATTEST:

CITY OF LEANDER, TEXAS

Dara Crabtree, City Secretary

Christine DeLisle, Mayor

Exhibit A

SERVICE AGREEMENT

[SEE ATTACHED]

**AGREEMENT REGARDING POST-ANNEXATION PROVISION OF SERVICES
FOR PROPERTY TO BE ANNEXED INTO THE CITY OF LEANDER**

This Agreement is entered into by and between the City of Leander, Texas, a municipal corporation (“City”), and Christy Simpson Ledbetter, Executor of the Estate of Peggy Borho Simpson (“Landowner”). The City and the Landowner may be referred to herein singularly as “Party” or collectively as the “Parties.”

RECITALS

WHEREAS, upon the request of the Landowner, the City intends to institute annexation proceedings for an area of land described more in **Exhibit A** and attached hereto and incorporated by reference herein, less and except any property previously annexed by the City (the, “Subject Property”); and

WHEREAS, Section 43.0672, Loc. Gov’t. Code, requires the Parties to enter into a written agreement identifying a list of public services to be provided to the Subject Property and a schedule for the provision of those services that are not otherwise provided on the effective date of the annexation; and

WHEREAS, this Agreement is being entered into by and between the Parties to comply with Texas Local Government Code, Chapter 43, Sub-Chapter C-3, Section 43.0672, prior to the City’s consideration of an ordinance annexing the Subject Property, it being understood, acknowledged and agreed by the Parties that annexation of the Subject Property is a condition precedent to this Agreement becoming effective; and

WHEREAS, this Agreement shall be deemed effective on the effective date of an ordinance approved by the City annexing the Subject Property (hereinafter, the “Effective Date”); and

WHEREAS, the Subject Property is not included in the municipal annexation plan and is exempt from the requirements thereof; and

WHEREAS, the infrastructure provided for herein and that are existing are sufficient to service the Subject Property on the same terms and conditions as other similarly situated properties currently within the City limits and no capital improvements are required to offer municipal services on the same terms and conditions as other similarly situated properties within the City; and

WHEREAS, it is found that all statutory requirements have been satisfied and the City is authorized by *Chapter 43, Loc. Gov’t. Code*, to annex the Subject Property into the City; and

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

The following services and schedule represent the provision of services agreed to between the Landowner of the Subject Property and the City establishing a program under which the City will provide municipal services to the Subject Property, as required by section 43.0672 of the Texas Local Government Code. The services detailed herein will be provided at a level consistent with service levels provided to other similarly situated areas within the City.

The following services will be provided for the Subject Property on the Effective Date of annexation:

(1) **General Municipal Services.** Pursuant to the requests of the owner and this Agreement, the following services shall be provided immediately from the effective date of the annexation:

A. Police protection as follows:

Routine patrols of areas, radio response to calls for police service and all other police services now being offered to the citizens of the City. Upon annexation, police protection will be provided to the Subject Property at a level consistent with the service to other areas of the City with similar population density and characteristics. The City's police services include neighborhood patrols, criminal investigations, crime prevention, community services and school programs.

B. Fire protection and Emergency Medical Services as follows:

Fire protection by the present personnel and equipment of the City fire fighting force and the volunteer fire fighting force with the limitations of water available. Radio response for Emergency Medical Services with the present personnel and equipment.

C. Solid waste collection services as follows:

Solid waste collection and services as now being offered to the citizens of the City. The City provides residential solid waste collection services within the City limits for a fee under a contract between the City and private refuse collection operator. The residential solid waste collection services include garbage collection, recycling, bulky item collection and yard waste collection. Commercial solid waste collection services are also available. This service will be provided for a fee to any person within the Subject Property requesting the service after the Effective Date of annexation, provided that a privately owned solid waste management service provider is unavailable. If the Subject Property is already receiving service, the City may not prohibit solid waste collection by the privately owned solid waste management service provider, nor may the City offer solid waste collection services for a period of two (2) years following the Effective Date of the annexation unless a privately owned solid waste management service provider is or becomes unavailable, as established by Texas Local Government Code section 43.0661. If a landowner uses the services of a privately owned solid waste management service provider or services are available from a privately owned solid waste management service provider during the two (2) years following annexation, the City will not provide solid waste collection services to that landowner.

D. Animal control as follows:

Service by present personnel, equipment and facilities or by contract with a third party, as provided within the City.

E. Maintenance of City-owned parks and playgrounds within the City.

F. Inspection services in conjunction with building permits and routine City code enforcement services by present personnel, equipment and facilities. Municipal Court and General Administration services will also be available to property owners and residents in the Subject Property on the same basis those facilities are available to current City property owners and residents.

G. Maintenance of other City facilities, buildings, and service.

H. Land use regulation as follows:

On the effective date of annexation, the zoning jurisdiction of the City shall be extended to include the annexed area, and the use of all property therein shall be grandfathered; and shall be temporarily zoned "SFR-1-B" with the intent to rezone the Subject Property upon request of the landowner or staff. The

Planning & Zoning Commission and the City Council will consider rezoning the Subject Property at future times in response to requests submitted by the Landowners or authorized city staff. The City will impose and enforce its adopted ordinances, including but not limited to, zoning, subdivision development, site development and building code regulations within the Subject Property upon the Effective Date of the annexation. Enforcement will be in accordance with City ordinances. Development plans and plats for projects within the Subject Property will be reviewed for compliance with City standards.

(2) **Scheduled Municipal Services.** Due to the size and vacancy of the Subject Property, the plans and schedule for the development of the Subject Property, the following municipal services will be provided on a schedule and at increasing levels of service as provided herein:

A. Water service and maintenance of water facilities as follows:

(i) Inspection of water distribution lines as provided by statutes of the State of Texas.

(ii) In accordance with the applicable rules and regulations for the provision of water service, water service will be provided to the Subject Property, or applicable portions thereof, by the utility holding a water certificate of convenience and necessity (“CCN”) for the Subject Property, or portions thereof as applicable, or absent a water CCN, by the utility in whose jurisdiction the Subject Property, or portions thereof as applicable, is located, in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of water service. If connected to the City’s water utility system, the Subject Property’s owner shall construct the internal water lines and pay the costs of line extension and construction of such facilities necessary to provide water service to the Subject Property as required in City ordinances. Upon acceptance of the water lines within the Subject Property and any off-site improvements, water service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City; subject to all the ordinances, regulations and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its usual acceptance and maintenance policies. New water line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances of the City in effect at the time a request for service is submitted shall govern the costs and request for service. The continued use of a water well that is in use on the effective date of the annexation and is in compliance with applicable rules and regulations shall be permitted and such use may continue until the Subject Property’s owner requests and is able to connect to the City’s water utility system.

B. Wastewater service and maintenance of wastewater service as follows:

(i) Inspection of sewer lines as provided by statutes of the State of Texas.

(ii) In accordance with the applicable rules and regulations for the provision of wastewater service, wastewater service will be provided to the subjects property, or applicable portions thereof, by the utility holding a wastewater CCN for the Subject Property, or portions thereof as applicable, or absent a wastewater CCN, by the utility in whose jurisdiction the Subject Property, or portions thereof as applicable, is located, in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of wastewater service. If connected to the City’s wastewater utility system, the Subject Property’s owner shall construct the internal wastewater lines and pay the costs of line

extension and construction of facilities necessary to provide wastewater service to the Subject Property as required in City ordinances. Upon acceptance of the wastewater lines within the Subject Property and any off-site improvements, wastewater service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City, subject to all the ordinances, regulations and policies of the City in effect from time to time. The wastewater system will be accepted and maintained by the City in accordance with its usual policies. Requests for new wastewater line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances in effect at the time a request for service is submitted shall govern the costs and request for service. The continued use of a septic system that is in use on the effective date of the annexation and is in compliance with all applicable rules and regulations shall be permitted and such use may continue until the Subject Property owner requests and is able to connect to the City's wastewater utility system.

C. Maintenance of streets and rights-of-way as appropriate as follows:

(i) Provide maintenance services on existing public streets within the Subject Property and other streets that are hereafter constructed and finally accepted by the City. The maintenance of the streets and roads will be limited as follows:

1. Emergency maintenance of streets, repair of hazardous potholes, measures necessary for traffic flow, etc.; and

2. Routine maintenance as presently performed by the City.

D. The City will maintain existing public streets within the Subject Property, and following installation and acceptance of new roadways by the City as provided by city ordinance, including any required traffic signals, traffic signs, street markings, other traffic control devices and street lighting, the City will maintain such newly constructed public streets, roadways and rights-of-way within the boundaries of the Subject Property, as follows:

(i) As provided in C(i)(1) and C(i)(2) above;

(ii) Reconstruction and resurfacing of streets, installation of drainage facilities, construction of curbs, gutters and other such major improvements as the need therefore is determined by the governing body under City policies;

(iii) Installation and maintenance of traffic signals, traffic signs, street markings and other traffic control devices as the need therefore is established by appropriate study and traffic standards; and

(iv) Installation and maintenance of street lighting in accordance with established policies of the City;

E. The outer boundaries of the Subject Property abut existing roadways. The Landowner agrees that no improvements are required on such roadways to service the Subject Property.

(3) **Capital Improvements.** Construction of the following capital improvements shall be initiated after the effective date of the annexation: None. Upon development of the Subject Property or redevelopment, the Landowner will be responsible for the development costs the same as a developer in a similarly situated area

under the ordinances in effect at the time of development or redevelopment. No additional capital improvements are necessary at this time to service the Subject Property the same as similarly situated properties. When deemed necessary, capital improvement acquisition or construction will occur in accordance with applicable ordinances and regulations and the adopted capital improvement plans of the City, as applicable and amended, which are incorporated herein by reference.

(4) **Term.** If not previously expired, this agreement expires at the end of ten (10) years.

(5) **Property Description.** The legal description of the Subject Property is as set forth in the Annexation Ordinance and exhibits attached to the Annexation Ordinance to which this Agreement is attached.

(6) **Binding Effect/Authority.** This Agreement binds and inures to the benefit of the Parties and their respective heirs, successors, and permitted assigns. Each Party further warrants that each signatory to this Agreement is legally authorized to bind the respective individual or entity for the purposes established herein.

(7) **Choice of Law.** This Agreement will be construed under the laws of the State of Texas, without regard to choice-of-law rules of any jurisdiction. Venue for any dispute shall lie exclusively in Williamson County, Texas.

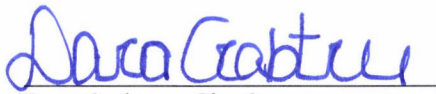
(8) **Counterparts.** This Agreement may be executed in any number of counterparts with the same effect as if all signatory Parties had signed the same document. All counterparts will be construed together and will constitute one and the same instrument.

(9) **Legal Construction.** If any provision in this Agreement is for any reason found to be unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the Parties, the unenforceability will not affect any other provision hereof, and this Agreement will be construed as if the unenforceable provision had never been a part of the Agreement. Whenever context requires, the singular will include the plural and neuter include the masculine or feminine gender, and vice versa. Headings in this Agreement are for reference only and are not intended to restrict or define the text of any section. This Agreement will not be construed more or less favorably between the Parties by reason of authorship or origin of language.

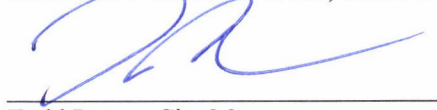
(10) **Entire Agreement.** This Agreement contains the entire Agreement between the Parties relating to the rights herein granted and the obligations herein assumed and cannot be varied except by written agreement of the Parties. Any oral representation or modification concerning this instrument shall be of no force and effect except for any subsequent modification in writing, signed by the Party to be charged.

EXECUTED and AGREED to by the Parties this the 7 day of November, 2024.

ATTEST:


Dara Crabtree, City Secretary

THE CITY OF LEANDER, TEXAS

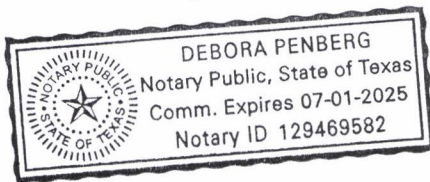

Todd Parton, City Manager

STAE OF TEXAS

§
§
§

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on the 7th day of November, 2024
by Todd Parton, City Manager of the City of Leander, Texas, a Texas home-rule municipal corporation,
on behalf of said corporation.



Debora Penberg
NOTARY PUBLIC, State of Texas

(SEAL)

LANDOWNER(S):

Christy Simpson Ledbetter

Christy Simpson Ledbetter

Executor of the Estate of Peggy Borho Simpson

Williamson County No. 24-422-CP4

Date: 10-24-2024

STATE OF TEXAS

§

§

COUNTY OF Travis §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Christy Simpson Ledbetter, executor of the Estate of Peggy Borho Simpson, and Petitioner herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that they had authority to bind the entity and that they executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24th day of October 2024.

(SEAL)

Ashley Brake

Notary Public - State of Texas

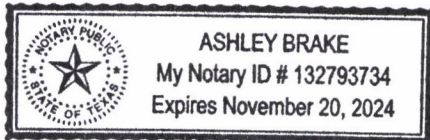


Exhibit B

PROPERTY DESCRIPTION

[SEE ATTACHED]

LEGAL DESCRIPTION:

28.12 ACRES

BEING A 28.12 ACRES TRACT OF LAND SITUATED IN THE ANASTASHA CARR SURVEY, ABSTRACT 122, WILLIAMSON COUNTY, TEXAS; AND BEING A PORTION OF A CALLED 28.280 ACRES TRACT OF LAND TO PEGGY BORHO SIMPSON, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2024032193, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.T.); SAID 28.280 ACRES TRACT DESCRIBED IN VOL. 2542, PG. 838, O.P.R.W.C.T.; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND, IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 172, A VARIABLE RIGHT-OF-WAY WIDTH, SAME BEING THE NORTH BOUNDARY LINE OF SAID 28.280 ACRES TRACT, FOR THE NORTHWEST CORNER OF A CALLED 6,650 SQ. FT. TRACT OF LAND DESCRIBED TO WILLIAMSON COUNTY, TEXAS, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2009016238, O.P.R.W.C.T.; SAME BEING THE SOUTHWEST CORNER OF BORHO, PHASE 5, A LEGAL SUBDIVISION AS SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2014079128, O.P.R.W.C.T.;

THENCE, DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 175, WITH SAID NORTH BOUNDARY LINE OF THE 28.280 ACRES TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF SAID BORHO, PHASE 5 AND THE SOUTH BOUNDARY LINE BORHO, PHASE 6, A LEGAL SUBDIVISION AS SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2016070584, O.P.R.W.C.T.; NORTH 68°19'07" EAST, A DISTANCE OF 1,845.69 FEET TO A 1/2-INCH IRON ROD FOUND, IN THE WEST BOUNDARY LINE OF A CALLED 558.26 ACRES TRACT OF LAND DESCRIBED TO WILLIAMSON COUNTY, TEXAS, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2006065107, O.P.R.W.C.T.; FOR THE NORTHEAST CORNER OF SAID 28.280 ACRES TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID BORHO, PHASE 6;

THENCE, WITH SAID WEST BOUNDARY LINE OF THE 558.26 ACRES TRACT, SAME BEING THE EAST BOUNDARY LINE OF SAID 28.280 ACRES TRACT, SOUTH 20°16'49" EAST, A DISTANCE OF 700.00 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF SAID 28.280 ACRES TRACT;

THENCE, CONTINUING WITH SAID WEST BOUNDARY LINE OF THE 558.26 ACRES TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF THE 558.26 ACRES TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 69°10'56" WEST, A DISTANCE OF 590.99 FEET TO A 1/2-INCH IRON ROD FOUND;
2. SOUTH 69°13'26" WEST, A DISTANCE OF 532.19 FEET TO A 1/2-INCH IRON ROD FOUND;
3. SOUTH 69°45'16" WEST, A DISTANCE OF 245.66 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE NORTHEAST CORNER OF A CALLED 0.782 ACRES TRACT OF LAND DESCRIBED TO AVULA HOLDINGS LLC AND VD INVESTMENTS & MANAGEMENT, LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2022009487, O.P.R.W.C.T.;

THENCE, DEPARTING SAID WEST BOUNDARY LINE OF THE 558.26 ACRES TRACT, CONTINUING WITH SAID SOUTH BOUNDARY LINE OF THE 28.280 ACRES TRACT, SAME BEING THE NORTHWEST BOUNDARY LINE OF SAID 0.782 ACRES TRACT, SOUTH 69°39'56" WEST, A DISTANCE OF 361.95 FEET TO A 1/2-INCH IRON ROD FOUND, IN SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 175, FOR THE SOUTHWEST CORNER OF SAID 28.280 ACRES TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 0.782 ACRES TRACT;

THENCE, WITH SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 175, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTH 31°39'29" WEST, A DISTANCE OF 57.25 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
2. NORTH 29°56'54" WEST, A DISTANCE OF 352.36 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
3. NORTH 23°35'34" WEST, A DISTANCE OF 45.17 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE BEGINNING OF A CURVE;
4. WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°04'48", A RADIUS OF 6,075.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 31°04'39" WEST, 220.54 FEET, AND AN ARC LENGTH OF 220.55 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 28.12 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN INC. IN AUSTIN, TEXAS.

SURVEYOR'S NOTES:

BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE VALUES. THE SURFACE ADJUSTMENT FACTOR IS 1.00012. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE §138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

LEGAL DESCRIPTION

28.12 ACRES

**BEING A PORTION OF THE
ANASTASHA CARR SURVEY, ABSTRACT 122
WILLIAMSON COUNTY, TEXAS**

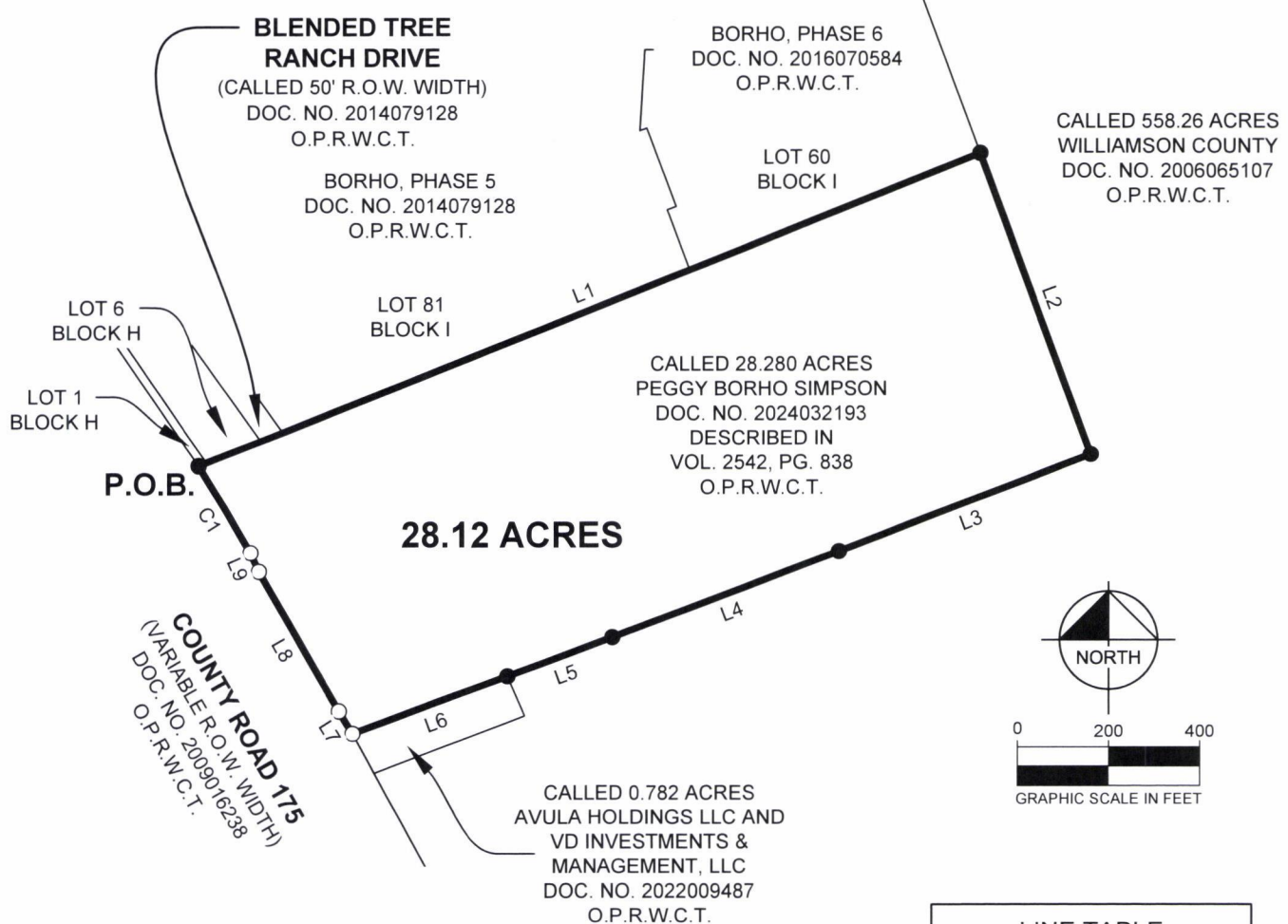

MICHAEL A. MONTGOMERY II, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6890



Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 418-1771
TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	RPP	MMII	10/4/2024	067783185	1 OF 2



LEGEND	
●	= 1/2" IRON ROD FOUND
○	= 1/2" IRON ROD W/ "KHA" CAP SET
O.P.R.W.C.T.	= OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

LINE TYPE LEGEND	
	PROPERTY LINE
	ADJOINER LINE

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°04'48"	6075.00'	220.55'	N31°04'39"W	220.54'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N68°19'07"E	1845.69'
L2	S20°16'49"E	700.00'
L3	S69°10'56"W	590.99'
L4	S69°13'26"W	532.19'
L5	S69°45'16"W	245.66'
L6	S69°39'56"W	361.95'
L7	N31°39'29"W	57.25'
L8	N29°56'54"W	352.36'
L9	N23°35'34"W	45.17'

SURVEYOR'S NOTES:

BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE VALUES. THE SURFACE ADJUSTMENT FACTOR IS 1.00012. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE §138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

EXHIBIT
28.12 ACRES
BEING A PORTION OF THE
ANASTASHA CARR SURVEY, ABSTRACT 122
WILLIAMSON COUNTY, TEXAS

10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759

TBPELS FIRM # 10194624

TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 400'	RPP	MMII	10/4/2024	067783185	2 OF 2



EXECUTIVE SUMMARY
12/19/2024

AGENDA SUBJECT:

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.

BACKGROUND:

This request is the final step in the zoning process. This property is located on CR 175, to the south of the Trails at Shady Oaks subdivision and across from the Lost Woods Subdivision. The applicant has submitted a petition for annexation of this tract. This request would rezone the property from the interim zoning applied at annexation. The proposed zoning district of SFS-2-A (Single-Family Suburban) would allow for the development of single-family detached dwellings on intermediate suburban standard sized lots and for other compatible and complimentary uses. The proposal does comply with the Comprehensive Plan and is appropriate for properties located in a Neighborhood Residential identified by the Comprehensive Plan. In addition, the proposal is in compliance with Resolution No. 22-031-00 that was adopted by City Council to limit consideration of zoning requests that seek to add residential lots.

The Planning Analysis is provided as Attachment #1 and provides more details about the request and the property.

Staff recommends approval. During the meeting of November 14, 2024, the Planning & Zoning Commission recommended approval.

HISTORY/TIMELINE:

11/14/2024 – Planning & Zoning, 1st Public Hearing

12/05/2024 - City Council, 2nd Public Hearing

APPLICANT/AGENT:

Kimley-Horn and Associates (Ethan Harwell) on behalf of the Estate of Peggy Borho Simpson (Christy Simpson Ledbetter)

RECOMMENDATION:

The City Council unanimously approved the zoning request during the December 5, 2024 meeting.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

Fiscal Impact

Attachments:

1. Z-24-0149 Att 1 Planning Analysis - Simpson Tract
2. Z-24-0149 Att 2 Current Zoning - Simpson Tract
3. Z-24-0149 Att 3 FLU Map - Simpson Tract
4. Z-24-0149 Att 4 Public Notification - Simpson Tract
5. Z-24-0149 Att 5 Proposed Zoning - Simpson Tract
6. Z-24-0149 Att 6 Aerial Map - Simpson Tract
7. Z-24-0149 Att 7 Letter of Intent - Simpson Tract
8. Z-24-0149 Att 8 Outreach Summary - Simpson Tract
9. Z-24-0149 Att 9 Ordinance - Simpson Tract
10. Z-24-0149 Att 10 11-14-2024 P & Z minutes



PLANNING ANALYSIS

ZONING CASE Z-24-0149 SIMPSON TRACT

GENERAL INFORMATION

Owner/Agent:	Kimley-Horn and Associates (Ethan Harwell) on behalf of the Estate of Peggy Borho Simpson (Christy Simpson Ledbetter).
Current Zoning:	Interim SFR-1-B (Single-Family Rural)
Proposed Zoning:	SFS-2-A (Single-Family Suburban)
Size and Location:	The property is located southeast of the intersection of Mineral Drive and CR 175, including approximately 28.12 acres.
Staff Contact:	Karina Castillo, AICP, Planning Manager

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to develop a single-family residential neighborhood.

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 2*
- ☒ ☐ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 3*
- ☒ ☐ Does the proposal warrant any other special considerations? *see below*

SPECIAL CONSIDERATIONS

This property owner entered into a development agreement with the City of Leander in April 2016 to allow for the continuation of the extraterritorial status until the owner files any type of development document. The annexation case A-24-0017 has been filed and must be approved before this zoning request may be approved by the City Council. The two cases are scheduled for a public hearing with City Council on December 5, 2024 and a final reading on December 19, 2024.

As this Commission is aware, Resolution No. 22-031-00 was adopted by City Council in October of 2022 to limit consideration of zoning requests that seek to add residential lots. However this resolution does prioritize large lot/low-density residential development such as SFR, SFE and SFS.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	SFS-2-B & SFU-2-A	Trails at Shady Oak Subdivision
EAST	ETJ	Undeveloped

SOUTH	ETJ	Undeveloped
WEST	SFU-2-B	Lost Woods Preserve Subdivision

SURROUNDING AREA:

This property is located south of the Trails at Shady Oaks subdivision and east of Lost Woods Preserve.

PHYSICAL AND NATURAL FEATURES:

This property contains trees that will be held to the mitigation standards provided in the Composite Zoning Ordinance.

PROPERTY HISTORY:

This property is proposed to be annexed prior to the approval of this zoning case.

PREVIOUS ZONING CASES:

No zoning cases have been previously submitted for this property:

MAJOR CORRIDORS:

This property has access onto CR 175.

TRANSPORTATION PLAN REQUIREMENTS:

This property includes two (2) proposed streets that will be reviewed during the subdivision of the site.

The table below includes the proposed streets within the development. These streets have not been reviewed and are subject to change during the review process.

STREET	CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
CR 175	Arterial	Through	100' ROW 4 Lanes 10' sidewalk

SUBDIVISIONS:

No subdivision cases have been previously submitted for this property:

EXISTING UTILITIES:

This property has access to water and wastewater from the Trails at Shady Oaks on the north.

CURRENT LAND USES:

This property is currently being used as a single-family home.

PROPOSED ZONING DISTRICT:**USE COMPONENT****SFS – SINGLE FAMILY SUBURBAN:**

Features: 9,000 sq. ft. lot min.; 1,500 sq. ft. living area min.

Intent: Development of single-family detached dwellings on intermediate suburban standard sized lots and for other compatible and complimentary uses. The purpose of this component is to provide regulations to maintain and protect the City's single-family residences and neighborhoods in areas with intermediate lot sizes.

SITE COMPONENT

TYPE 2:

Features: Accessory buildings greater of 10% of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.; multi-family provides at least 100% of units with an enclosed garage parking space.

Intent:

- (1) The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.
- (2) The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.
- (3) This component is intended to be utilized with the majority of LO and LC use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.
- (4) This component is intended to be utilized with LO, LC, GC, HC, and HI use components when adjacent to residential districts and additional compatibility standards are warranted.
- (5) This component is generally not intended to be utilized with HC and HI use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the land owner.
- (6) Compliance with Type 1 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT

TYPE A:

Features: Five (5) or more architectural features.

Intent:

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) This component may be utilized for any high profile development, for any property in a prominent location or at an important gateway to the community.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

- Strategy 10.2: Support housing that has well-defined design character, compatibility with adjacent uses, and balanced density.

Applicable Future Land Use categories

NEIGHBORHOOD RESIDENTIAL

- The Neighborhood Residential land use category is intended to be developed primarily as new single-family detached residential subdivisions with associated amenities, such as parks, trails, open space areas, and elementary schools. These areas are intended to have a mix of suburban and auto-oriented development character which are primarily found in the form of detached residential lots.

Architectural styles, building height and massing are relatively uniform in this type of land use. Most streets are considered to be local and low-volume with curb and gutter, sidewalks, consistent speeds and highly accessible driveways. Strategically located parks are essential and in some cases a school or other institutional use are integrated or in close proximity.

Some neighborhood-serving retail and office uses are permitted in these areas with highly-restrictive use, site and design requirements. These type of uses are residential in scale and architectural design and are walkable in nature, though auto-serving. These uses are not shown on the Future Land Use Map as commercial and are supported when integrated into a development with appropriate site and zoning compatibility considerations.

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

This proposal was reviewed by all applicable departments within the City of Leander. All plats submitted will be reviewed by Williamson County along with City Staff.

SCHEDULE:**DEVELOPMENT MEETING**

A development meeting was held with Staff on 08/12/2024. No changes were made to the project since the development meeting was held.

