



**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 Pantalione-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 ± 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 Pantalione-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 $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R338811; and generally located southeast of the intersection of Mineral Drive and CR 175, Leander, Williamson County, Texas.

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

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 Pantalione-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 $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R338811; and generally located southeast of the intersection of Mineral Drive and CR 175, Leander, Williamson County, Texas.

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

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 Pantalione-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 $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031255; and more commonly known as 9800 RM 2243, Leander, Williamson County, Texas.

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

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 ± 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 Pantalion-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 ± 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 Pantalion-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 Pantalion-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 Resimbursement 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

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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:

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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

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Public Comments Request

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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

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next regular meeting in which an agenda has been posted.

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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.

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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

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Public Comments Request

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Comments on non-agenda items:

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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

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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: *Field not completed.*

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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

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Comments on non-agenda items:

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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

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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:

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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

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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:

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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

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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: *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 #4195 for Public Comments Request
Date: Monday, December 2, 2024 9:42:39 PM

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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:

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- 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.

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:

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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

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Public Comments Request

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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.

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

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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:

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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

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Public Comments Request

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Comments on agenda items:

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- 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.

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

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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

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with this form:

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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

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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:

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- 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.

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: *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 #4197 for Public Comments Request
Date: Tuesday, December 3, 2024 12:06:54 AM

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Public Comments Request

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Comments on agenda items:

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Comments on non-agenda items:

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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 of end 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

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Public Comments Request

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- 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.

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.](#)