NOTIFICATION

- 10/24/2024 - Public Notice on Hill Country News
- 10/30/2024 - Mail Notification to Property Owners within 200'
- 10/30/2024 - Public Hearing Signage Posted on Property
- 11/14/2024 - Planning and Zoning Commission Public Hearing
- 12/05/2024 - City Council Public Hearing & First Reading of the Ordinance
- 12/19/2024 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

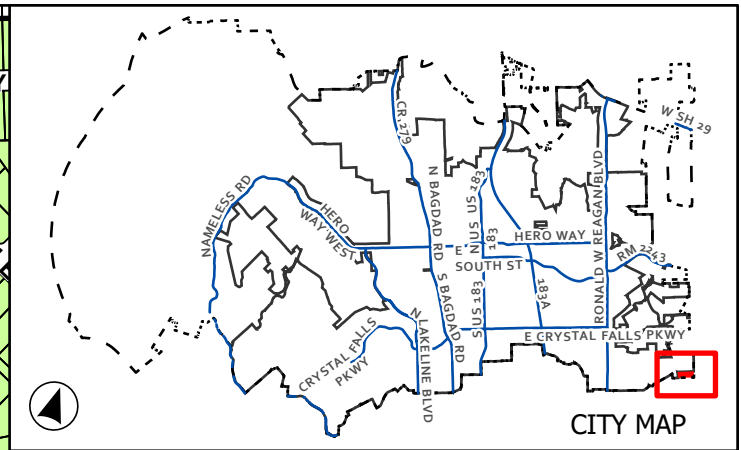
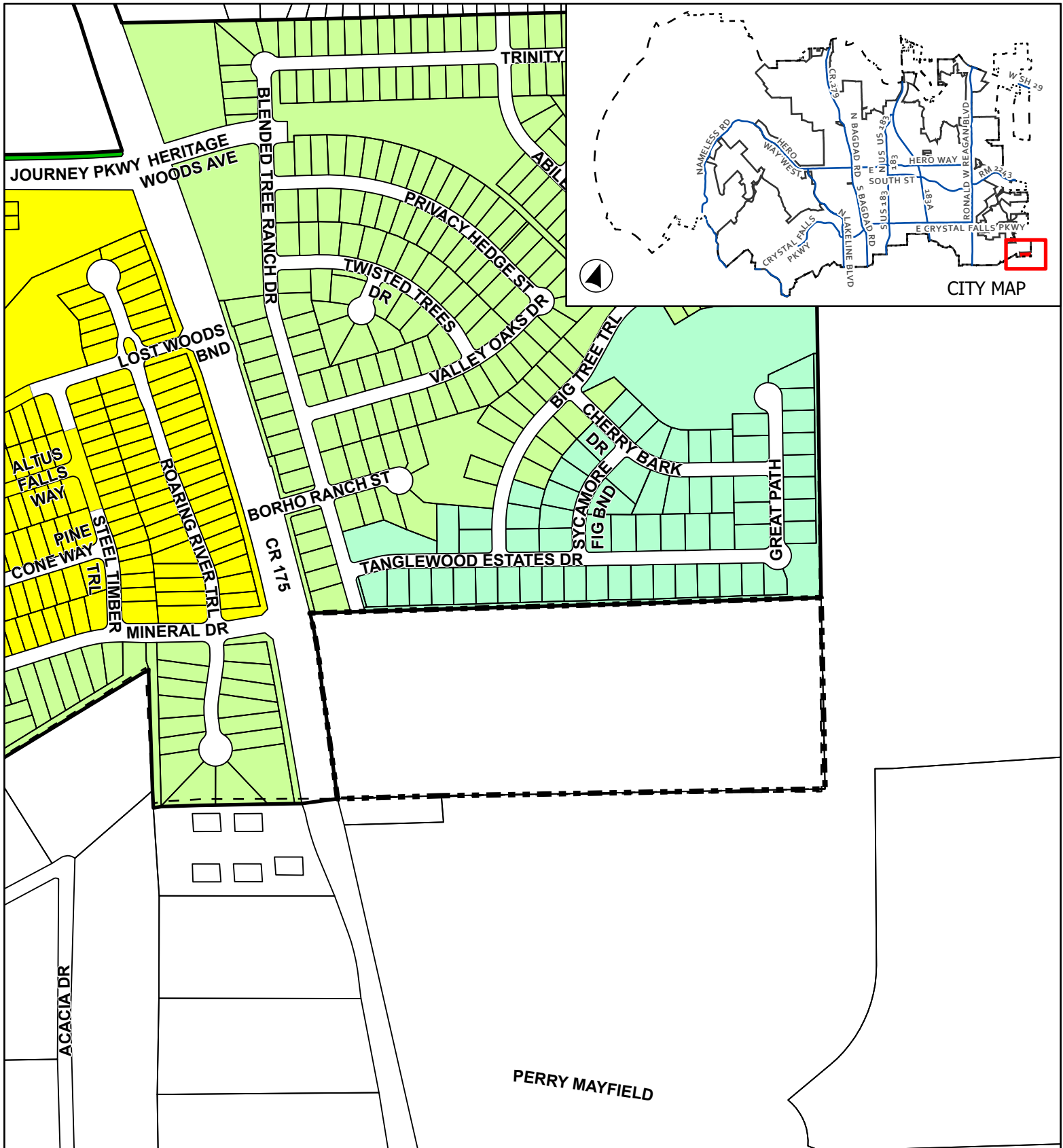
In addition to the notice mailed on behalf of the City to all property owners within 200', the agent reached out to all property owners of property zoned as single-family or any properties used as single-family uses within 500' as per Article X, Section 3 (d) of the Composite Zoning Ordinance. Any Homeowner's Association located within 500' were also contacted.

The applicant reached out to the residents by mailing a letter with information. Two (2) residents reached out with questions regarding the development. No changes were made to address any issues discussed.

Please see the full report from the applicant attached.

APPROVAL CRITERIA:

This request for a SFS-2-B (Single-Family Suburban) zoning district is compatible with the Neighborhood Residential future land use category. Staff recommends approval of the request.



CASE: Z-24-0149

ATTACHMENT 2

SIMPSON TRACT

Current Zoning

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

- Leander City Limits
- Extra-Territorial Jurisdiction
- Subject Boundary
- SFR - Single-Family Rural

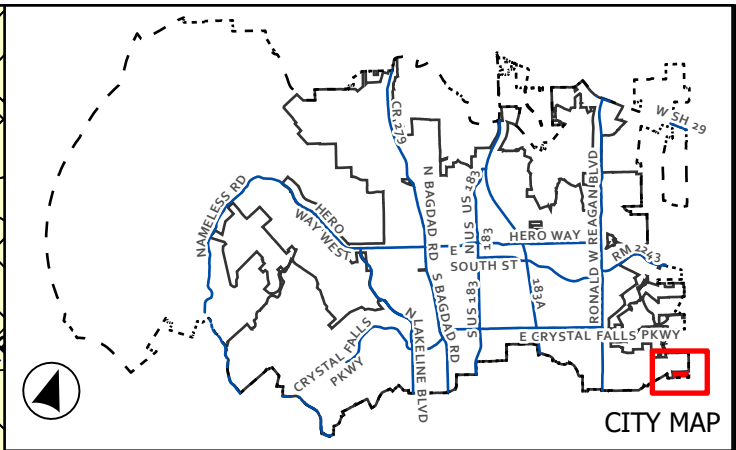
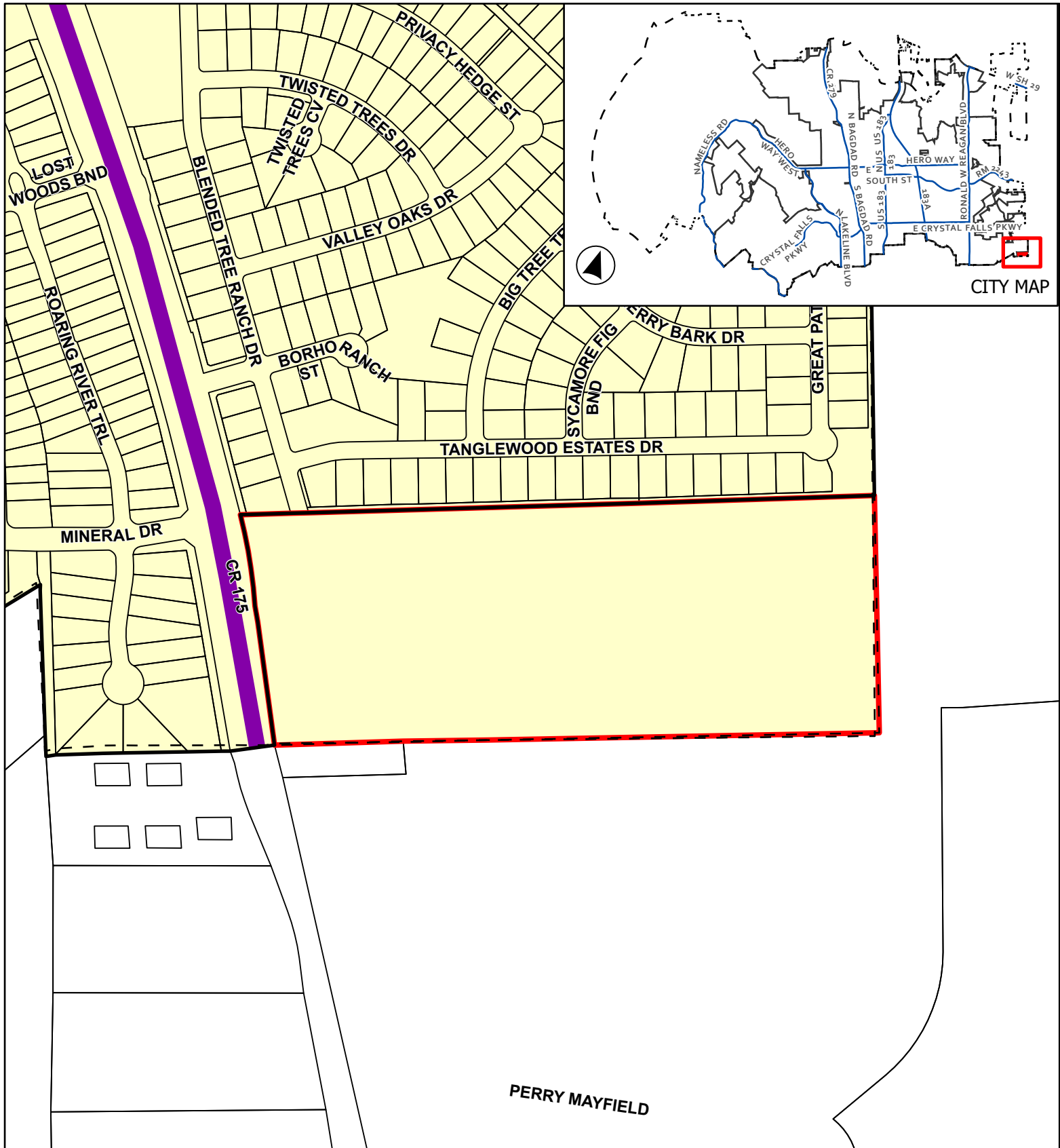
- SFS - Single-Family Suburban
- SFU - Single-Family Urban
- SFC - Single-Family Compact



0 165 330



Feet



CASE: Z-24-0149 ATTACHMENT 3 SIMPSON TRACT

Future Land Use Map

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

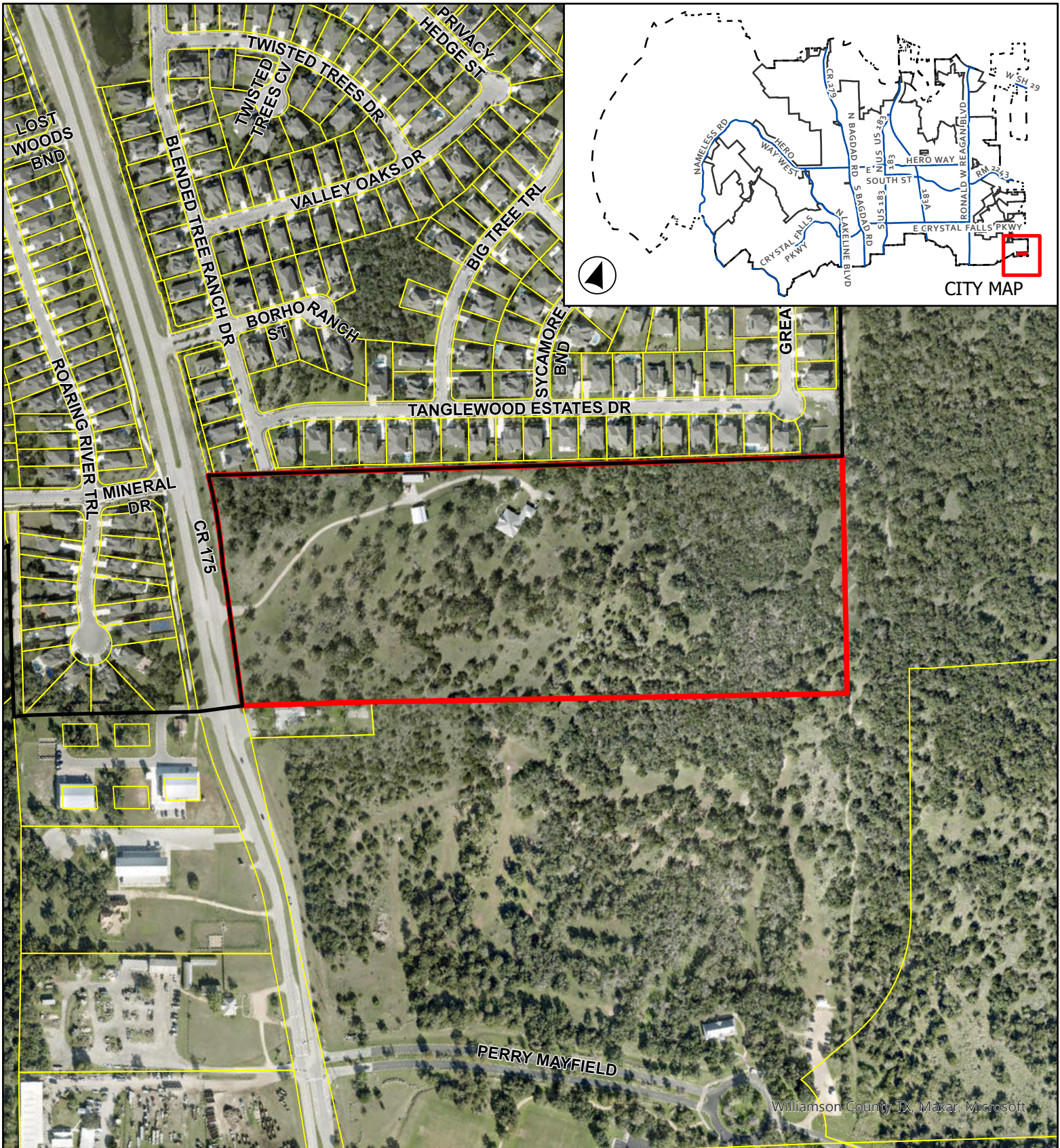
0 150 300 Feet

- Leander City Limits
- ETJ Boundary
- Subject Boundary

Future Land Use

- Neighborhood Residential
- Arterial 4 Lane, Existing

Thoroughfare Plan



CASE: Z-24-0149

ATTACHMENT 6

SIMPSON TRACT

Aerial Map

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



0 162.5 325



Feet

 Leander City Limits
 Subject Boundary



October 9, 2024

Robin M. Griffin, AICP
Executive Director of Development Services
City of Leander
201 N. Brushy Street
Leander, TX 78641

Via Electronic Submittal

RE: Application for a Rezoning of approximately 28.12 acres in the Anastasha Carr Survey, Abstract No. 122 generally located at 2855 CR 175, Leander, TX 78641 (WCAD ID R338811) (the "Property")

Dear Ms. Griffin:

As representatives of the Property owner, please accept this application for a rezoning on the subject property. The site is currently located in the City of Leander ETJ. This application is made concurrently with a request for voluntary annexation. We request that the property be zoned to the Single Family Suburban (SFS-2-A) district upon annexation.

The proposed Single Family Suburban (SFS-2-A) will allow for the development of a single-family subdivision consistent with the development pattern of the neighboring subdivision, The Trails of Shady Oak. The property has frontage on CR 175 and a stub street along its northern boundary. The site is relatively flat, contains some oak stands, and has an existing home on the property.

According to the Future Land Use Map (FLUM), the site is located in the Neighborhood Residential Future Land Use Category; therefore, the proposed Zoning Change complies with the FLUM.

If you have any questions about this application for rezoning or need additional information, please do not hesitate to contact me at your convenience.

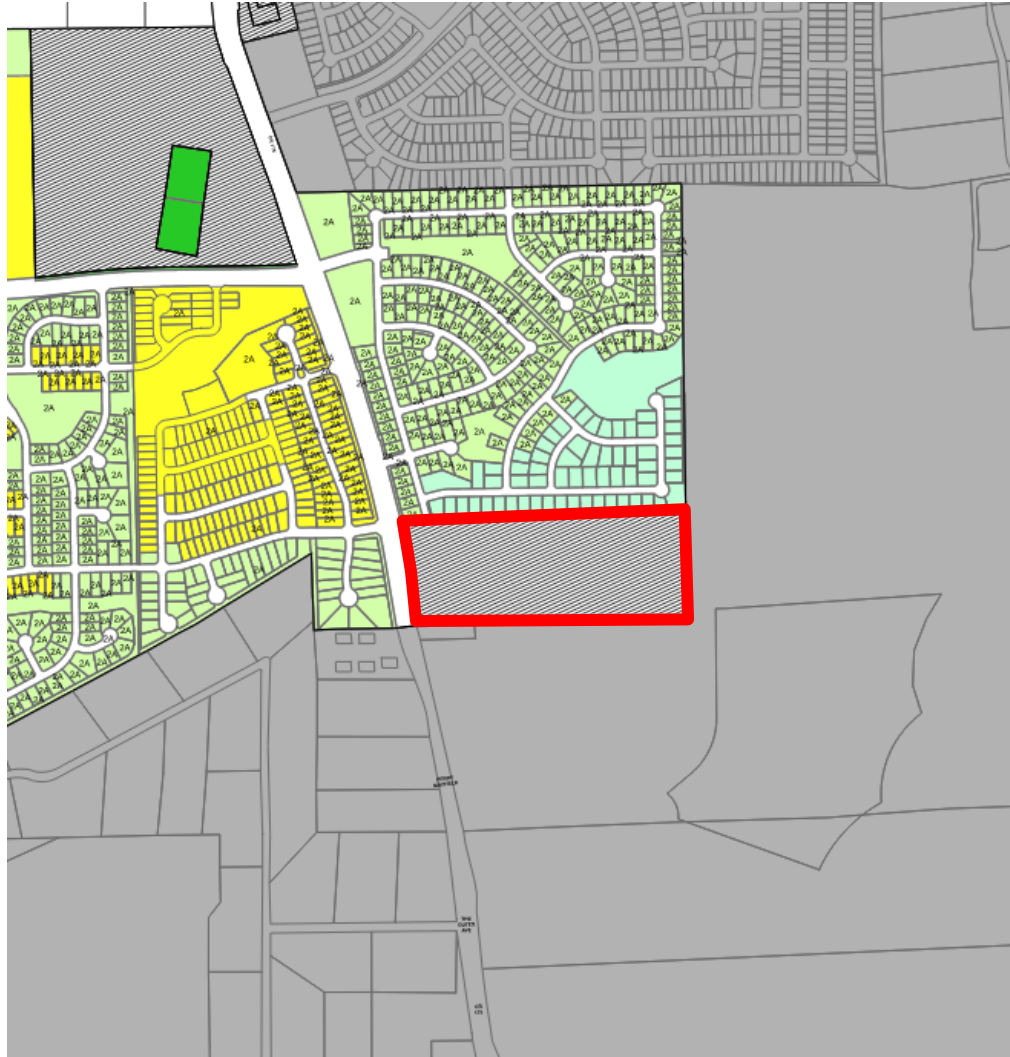
Sincerely,

A handwritten signature in blue ink, appearing to read 'Ethan Harwell'.

Ethan Harwell, AICP

Ethan.Harwell@Kimley-Horn.com
512 580 5803

ZONING MAP



LEGEND

- Leander City Limits
- Extra-Territorial Jurisdiction
- Future Annexation Per DA

Current Zoning

RESIDENTIAL

- SFR-Single-Family Rural
- SFE-Single-Family Estate
- SFS-Single-Family Suburban
- SFU-Single-Family Urban
- SFU/MH-Single-Family Urban / Manufactured Home
- SFC-Single-Family Compact

- SFL-Single-Family Limited
- CH-Cottage Housing
- SFT-Single-Family Townhouse
- TH-Tiny House
- TF-Two Family
- NR-Neighborhood Residential
- MF-Multi-Family

RETAIL/COMMERCIAL

- LO-Local Office
- LC-Local Commercial
- GC-General Commercial
- HC-Heavy Commercial

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

1. How and when were the surrounding neighborhood and residential property owners within 500' notified, how was information shared, and who was directly involved in the communication process? Please provide the address of the properties notified and the name and contact information of the residents directly involved in the communication process. Attach any materials that were distributed.

Surrounding neighborhood and residential property owners within 500' were notified by mail.

2. Who was notified (i.e. property owners, HOA, etc)? The HOA and/or a representative if there is no organized HOA must be contacted, if applicable. Provide a separate sheet listing the contact information used including the names and addresses of the individuals.

Property owners (see attached list) and the Trails at Shady Oak HOA were notified.

3. What concerns were raised during these communications?

Two neighbors expressed interest in the preservation of the natural area along the north property boundary. This area is a open space lot maintained by the Trails at Shady Oak HOA and not a part of this development and will remain. The neighbors also expressed an interest in living in this development themselves.

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

No specific conditions have been requested at this time.

The above information is deemed to be true to the best of my knowledge.

Signature:  Date 11/06/2024



October 8, 2024

**RE: Annexation and Rezoning of approximately 28.12 acres located at 2855 CR 175
 (WCAD ID R338811) (the "Property")**

Dear Neighbor:

You are receiving this letter because you are within 500 feet of the Property to be annexed into the City of Leander and zoned to SFS-2-A. The Property is located at 2855 CR 175 (see map on the back of this page). The property is currently outside the city limits and not zoned.

The proposed SFS-2-A zoning would permit the development of a single-family neighborhood similar to the Trails at Shady Oaks.

If you have any questions about this application for the rezoning or need additional information, please do not hesitate to reach out to me at the phone number or email below.

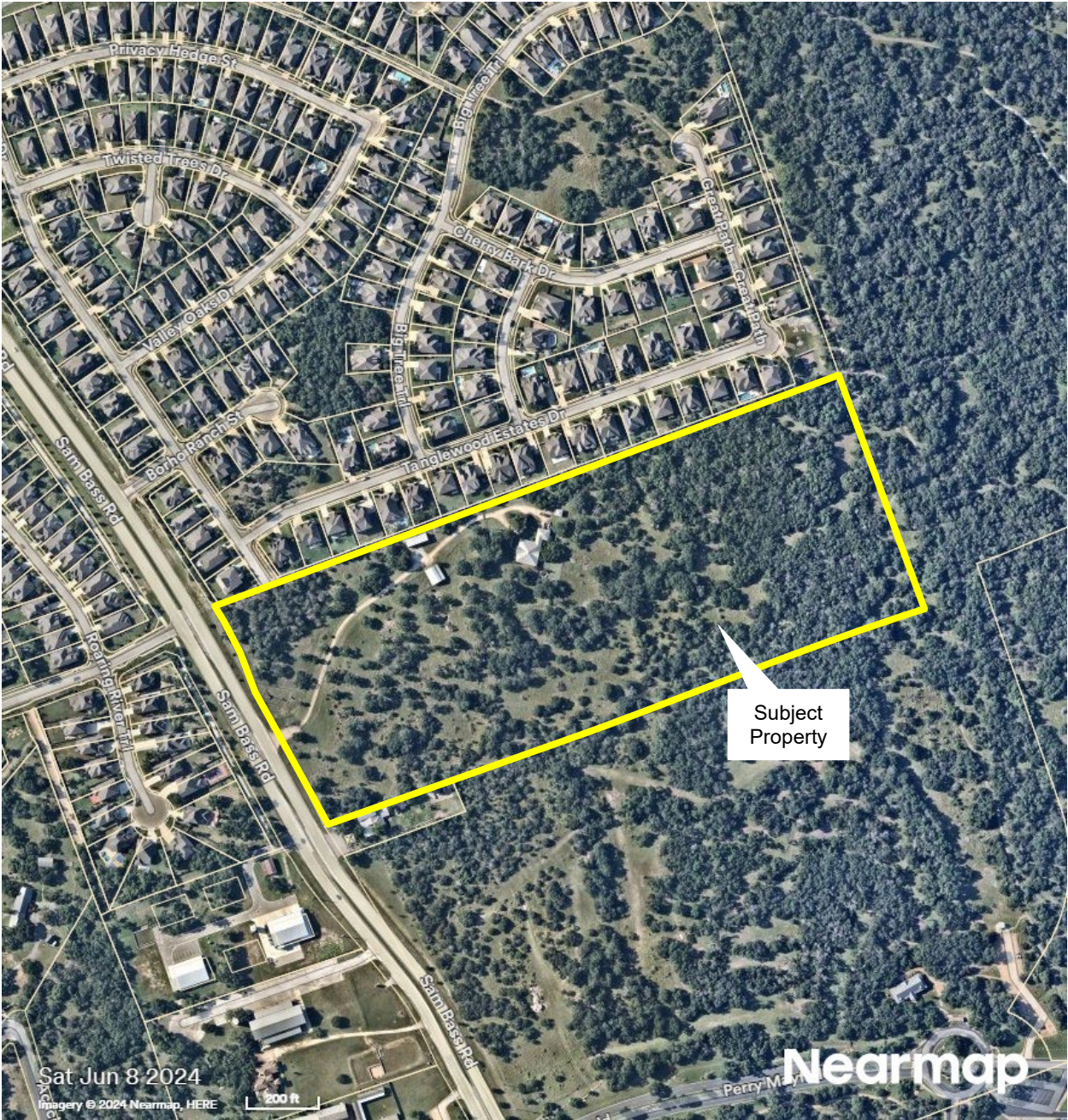
Sincerely,

A handwritten signature in blue ink, appearing to read "E. Harwell".

Ethan Harwell, AICP

Ethan.Harwell@Kimley-Horn.com
512 580 5803

Location Map



AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING ONE (1) PARCEL OF LAND FROM INTERIM SFR-1-B (SINGLE-FAMILY RURAL) TO SFS-2-A (SINGLE-FAMILY SUBURBAN); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of the property described herein after (the "Property") has requested that the Property be rezoned;

WHEREAS, after giving at least ten (10) days written notice to the owners of land within two hundred (200') feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

WHEREAS, after publishing notice of the public hearing at least fifteen (15) days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

SECTION 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Amendment of Zoning Ordinance. Ordinance No. 05-018-00, as amended, the City of Leander Composite Zoning Ordinance (the "Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

SECTION 3. Applicability. This ordinance applies to the following parcel of land, which is herein referred to as the "Property". That certain parcel of land being including 28.12 acres $\pm$; being more particularly described in Exhibit "A"; located generally located southeast of the intersection of Mineral Drive and CR 175; identified by Williamson Central Appraisal District tax identification number R338811; more particularly described in Instrument Number 2024032193; recorded in the Official Public Records of Williamson County, Texas.

SECTION 4. Property Rezoned. The Zoning Ordinance is hereby amended by changing the zoning district for the Property from Interim SFR-1-B (Single-Family Rural) to SFS-2-A (Single-Family Suburban) as shown in Exhibit "A".

SECTION 5. Recording Zoning Change. The City Council directs the Planning Department to record this zoning classification on the City's official zoning map with the official

notation as prescribed by the City's zoning ordinance.

SECTION 6. Severability. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

SECTION 7. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

PASSED AND APPROVED on First Reading this the 5th day of December, 2024.
FINALLY PASSED AND APPROVED on this the 19th day of December, 2024.

ATTEST:

THE CITY OF LEANDER, TEXAS:

Dara Crabtree, City Secretary

Christine DeLisle, Mayor



**MINUTES
PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, November 14, 2024
Regular Meeting at 6:00 PM



**Place 1 – Donnie Mahan
Place 2 – Joseph Morales
Place 3 – Ron May
Place 4 – Tara LeDay**

**Place 5 – James Oliver, Vice–Chair
Place 6 –Laura Lantrip, Chair
Place 7 –Scott Calame
Staff Liaison – Robin Griffin**

REGULAR MEETING

1. Call to Order.
Meeting was called to order at 6:00 p.m.
2. Roll Call.
All commissioners were present except Commissioner John Cosgrove.
3. Swearing in of Planning & Zoning Commissioners Joseph Morales, Tara LeDay, Laura Lantrip, and Scott Calame.
4. Election of Chair.
 - a. Nomination for position of Chair.
 - b. Discussion of Nominees.
 - c. Election of Chair.

Motion to nominate James Olive as Chair

By: Board Member Mahan
Seconded: Board Member May

Vote: 7 - 0

5. Election of Vice Chair.
 - a. Nomination for position of Vice Chair.
 - b. Discussion of Nominees.
 - c. Election of Vice Chair.

Motion to nominate Scott Calame as Vice Chair

By: Board Member Oliver
Seconded: Board Member Lantrip

Vote: 7 - 0

6. Director's report to the Planning & Zoning Commission on action taken by City Council on the November 7, 2024 meeting.

7. Review of meeting protocol.

8. Public comments on items not listed in the agenda. No one spoke.

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.]

CONSENT AGENDA: ACTION

Motion to approve Consent Agenda Items # 9-13.

By: Board Member Lantrip

Seconded: Board Member Calame

Vote: 7 - 0

9. Approval of Subdivision Case FP-23-0055 regarding the replat of Lots 37, 38, and 39, Hidden Mesa Subdivision as Crystal Mesa Cove Two Final Plat on three parcels of land approximately 10.339 acres ± in size, more particularly described by Travis Central Appraisal District Parcels 354047, 354048, and 354050; and generally located to the southwest of the intersection of on the west of High Lonesome and CR 290, Leander, Travis County, Texas.
10. Approval of Plat Vacate Case FP-24-0163 regarding the vacation of Plat Vacate Case Cross Creek Phase 2 Partial Plat Vacate Final Plat on six (6) parcels of land approximately 5.8644 acres ± in size, more particularly described by Travis Central Appraisal District Parcels 467188, 467189, 467190, 459396, 459397, and 459398; generally located northeast of the intersection of Buck Run and Martha Ann Drive, Leander, Travis County, Texas.
11. Approval of the Subdivision and Site Development Application Forms pursuant to Article IX, Section 9 (a) (1) c. of the Composite Zoning Ordinance; Leander, Williamson & Travis Counties, Texas.
12. Approval of the minutes for meeting held on October 24, 2024.
13. Approval of the designation of the Planning Coordinator as the Planning & Zoning Commission Secretary.

PUBLIC HEARING: ACTION

14. Conduct a Public Hearing and consider action 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.

- Discuss and consider action regarding Zoning Case Z-23-0103 as described above.

Public Hearing opened at 6:00 p.m.; Public Hearing closed at 6:00 p.m. No one spoke in favor or opposition of the request.

Motion to approve Zoning Case Z-23-0103.

By: Board Member Mahan

Seconded: Board Member Calame

Vote: 7 - 0

15. Conduct a Public Hearing and consider action 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.

Public Hearing opened at 6:14 p.m.; Public Hearing closed at 6:22 p.m.

Spoke in opposition of the request:

Ken Missler, 801 Riva Ridge Dr Leander, TX 78641

Sarah Johnson, 701 Riva Ridge Dr Leander, TX 78641

Jeff Moore, 727 Riva Ridge Dr Leander, TX 78641

Submitted via the website in opposition to the request:

Jason Reeves, 833 Beautyberry Ln Leander, TX 78641

Faith Johnson, 727 Riva Ridge Dr Leander, TX 78641

James Gammage, 708 Riva Ridge Leander, TX 78641

Motion to Postpone Zoning Case Z-24-0118 to the November 26, 2024 Planning & Zoning meeting to allow the applicant to visit with the neighbors and provide updates on the PUD notes, following a discussion.

By: Board Member Mahan

Seconded: Board Member Calame

Vote: 7 - 0

16. Conduct a Public Hearing and consider action regarding Zoning Case Z-24-0123 to amend the Northline Planned Unit Development on several parcels of land approximately 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.

- Discuss and consider action regarding Zoning Case Z-24-0123 as described above.

Public Hearing opened at 7:05 p.m.; Public Hearing closed at 7:05 p.m. No one spoke in favor or opposition of the request. Mayor Christine DeLisle spoke in favor of the request.

Motion to approve Zoning Case Z-24-0123, following a discussion.

By: Board Member Calame

Seconded: Board Member May

Vote: 6 - 1 (Morales)

17. Conduct a Public Hearing and consider action 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.

- Discuss and consider action regarding Zoning Case Z-24-0148 as described above.

Public Hearing opened at 7:40 p.m.; Public Hearing closed at 7:50 p.m.

Spoke in opposition of the request:

James Pittman, 115 Valley View Leander, TX 78641

Brian Wade, 108 Valley View Dr. E Leander, TX 78641

Josh Freeman, 151 Valley View Dr E Leander, TX 78641

Mariely Bandas, 107 Valley View Dr Leander, TX 78641

Charles Griffin, 16 Valley View Circle Leander, TX 78641

Motion to approve Zoning Case Z-24-0148, following discussion.

By: Board Member Lantrip

Seconded: Board Member May

Vote: 7 - 0

18. Conduct a Public Hearing and consider action 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 28.74 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.

- Discuss and consider action regarding Zoning Case Z-24-0149 as described above.

Public Hearing opened at 8:12 p.m.; Public Hearing closed at 8:12 p.m.

Submitted via the website in opposition of the request:

Bharat Mehta, 2901 County Road 175 Leander, TX 78641

Vinod Dosapati, 2349 Millbrook Loop Leander, TX 78641

Motion to approve Zoning Case Z-24-0149 following a discussion.

By: Board Member Cosgrove

Seconded: Board Member Calame

Vote: 7 - 0

19. Conduct a Public Hearing and consider action 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; Williamson & Travis Counties, Texas.

- Discuss and consider action regarding Ordinance Case OR-24-0023 as described above.

Public Hearing opened at 8:16 p.m.; Public Hearing closed at 8:16 p.m.

Motion to approve Ordinance Case OR-24-0023 following a discussion.

By: Board Member May
Seconded: (Tara LeDay)

Vote: 7 - 0

REGULAR AGENDA

- 20. Adjournment
Meeting adjourned at 8:18 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON



EXECUTIVE SUMMARY
12/19/2024

AGENDA SUBJECT:

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.

BACKGROUND:

This request is the final step in the zoning process. This property is located approximately 200 feet west of the intersection of RM 2243 and 183A Toll Road. The property was previously used as a fabrication shop under the Cantwell Special Use Permit that was approved in June 2018. The applicant is proposing to establish the base zoning of GC-2-A (General Commercial) which would allow for the development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. The proposal does comply with the Comprehensive Plan and is appropriate for properties located in an Activity Center identified by the Comprehensive Plan.

The Planning Analysis is provided as Attachment #1 and provides more details about the request and the property.

Staff recommends approval. During the meeting of November 14, 2024, the Planning & Zoning Commission recommended approval.

HISTORY/TIMELINE:

11/06/2002 – Annexation approved
09/22/2005 – TOD zoning approved
09/19/2007 – Annexation approved
06/07/2018 – Special Use Permit approved
11/14/2024 – Planning & Zoning, 1st Public Hearing
12/05/2024 - City Council, 2nd Public Hearing

APPLICANT/AGENT:

Commercial Market Exchange (Anthony Gonzales) on behalf of Robert S. Ingram

RECOMMENDATION:

The City Council unanimously approved the zoning request during the December 5, 2024 meeting.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

Fiscal Impact

Attachments:

1. Z-23-0103 Att 1 Planning Analysis - Skotz PUD
2. Z-23-0103 Att 2 Current Zoning - Skotz PUD
3. Z-23-0103 Att 3 FLU Map - Skotz PUD
4. Z-23-0103 Att 4 Public Notification - Skotz PUD
5. Z-23-0103 Att 5 Proposed Zoning - Skotz PUD
6. Z-23-0103 Att 6 FLU Map - Skotz PUD
7. Z-23-0103 Att 7 PUD Notes - Skotz PUD
8. Z-23-0103 Att 8 Ordinance - Skotz PUD
9. Z-23-0103 Att 9 11-14-2024 P & Z minutes



PLANNING ANALYSIS

ZONING CASE Z-23-0103
SKOTZ MINOR PUD
9800 RM 2243

GENERAL INFORMATION

Owner/Agent: Commercial Market Exchange (Anthony Gonzales) on behalf of Robert S. Ingram.

Current Zoning: TOD/PUD-CD (Transit Oriented Development/ Planned Unit Development – Conventional Development Sector)

Proposed Zoning: Skotz Minor PUD (Planned Unit Development) with the base zoning district GC-2-A (General Commercial)

Size and Location: The property is located 9800 RM 2243, including approximately 4.03 acres.

Staff Contact: Karina Castillo, AICP
Planning Manager

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to establish the base zoning of GC-2-A (General Commercial).

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 3*
- ☒ ☐ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 4*
- ☒ ☐ Does the proposal warrant any other special considerations? *see below*

SPECIAL CONSIDERATIONS

This property is subject to the Cantwell Special Use Permit (SUP) that was approved on June 7, 2018. This SUP allows the expansion of parts and steel fabrication business, the outdoor storage of junk vehicles to be changed to steel associated with the steel fabrication business, storage, sale, and repair/restoration of classic cars part storage, metal wall enclosures, waivers landscaping requirements.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	TOD/PUD-CD	Undeveloped
EAST	TOD/PUD-CD	Undeveloped

SOUTH	PUD-MU	Undeveloped (Proposed Leander Springs Development)
WEST	TOD/PUD-CD	Undeveloped

SURROUNDING AREA:

This property is located just northwest of the intersection RM 2243 and 183A Toll Road. The areas surrounding this site are all currently undeveloped. The Leander Springs development is proposed just south of this site.

PHYSICAL AND NATURAL FEATURES:

This property currently has a structure on the site with some existing landscaping.

PROPERTY HISTORY:

This property was annexed into the City of Leander on 11/06/2002 and 09/19/2007.

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- 05-Z-006 adopted the Transportation Oriented Development District on 09/22/2005.
- 18-SUP-004 requested a Special Use Permit and was approved on 06/07/2018.



Figure 1: Aerial

MAJOR CORRIDORS:

This property has access onto RM 2243.

TRANSPORTATION PLAN REQUIREMENTS:

This property does not include any proposed roads identified in the Future Transportation Plan.

The table below includes the streets within the development. These streets have not been reviewed and are subject to change during the review process.

STREET	CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
RM 2243	Arterial	Commercial	100' ROW 4 Lanes 10' sidewalk

SUBDIVISIONS:

No subdivision cases have been previously submitted for this property:

EXISTING UTILITIES:

This property has access to water and wastewater along RM 2243 as shown in Figures 2 and 3.



Figure 2: Water System



Figure 3: Wastewater System

CURRENT LAND USES:

This property was previously used for metal fabrication. The building is currently vacant.

PROPOSED ZONING DISTRICT:**MINOR PUD – PLANNED UNIT DEVELOPMENT:**

The purpose and intent of the Minor Planned Unit Development (PUD) district is to designate a base zoning district that may allow or prohibit uses without granting significant waivers. The intent of this zoning request is to provide for the development of retail, office, and hospitality uses. The contents of this Minor PUD further explain and illustrate the overall function desired for this development.

USE COMPONENT**GC – GENERAL COMMERCIAL:**

Features: Any use in LC plus bar, nightclub, entertainment venues, hospital, hotel, liquor store, office/warehouse, vehicle and equipment sales, leasing and repair, furniture sales, pet shop, wholesale activities less than 3,500 sq. ft.

Intent: Development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.

SITE COMPONENT**TYPE 2:**

Features: Accessory buildings greater of ten (10%) percent of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.; multi-family provides at least 100% of units with an enclosed garage parking space.

Intent:

- (1) The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.
- (2) The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.
- (3) This component is intended to be utilized with the majority of LO and LC use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.
- (4) This component is intended to be utilized with LO, LC, GC, HC, and HI use components when adjacent to residential districts and additional compatibility standards are warranted.
- (5) This component is generally not intended to be utilized with HC and HI use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the land owner.
- (6) Compliance with Type 1 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT**TYPE A:**

Features: Five (5) or more architectural features.

Intent:

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) This component may be utilized for any high profile development, for any property in a prominent location or at an important gateway to the community.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

COMPREHENSIVE PLAN:**Applicable Comprehensive Plan goal statements**

- Strategy 1.1: Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.

Applicable Future Land Use categories**ACTIVITY CENTER**

- Activity Center areas are the major strategic commercial centers within the community. They are intended to provide opportunity for diverse retail, employment and mixed-use destinations at critical intersections to create dense, value-intense development. These centers are regional in nature and serve a population beyond Leander, and are found on major highways and arterials. Managing access and traffic in these high-volume areas will require planning and coordination.

In a changing retail environment, Activity Centers are designed to become community destinations with activities, amenities, shopping, restaurants and places to gather, live and work. These mixed-use centers complement neighborhood centers and the urban development around Leander Station. Individually, these centers are expected to have a differing balance of land use, design, and atmosphere based on their location and context. High-density apartments and lofts are appropriate if designed and connected to the larger mixed-use center.

The Activity Center land use is intended to be implemented using a strategically planned framework, typically a PUD. When multiple landowners exist without a unified development scheme, proposed projects should plan for future integration to balance the activity center area as much as possible.

Desired Mix: 70-100% Non-Residential, 0-30% Residential

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

This proposal was reviewed by all applicable departments within the City of Leander. All plats submitted will be reviewed by Williamson County along with City Staff.

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was held with Staff on 09/11/2023. The following changes were made to the project since the development meeting was held:

- The proposed use has changed from a gymnasium to retail, office, and hospitality uses.

NOTIFICATION

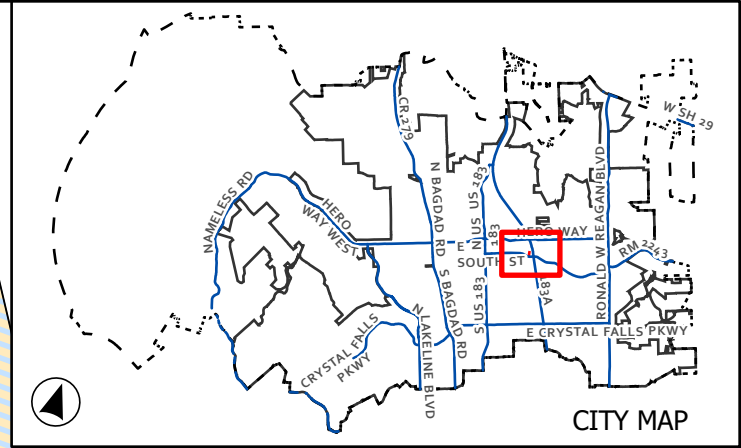
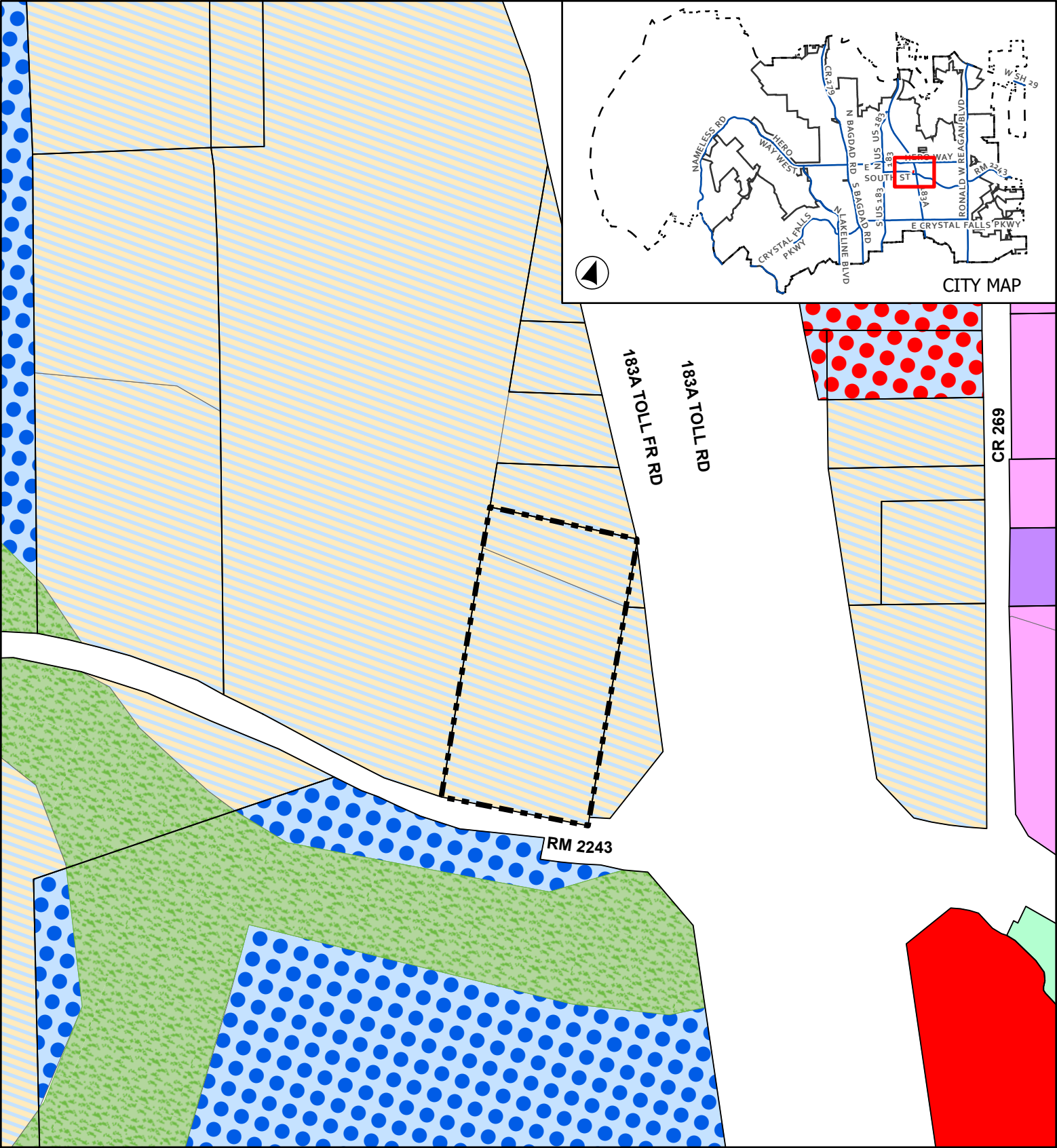
10/24/2024 - Public Notice on Hill Country News
 10/30/2024 - Mail Notification to Property Owners within 200'
 10/30/2024 - Public Hearing Signage Posted on Property
 11/14/2024 - Planning and Zoning Commission Public Hearing
 12/05/2024 - City Council Public Hearing & First Reading of the Ordinance
 12/19/2024 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

In addition to the notice mailed on behalf of the City to all property owners within two hundred (200') feet, the agent is required to reach out to all property owners of property zoned as single-family or any properties used as single-family uses within five hundred (500') as per Article X, Section 3 (d) of the Composite Zoning Ordinance. Any Homeowner's Association located within five hundred (500') feet are also required to be contacted. There are no single-family uses within five hundred (500') feet of this site.

APPROVAL CRITERIA:

This site is located near the intersection of RM 2243 and 183A Toll Road and within the Activity Center future land use category which is compatible with General Commercial. Staff recommends approval of the request.

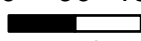


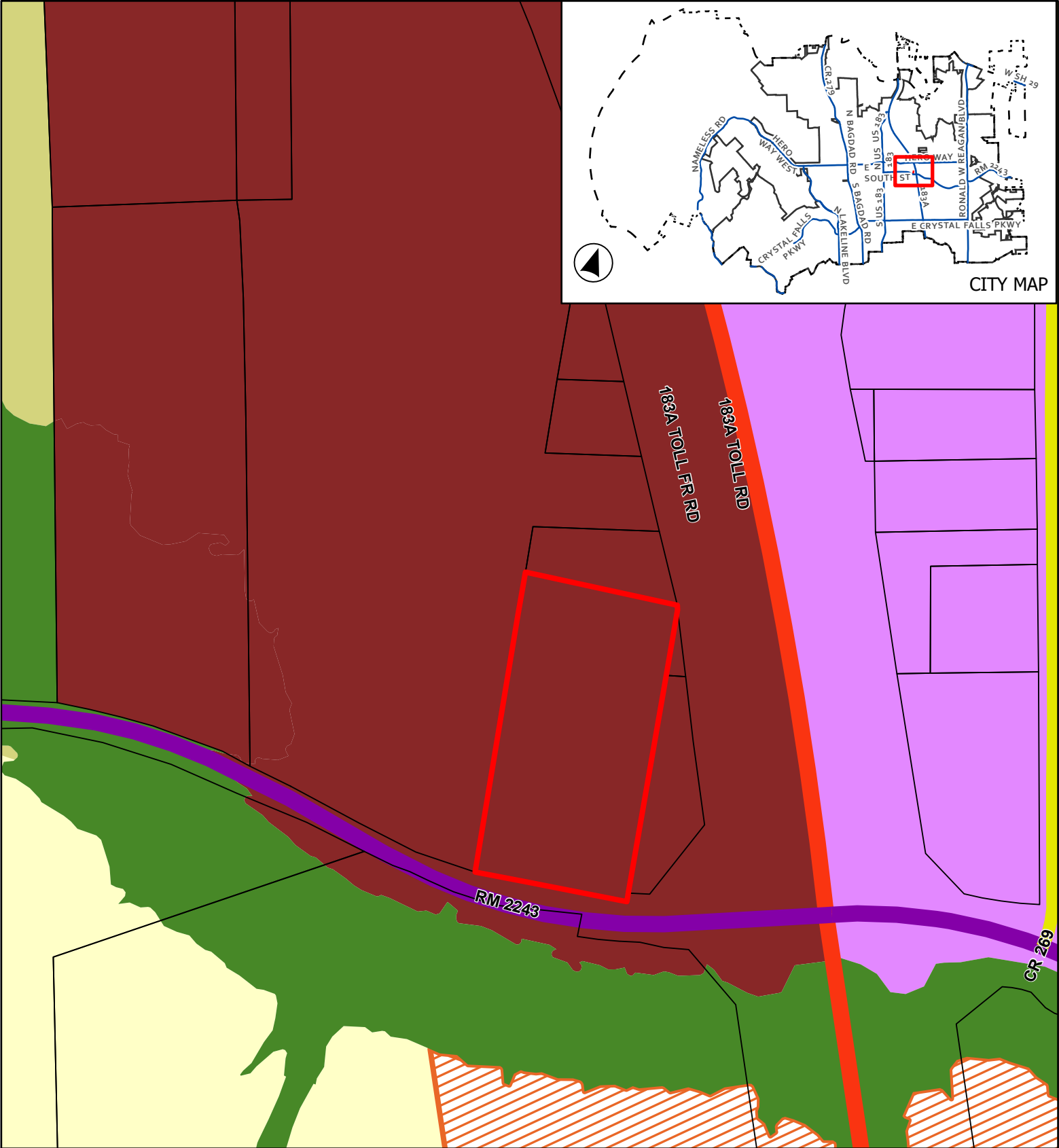
CASE: Z-23-0103 ATTACHMENT 2 SKOTZ MINOR PUD

Current Zoning

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

- | | |
|--------------------------------|--------------------------|
| Leander City Limits | HC - Heavy Commercial |
| Extra-Territorial Jurisdiction | HI - Heavy Industrial |
| Subject Boundary | PUD - Mixed Use |
| SFR - Single-Family Rural | PUD - General Commercial |
| SFS - Single-Family Suburban | OS - Open Space |
| GC - General Commercial | CD - Conventional Sector |


 0 90 180

 Feet
 Page 212 of 292



CASE: Z-23-0103

ATTACHMENT 3

SKOTZ MINOR PUD

Future Land Use Map



0 100 200

Feet

- Leander City Limits
- ETJ Boundary
- Subject Boundary

Future Land Use

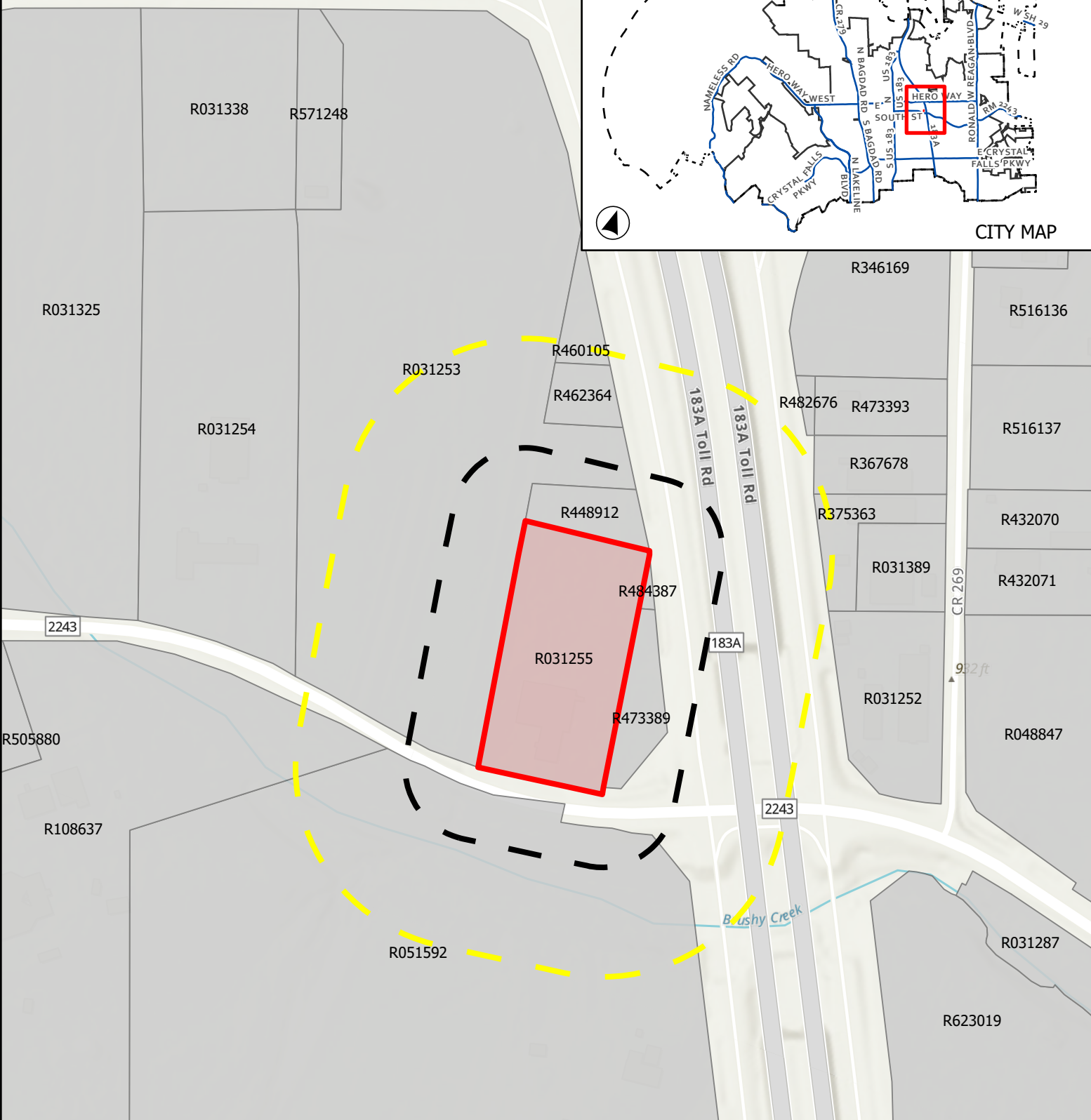
- Neighborhood Residential

- Multi-Use Corridor - Priority Corridor
- Activity Center
- Employment Center
- Urban Mixed Use
- Greenway

Thoroughfare Plan

- Access Controlled, Existing
- Arterial 4 Lane, Existing
- Collector, Existing

Hero Way



CASE: Z-23-0103

ATTACHMENT 4

SKOTZ MINOR PUD

Public Notification

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



0 145 290

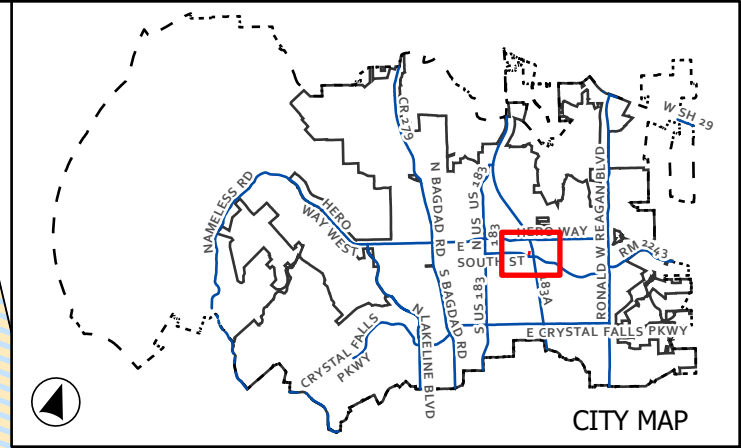
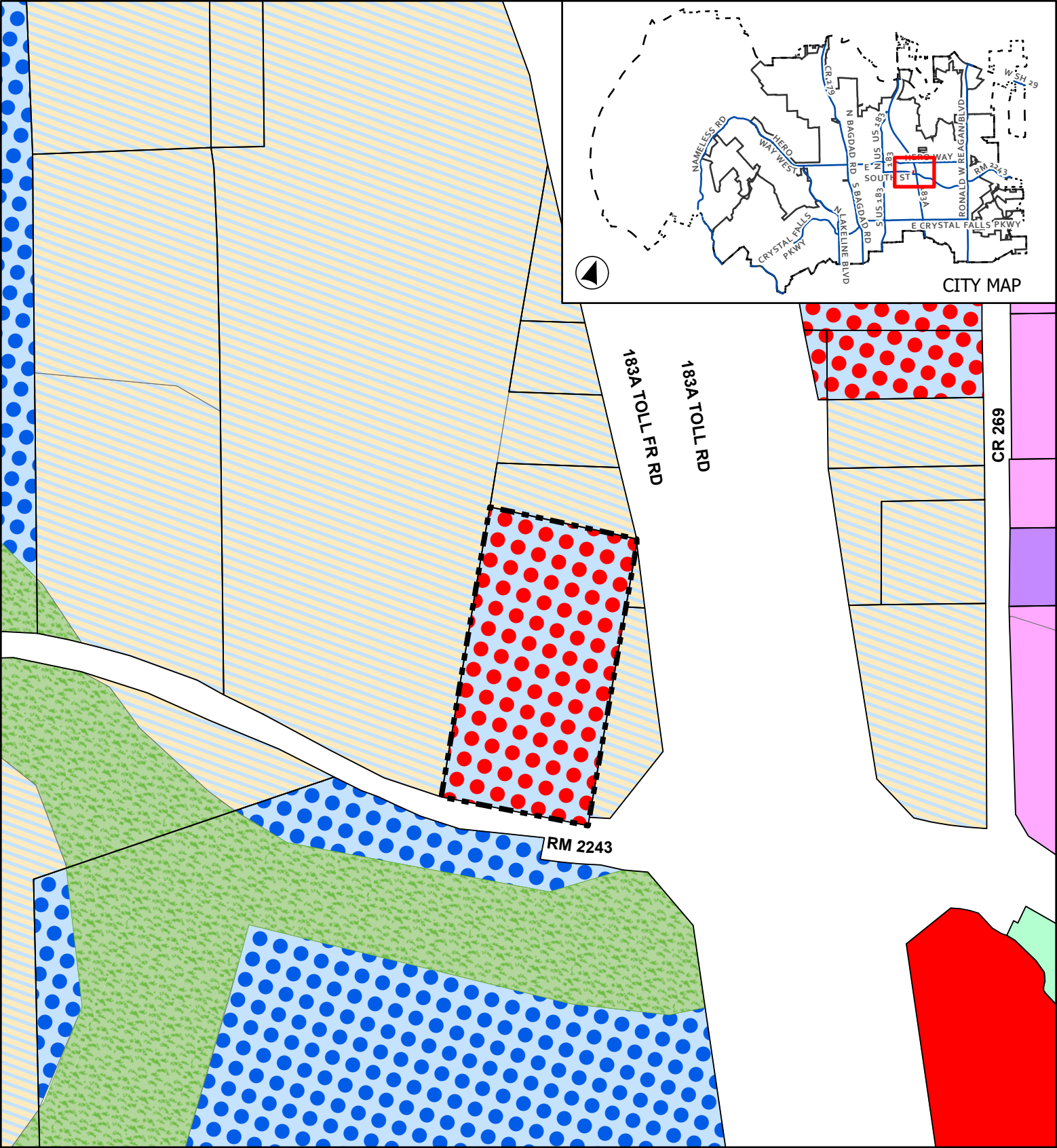
Feet

-  City Limits
 ETJ Boundary
 Subject Boundary

Notification Buffer

200'

Page 214 of 292



CASE: Z-23-0103

ATTACHMENT 5

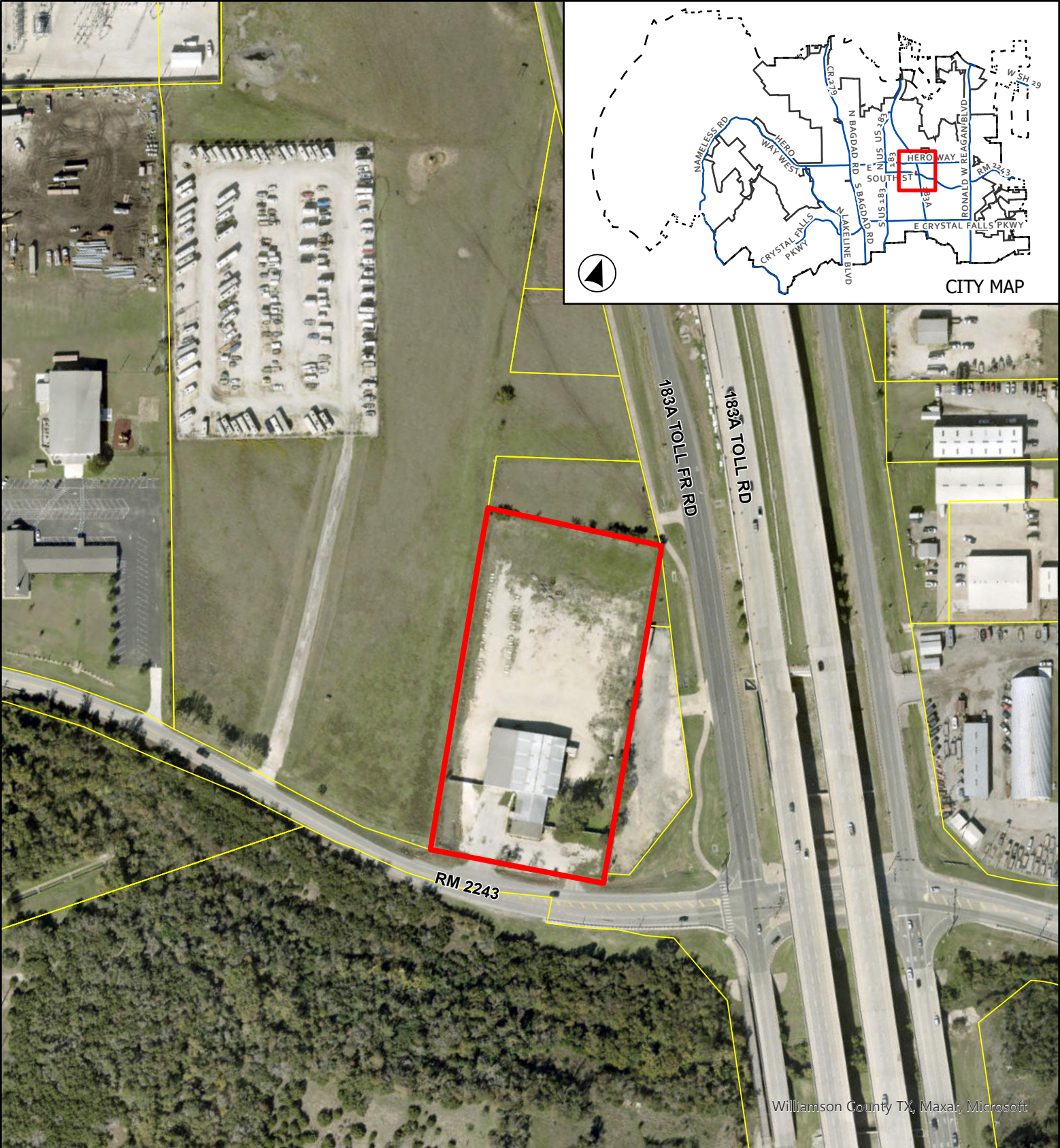
SKOTZ MINOR PUD

Proposed Zoning

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

- | | |
|--------------------------------|--------------------------|
| Leander City Limits | HC - Heavy Commercial |
| Extra-Territorial Jurisdiction | HI - Heavy Industrial |
| Subject Boundary | PUD - Mixed Use |
| SFR - Single-Family Rural | PUD - General Commercial |
| SFS - Single-Family Suburban | OS - Open Space |
| GC - General Commercial | CD - Conventional Sector |

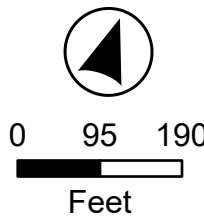




Williamson County TX, Maxar, Microsoft

Aerial Map

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



- Leander City Limits
- Subject Boundary

EXHIBIT A

Skotz Minor PUD (Planned Unit Development)

A. Purpose and Intent

1. The Skotz Minor PUD is comprised of approximately 4.03 acres, as shown in **Exhibit B**. The development of this property includes the existing building, parking and an additional building with an associated parking lot.

B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply with the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled **Exhibit A**.
2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Composite Zoning Ordinance.

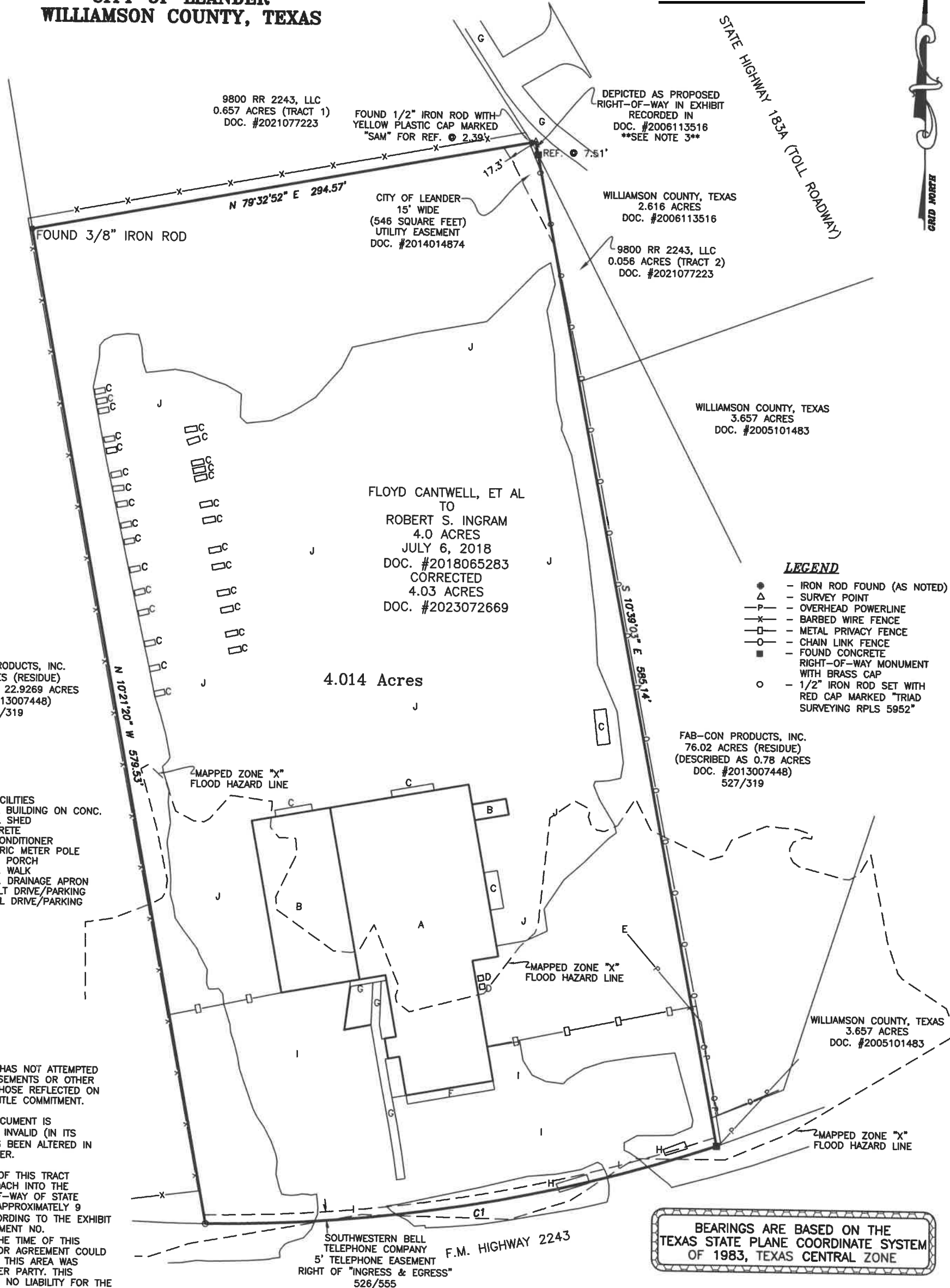
GC-2-A (General Commercial)

C. Allowable / Prohibited Uses

1. The Allowable Uses shall include all authorized uses currently permitted under the GC Use Component per the Leander Composite Zoning Ordinance.
2. The following uses shall be prohibited:
 - a. Farms or truck gardens.
 - b. Funeral home.
 - c. New vehicle and major equipment sales, rental or leasing, repair of new or used vehicles, body shop.
 - d. Wholesale activities.

ELIJAH D. HARMON SURVEY
ABSTRACT NO. 6
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

Exhibit B



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	914.93'	298.96'	297.63'	S 80°37'40" W	18°43'18"

- NOTES:
1. THIS SURVEYOR HAS NOT ATTEMPTED TO LOCATE ANY EASEMENTS OR OTHER MATTERS BEYOND THOSE REFLECTED ON THE REFERENCED TITLE COMMITMENT.
 2. THIS SURVEY DOCUMENT IS CONSIDERED TO BE INVALID (IN ITS ENTIRETY) IF IT HAS BEEN ALTERED IN ANY WAY WHATSOEVER.
 3. THE BOUNDARY OF THIS TRACT APPEARS TO ENCRANCH INTO THE OCCUPIED RIGHT-OF-WAY OF STATE HIGHWAY 183A BY APPROXIMATELY 9 SQUARE FEET (ACCORDING TO THE EXHIBIT ATTACHED TO DOCUMENT NO. 2006113516). AT THE TIME OF THIS SURVEY, NO DEED OR AGREEMENT COULD BE LOCATED WHERE THIS AREA WAS GRANTED TO ANOTHER PARTY. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE ISSUES WHICH MAY ARISE FROM THIS.
 4. THE FOLLOWING AGREEMENTS APPLY TO THIS TRACT:
438/475, DOC. #2013007448, DOC. #2013007449, DOC. #2013015766, DOC. #2013025651, DOC. #2013025652, DOC. #2013025653, DOC. #2013025654, 2013039828
5. THE FOLLOWING EASEMENTS HAVE THE RIGHT OF "INGRESS & EGRESS" TO THIS TRACT:
A) PEDERNALES ELECTRIC COOP, INC. - 577/496
B) PEDERNALES ELECTRIC COOP, INC. - 577/498
C) PEDERNALES ELECTRIC COOP, INC. - 517/163
6. THE FOLLOWING EASEMENT APPLIES AS A BLANKET EASEMENT TO THIS TRACT:
D) PEDERNALES ELECTRIC COOP, INC. - DOC. #2019003279

I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952 IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE TITLE AGENCY, UNDERWRITER, LENDER, MORTGAGE CO. AND/OR PURCHASER THAT THIS SURVEY WAS MADE ON THE GROUND; THIS PLAT HEREON AND FIELD NOTES ATTACHED TRULY AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN; THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN; SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AND LIES ENTIRELY WITHIN ZONE "X" OF THE FLOOD HAZARD AREA ACCORDING TO FLOOD RATE MAP PANEL NO. 48491C0455F, WILLIAMSON COUNTY, TEXAS, DATED DECEMBER 20, 2019. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III, SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 25th DAY OF OCTOBER, 2023.

BRADLEY L. LIPSCOMB, RPLS





GF NO. 1706412302261
TRIAD SURVEYING, INC. FIRM REGISTRATION NO. 10007900
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567

4.014 ACRES
ELIJAH D. HARMON SURVEY
ABSTRACT NO. 6
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

Completion Date: 10/25/23	Drawn By: BL
Scale: 1"=60'	Surveyed by: LS/AG
Project No.: S23-266	Checked by: BL



In Re: 4.014 Acres
All of a called 4.0 Acre tract
Elijah D. Harmon Survey
Abstract No. 6
City of Leander
Williamson County, Texas

All that certain tract or parcel of land situated in the City of Leander, Williamson County, Texas, being a part of the Elijah D. Harmon Survey, Abstract No. 6, being all of a called 4.0 Acre tract conveyed from Floyd Cantwell, et al to Robert S. Ingram by Deed dated July 6, 2018 recorded in Document No. 2018065283 of the Official Public Records of Williamson County and being re-described as 4.03 Acres in Document No. 2023072669 of the said Official Public Records of Williamson County, Texas, being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found concrete Right-of-Way monument with brass cap on the north Right-of-Way line of F.M. Highway 2243, at an exterior ell corner of the Right-of-Way of State Highway 183A being a 3.357 Acre tract conveyed to Williamson County, Texas in Document No. 2005101483, for the southeast corner of this tract;

THENCE along the said north Right-of-Way line of F.M. Highway 2243, along the arc of a curve to the right with an arc length of 298.96', a radius of 914.93', a chord bearing of S 80°37'40" W, and a chord length of 297.63', to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" at a southeast corner of the residue of a called 76.02 Acre tract conveyed to Fab-Con Products, Inc. in Volume 527, Page 319 (being described as 22.9269 Acres in Document No. 2013007448), for the southwest corner of this tract;

THENCE N 10°21'20" W - 579.53' along the east line of the said residue of the 76.02 Acre tract to a found 3/8" iron rod at the southwest corner of a called 0.657 Acre tract (Tract 1) conveyed to 9800 RR 2243, LLC in Document No. 2021077223, for the northwest corner of this tract;

THENCE N 79°32'52" E - 294.57' along the south line of the said 0.657 Acre tract and a west line of a called 2.616 Acre tract conveyed to Williamson County, Texas in Document No. 2006113516 (said 2.616 Acre tract purported to be common with the Right-of-Way of State Highway 183A, however, within Document No. 2006113516 an exhibit is attached which depicts a Right-of-Way line which would bisect this tract by approximately 9 Square Feet), respectively, to a point at an interior ell corner of the said 2.616 Acre tract, for the northeast corner of this tract from which a found ½" iron rod with yellow plastic cap marked "SAM" for

Triad Surveying, Inc.
Firm Registration No. 10007900
P.O. Box 1489
Rockdale, TX 76567
(512) 446-3457

Project No. S23-266

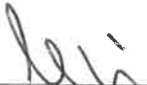
reference bears: S 79°32'52" W – 2.39' and a found concrete Right-of-Way monument with brass cap bears: S 10°39'03" E – 7.51';

THENCE S 10°39'03" E - 585.14' along the west line of the said 2.616 Acre tract, a called 0.056 Acre tract (Tract 2) conveyed to 9800 RR 2243, LLC in Document No. 2021077223, the said residue of the 76.02 Acre tract (being described as 0.78 Acres in Document No. 2013007448) and the said 3.657 Acre tract, respectively, to the **POINT OF BEGINNING** containing within these metes and bounds 4.014 Acres of land.

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas Central Zone.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 in the State of Texas, do hereby certify that this survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 25th day of October, 2023.


Bradley L. Lipscomb RPLS



Triad Surveying, Inc.
Firm Registration No. 10007900
P.O. Box 1489
Rockdale, TX 76567
(512) 446-3457

Project No. S23-266

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY CREATING THE SKOTZ MINOR PUD (PLANNED UNIT DEVELOPMENT) WITH THE BASE ZONING DISTRICT OF GC-2-A (GENERAL COMMERCIAL); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of the property described herein after (the "Property") has requested that the Property be rezoned;

WHEREAS, after giving at least ten (10) days written notice to the owners of land within two hundred (200') feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

WHEREAS, after publishing notice of the public hearing at least fifteen (15) days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

SECTION 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Amendment of Zoning Ordinance. Ordinance No. 05-018-00, as amended, the City of Leander Composite Zoning Ordinance (the "Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

SECTION 3. Applicability. This ordinance applies to the following parcel of land, which is herein referred to as the "Property". That certain parcel of land being including 4.03 acres ±; being more particularly described in Exhibit "B"; more commonly known as 9800 RM 2243; identified by Williamson Central Appraisal District tax identification number R031255; more particularly described in Instrument Number 2023072669; recorded in the Official Public Records of Williamson County, Texas.

SECTION 4. Property Rezoned. The Zoning Ordinance is hereby amended by creating the Skotz Minor PUD (Planned Unit Development) with the base zoning district of GC-2-A (General Commercial). The PUD shall be developed and occupied in accordance with this Ordinance, the PUD plan attached as Exhibits "A" and "B" which are hereby adopted and incorporated herein for all purposes, and the Composite Zoning Ordinance to the extent not amended by this Ordinance. In the event of a conflict between the Composite Zoning Ordinance and the requirements for the

Property set forth in this Ordinance, this Ordinance shall control.

SECTION 5. Recording Zoning Change. The City Council directs the Planning Department to record this zoning classification on the City's official zoning map with the official notation as prescribed by the City's zoning ordinance.

SECTION 6. Severability. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

SECTION 7. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

PASSED AND APPROVED on First Reading this the 5th day of December, 2024.

FINALLY PASSED AND APPROVED on this the 19th day of December, 2024.

ATTEST:

THE CITY OF LEANDER, TEXAS:

Dara Crabtree, City Secretary

Christine DeLisle, Mayor



**MINUTES
PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, November 14, 2024
Regular Meeting at 6:00 PM



**Place 1 – Donnie Mahan
Place 2 – Joseph Morales
Place 3 – Ron May
Place 4 – Tara LeDay**

**Place 5 – James Oliver, Vice–Chair
Place 6 –Laura Lantrip, Chair
Place 7 –Scott Calame
Staff Liaison – Robin Griffin**

REGULAR MEETING

1. Call to Order.
Meeting was called to order at 6:00 p.m.
2. Roll Call.
All commissioners were present except Commissioner John Cosgrove.
3. Swearing in of Planning & Zoning Commissioners Joseph Morales, Tara LeDay, Laura Lantrip, and Scott Calame.
4. Election of Chair.
 - a. Nomination for position of Chair.
 - b. Discussion of Nominees.
 - c. Election of Chair.

Motion to nominate James Olive as Chair

By: Board Member Mahan
Seconded: Board Member May

Vote: 7 - 0

5. Election of Vice Chair.
 - a. Nomination for position of Vice Chair.
 - b. Discussion of Nominees.
 - c. Election of Vice Chair.

Motion to nominate Scott Calame as Vice Chair

By: Board Member Oliver
Seconded: Board Member Lantrip

Vote: 7 - 0

6. Director's report to the Planning & Zoning Commission on action taken by City Council on the November 7, 2024 meeting.

7. Review of meeting protocol.

8. Public comments on items not listed in the agenda. No one spoke.

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.]

CONSENT AGENDA: ACTION

Motion to approve Consent Agenda Items # 9-13.

By: Board Member Lantrip

Seconded: Board Member Calame

Vote: 7 - 0

9. Approval of Subdivision Case FP-23-0055 regarding the replat of Lots 37, 38, and 39, Hidden Mesa Subdivision as Crystal Mesa Cove Two Final Plat on three parcels of land approximately 10.339 acres ± in size, more particularly described by Travis Central Appraisal District Parcels 354047, 354048, and 354050; and generally located to the southwest of the intersection of on the west of High Lonesome and CR 290, Leander, Travis County, Texas.
10. Approval of Plat Vacate Case FP-24-0163 regarding the vacation of Plat Vacate Case Cross Creek Phase 2 Partial Plat Vacate Final Plat on six (6) parcels of land approximately 5.8644 acres ± in size, more particularly described by Travis Central Appraisal District Parcels 467188, 467189, 467190, 459396, 459397, and 459398; generally located northeast of the intersection of Buck Run and Martha Ann Drive, Leander, Travis County, Texas.
11. Approval of the Subdivision and Site Development Application Forms pursuant to Article IX, Section 9 (a) (1) c. of the Composite Zoning Ordinance; Leander, Williamson & Travis Counties, Texas.
12. Approval of the minutes for meeting held on October 24, 2024.
13. Approval of the designation of the Planning Coordinator as the Planning & Zoning Commission Secretary.

PUBLIC HEARING: ACTION

14. Conduct a Public Hearing and consider action 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.

- Discuss and consider action regarding Zoning Case Z-23-0103 as described above.

Public Hearing opened at 6:00 p.m.; Public Hearing closed at 6:00 p.m. No one spoke in favor or opposition of the request.

Motion to approve Zoning Case Z-23-0103.

By: Board Member Mahan

Seconded: Board Member Calame

Vote: 7 - 0

15. Conduct a Public Hearing and consider action 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.

Public Hearing opened at 6:14 p.m.; Public Hearing closed at 6:22 p.m.

Spoke in opposition of the request:

Ken Missler, 801 Riva Ridge Dr Leander, TX 78641

Sarah Johnson, 701 Riva Ridge Dr Leander, TX 78641

Jeff Moore, 727 Riva Ridge Dr Leander, TX 78641

Submitted via the website in opposition to the request:

Jason Reeves, 833 Beautyberry Ln Leander, TX 78641

Faith Johnson, 727 Riva Ridge Dr Leander, TX 78641

James Gammage, 708 Riva Ridge Leander, TX 78641

Motion to Postpone Zoning Case Z-24-0118 to the November 26, 2024 Planning & Zoning meeting to allow the applicant to visit with the neighbors and provide updates on the PUD notes, following a discussion.

By: Board Member Mahan

Seconded: Board Member Calame

Vote: 7 - 0

16. Conduct a Public Hearing and consider action regarding Zoning Case Z-24-0123 to amend the Northline Planned Unit Development on several parcels of land approximately 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.

- Discuss and consider action regarding Zoning Case Z-24-0123 as described above.

Public Hearing opened at 7:05 p.m.; Public Hearing closed at 7:05 p.m. No one spoke in favor or opposition of the request. Mayor Christine DeLisle spoke in favor of the request.

Motion to approve Zoning Case Z-24-0123, following a discussion.

By: Board Member Calame

Seconded: Board Member May

Vote: 6 - 1 (Morales)

17. Conduct a Public Hearing and consider action 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.

- Discuss and consider action regarding Zoning Case Z-24-0148 as described above.

Public Hearing opened at 7:40 p.m.; Public Hearing closed at 7:50 p.m.

Spoke in opposition of the request:

James Pittman, 115 Valley View Leander, TX 78641

Brian Wade, 108 Valley View Dr. E Leander, TX 78641

Josh Freeman, 151 Valley View Dr E Leander, TX 78641

Mariely Bandas, 107 Valley View Dr Leander, TX 78641

Charles Griffin, 16 Valley View Circle Leander, TX 78641

Motion to approve Zoning Case Z-24-0148, following discussion.

By: Board Member Lantrip

Seconded: Board Member May

Vote: 7 - 0

18. Conduct a Public Hearing and consider action 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 28.74 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.

- Discuss and consider action regarding Zoning Case Z-24-0149 as described above.

Public Hearing opened at 8:12 p.m.; Public Hearing closed at 8:12 p.m.

Submitted via the website in opposition of the request:

Bharat Mehta, 2901 County Road 175 Leander, TX 78641

Vinod Dosapati, 2349 Millbrook Loop Leander, TX 78641

Motion to approve Zoning Case Z-24-0149 following a discussion.

By: Board Member Cosgrove

Seconded: Board Member Calame

Vote: 7 - 0

19. Conduct a Public Hearing and consider action 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; Williamson & Travis Counties, Texas.

- Discuss and consider action regarding Ordinance Case OR-24-0023 as described above.

Public Hearing opened at 8:16 p.m.; Public Hearing closed at 8:16 p.m.

Motion to approve Ordinance Case OR-24-0023 following a discussion.

By: Board Member May
Seconded: (Tara LeDay)

Vote: 7 - 0

REGULAR AGENDA

- 20. Adjournment
Meeting adjourned at 8:18 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON



EXECUTIVE SUMMARY
12/19/2024

AGENDA SUBJECT:

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.

BACKGROUND:

This request is the final step in the zoning process. This property is proposed to be an extension of the Lone Star Landing subdivision which is north of the intersection of CR 177 and Valley View Drive, located directly east of Austin Precision Products storage/warehouse. The proposed zoning district of SFS-2-B (Single-Family Suburban) would allow for the development of single-family detached dwellings on intermediate suburban standard sized lots and for other compatible and complimentary uses. The proposal does comply with the Comprehensive Plan and is appropriate for properties located in a Neighborhood Residential identified by the Comprehensive Plan. In addition, the proposal is in compliance with Resolution No. 22-031-00 that was adopted by City Council to limit consideration of zoning requests that seek to add residential lots.

The Planning Analysis is provided as Attachment #1 and provides more details about the request and the property.

Staff recommends approval. During the meeting of November 14, 2024, the Planning & Zoning Commission recommended approval.

HISTORY/TIMELINE:

02/16/2017 – Annexation and assignment of interim zoning
06/09/2022 – Zoning Case 22-Z-017 withdrawn
06/01/2023 - Concept Plan Approved
11/14/2024 - Planning & Zoning, 1st Public Hearing
12/05/2024 - City Council, 2nd Public Hearing

APPLICANT/AGENT:

Eli Engineering, PLLC. (Gary Eli Jones) on behalf of Texas Lonestar Landing, LLC. (Mallik Gilakattula)

RECOMMENDATION:

The City Council unanimously approved the zoning request during the December 5, 2024 meeting.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

Fiscal Impact

Attachments:

1. Z-24-0148 Att 1 - Planning Analysis
2. Z-24-0148 Att 2 Current Zoning - Lone Star Landing Ph 2
3. Z-24-0148 Att 3 FLU Map - Lone Star Landing Ph 2
4. Z-24-0148 Att 4 Public Notification - Lone Star Landing Ph 2
5. Z-24-0148 Att 5 Proposed Zoning - Lone Star Landing Ph 2
6. Z-24-0148 Att 6 Aerial Map - Lone Star Landing Ph 2
7. Z-24-0148 Att 7 Letter of Intent - Lone Star Landing Ph 2
8. Z-24-0148 Att 8 Neighborhood Outreach - Lone Star Landing Ph 2
9. Z-24-0148 Att 9 Ordinance - Lone Star Landing Ph 2
10. Z-24-0148 Att 10 11-14-2024 P & Z minutes



PLANNING ANALYSIS

ZONING CASE Z-24-0148
LONE STAR LANDING

GENERAL INFORMATION

Owner/Agent: Eli Engineering (Gary Jones) on behalf of Texas Lone Star Landing, LLC (Mallik Gilakattula).

Current Zoning: Interim SFR-1-B (Single-Family Rural)

Proposed Zoning: SFS-2-B (Single-Family Suburban)

Size and Location: The property is generally located north of the intersection of CR 177 and Valley View Drive, including approximately 15.416 acres.

Staff Contact: Michael Chenausky
Senior Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district change for a 15.4 acre portion of their property in order to match the zoning to the south and develop single family residential.

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 3*
- ☒ ☐ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 4*
- ☒ ☐ Does the proposal warrant any other special considerations? *see below.*

SPECIAL CONSIDERATIONS

As this Commission is aware, Resolution No. 22-031-00 was adopted by City Council in October of 2022 to limit consideration of zoning requests that seek to add residential lots. However this resolution does prioritize large lot/low-density residential development such as SFR, SFE and SFS. This zoning request is meant to match the zoning to the south currently being developed as Lone Star Landing Phase 1.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	ETJ	Undeveloped
EAST	SFR-1-B (Interim)	Undeveloped
SOUTH	SFS-2-B	Residential

WEST	ETJ SFR-1-B (Interim) SFS-2-B	Residential Undeveloped Storage/Warehouse
------	-------------------------------------	---

SURROUNDING AREA:

This property is proposed to be an extension of the Lone Star Landing subdivision which is north of the intersection of CR 177 and Valley View Drive and directly east of Austin Precision Products storage/warehouse.

PHYSICAL AND NATURAL FEATURES:

This property is undeveloped and contains significant tree cover which will be subject to the Leander tree preservation requirements and mitigation at time of development.

PROPERTY HISTORY:

This property was annexed into the City of Leander on 02/16/2017.

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- 22-Z-017 requested a zone change from SFR-1-B B (Single-Family Rural) and SFS-2-B (Single-Family Suburban) to SFT-2-B B (Single-Family Townhome) and SFC-2-B (Single-Family Compact) and was withdrawn on 06/01/2023.

MAJOR CORRIDORS:

This property will have access onto the future extension of E. Crystal Falls Parkway but will take access through the Lone Star subdivision to the south until that time.

TRANSPORTATION PLAN REQUIREMENTS:

This property includes an arterial segment for the future extension of E. Crystal Falls Parkway that will head east and tie into CR 177.

The table below includes the proposed streets within the development. These streets have not been reviewed and are subject to change during the review process.

STREET	CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Crystal Falls Parkway	Arterial	Urban arterial low traffic	100' ROW 4-lane arterial 10' sidewalk

EXISTING UTILITIES:

Property has access to water and wastewater off-site and will work through serving the site as part of a public improvement construction plan submittal.

CURRENT LAND USES:

This property is currently undeveloped.

PROPOSED ZONING DISTRICT:**USE COMPONENT****SFS – SINGLE FAMILY SUBURBAN:**

Features: 9,000 sq. ft. lot min.; 1,500 sq. ft. living area min.

Intent: Development of single-family detached dwellings on intermediate suburban standard sized lots and for other compatible and complimentary uses. The purpose of this component is to provide regulations to maintain and protect the City's single-family residences and neighborhoods in areas with intermediate lot sizes.

SITE COMPONENT**TYPE 2:**

Features: Accessory buildings greater of ten (10%) percent of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.

Intent:

- (1) The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.
- (2) The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.
- (3) This component is intended to be utilized with the majority of LO and LC use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.
- (4) This component is intended to be utilized with LO, LC, GC, HC, and HI use components when adjacent to residential districts and additional compatibility standards are warranted.
- (5) This component is generally not intended to be utilized with HC and HI use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the land owner.
- (6) Compliance with Type 1 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT**TYPE B:**

Features: Four (4) or more architectural features.

Intent:

- (1) The Type B architectural component is intended to be utilized for the majority of residential development except that which is intended as a Type A architectural component.
- (2) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions.
- (3) This component may be utilized to raise the building standards and help ensure compatibility for non-residential uses adjacent to property that is more restricted.
- (4) This component is intended for the majority of the LO and LC use components except those meeting the intent of the Type A or C architectural components.

COMPREHENSIVE PLAN:**Applicable Comprehensive Plan goal statements**

- Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.

Applicable Future Land Use categories**NEIGHBORHOOD RESIDENTIAL**

- The Neighborhood Residential land use category is intended to be developed primarily as new single-family detached residential subdivisions with associated amenities, such as parks, trails, open space areas, and elementary

schools. These areas are intended to have a mix of suburban and auto-oriented development character which are primarily found in the form of detached residential lots.

Architectural styles, building height and massing are relatively uniform in this type of land use. Most streets are considered to be local and low-volume with curb and gutter, sidewalks, consistent speeds and highly accessible driveways. Strategically located parks are essential and in some cases a school or other institutional use are integrated or in close proximity.

Some neighborhood-serving retail and office uses are permitted in these areas with highly-restrictive use, site and design requirements. These type of uses are residential in scale and architectural design and are walkable in nature, though auto-serving. These uses are not shown on the Future Land Use Map as commercial and are supported when integrated into a development with appropriate site and zoning compatibility considerations.

This category is compatible with SFR, SFE, SFS, SFU, SFC, SFL, SFT, TF CH, NR and PUD zoning districts.

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

This proposal was reviewed by all applicable departments within the City of Leander. All plats submitted will be reviewed by Williamson County along with City Staff.

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was held with Staff on 09/23/2024. No changes were made to the project since the development meeting was held.

NOTIFICATION

- 10/24/2024 - Public Notice on Hill Country News
- 10/30/2024 - Mail Notification to Property Owners within 200'
- 10/30/2024 - Public Hearing Signage Posted on Property
- 11/14/2024 - Planning and Zoning Commission Public Hearing
- 12/05/2024 - City Council Public Hearing & First Reading of the Ordinance
- 12/19/2024 - City Council Second & Final Reading of the Ordinance

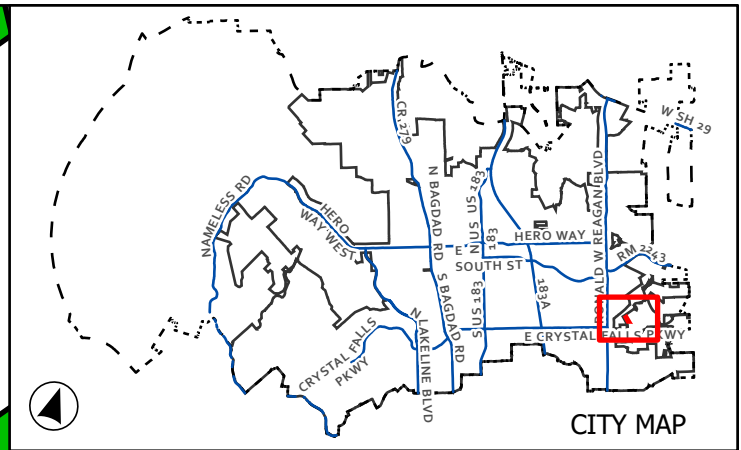
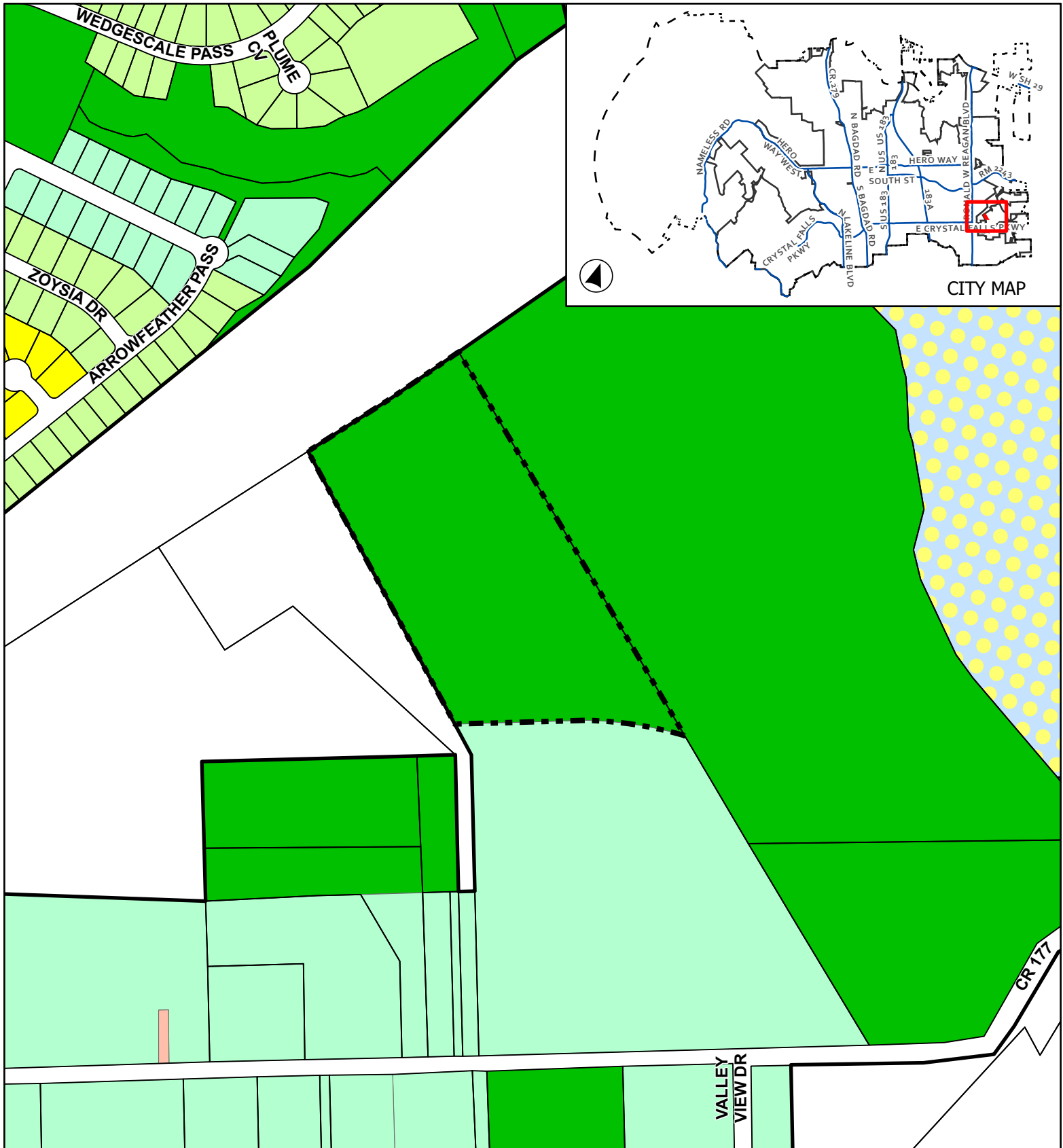
PUBLIC NOTIFICATION:

In addition to the notice mailed on behalf of the City to all property owners within two hundred (200') feet, the agent reached out to all property owners of property zoned as single-family or any properties used as single-family uses within five hundred (500') feet as per Article X, Section 3 (d) of the Composite Zoning Ordinance. Any Homeowner's Association located within five hundred (500') feet were also contacted.

A neighborhood outreach letter was mailed out per developer to solicit concerns and inform the property owner of what is proposed. Please see the full report from the applicant as attachment 8.

APPROVAL CRITERIA:

The Comprehensive Plan identifies the subject tract as a Neighborhood Residential future land use category which is intended to be developed primarily as new single-family detached residential with associated amenities. The applicant's request complies with both the Comprehensive Plan and current zoning designations. Additionally, this request is compatible with surround zoning designations and land uses. This proposal of SFS-2-B, to include minimum seventy (70') foot wide lots, is in compliance with Resolution No. 22-031-00 adopted by City Council, therefore staff recommends approval of the zoning request.



CASE: Z-24-0148

ATTACHMENT 2

LONE STAR LANDING PH 2

Current Zoning

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

- Leander City Limits
- Extra-Territorial Jurisdiction
- Subject Boundary
- SFR - Single-Family Rural
- SFS - Single-Family Suburban

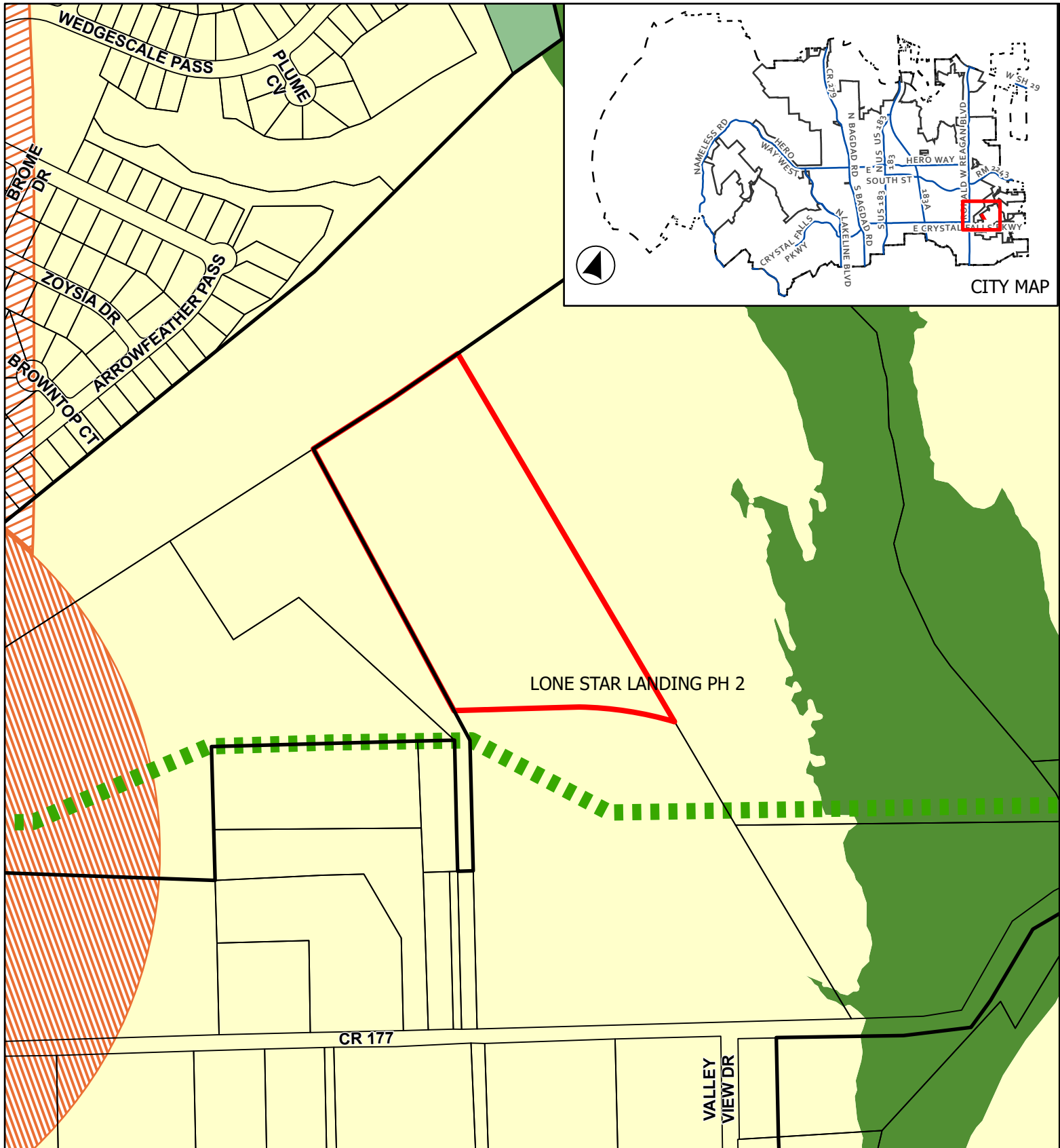
- SFU - Single-Family Urban
- SFC - Single-Family Compact
- LO - Local Office
- PUD - Single-Family



0 140 280



Feet



CASE: Z-24-0148 ATTACHMENT 3 LONE STAR LANDING PH 2

Future Land Use Map

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

0 170 340
Feet



- Leander City Limits
- ETJ Boundary
- Subject Boundary

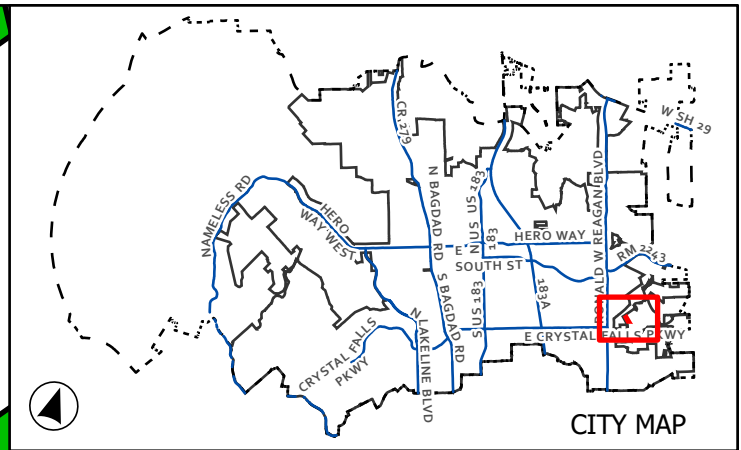
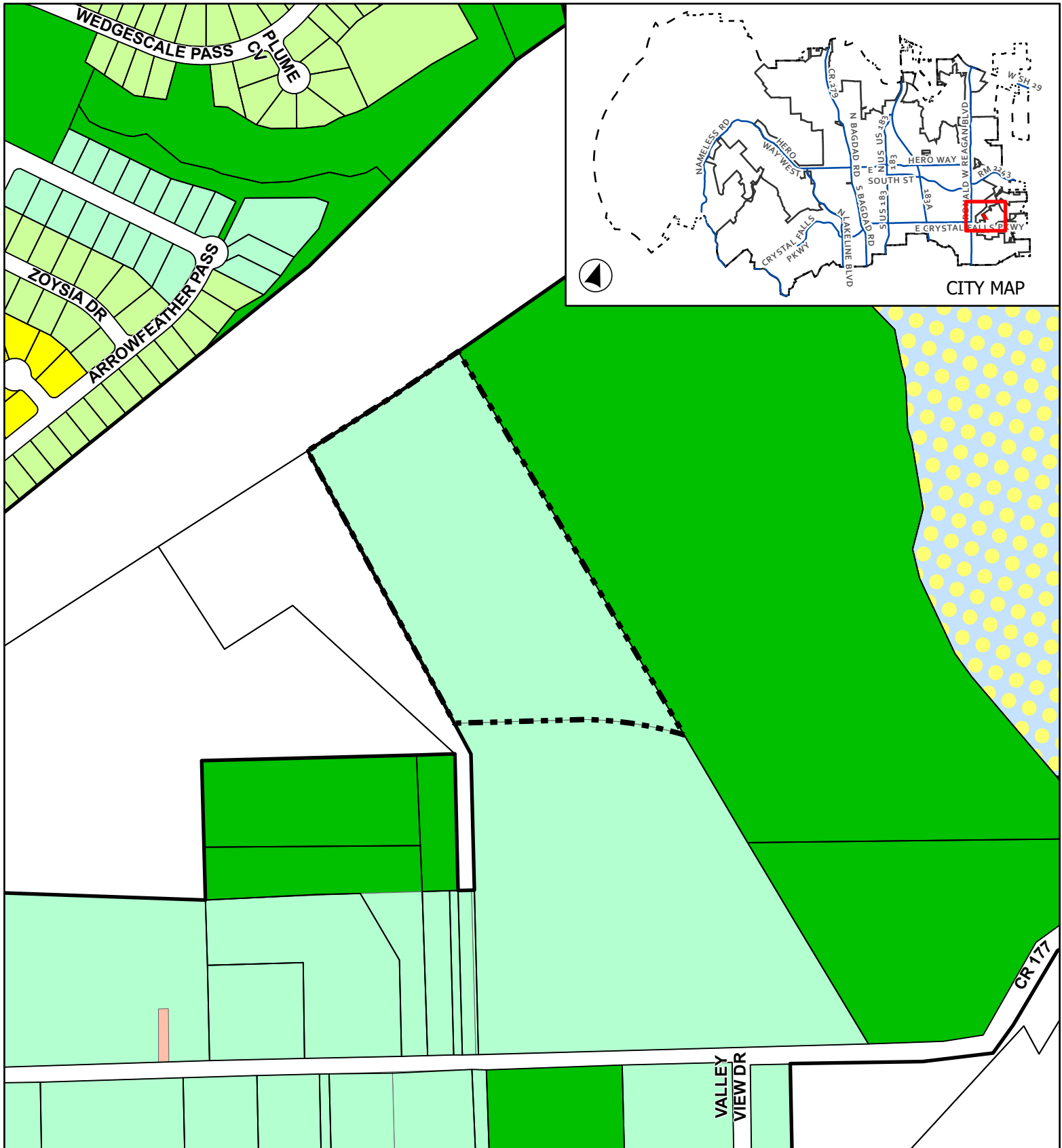
Future Land Use

- Greenway
- Multi-Use Corridor - Priority Corridor

- Neighborhood Center - Priority Corridor
- Neighborhood Residential
- Parks and Preserves

Thoroughfare Plan

- ARTERIAL 6, Proposed



CASE: Z-24-0148

ATTACHMENT 5

LONE STAR LANDING PH 2

Proposed Zoning

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

- Leander City Limits
- Extra-Territorial Jurisdiction
- Subject Boundary
- SFR - Single-Family Rural
- SFS - Single-Family Suburban

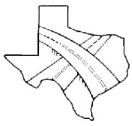
- SFU - Single-Family Urban
- SFC - Single-Family Compact
- LO - Local Office
- PUD - Single-Family



0 140 280



Feet



Firm # 17877

October 10, 2024

Ms. Robin M. Griffin, AICP
Executive Director of Development Services
PO Box 319
Leander, TX 78646

Re: Lone Star Landing Phase 2 – Zoning Application Letter of Intent

Dear Ms. Griffin:

On behalf of Texas Lone Star Landing, LLC, we are submitting this application for zoning change for the north 15.416 Ac portion of the Lone Star Landing 37 acre tract located on CR 177. The property is currently zoned SFR-1-B and is designated Neighborhood Residential on the Future Land Use Map.

The south 21.599 acres out of the total 37.015 acre property has already been rezoned to SFS-2-B. This zoning request includes matching the same zoning for the remaining 15.416 acres on the north side of the property.

If you need additional information, please do not hesitate to contact my office.

Best Regards,

Gary Eli Jones, P.E.

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

1. How and when were the surrounding neighborhood and residential property owners within 500' notified, how was information shared, and who was directly involved in the communication process? Please provide the address of the properties notified and the name and contact information of the residents directly involved in the communication process. Attach any materials that were distributed.

Discussed the zoning with Mr. Thomas and Chris Fielder is talking with Mr. LaRue. Contacting Grady and Amy this evening. Letters of the proposed zoning have been mailed to all property owners within 500-ft of the proposed zoning.

2. Who was notified (i.e. property owners, HOA, etc)? The HOA and/or a representative if there is no organized HOA must be contacted, if applicable. Provide a separate sheet listing the contact information used including the names and addresses of the individuals.

HOA of the neighborhood to the north is included in the mailout.

3. What concerns were raised during these communications?

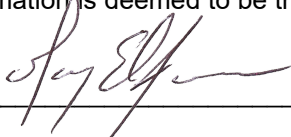
None so far. They all want to know about Crystal Falls Parkway

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

Nothing.

The above information is deemed to be true to the best of my knowledge.

Signature: _____



Date 10/5/2024

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING ONE (1) PARCEL OF LAND FROM INTERIM SFR-1-B (SINGLE-FAMILY RURAL) TO SFS-2-B (SINGLE-FAMILY SUBURBAN); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of the property described herein after (the "Property") has requested that the Property be rezoned;

WHEREAS, after giving at least ten (10) days written notice to the owners of land within two hundred (200') feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

WHEREAS, after publishing notice of the public hearing at least fifteen (15) days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

SECTION 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Amendment of Zoning Ordinance. Ordinance No. 05-018-00, as amended, the City of Leander Composite Zoning Ordinance (the "Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

SECTION 3. Applicability. This ordinance applies to the following parcel of land, which is herein referred to as the "Property". That certain parcel of land being including 15.416 acres $\pm$; being more particularly described in Exhibit "A"; located generally located north of the intersection of CR 177 and Valley View Drive; identified by Williamson Central Appraisal District tax identification number R031560; more particularly described in Instrument Number 2022036484; recorded in the Official Public Records of Williamson County, Texas.

SECTION 4. Property Rezoned. The Zoning Ordinance is hereby amended by changing the zoning district for the Property from Interim SFR-1-B (Single-Family Rural) to SFS-2-B (Single-Family Suburban) as shown in Exhibit "A".

SECTION 5. Recording Zoning Change. The City Council directs the Planning Department to record this zoning classification on the City's official zoning map with the official

notation as prescribed by the City's zoning ordinance.

SECTION 6. Severability. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

SECTION 7. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

PASSED AND APPROVED on First Reading this the 5th day of December, 2024.

FINALLY PASSED AND APPROVED on this the 19th day of December, 2024.

ATTEST:

THE CITY OF LEANDER, TEXAS:

Dara Crabtree, City Secretary

Christine DeLisle, Mayor



**MINUTES
PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, November 14, 2024
Regular Meeting at 6:00 PM



**Place 1 – Donnie Mahan
Place 2 – Joseph Morales
Place 3 – Ron May
Place 4 – Tara LeDay**

**Place 5 – James Oliver, Vice–Chair
Place 6 –Laura Lantrip, Chair
Place 7 –Scott Calame
Staff Liaison – Robin Griffin**

REGULAR MEETING

1. Call to Order.
Meeting was called to order at 6:00 p.m.
2. Roll Call.
All commissioners were present except Commissioner John Cosgrove.
3. Swearing in of Planning & Zoning Commissioners Joseph Morales, Tara LeDay, Laura Lantrip, and Scott Calame.
4. Election of Chair.
 - a. Nomination for position of Chair.
 - b. Discussion of Nominees.
 - c. Election of Chair.

Motion to nominate James Olive as Chair

By: Board Member Mahan
Seconded: Board Member May

Vote: 7 - 0

5. Election of Vice Chair.
 - a. Nomination for position of Vice Chair.
 - b. Discussion of Nominees.
 - c. Election of Vice Chair.

Motion to nominate Scott Calame as Vice Chair

By: Board Member Oliver
Seconded: Board Member Lantrip

Vote: 7 - 0

6. Director's report to the Planning & Zoning Commission on action taken by City Council on the November 7, 2024 meeting.

7. Review of meeting protocol.

8. Public comments on items not listed in the agenda. No one spoke.

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.]

CONSENT AGENDA: ACTION

Motion to approve Consent Agenda Items # 9-13.

By: Board Member Lantrip

Seconded: Board Member Calame

Vote: 7 - 0

9. Approval of Subdivision Case FP-23-0055 regarding the replat of Lots 37, 38, and 39, Hidden Mesa Subdivision as Crystal Mesa Cove Two Final Plat on three parcels of land approximately 10.339 acres ± in size, more particularly described by Travis Central Appraisal District Parcels 354047, 354048, and 354050; and generally located to the southwest of the intersection of on the west of High Lonesome and CR 290, Leander, Travis County, Texas.
10. Approval of Plat Vacate Case FP-24-0163 regarding the vacation of Plat Vacate Case Cross Creek Phase 2 Partial Plat Vacate Final Plat on six (6) parcels of land approximately 5.8644 acres ± in size, more particularly described by Travis Central Appraisal District Parcels 467188, 467189, 467190, 459396, 459397, and 459398; generally located northeast of the intersection of Buck Run and Martha Ann Drive, Leander, Travis County, Texas.
11. Approval of the Subdivision and Site Development Application Forms pursuant to Article IX, Section 9 (a) (1) c. of the Composite Zoning Ordinance; Leander, Williamson & Travis Counties, Texas.
12. Approval of the minutes for meeting held on October 24, 2024.
13. Approval of the designation of the Planning Coordinator as the Planning & Zoning Commission Secretary.

PUBLIC HEARING: ACTION

14. Conduct a Public Hearing and consider action 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.

- Discuss and consider action regarding Zoning Case Z-23-0103 as described above.

Public Hearing opened at 6:00 p.m.; Public Hearing closed at 6:00 p.m. No one spoke in favor or opposition of the request.

Motion to approve Zoning Case Z-23-0103.

By: Board Member Mahan

Seconded: Board Member Calame

Vote: 7 - 0

15. Conduct a Public Hearing and consider action 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.

Public Hearing opened at 6:14 p.m.; Public Hearing closed at 6:22 p.m.

Spoke in opposition of the request:

Ken Missler, 801 Riva Ridge Dr Leander, TX 78641

Sarah Johnson, 701 Riva Ridge Dr Leander, TX 78641

Jeff Moore, 727 Riva Ridge Dr Leander, TX 78641

Submitted via the website in opposition to the request:

Jason Reeves, 833 Beautyberry Ln Leander, TX 78641

Faith Johnson, 727 Riva Ridge Dr Leander, TX 78641

James Gammage, 708 Riva Ridge Leander, TX 78641

Motion to Postpone Zoning Case Z-24-0118 to the November 26, 2024 Planning & Zoning meeting to allow the applicant to visit with the neighbors and provide updates on the PUD notes, following a discussion.

By: Board Member Mahan

Seconded: Board Member Calame

Vote: 7 - 0

16. Conduct a Public Hearing and consider action regarding Zoning Case Z-24-0123 to amend the Northline Planned Unit Development on several parcels of land approximately 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.

- Discuss and consider action regarding Zoning Case Z-24-0123 as described above.

Public Hearing opened at 7:05 p.m.; Public Hearing closed at 7:05 p.m. No one spoke in favor or opposition of the request. Mayor Christine DeLisle spoke in favor of the request.

Motion to approve Zoning Case Z-24-0123, following a discussion.

By: Board Member Calame

Seconded: Board Member May

Vote: 6 - 1 (Morales)

17. Conduct a Public Hearing and consider action 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.

- Discuss and consider action regarding Zoning Case Z-24-0148 as described above.

Public Hearing opened at 7:40 p.m.; Public Hearing closed at 7:50 p.m.

Spoke in opposition of the request:

James Pittman, 115 Valley View Leander, TX 78641

Brian Wade, 108 Valley View Dr. E Leander, TX 78641

Josh Freeman, 151 Valley View Dr E Leander, TX 78641

Mariely Bandas, 107 Valley View Dr Leander, TX 78641

Charles Griffin, 16 Valley View Circle Leander, TX 78641

Motion to approve Zoning Case Z-24-0148, following discussion.

By: Board Member Lantrip

Seconded: Board Member May

Vote: 7 - 0

18. Conduct a Public Hearing and consider action 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 28.74 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.

- Discuss and consider action regarding Zoning Case Z-24-0149 as described above.

Public Hearing opened at 8:12 p.m.; Public Hearing closed at 8:12 p.m.

Submitted via the website in opposition of the request:

Bharat Mehta, 2901 County Road 175 Leander, TX 78641

Vinod Dosapati, 2349 Millbrook Loop Leander, TX 78641

Motion to approve Zoning Case Z-24-0149 following a discussion.

By: Board Member Cosgrove

Seconded: Board Member Calame

Vote: 7 - 0

19. Conduct a Public Hearing and consider action 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; Williamson & Travis Counties, Texas.

- Discuss and consider action regarding Ordinance Case OR-24-0023 as described above.

Public Hearing opened at 8:16 p.m.; Public Hearing closed at 8:16 p.m.

Motion to approve Ordinance Case OR-24-0023 following a discussion.

By: Board Member May
Seconded: (Tara LeDay)

Vote: 7 - 0

REGULAR AGENDA

- 20. Adjournment
Meeting adjourned at 8:18 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON



EXECUTIVE SUMMARY
12/19/2024

AGENDA SUBJECT:

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.

BACKGROUND:

As land is annexed into the City, the final step in the process is to also add the property to the Roadway Impact Fee (RIF) Service Area Map. This action is needed to support the future collection of RIF at the time of development. The RIF is used to ensure that new developments contribute to the overall transportation system for the city, similar to water and wastewater impact fees. A study was prepared that includes major roadway projects that may be funded by the RIF program. The collection of the RIF started in January 2024 and is collected based on five (5) service areas of the city. These fees will be used to make improvements within each of these service areas over time and will not necessarily be adjacent to the developments that contribute.

The City has recently annexed three (3) areas that are proposed to be incorporated into the map:

1. High Gabriel East Township Voluntary Annexation,
2. Simpson Tract Voluntary Annexation, and
3. San Gabriel Annexation.

HISTORY/TIMELINE:

04/01/2021 - Comprehensive Plan Adopted
05/01/2021 - Transportation Master Plan Adopted
07/07/2022 - City Council Meeting adopting Roadway Impact Fees
01/07/2024 - Roadway Impact Fee Assessment Start Date
03/21/2024 - Travisso & Titan Addition to Services Areas C and B

APPLICANT/AGENT:

City of Leander

RECOMMENDATION:

Staff recommends approval of updating the service area map.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

Fiscal Impact

Attachments:

1. Att 1 Ordinance
2. Att 2 A-24-0011 High Gabriel East Township Voluntary Annexation - RIF Service Area & Location Map
3. Att 3 A-24-0017 Simpson Tract Voluntary Annexation - RIF Service Area & Location Map
4. Att 4 A-24-0013 San Gabriel Voluntary Annexation - RIF Service Area & Location Map
5. Att 5 RIF Service Area Map

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, ADJUSTING THE SERVICE AREAS SHOWN ON THE ROADWAY SERVICE AREA MAP TO INCORPORATE AREAS ANNEXED INTO THE CITY; MAKING FINDINGS OF FACT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Leander, Texas (the “City”), adopted Article 12.08 of the Code of Ordinances (the “RIF Ordinance”) establishing roadway impact fees; and

WHEREAS, the City Council adopted and approved a Roadway Service Area map; and

WHEREAS, the RIF Ordinance provides that adjustments to service areas due to annexations that do not materially change the land use assumptions or the capital improvement plan in a way that would materially affect the roadway impact fee calculation per V.C.T.A. Local Government Code 395 may be updated in the official roadway service area map by Ordinance of Council after annexation is completed; and

WHEREAS, the City Council hereby finds and determines that the adjustments to the service areas due to annexations adopted herein do not materially change the land use assumptions or the capital improvements plan in a way that would materially affect the roadway impact fee calculation per V.C.T.A. Local Government Code 395;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

SECTION 1. Findings of Fact. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

SECTION 2. Service Areas Adjusted. Service area B is hereby adjusted to add the land described in Ordinance No. 24-064-00 and Ordinance No. 24-115-00. Service area D is hereby adjusted to add the land described in Ordinance No. 24-116-00. The roadway service area map reflecting such adjustments attached hereto and incorporated herein for all purposes as Exhibit A is hereby adopted and approved.

SECTION 3. Severability. If any provision of this Ordinance is illegal, invalid, or unenforceable under present or future laws, the remainder of this Ordinance will not be affected and, in lieu of each illegal, invalid, or unenforceable provision, a provision as similar in terms to the illegal, invalid, or unenforceable provision as is possible and is legal, valid, and enforceable will be added to this Ordinance.

SECTION 4. Effective Date. This Ordinance will become effective upon its adoption, passage by the City Council in accordance with the procedures on the date of passage as required and publication as required by law.

SECTION 5. Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this 19th day of December, 2024.

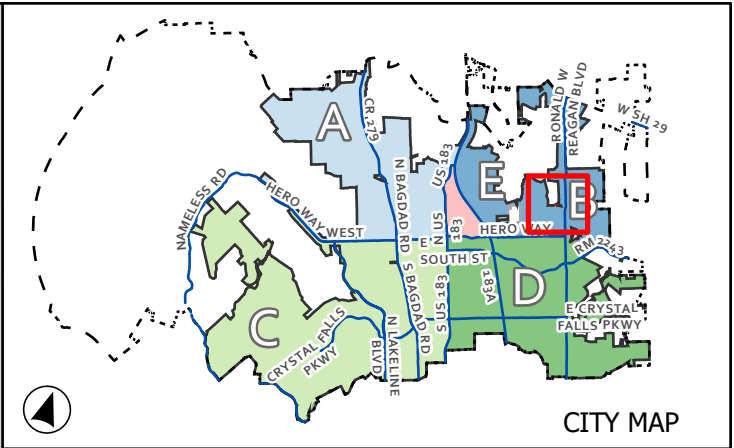
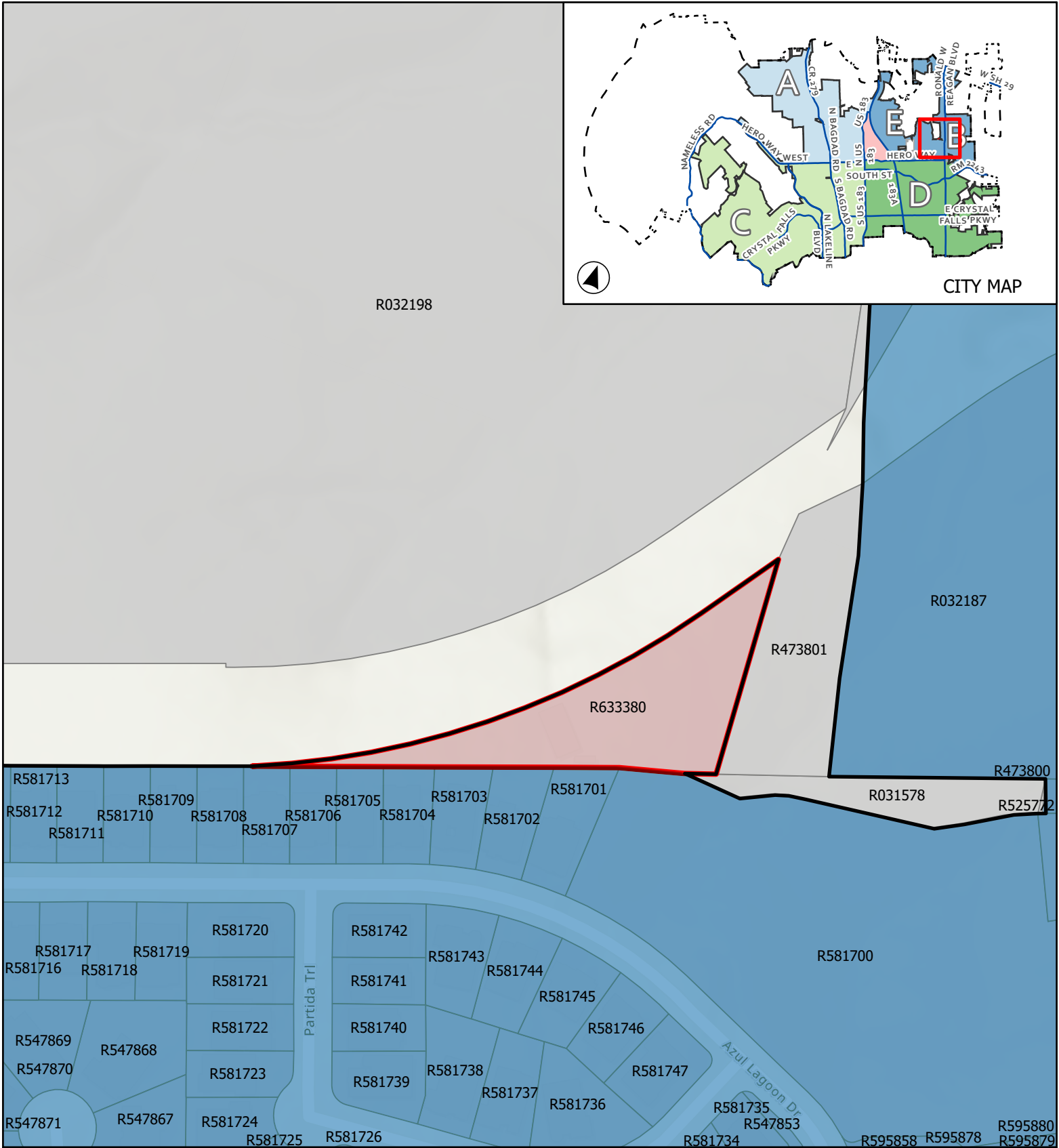
ATTEST:

THE CITY OF LEANDER, TEXAS:

Dara Crabtree, City Secretary

Christine DeLisle, Mayor

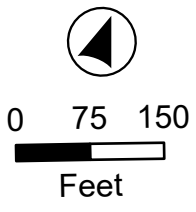
EXHIBIT A
(SEE ATTACHMENT)



CASE: A-24-0013 ATTACHMENT 4 SAN GABRIEL

Location Map & RIF Service Map

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



- City Limits
- ETJ Boundary
- Subject Boundary
- RIF Service Area**
- B

Roadway Impact Fee Service Area Map

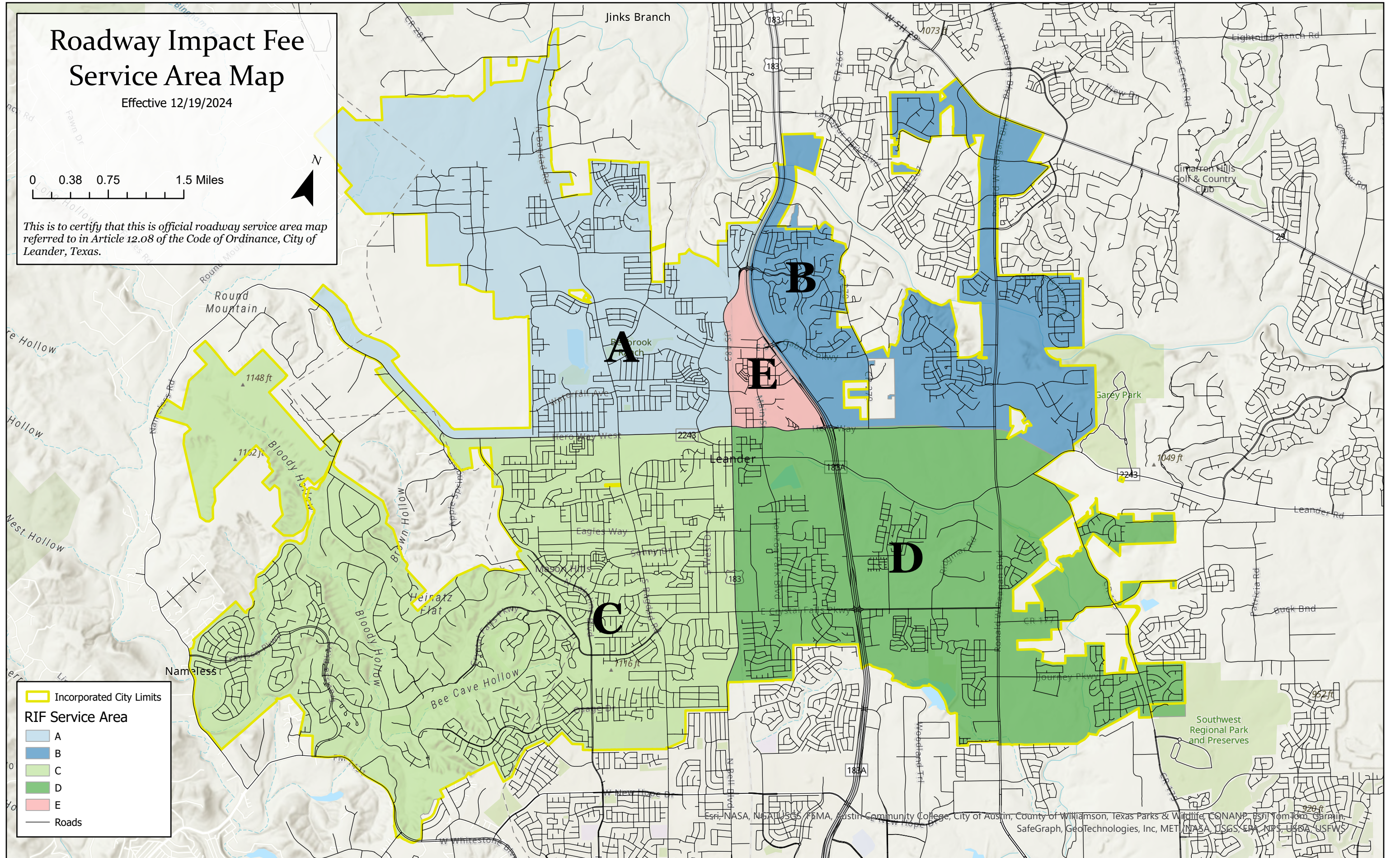
Effective 12/19/2024

0 0.38 0.75 1.5 Miles



This is to certify that this is official roadway service area map referred to in Article 12.08 of the Code of Ordinance, City of Leander, Texas.

-  Incorporated City Limits
- RIF Service Area**
-  A
 -  B
 -  C
 -  D
 -  E
 -  Roads



Esri, NASA, NOAA, USGS, FEMA, Austin Community College, City of Austin, County of Williamson, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI, NASA, USGS, EPA, NPS, USBA, USFWS



EXECUTIVE SUMMARY
12/19/2024

AGENDA SUBJECT:

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.

BACKGROUND:

License to encroach agreements are required when developers propose to place private improvements within a public utility easement (PUE). This agreement grants the developer permission to install the improvements as well as provide conditions that describe the responsibility of maintaining and possible removal of improvements. In addition, the developer is required to indemnify the City against claims and liabilities and carry insurance. The review process includes the City and public utility providers confirming that there are no conflicts within the easement and that the encroachment does not negatively impact the easement.

The developer of QuikTrip #4165 located at 10742 E. Crystal Falls Parkway is requesting a license to encroach agreement to install and maintain a monument sign within a portion of the right-of-way of E. Crystal Falls Parkway.

HISTORY/TIMELINE:

APPLICANT/AGENT:

QT South, LLC. (David Meyer)

RECOMMENDATION:

Staff recommends approval of the license agreement.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

Fiscal Impact

Attachments:

1. LA-24-0030 Att 1 QuikTrip - License to Encroach (SIGNED)
2. LA-24-0030 Att 2 QuickTrip - Exhibit
3. LA-24-0030 Att 3 QuikTrip - Letter of Intent
4. LA-24-0030 Att 4 QuikTrip - Location Map

5. LA-24-0030 Att 5 QuikTrip - Utility Consent Letter

08/06/2024

QT South, LLC
Attn: David Meyer, Jr.
2008 Sam Bass Road, Suite 100
Round Rock, Tx 78681

RE: Construction of Improvement in Public Utility Easement – QuikTrip Store #4165 (Project SD-21-0041):

Dear Mr. Meyer,

This letter sets forth the agreement (the “Agreement”) between QT South, LLC (the “Owner”) and the City of Leander (the “City”) regarding the Owner’s construction of site monument signage (the “Improvement”) within a Public Utility Easement described in Document No. 2022037371, Official Public Records of Williamson County, Texas (the “PUE”) located on that certain property described in Exhibit A (the “Property”). The City and any other entity with the right to use the PUE shall be referred to as the “Grantee”. The City consents to the Owner constructing, installing, placing, repairing, and maintaining the Improvement within the PUE, provided that the Owner complies with the following terms and conditions:

- 1) The Improvement shall be constructed in accordance with applicable local, state, and federal regulations, the plans approved by the City, and any permit issued by the City for the Improvement.
- 2) The Owner acknowledges and agrees that the placement of the Improvement within the PUE shall not in any manner restrict or limit the Grantee’s rights under the PUE.
- 3) The Owner shall be responsible for any damage caused to any utilities located in the PUE that occurs due to construction, installation, placement, repair, or maintenance of the Improvements. The Owner shall pay the Grantee the amount incurred by the Grantee for repairing such damage within thirty (30) days of receiving an invoice from the Grantee.
- 4) The Owner acknowledges and understands that this Agreement in no way restricts, limits, or modifies the Grantee’s rights under the PUE. In the event that a Grantee requires the Improvements to be removed or relocated so that a Grantee may exercise its rights under the PUE, the Owner shall remove or relocate the Improvements at Owner’s sole cost and expense within a reasonable time after notice from the Grantee that the Improvements must be removed or relocated, and no later than thirty (30) days after the date of such notice.
- 5) The Owner acknowledges and understands that the Grantee’s activities under the PUE may damage or destroy the Improvements. The Owner acknowledges and agrees that the Grantees

and their respective agents, employees, independent contractors, successors, and assigns, shall not be responsible for repairing or replacing the Improvements, or for compensating the Owner for any damage caused to the Improvement by Grantee's activities under the PUE. The grantee's sole obligation shall be to return the ground to substantially the same condition (excluding the Improvement) that existed prior to the work done under the PUE.

Notwithstanding anything herein to the contrary, no party shall be deemed to be in default hereunder until the passage of thirty (30) business days after receipt by such party of notice of default from the other party. Upon the passage of thirty (30) business days without cure of the default, such party shall be deemed to have defaulted for purposes of this Agreement. In the event of default, the non-defaulting party to this Agreement may pursue the remedy of specific performance or other equitable or legal remedy not inconsistent with this Agreement or applicable state law. All remedies will be cumulative and the pursuit of one authorized remedy will not constitute an election of remedies or a waiver of the right to pursue any other authorized remedy. The city may terminate this Agreement if the Owner fails to cure a default within the time required by this Agreement. In the event the City terminates the Agreement, the Owner shall remove the Improvement from the PUE within thirty days of termination of this Agreement. In the event of any dispute, litigation or other proceeding between the parties hereto to enforce any of the provisions of this Agreement or any right of either party hereunder, the unsuccessful party to such dispute, litigation or other proceeding shall pay to the successful party all costs and expenses, including reasonable attorneys' fees, incurred at trial, on appeal, and in any arbitration, administrative or other proceedings, all of which may be included in and as a part of the judgment rendered in such litigation.

All notices hereunder shall be in writing and shall be deemed to have been properly delivered and received as of the time of delivery if personally delivered, as of the time deposited in the mail system if sent by United States certified mail, return receipt requested, and postage prepaid, or as of the time of delivery to Federal Express (or comparable express delivery system) if sent by such method with all costs prepaid. All notices, demands and requests hereunder shall be addressed to the addresses set forth in the parties' signature blocks below.

This letter agreement: (i) together with all related matters, shall be governed by the laws of the State of Texas, without reference to conflict of law principles that direct the application of the laws of a different State; (ii) constitutes the entire understanding between the parties with respect to its subject matter and supersedes all prior agreements and understandings; (iii) may be amended or modified only by an instrument in writing executed by each of the parties hereto; (iv) is a covenant that runs with the Property and is binding upon the future owners of the Property and shall inure to the benefit of the legal representatives, heirs, successors and assigns of the parties; (v) may be executed in any number of counterparts, each of which will be deemed an original, and all of which shall be deemed one and the same agreement; and (vi) venue shall lie in Williamson County, Texas. This agreement shall be recorded in the Official Public Records of Williamson County, Texas.

[Remainder of the page intentionally left blank]

CITY OF LEANDER

Mr. Todd Parton
City Manager
P. O. Box 319
Leander, Texas 78646-0319

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the _____ day of _____, 20____, Richard B. Beverlin, III, City Manager, City of Leander, Texas, on behalf of the City.

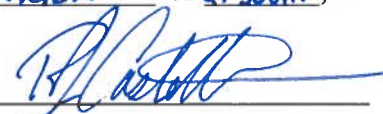
Notary Public - State of Texas



David Meyer, Real Estate Manager
QT South, LLC
2007 Sam Bass Road, Suite 100
Round Rock, Tx 78681

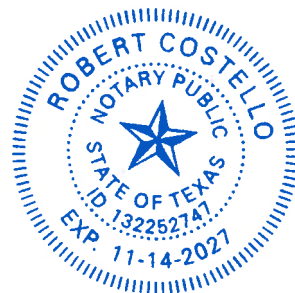
THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

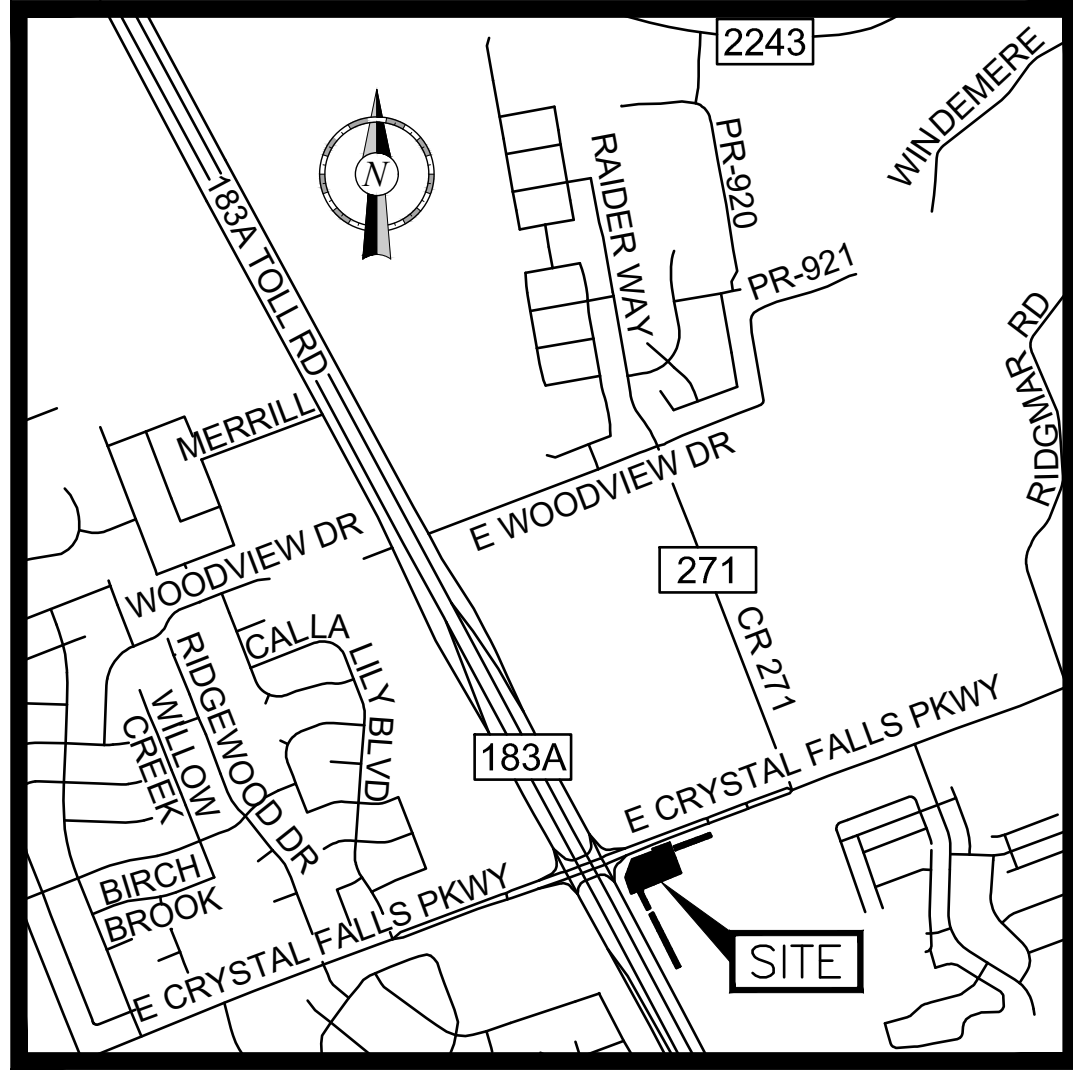
This instrument was acknowledged before me on this the 31 day of OCTOBER, 2024, by DAVID MEYER, REAL ESTATE MANAGER of QT SOUTH LLC, and on behalf of said entity.



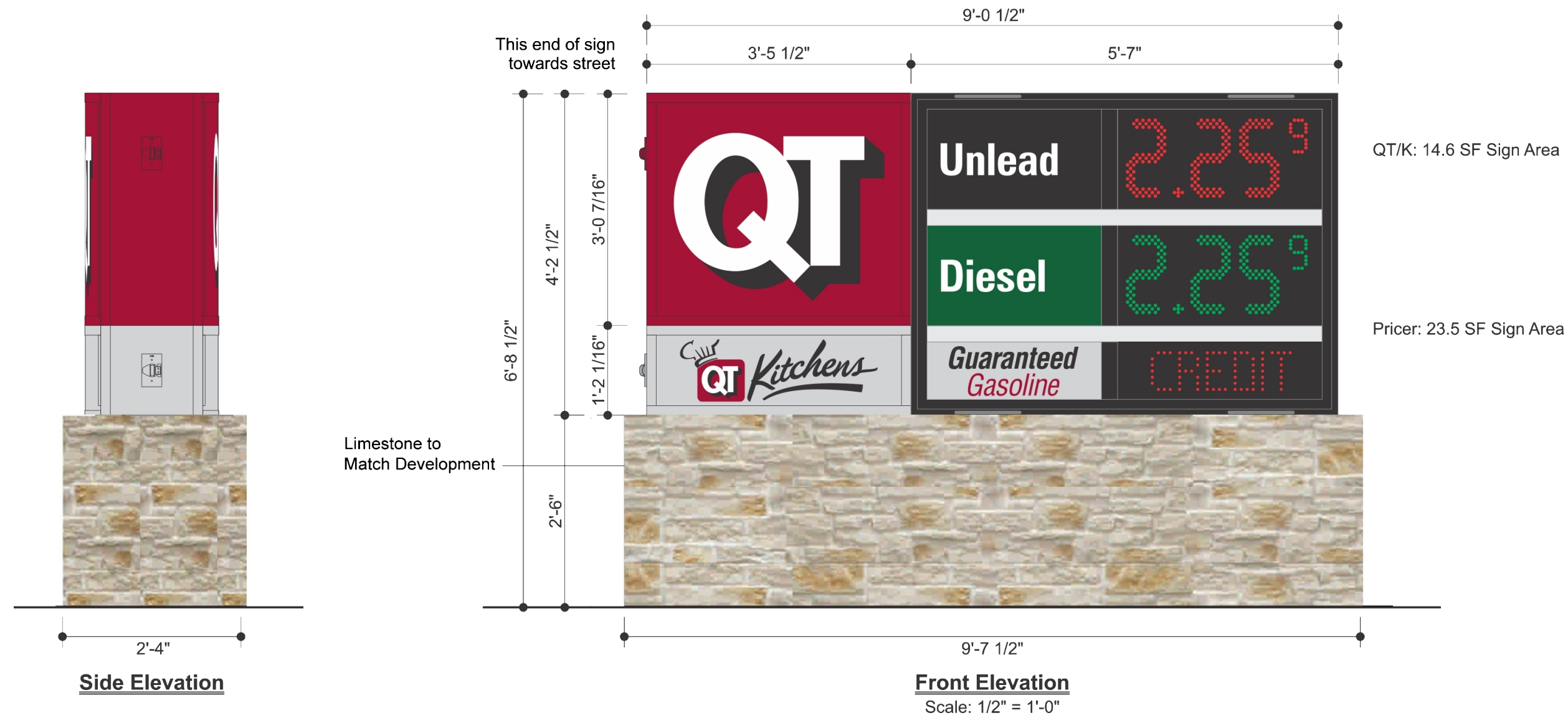
Notary Public - State of Texas

AFTER RECORDING PLEASE RETURN TO:
City of Leander
City Secretary
P.O. Box 319
Leander, Texas 78646-0319

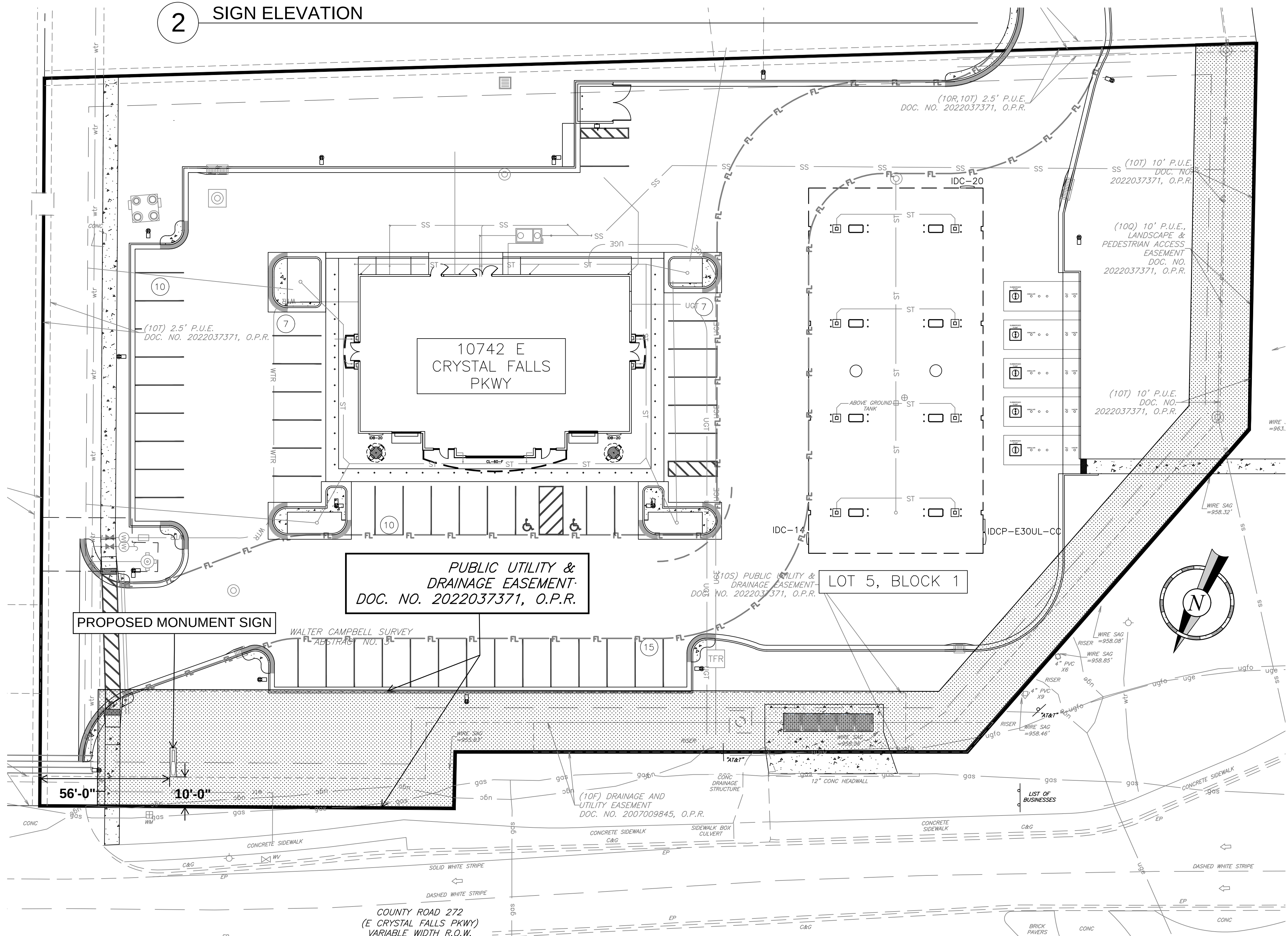




1 VICINITY MAP



2 SIGN ELEVATION



3 SIGN LOCATION DETAIL



© COPYRIGHT QUIKTRIP CORPORATION 2011
ANY UNAUTHORIZED USE, REPRODUCTION,
PUBLICATION, DISTRIBUTION, OR SALE IN
WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

QuikTrip No. 4165
10742 E CRYSTAL FALLS PKWY
LEANDER, TEXAS

REVISIONS:

SHEET TITLE:
SIGN LOCATION
PLAN

SHEET:
**EXHIBIT
A**



QuikTrip Corporation

AUSTIN DIVISION
2007 Sam Bass Rd
Suite 100
Round Rock, TX 78681

November 11, 2024

City of Leander – Planning Department
P.O. Box 319
Leander, Texas 78646

Re: **QuikTrip 4165**
License to Encroach (LA-24-0030)
Comment Response Letter

PLANNING

Comment: Staff has provided a draft of the LA within the HUB (under project attachments) as well as via email. Please sign and return the original hard copy LA form to staff and upload the document within the HUB at time of resubmittal. Once both 1295 Form and original hard copy of the LA are received, staff can place this item on a City Council agenda for consideration.

Response: Signed LA scanned and uploaded to HUB. Original sent via FedEx to staff.

Comment: Provide the signed and notarized 1295 Form into the HUB. As part of the License Agreement requirement, the City requires confirmation on the applicant completing the 1295 Form (House Bill 1295). You can use the link below to complete the process, at the end you should receive a form, you have the option to print and sign the document or to email it to staff.

Response: 1295 Form scanned and uploaded to HUB. Original sent via FedEx to staff.

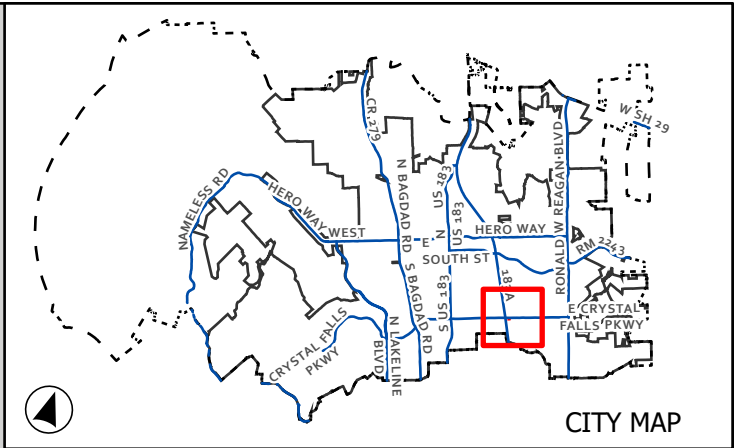
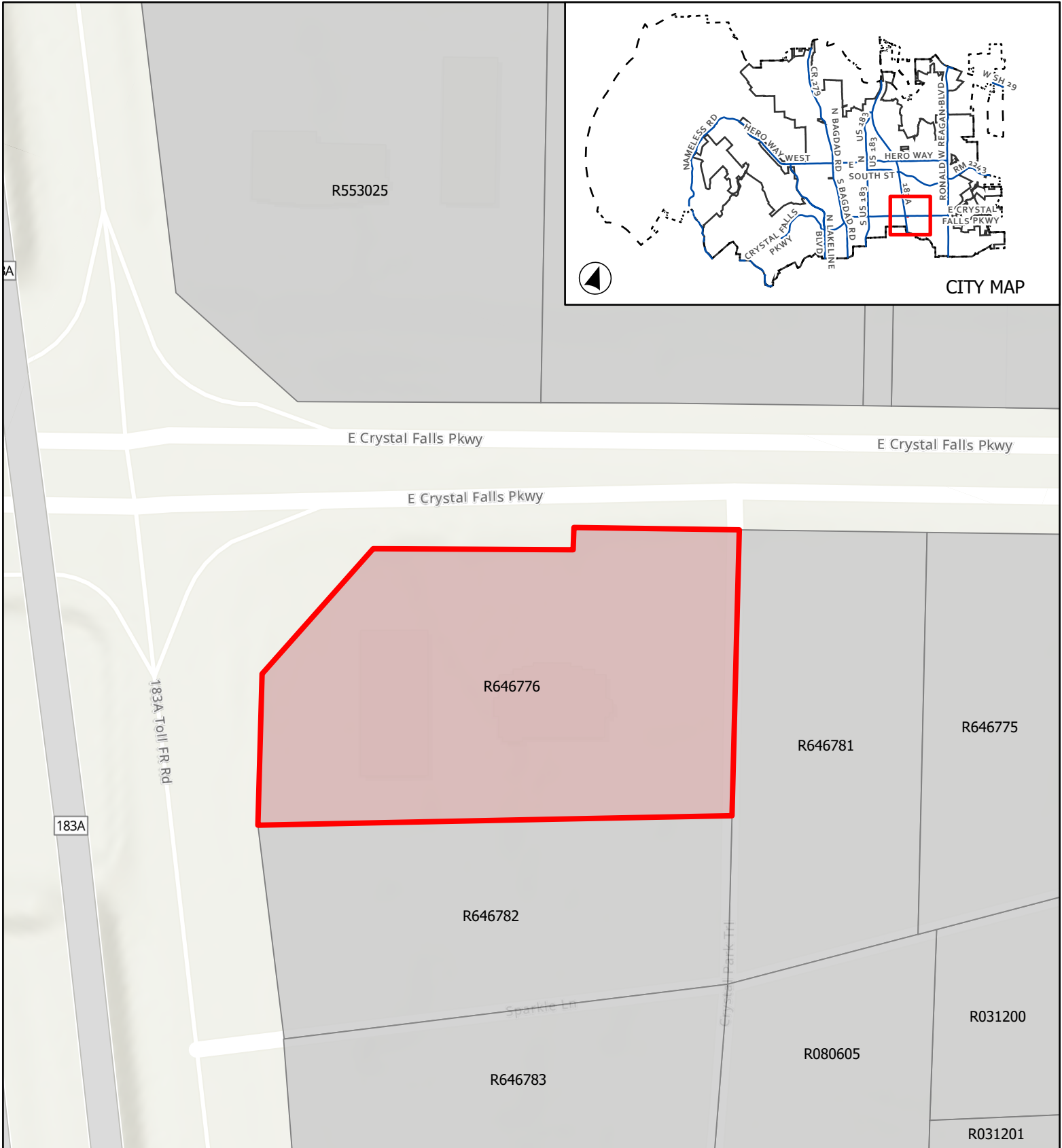
Comment: EXHIBIT A: Exhibit A presented has an overwhelming amount of information and sheets, can the sign proposal be placed on one sheet (similar to the attached Exhibit A example). Exhibit A would include the specific sign location, zoom out of the street intersections, utility easement location highlighted, etc.

Response: EXHIBIT A has been revised per the comment.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Costello'.

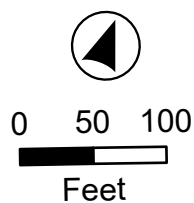
Robert Costello
Real Estate Project Manager
QuikTrip Corporation – Austin Division



CASE: LA-24-0030 ATTACHMENT 4 QUIKTRIP 4165 LICENSE TO ENCROACH

Location Map

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



- City Limits
- ETJ Boundary
- Subject Boundary

Landowner's Letter

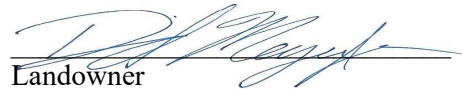
Date: 05.14.2023

Re: Easement release/ Encroachment Agreement for property located at:
10742 E Crystal Falls Pkwy

The purpose of this request is to allow an encroachment within the referenced easement, document #2022037371 or portion thereof, as described in Exhibit A, attached to this letter. The reason for this request is: to allow an encroachment of our gasoline advertisement sign. Due to the limiting size constraints of the property, QT does not have the adequate amount of room to place our advertising sign. Being a gas station, it is imperative that we have a sign to advertise gas prices along all street frontages.

After a thorough examination, the respective suppliers of utility service have no objection to this proposal and have indicated their agreement by signing below. Thank you for considering this request.

Sincerely,


Landowner

05.14.2023
Date

I have reviewed the above proposal for utility service purposes, and I have no objections.

Julio Franco 5/19/2023
Name date
Spectrum

Pamela Johnson 5/17/23
Name date
AT&T (formerly SBC)

 Gorge Turcio 6-28-23
Name date
ATMOS Energy

Vance Hoy 5/16/2023
Name date
Pedernales Electric Cooperative

Dean Cole 5/19/23
Name date
Suddenlink

Carlos Delgado 5/25/23
Name date
Grande Communications

Name date
City of Leander: Water/Wastewater



EXECUTIVE SUMMARY
12/19/2024

AGENDA SUBJECT:

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.

BACKGROUND:

This request is the second step in the zoning process. This property is located at the intersection of the 183A Toll Road and San Gabriel Parkway, southwest of the Bryson Subdivision. The applicant has petitioned for the adoption of a PUD with a base zoning of General Commercial to allow for commercial uses while also taking into consideration the Bryson Farmstead that is owned by the City of Leander. The proposal does comply with the Comprehensive Plan and is appropriate for properties located in an Activity Center as identified by the Comprehensive Plan.

The planning analysis is provided as Attachment #1 and provides more details about the request and the subject property.

HISTORY/TIMELINE:

09/22/2005 – Approval of the TOD Zoning
04/25/2024 – Planning & Zoning, 1st Public Hearing (Delayed)
07/25/2024 – Planning & Zoning, 1st Public Hearing (Approved)
08/15/2024 – City Council (Postponed by Applicant)

APPLICANT/AGENT:

Drenner Group, PC. (Amanda Swor) on behalf of Euphoria Development, LLC. (Amirali K. Maknojia)

RECOMMENDATION:

Prior to the Planning & Zoning Commission meeting of April 25, 2024, the applicant requested postponement of their petition to allow them to consider feedback received from attendees at a neighborhood outreach meeting. Staff's recommendation to original request was denial of the Comprehensive Plan amendment and denial of the residential portion of the PUD Zoning scheduled for April 25, 2024.

Afterward, the case was rescheduled for the Planning & Zoning Commission meeting of July 25, 2024. At this meeting, the Planning & Zoning Commission recommended that the City Council deny the proposed

Comprehensive Plan amendment and the Zoning change request. Following the Planning & Zoning Commission meeting, the applicant again requested postponement to revise the request.

The request has undergone further amendments and been resubmitted by the applicant. This latest revision removes the residential portion and proceeds with only the commercial uses along the 183A Toll Road and E. San Gabriel Parkway. A Comprehensive Plan amendment is not needed for this revised request. Staff recommends approval.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

Attachments:

1. Z-22-0023 Att 1 Planning Analysis - Pioneer Farmstead
2. Z-22-0023 Att 2 Current Zoning - Pioneer Farmstead
3. Z-22-0023 Att 3 FLU Map - Pioneer Farmstead
4. Z-22-0023 Att 5 Proposed Zoning - Pioneer Farmstead
5. Z-22-0023 Att 6 Aerial Map - Pioneer Farmstead
6. Z-22-0023 Att 7 PUD Notes Redline - Pioneer Farmstead
7. Z-22-0023 Att 8 Letter of intent - Pioneer Farmstead
8. Z-22-0023 Att 9 Neighborhood Outreach Summary - Pioneer Farmstead
9. Z-22-0023 Att 10 Ordinance - Pioneer Farmstead
10. Z-22-0023 Att 4 Public Notification - Pioneer Farmstead



PLANNING ANALYSIS

ZONING CASE Z-22-0023 PIONEER FARMSTEAD

GENERAL INFORMATION

Owner/Agent:	Drenner Group, PC. (Amanda Swor) on behalf of Euphoria Development, LLC. (Amirali K. Maknojia).
Current Zoning:	TOD-CD (Transit Oriented Development - Conventional Development)
Proposed Zoning:	Pioneer Farmstead PUD (Planned Unit Development) with the base zoning districts of: GC-3-A (General Commercial)
Size and Location:	The property is located northeast of the intersection of 183A Toll Road and East San Gabriel Parkway, Leander, Williamson County, Texas, including approximately 22 acres.
Staff Contact:	Justin Hunt Planner

APPLICANT REQUEST

The applicant submitted their initial request to amend the Comprehensive Plan to allow for the land use percentages of 60% Residential, and 0-40% Non-Residential/Open Space/City-Owned Land within the Activity Center. In addition to the Comprehensive Plan Amendment, the applicant had submitted a request to change the designated zoning district of their property in order to develop a mixed-use project with commercial uses, residential uses, and open space.

Following the Planning & Zoning meeting of July 25, 2024, the applicant requested to postpone the case to amend the request. The applicant has removed the residential portion of the request and has proceeded with a request to rezone only the property along 183A and near the intersection of San Gabriel Parkway to General Commercial.

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 3*
- ☒ ☐ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 3*
- ☒ ☐ Does the proposal warrant any other special considerations? *see below*

SPECIAL CONSIDERATIONS

This case was delayed by the applicant during the July 25, 2024 meeting to allow them to consider feedback received from the Commission. The request has been updated to only include the commercial portion. The Comprehensive Plan Amendment is no longer needed for the request since the residential portion was removed.

SITE INFORMATION:**ABUTTING ZONING AND LAND USE:**

	ZONING	LAND USE
NORTH	PUD (Planned Unit Development)	Single-Family Residential (Bryson Subdivision) Jean Baptiste PUD – Undeveloped commercially zoned property
EAST	PUD(Planned Unit Development)	Single-Family Residential (Bryson Subdivision)
SOUTH	PUD (Planned Unit Development)	Multi-family (Aven Ridge Apartments) and undeveloped commercially zoned property.
WEST	PUD(Planned Unit Development), T5-Urban Center	St. David's Medical Center

SURROUNDING AREA:

This property is located southwest of the Bryson subdivision. It is located north of the Aven Ridge apartments, and east of the St. David's Medical Center and Northline Development. This property is located northeast of the intersection of 183A Toll Road and E. San Gabriel Parkway.

PHYSICAL AND NATURAL FEATURES:

This property mostly contains open space with a pond and tree coverage at the rear of the property.

PROPERTY HISTORY:

This property was annexed into the City of Leander on 08/08/2005.

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- 05-Z-006 Adoption of the TOD (Transit Oriented Development) establishing this area as Conventional Development Sector and was approved on 09/22/2005.

MAJOR CORRIDORS:

This property has access onto 183A Toll Road, San Gabriel Parkway, and Pleasant Hill Road.

TRANSPORTATION PLAN REQUIREMENTS:

This property includes no new roadway extensions per the Transportation Master Plan.

The table below includes the proposed streets surrounding the development. These streets have not been reviewed and are subject to change during the review process.

STREET	CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
183A Toll Road	Major Arterial (Access Controlled)	Commercial	Controlled Access 400' ROW Six (6) lanes 10' sidewalk
San Gabriel Parkway	Major Arterial	Mixed Use	100' ROW. Four (4) lanes 10' sidewalk
Pleasant Hill Road	Collector	Residential	74' ROW 5' sidewalk

SUBDIVISIONS:

There were no subdivision cases previously submitted for this property:

EXISTING UTILITIES:

This property has access to water and wastewater along 183A Toll Road and E. San Gabriel Parkway.

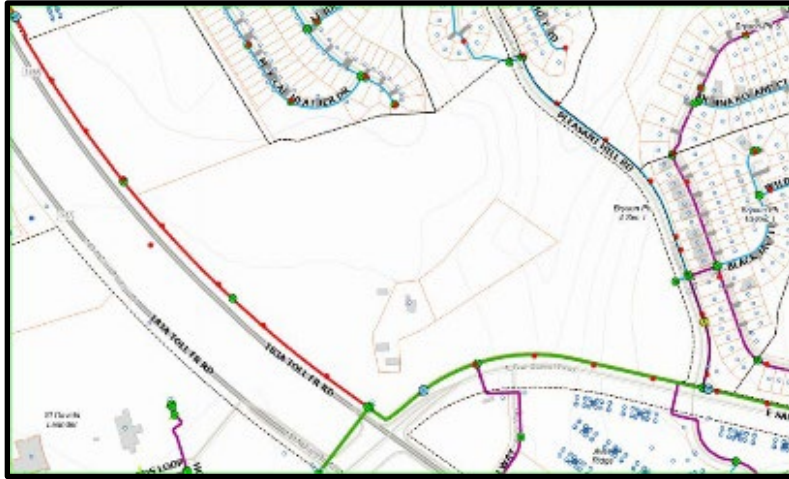


Figure 1 Water

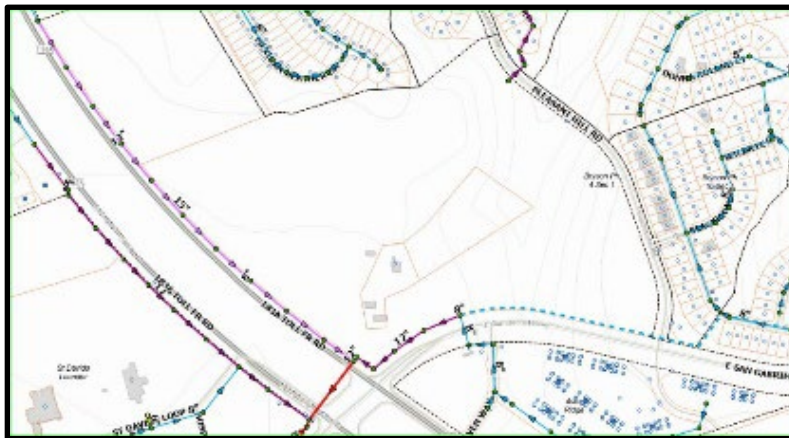


Figure 2 Wastewater

CURRENT LAND USES:

This property is currently undeveloped.

PROPOSED ZONING DISTRICT:
USE COMPONENT**PUD – PLANNED UNIT DEVELOPMENT:**

The purpose and intent of the Planned Unit Development (PUD) district is to design unified standards for development in order to facilitate flexible, customized zoning and subdivision standards which encourage imaginative and innovative designs for the development of property within the City. The contents of this PUD further explain and illustrate the overall function desired for this development. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, Exhibit C, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document. The intent of this zoning district is to cohesively regulate the development to assure compatibility with adjacent single-family residences, neighborhoods, and commercial properties within the region.

GC – GENERAL COMMERCIAL:

Features: Any use in LC plus bar, nightclub, entertainment venues, hospital, hotel, liquor store, office/warehouse, vehicle and equipment sales, leasing and repair, furniture sales, pet shop, wholesale activities less than 3,500 sq. ft.

Intent: Development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.

SITE COMPONENT**TYPE 2:**

Features: Accessory buildings greater of 10% of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.; multi-family provides at least 100% of units with an enclosed garage parking space.

Intent:

- (1) The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.
- (2) The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.
- (3) This component is intended to be utilized with the majority of LO and LC use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.
- (4) This component is intended to be utilized with LO, LC, GC, HC, and HI use components when adjacent to residential districts and additional compatibility standards are warranted.
- (5) This component is generally not intended to be utilized with HC and HI use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the land owner.
- (6) Compliance with Type 1 standards shall also be deemed as compliance with this component.

TYPE 3:

Features: Accessory buildings up to 30% of primary building; accessory dwellings; drive-thru service; limited outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors, no indoor parking required.

Intent:

- (1) A Type 3 site component is intended to be utilized with LO and LC use components where adjacent to less restricted districts to provide for a land use transition.
- (2) This component is intended to be utilized with residential components where accessory dwellings or additional accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.
- (3) This component is intended to be combined with LO, LC, GC, HC and HI components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.
- (4) Compliance with Type 1 or 2 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT**TYPE A:**

Features: Five (5) or more architectural features.

Intent:

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.

- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) This component may be utilized for any high profile development, for any property in a prominent location or at an important gateway to the community.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

- Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.
- Strategy 10.2: Support housing that has well-defined design character, compatibility with adjacent uses, and balanced density.

Applicable Future Land Use categories

ACTIVITY CENTER

- Activity Center areas are the major strategic commercial centers within the community. They are intended to provide opportunity for diverse retail, employment and mixed-use destinations at critical intersections to create dense, value-intense development. These centers are regional in nature and serve a population beyond Leander, and are found on major highways and arterials. Managing access and traffic in these high-volume areas will require planning and coordination.

In a changing retail environment, Activity Centers are designed to become community destinations with activities, amenities, shopping, restaurants and places to gather, live and work. These mixed-use centers complement neighborhood centers and the urban development around Leander Station. Individually, these centers are expected to have a differing balance of land use, design, and atmosphere based on their location and context. High-density apartments and lofts are appropriate if designed and connected to the larger mixed-use center.

The Activity Center land use is intended to be implemented using a strategically planned framework, typically a PUD. When multiple landowners exist without a unified development scheme, proposed projects should plan for future integration to balance the activity center area as much as possible.

Desired Mix: 70-100% Non-Residential, 0-30% Residential

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

This proposal was reviewed by all applicable departments within the City of Leander. All plats submitted will be reviewed by City Staff.

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was held with Staff on 05/03/2024. No changes have been made to the project since the development meeting was held.

No ordinance changes occurred following the development meeting which may have impacted this project.

NOTIFICATION

1st public hearing dates: (delayed)

- 04/04/2024 - Public Notice on Hill Country News
- 04/10/2024 - Mail Notification to Property Owners within 200'
- 04/10/2024 - Public Hearing Signage Posted on Property

04/25/2024 - Planning and Zoning Commission Public Hearing
 05/16/2024 - City Council Public Hearing & First Reading of the Ordinance
 06/06/2024 - City Council Second & Final Reading of the Ordinance

2nd public hearing dates: (delayed)

07/04/2024 - Public Notice on Hill Country News
 07/10/2024 - Mail Notification to Property Owners within 200'
 07/10/2024 - Public Hearing Signage Posted on Property
 07/25/2024 - Planning and Zoning Commission Public Hearing
 08/15/2024 - City Council Public Hearing & First Reading of the Ordinance
 09/05/2024 - City Council Second & Final Reading of the Ordinance

3rd public hearing dates:

12/19/2024 - City Council Public Hearing & First Reading of the Ordinance
 01/02/2025 - City Council Second & Final Reading of the Ordinance/

PUBLIC NOTIFICATION:

In addition to the notice mailed on behalf of the City to all property owners within two hundred (200') feet, the agent reached out to all property owners of property zoned as single-family or any properties used as single-family uses within five hundred (500') feet as per Article X, Section 3 (d) of the Composite Zoning Ordinance. Any Homeowner's Association located within five hundred (500') feet were also contacted.

The applicant reached out to the surrounding neighborhood and residential property owners on March 25, 2024, which included going door to door and hand delivering notification letters and discussing the project with any residents available to speak. No immediate concerns or questions were raised during this outreach. Following the initial outreach, they have corresponded with some of the neighborhood community members regarding the project. Some concerns brought up included traffic, noise, and crime. In addition, they virtually attended a meeting with the Bryson Community Association held on April 16th, 2024, and presented the PUD documents, answered questions, and noted concerns. These concerns included traffic, screening walls, and access to the dog park.

An additional in-person meeting was held with the Bryson Community on April 23, 2024. The applicant delayed the public hearing at the April 25, 2024 Planning & Zoning meeting to address the concerns of the attendees. No changes were made to the request following the delay.

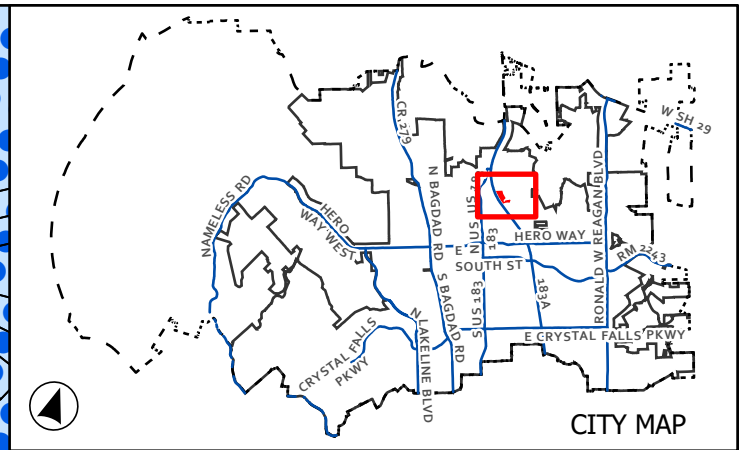
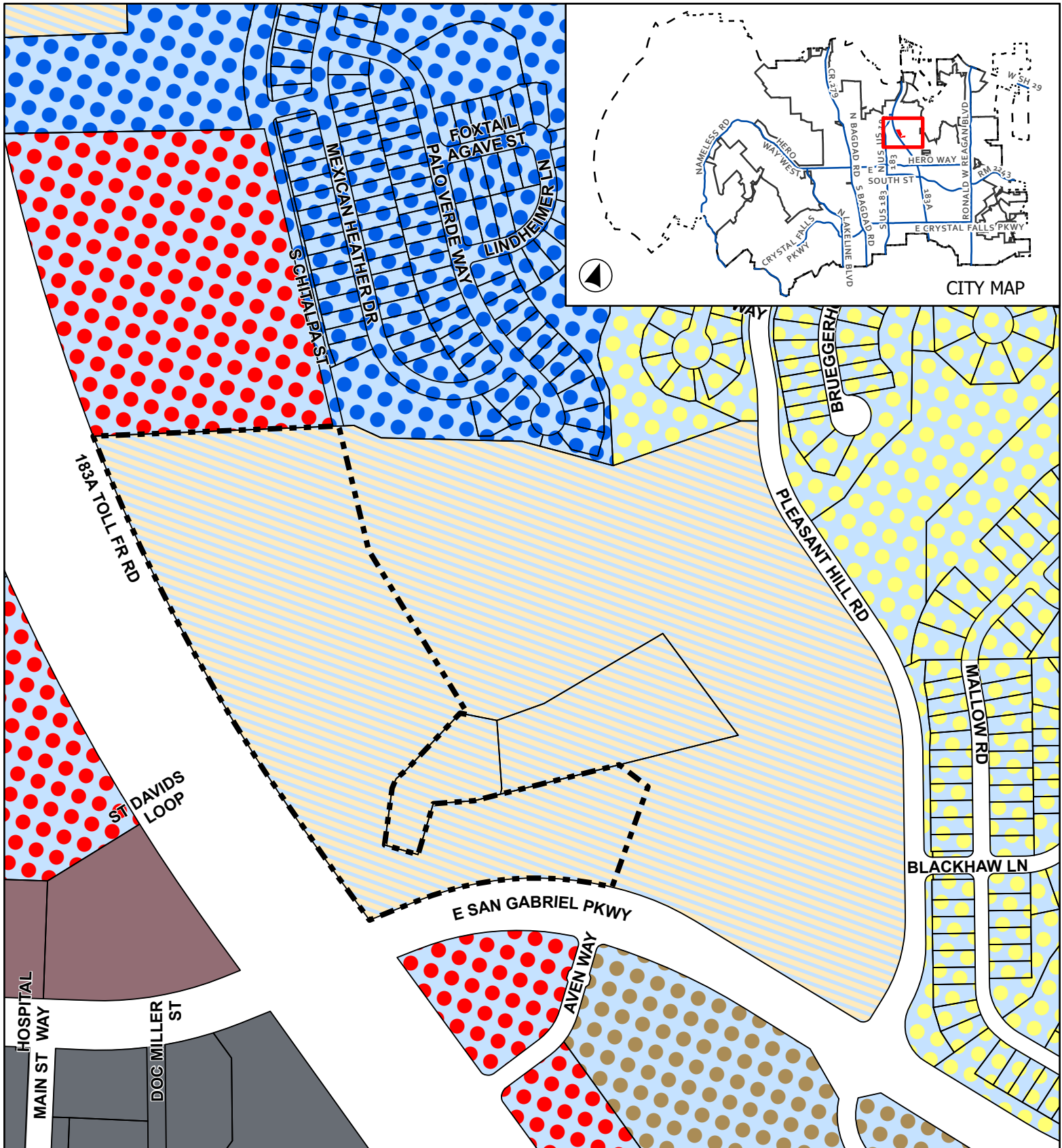
Please see the full report from the applicant attached.

APPROVAL CRITERIA:

This request includes a base zoning of General Commercial which is compatible with the Activity Center. The General Commercial designation is appropriate for this site as it is located at the intersection of 183A Toll Road and E. San Gabriel Parkway, two major arterials.

This Planned Unit Development includes the following higher standards and is requesting the following waivers.

HIGHER STANDARDS	WAIVERS
Prohibited uses normally allowed with the GC Use component	Height increase to 60' by right, except for the excluded area
Master Sign Plan	Allow for the submission of a Concept Plan for only the commercial portion
Limitation on the location of a gas station and car wash	



CASE: Z-22-0023

ATTACHMENT 2

PIONEER FARMSTEAD

Current Zoning

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

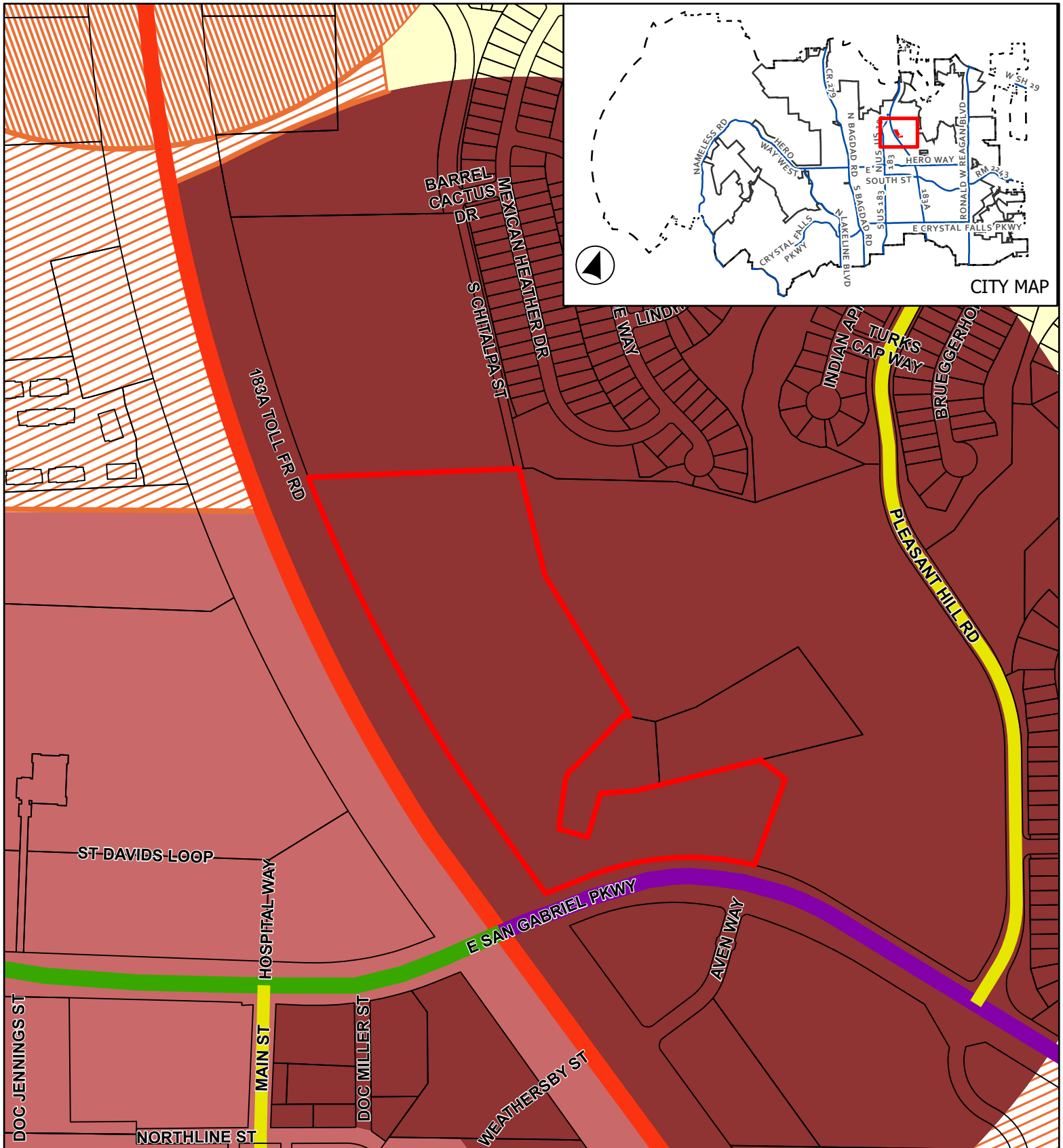
	Leander City Limits		PUD - Mixed Use
	Extra-Territorial Jurisdiction		PUD - General Commercial
	Subject Boundary		CD - Conventional Sector
	PUD - Single-Family		T5 - Urban Center
	PUD - Multi-Family		T6 - Urban Core



0 137.5275



Feet



Future Land Use Map

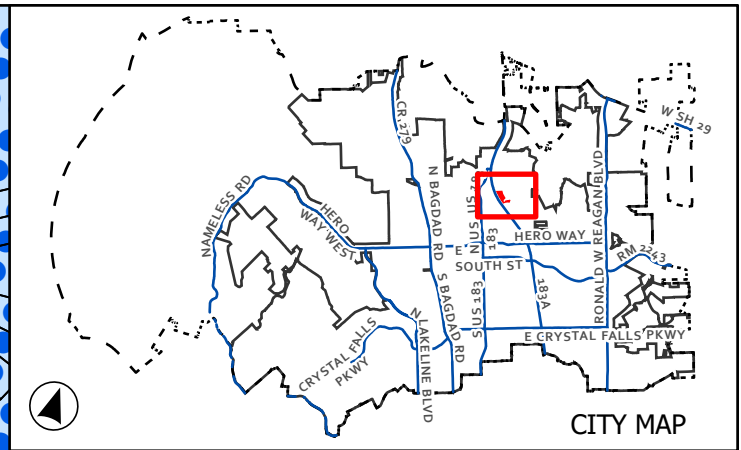
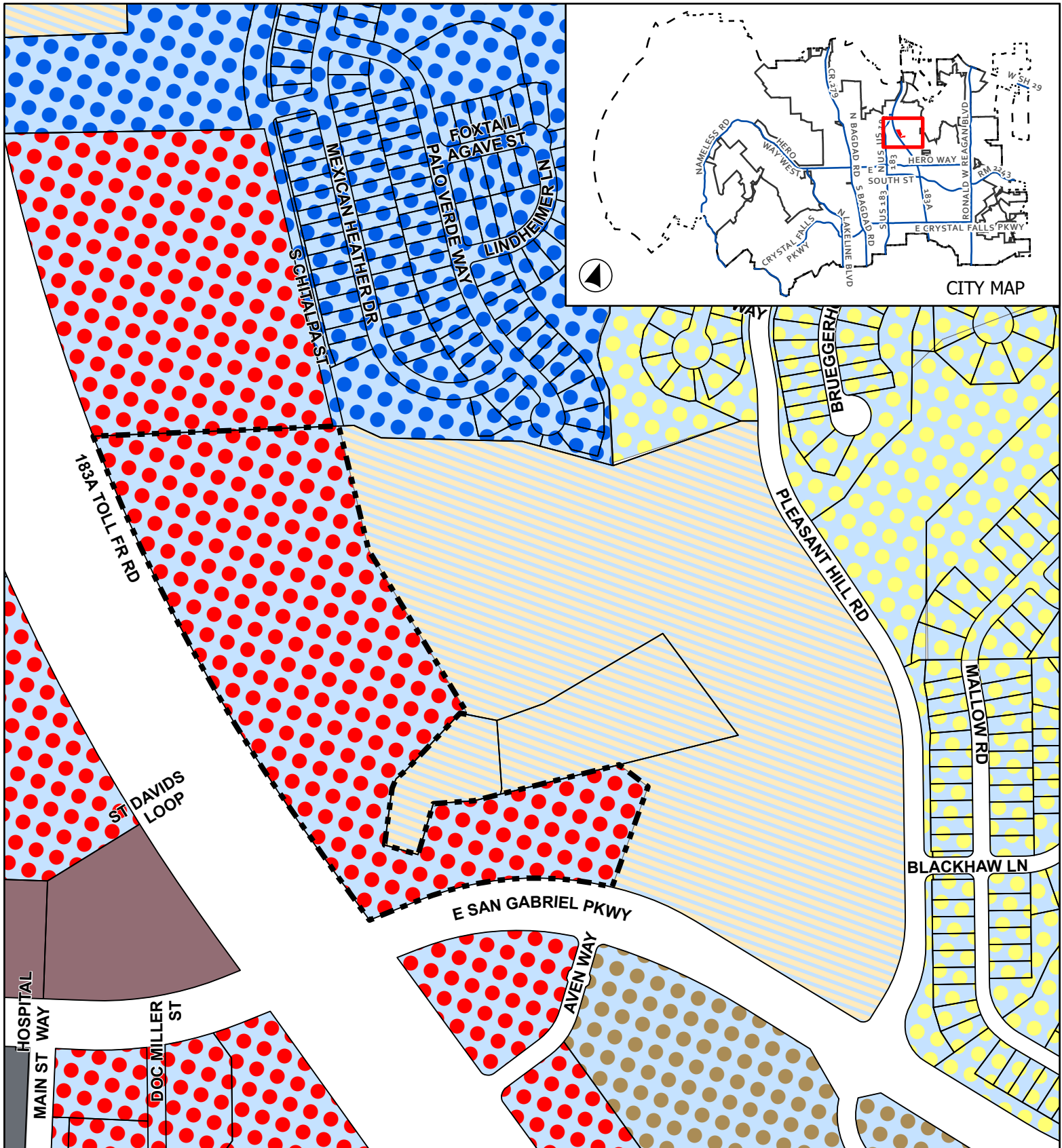
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

0 180 360
Feet



- Leander City Limits
- ETJ Boundary
- Subject Boundary
- Future Land Use**
 - Activity Center
 - Leander Central
 - Multi-Use Corridor
 - Multi-Use Corridor - Priority Corridor

- Neighborhood Center - Priority Corridor
- Neighborhood Residential
- Thoroughfare Plan**
 - Access Controlled, Existing
 - Arterial 6 Lane, Existing
 - Arterial 4 Lane, Existing
 - Collector, Existing



CASE: Z-22-0023

ATTACHMENT 5

PIONEER FARMSTEAD

Proposed Zoning

	Leander City Limits		PUD - Mixed Use
	Extra-Territorial Jurisdiction		PUD - General Commercial
	Subject Boundary		CD - Conventional Sector
	PUD - Single-Family		T5 - Urban Center
	PUD - Multi-Family		T6 - Urban Core

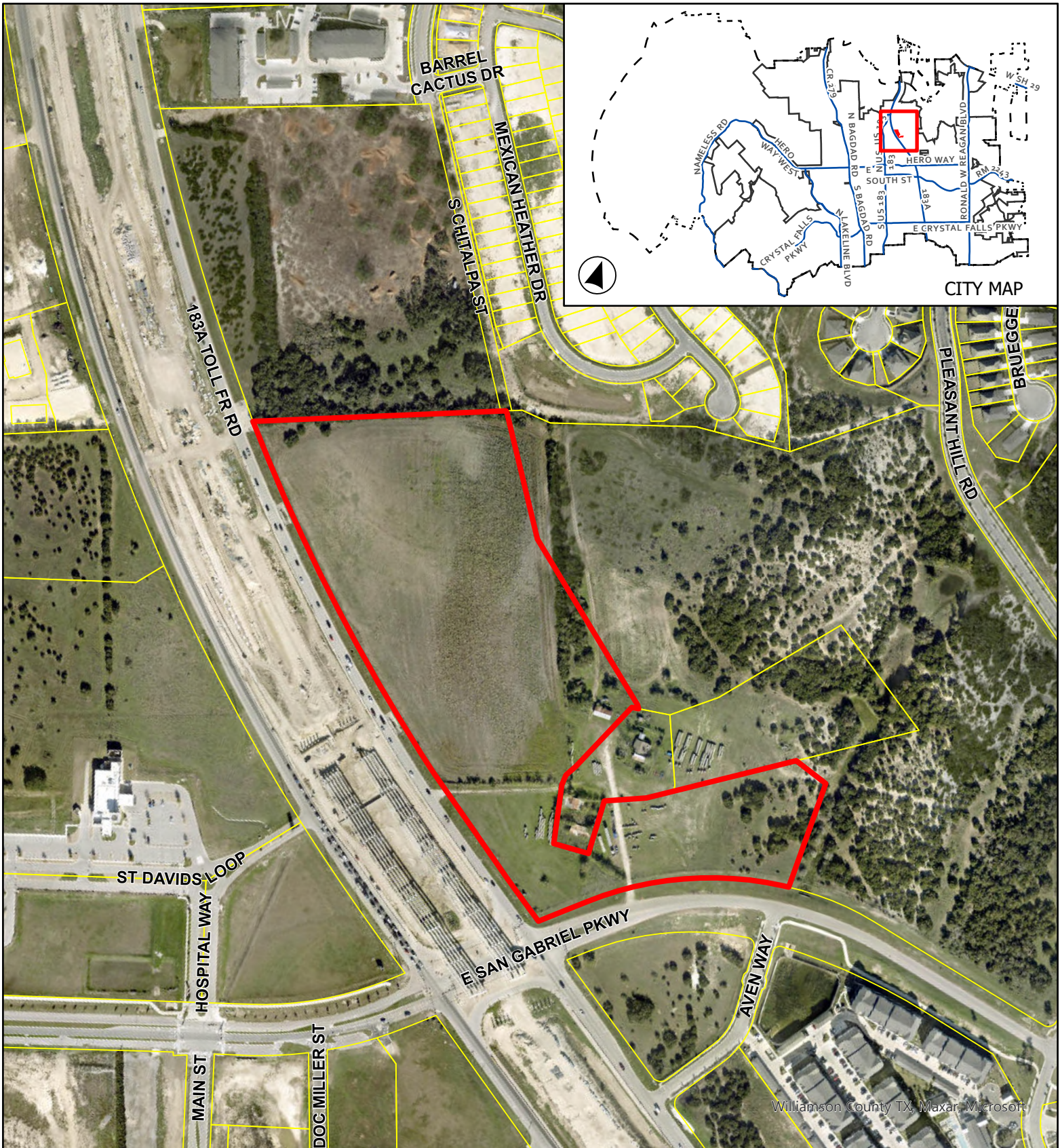
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



0 137.5275



Feet



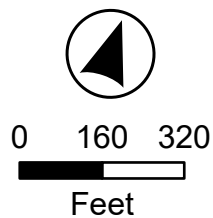
CASE: Z-22-0023

ATTACHMENT 6

PIONEER FARMSTEAD

Aerial Map

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



- Leander City Limits
- Subject Boundary

Exhibit A

Pioneer Farmstead Planned Unit Development

A. Purpose and Intent

1. The Pioneer Farmstead Planned Unit Development ("PUD") is comprised of approximately ~~22.056-65~~ acres, as shown in **Exhibit B** (the "Property"), located in the City of Leander (the "City"), Williamson County, Texas. The PUD is located in a designated Activity Center, ~~as well as along a Multi-Use Corridor — Priority Corridor (183A Toll)~~ as identified in the City of Leander 2020 Comprehensive Plan. The PUD parcel ~~surrounds~~ is located adjacent to the historic Pioneer Farmstead tract (the "Farmstead Tract"), which is currently owned by the City of Leander. The intent of this PUD is ~~the to~~ developed a walkable and connected ~~mixed-use~~ commercial project that not only complements but enhances the Farmstead Tract. The PUD is striving to provide opportunities to engage the users of the PUD and residents ~~of the whole~~ of the City of Leander ~~with both the project and the historic property~~.
2. The PUD has frontage on ~~three roadways, the~~ 183A ~~Toll~~ Toll Road and, San Gabriel Parkway, and Pleasant Hill Road. The development of this property includes ~~approximately 18.7 acres of only~~ commercial uses ~~and approximately 27.2 acres of residential uses. An additional approximately 3.6 acres of the PUD along Pleasant Hill Road is proposed as publicly accessible open space which will also provide a direct connection to the Farmstead Tract (the "Open Space Tract"). The Open Space Tract also includes water quality and detention facilities for the PUD. Additional pedestrian connection points to Dogwood Park to the northeast are also proposed.~~
3. An internal street network is proposed in the PUD to break up the project into a minimum of ~~five (5)~~ three (3) walkable blocks. The streets proposed in the PUD will include dedicated public streets as well as private streets.

B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply with the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled **Exhibit A**.
2. For the purpose of establishing development standards for the PUD, the following base zoning districts ~~has~~ ve been selected from the Leander Composite Zoning Ordinance.
 - i. GC-3-A (General Commercial)
 - ~~ii. SFL-2-A (Single-Family Limited)~~
 - ~~iii. SFT-2-A (Single-Family Townhouse)~~
 - ~~iv. CH-2-A (Cottage Housing)~~
3. In the case that this **Exhibit A** does not address a specific City requirement, the Leander Composite Zoning Ordinance shall apply. Should there be a conflict between the PUD Notes and the Composite Zoning Ordinance, the PUD Notes shall control.

C. Conceptual Site Layout & Land Use Plan

1. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, **Exhibit C**, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use

Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document.

D. Allowable / Prohibited Uses

1. The allowable uses in the PUD shall comply with the Composite Zoning Ordinance, except as established in Section D.2. below.
2. The prohibited uses shall include the following:
 - i. Animal hospital, including a crematory associated with such use on site, or a crematory associated with a cemetery.
 - ii. Animal boarding.
 - iii. Equipment or other similar goods sales, repair and service.
 - iv. Farms or truck gardens, limited to the propagation and cultivation of plants and provided further that no poultry or livestock.
 - v. Funeral home, including embalming and crematory facilities associated with an on-site funeral home or cemetery.
 - vi. Manufactured housing sales and accessory building sales.
 - vii. Office/warehouse including painting, plumbing, or other similar commercial service.
 - viii. Transportation related facilities including commercial parking lots, passenger terminals, taxi cab stations and mass transit terminals.
 - ix. New vehicle and major equipment sales, rental or leasing, repair of new or used vehicles, body shop, wholesale activities with less than 3,500 square feet of gross area of the business.
3. PUD shall be allowed to include a maximum of one (1) gas station use and a maximum of one (1) car wash use. Such gas station and car wash uses shall not be located adjacent to the Farmstead Tract.
- ~~4. The maximum residential unit count shall be 325 units.~~
 - ~~i. Residential uses utilizing the SFT base district standards shall be limited to up to 70% of the total residential uses.~~

E. Development Standards

1. The following additional standards or modifications shall apply:
 - ~~i. SFT District:~~
 - ~~a. Units shall have a common wall or be separated by at least ten (10) feet from an adjacent unit.~~
 - ~~b. A residential condominium regime may be implemented.~~
 - ~~c. Residential units shall front onto the historic Farmstead Tract when such residential units abut the Farmstead Tract. The rear of the units shall not face the Farmstead Tract.~~
 - ~~ii. CH District:~~
 - ~~a. Residential units shall front onto the historic Farmstead Tract when such residential units abut the Farmstead Tract. The rear of the units shall not face the Farmstead Tract.~~
 - i. Maximum Height:

- a. The maximum height for commercial uses is limited to sixty (60') feet except when fronting 183A Toll roadway and adjacent to the Farmstead Tract, as depicted by the hatched portion of the commercial land use area of **Exhibit C**.
- b. The maximum height for commercial uses fronting 183A Toll and abutting the Farmstead Tract is 30 feet, as depicted by the hatched portion of the commercial land use area of **Exhibit C**.
- ~~c. The maximum height for residential uses is limited to 40 feet.~~

F. Parkland and Trails

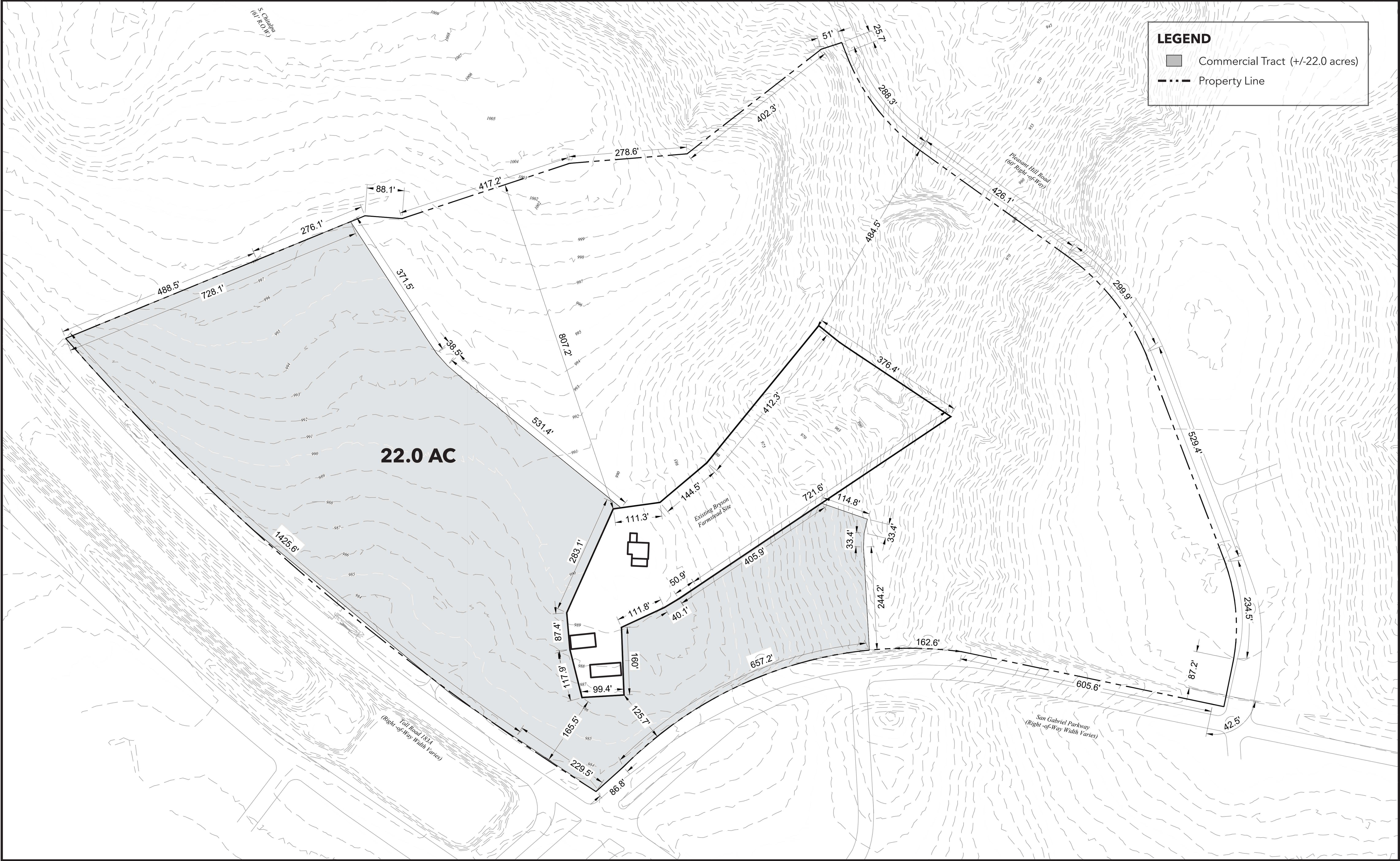
- ~~1. The PUD shall provide approximately 3.6 acres as public open space on the Open Space Tract. The water quality and detention pond for the PUD shall be built within this Open Space Tract.~~
- ~~2. The PUD also proposes pedestrian connections to Dogwood Park located northeast of the PUD and a direct connection from the Open Space Tract in the form of trails, sidewalks and/or other pedestrian connections as approved by the Director shall also be required.~~
- ~~3. Provision of this Open Space Tract shall satisfy all parkland dedication, fee-in-lieu and park improvement fee requirements for the development of the PUD.~~

G.F. Signage and Branding

1. A Master Sign Plan shall be provided for review with the site development permit plans.
2. All signs and branding elements must conform to standards outlined in the signage and branding master plan.
3. Before a sign may be permitted or constructed within this PUD, the signage and branding master plan must be submitted, reviewed, and approved by the City.

G. Concept Plan

- ~~4.1. At the time of subdivision review, the requirements of Article II, Section 21(a)(2) of the City of Leander Subdivision Ordinance shall be modified to allow the property subject to this PUD to be submitted as a separate Concept Plan without including all properties under common ownership.~~



*This exhibit is conceptual and has not been reviewed for compliance with the Composite Zoning Ordinance or Subdivision Ordinance.

LEGEND

Commercial (+/-22.0 acres)

Property Line

City-Owned Property (6 acres)

Building Height & Setback limitations Boundary

1. Farmstead Preservation Site

2. Vehicular Entry



Amanda Swor
direct dial: (512) 807-2904
aswor@drennergroupp.com

December 5, 2024

Ms. Robin Griffin
Development Services Department
City of Leander
201 N. Brushy Street
Leander, TX 78641

Via Electronic Delivery

Re: Pioneer Farmstead PUD – Planned Unit Development (“PUD”) update for the zoning application for the 22.0-acre piece of property located at the northeast corner of Highway 183A Toll Road and San Gabriel Parkway, Leander, Williamson County, Texas (the “Property”).

Dear Ms. Griffin:

As representatives of the owner of the Property, we respectfully submit this Letter of Intent for the above-referenced PUD application. The project is titled Pioneer Farmstead PUD, is 22.0 acres and is located at the northeast corner of Highway 183A Toll Road and San Gabriel Parkway. The requested rezoning of the Property is from TOD-CD, Transit Oriented Development – Conventional District, district to TOD-PUD, Transit Oriented Development – Planned Unit Development, district. The Property is currently undeveloped and surrounds the historic Pioneer/Bryson Farmstead parcel. The owner intends to develop the Property with a commercial project.

The PUD proposes GC-3-A, General Commercial, base zoning for PUD. Code modifications are requested with the PUD as outlined in the attached Exhibit A. An internal street network is proposed which will break up the parcel into a minimum of three (3) distinct, walkable blocks. The Conceptual Site Layout is included in this PUD application package as Exhibit B. The Property is located in Activity Center 5 per the 2020 Leander Comprehensive Plan and the proposed project is in alignment with the land use requirements of the comprehensive plan.

This PUD application was initially submitted on June 9, 2022 for a larger 56.65-acre parcel that consisted of commercial, single family residential and townhome uses. A Comprehensive Plan Amendment was submitted to accompany the PUD rezoning request to amend the land use mix permitted in Activity Center 5 to align the Project with the Comprehensive Plan. The previous PUD rezoning and Comprehensive Plan Amendment requests were heard by the Planning and

Zoning Commission on July 18, 2024; both requests received a recommendation of denial. The predominant reason for the denial was due to the proposed residential uses on the Property, and the lack of staff support for the Comprehensive Plan Amendment application. We have considered all feedback received from the Planning and Zoning Commission and City staff and have revised our PUD rezoning request to remove all residential uses from the PUD and to reduce the area being rezoned from 56.65 acres to 22.0 acres. We have also withdrawn our Comprehensive Plan Amendment application as it is no longer necessary to accompany a commercial PUD.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in blue ink that reads "Amanda Swor". The signature is fluid and cursive, with the first name "Amanda" being larger and more prominent than the last name "Swor".

Amanda Swor

CC: Nuresh Maknojia, Euphoria Developer, LLC (*via electronic delivery*)
Amirali Maknojia, Euphoria Developer, LLC (*via electronic delivery*)
Claire Hempel, Design Workshop (*via electronic delivery*)

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

This summary is only required for a PUD or a Minor PUD.

1. How and when were the surrounding neighborhood and residential property owners within 500' notified, how was information shared, and who was directly involved in the communication process? Please provide the address of the properties notified and the name and contact information of the residents directly involved in the communication process. Attach any materials that were distributed.

The applicant prepared a notification flyer regarding the project which included contact information for Amanda Swor and Kate Kniejski (both of Drenner Group), as well as general PUD details and the Land Use Plan. These flyers were hand-delivered on March 22, 2024 to all the residential properties within 500 feet of the proposed PUD property. Additionally, a letter was mailed to the neighborhood's HOA Board by certified mail on March 21, 2024. The addresses of all the included properties are included as an attachment to this summary, as well as the notification flyer. Kate Kniejski completed the hand-delivery of all letters.

2. Who was notified (i.e. property owners, HOA, etc)? The HOA and/or a representative if there is no organized HOA must be contacted, if applicable. Provide a separate sheet listing the contact information used including the names and addresses of the individuals.

Property owners within 500 feet of the Property and the Homeowners Association were notified. A comprehensive list of all the entities who were notified is attached. We have also contacted the HOA by email and will attend the next Board meeting on April 16, 2024, where we will present the PUD to the neighbors and answer any questions that may come up.

3. What concerns were raised during these communications?

No immediate concerns were raised during hand delivery of the notification letters. We received one response from a neighbor by email, who was interested in the businesses that may move into the proposed commercial tracts of the PUD. Most folks we spoke with in person were happy to have received the notification and to be kept informed.

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

No conditions were added or modified to the PUD following the hand delivery of the letters to the neighborhood, or following the mailing of the notification to the HOA. This may change following our meeting with the neighborhood on April 16, 2024.

The above information is deemed to be true to the best of my knowledge.

Signature: Amanda Swor

Date March 22, 2024

March 21, 2024

Re: Pioneer Farmstead PUD – a rezoning application for the 56.65-acre piece of property located at the northeast corner of Highway 183A Toll and San Gabriel Parkway in the City of Leander, Williamson County, Texas (the “Property”).

Greetings, Neighbors!

We are reaching out as representatives of the Property owner of the parcel located at the northeast corner of Highway 183A Toll and San Gabriel Parkway to inform you that we have filed a PUD rezoning application for the Property, see image on reverse side. The current zoning is CD, Conventional District, and the rezoning request is from CD to PUD, Planned Unit Development, district, which will allow for a mixed use development on the Property.

The proposed development allows for a variety of uses, including retail, office and restaurant uses along the Highway 183A Toll Frontage Road and San Gabriel Parkway, and lower density residential uses closer to Pleasant Hill Road and the interior of the Property. Additionally, approximately 3.6 acres of public open space is proposed along Pleasant Hill Road.

Property owners within 200 feet of the project will receive notice of the public hearing schedule for the PUD from the City of Leander. This notification will provide information on the date(s), time(s) and location(s) of the hearings. We anticipate public hearings to begin in late April.

We would love the opportunity to discuss the rezoning case, proposed project, and any questions you may have. Please do not hesitate to reach out to Amanda Swor or Kate Kniejski (contact information provided below) if you have any questions or concerns about the rezoning application, the City of Leander rezoning process, or the proposed project itself. We are working to schedule a virtual meeting to introduce the PUD to the community within the next few weeks – please reach out to Amanda or Kate as well if you would like to be included in correspondence related to the scheduling of the meeting.

Amanda Swor – aswor@drennergroupp.com - (512) 807-2904

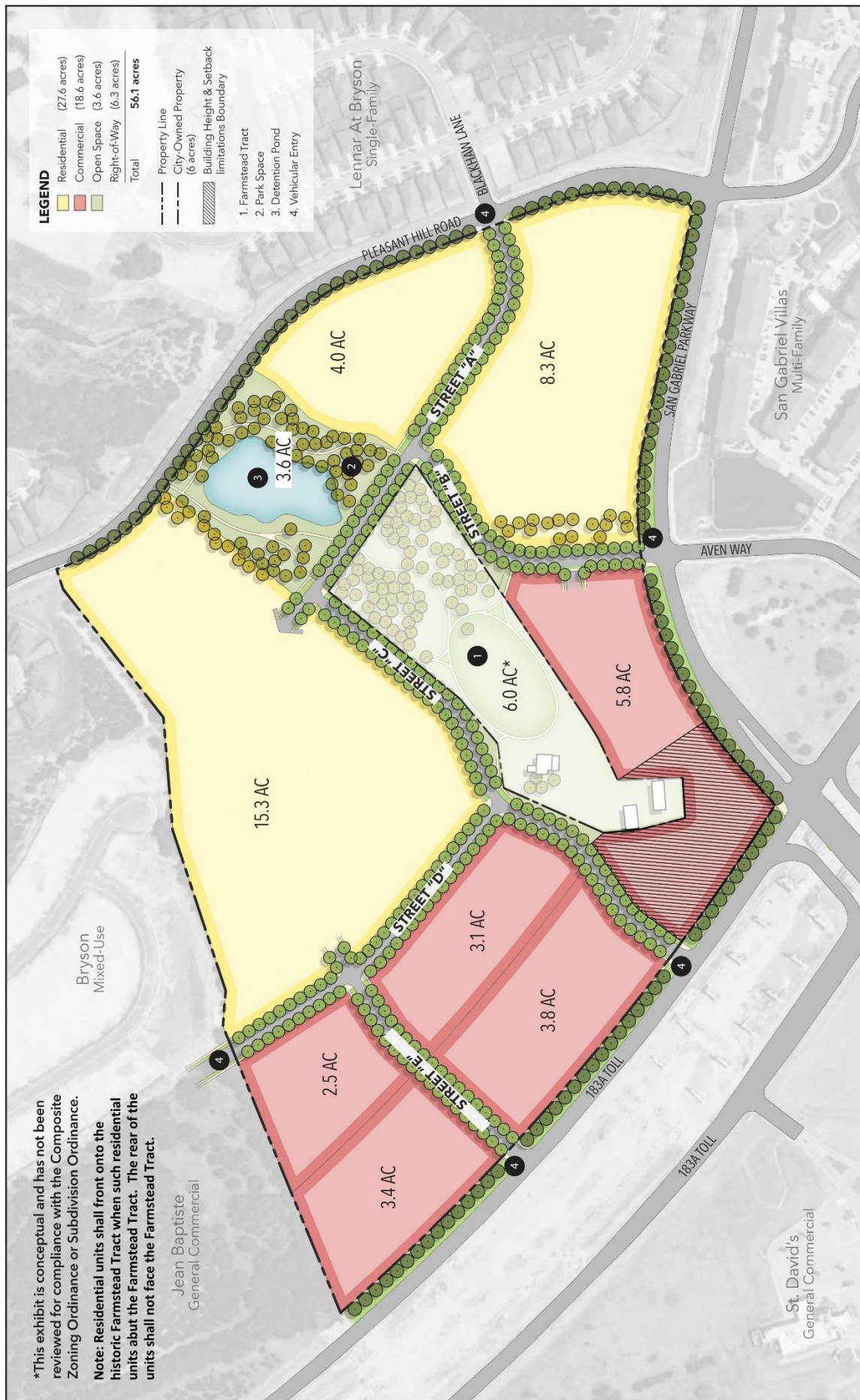
Kate Kniejski – kkniejski@drennergroupp.com - (512) 807-2905

Thank you, and we look forward to speaking with you!

Sincerely,



Amanda Swor
Drenner Group, PC



Amanda Swor
direct dial: (512) 807-2904
aswor@drennergroupp.com

April 18, 2024

Ms. Robin Griffin
Development Services Department
City of Leander
201 N. Brushy Street
Leander, TX 78641

Via Electronic Delivery

Re: Pioneer Farmstead PUD – Planned Unit Development (“PUD”) neighborhood outreach summary update for the zoning application (case number Z-22-0023) for the 56.65-acre piece of property located at the northeast corner of Highway 183A Toll Road and San Gabriel Parkway, Leander, Williamson County, Texas (the “Property”).

Dear Ms. Griffin:

As representatives of the owner of the Property, we respectfully submit this letter with an update to our neighborhood outreach efforts (“Update Letter”) for the Pioneer Farmstead PUD application (the “Project”). We initially submitted the required Neighborhood Outreach Summary (“Initial Summary”) for your review on March 25, 2024.

The Initial Summary detailed the first neighborhood outreach effort, which included block-walking to hand-deliver notification letters to all residents within 500 feet of the Property, and discussing the Project with any resident who was available to speak with us. Feedback we received during this effort was largely gratitude for the notification with no immediate questions or concerns regarding the Project.

Following initial outreach, we have electronically corresponded with one member of the Bryson Neighborhood community, Mr. Dustin Rhodes, and responded to each of his questions regarding the Project. These concerns focused mainly on traffic, noise, and crime concerns.

Additionally, we virtually attended the Bryson Community Association’s monthly meeting on April 16, 2024, during which we presented the PUD to the neighborhood, answered questions, and noted concerns. We listened to the concerns of the neighborhood group regarding the Project, and the majority of the issues that were discussed include traffic concerns, screening walls, and access to Dogwood Park.

Lastly, we are working now with the Bryson neighbors to schedule a follow-up and in-person meeting, currently anticipated to occur on April 23, 2024 at the Bryson Back Yard.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in blue ink that reads "Amanda Swor". The signature is written in a cursive, flowing style.

Amanda Swor

CC: Nuresh Maknojia, Euphoria Developer, LLC (*via electronic delivery*)
Amirali Maknojia, Euphoria Developer, LLC (*via electronic delivery*)

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY CREATING THE PIONEER FARMSTEAD PUD (PLANNED UNIT DEVELOPMENT) WITH THE BASE ZONING DISTRICT OF GC-3-A (GENERAL COMMERCIAL); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of the property described herein after (the "Property") has requested that the Property be rezoned;

WHEREAS, after giving at least ten (10) days written notice to the owners of land within two hundred (200') feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

WHEREAS, after publishing notice of the public hearing at least fifteen (15) days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

SECTION 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Amendment of Zoning Ordinance. Ordinance No. 05-018-00, as amended, the City of Leander Composite Zoning Ordinance (the "Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

SECTION 3. Applicability. This ordinance applies to the following parcel of land, which is herein referred to as the "Property". That certain parcel of land being including 22.0 acres ±; being more particularly described in Exhibit "B"; located generally located northeast of the intersection of 183A Toll Road and East San Gabriel Parkway; identified by Williamson Central Appraisal District tax identification number R032213; more particularly described in Instrument Number 2021062398; recorded in the Official Public Records of Williamson County, Texas.

SECTION 4. Property Rezoned. The Zoning Ordinance is hereby amended by creating the Pioneer Farmstead (Planned Unit Development) with the base zoning district GC-3-A (General Commercial). The PUD shall be developed and occupied in accordance with this Ordinance, the PUD plan attached as Exhibits "A", "B", and "C" which are hereby adopted and incorporated herein for all purposes, and the Composite Zoning Ordinance to the extent not amended by this Ordinance. In the event of a conflict between the Composite Zoning Ordinance and the

requirements for the Property set forth in this Ordinance, this Ordinance shall control.

SECTION 5. Recording Zoning Change. The City Council directs the Planning Department to record this zoning classification on the City's official zoning map with the official notation as prescribed by the City's zoning ordinance.

SECTION 6. Severability. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

SECTION 7. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

PASSED AND APPROVED on First Reading this the 19th day of December, 2024.
FINALLY PASSED AND APPROVED on this the 2nd day of January, 2025.

ATTEST:

THE CITY OF LEANDER, TEXAS:

Dara Crabtree, City Secretary

Christine DeLisle, Mayor

