



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, March 20, 2025
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 Cause No. 20-0217-C425 Daniel Brown, Maria Brown, and ZG Properties, LLC v. City of Leander; and
 2. Section 551.071, Texas Government Code, and Section 1.05 Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding acquisition of property for public purpose.

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

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

1. Cause No. 20-0217-C425 Daniel Brown, Maria Brown, and ZG Properties, LLC v. City of Leander; and
2. Acquisition of property for public purpose.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.
5. Roll Call.
6. Public comments on items not listed in the agenda.

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

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

7. Staff Recognitions

- City Secretary's Office
- Municipal Court
- Parks and Recreation Department

8. Staff Reports

- Crystal Falls Golf Course Restaurant Cork & Barrell
- Capital Improvement Program Update: Raider Way and East Woodview Drive Roadway (CIP T.12), Bagdad Road and Collaborative Way (CIP T.71) and Senior Center (CIP P.6) Projects.
- Library Late Fees

9. Leander History

CONSENT AGENDA: ACTION

10. Approval of the minutes for meeting held on March 6, 2025.
11. Approval of the purchase of one (1) 2024 Chevrolet Silverado 1500, to replace a vehicle in the Police Department, from Sewell Chevrolet of Andrews pursuant to City of Leander Contract L00321 in the amount of \$55,645.00; providing for uplifting and delivery charges in the amount of \$33,407.00 for a total cost of \$89,052.00; and authorize the City Manager to execute any and all necessary documents.
12. Approval of Amendment 1 for the mowing of street rights-of-way, detention and water quality ponds, open channel and other drainage areas, and water and wastewater facilities with Unity Contractor Services, Inc. relating to the Right-of-Way Mowing Services Contract #L00323 ; providing for an increase to the yearly contract in the amount of \$19,000.00 due to current labor and material cost for a new annual contract total of \$399,000.00; and authorize the City Manager to execute any and all necessary documents.
13. Award of Solicitation CIPS25-003 to DigDug Construction, LLC for the City of Leander Pond Maintenance 2025 including the removal of all sediment, debris, and unwanted vegetation within the splitter box, sedimentation ponds, and storm outfalls, restoration of the top six (6) inches of sand filter media, and other maintenance work in the amount of \$146,985.00; and authorize the City Manager to execute any and all necessary documents.
14. Acceptance of an update regarding the Comprehensive Plan Implementation Schedule, Leander, Williamson and Travis Counties, Texas.
15. Acceptance of infrastructure improvements associated with Subdivision Case PICP-21-0040 Palmera Ridge Section 12 for public streets, water and landscape improvements.
16. Acceptance of Infrastructure Improvements associated with Subdivision Case PICP-24-0150 the Michelle Subdivision for public streets, concrete systems, drainage and storm, water, wastewater, streetlights, landscape, and pond improvements.
17. Approval of the Second Reading of an Ordinance regarding the Oak Grove Estates Annexation Case A-24-0016 and the adjacent ROW of CR 175 Annexation Case A-25-0020 regarding the voluntary annexation of 20.536 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R392186, and the portion of the abutting right-of-way known as CR 175; and generally

located east of CR 175, approximately 250 feet north of Carthage Street, Leander, Williamson County, Texas.

18. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-24-0147 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFE-2-A (Single-Family Estate) on one (1) parcel of land 20.536 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R392186; and generally located east of CR 175, approximately 250 feet north of Carthage Street, Leander, Williamson County, Texas.
19. Approval of the Second Reading of an Ordinance regarding the Bagdad Retail Center Annexation Case A-24-0014 and the adjacent ROW of Bagdad Road and CR 281 Annexation Case A-24-0018 regarding the voluntary annexation of 4.586 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R023980 and the adjacent Bagdad Road and CR 281 ROW; and generally located northwest of the intersection of N. Bagdad Road and CR 281, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

20. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0159 to amend the current zoning of SFR-1-B (Single-Family Rural) to adopt the VFW Post 1042 Minor Planned Unit Development with the base zoning district of LC-2-A (Local Commercial) on three (3) parcels of land approximately 22.409 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031314, R375914, and R433127; and more commonly known as 8760 RR 2243, Leander, Williamson County, Texas. *[Postponed to allow the applicant to complete the Neighborhood Outreach.]*
21. Conduct a Public Hearing regarding Zoning Case Z-24-0124 to amend the current zoning of Interim SFR-1-B (Single Family Rural) to SFR-2-B (Single Family Rural) on seven (7) parcels of land approximately 337.292 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcels 353045, 353047, 353048, 353050, 353069, 353070, and 513816; and generally located west of Nameless Road, approximately 1,050 feet north of Shady Mountain Road, Leander, Travis County, Texas.
 - Discuss and consider action regarding Zoning Case Z-24-0124 as described above.

REGULAR AGENDA

22. Discuss and consider action on a Resolution in support of the proposed development and construction of additional phasing improvement projects for Ronald Reagan Boulevard.
23. Discuss and consider action on the approval of the Brushy Creek Fork Phasing Plan associated with Subdivision Case CP-24-0035 including a waiver request to the residential phasing plan requirements for the residential portion of the development on two (2) parcels of land 43.05 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031325 and R031601; and generally located 1,000 feet to the east of the intersection of Main Street and Hero Way on the south side of Hero Way, Leander, Williamson County, Texas.
24. Discuss and consider action on the First Reading of an Ordinance regarding the Oakwood Hills Annexation Case A-24-0015 and the adjacent ROW of Nameless Road Annexation Case A-25-0019 regarding the voluntary annexation of 337.292 acres $\pm$ in size, more particularly described by Travis Central Appraisal District as Parcels 353045, 353047, 353048, 353050, 353069, 353070, and 513816; and the portion of the abutting right-of-way known as Nameless Road and generally located west of Nameless Road, approximately 1,050 feet north of Shady Mountain Road, Leander, Travis County, Texas.

25. Discuss and consider action on a Resolution to approve an Application Filing and Authorized Representative Resolution as required by the Texas Water Development Board for the City's proposed SWIFT Loan Application through the Brushy Creek Regional Utility Authority (BCRUA).
26. Discuss and consider action on appointing two (2) Councilmembers to a City Council Service Enhancement Committee.
27. 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.]*
28. Council Member Closing Statements.
29. 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 14 day of March 2025 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Dara Crabtree, City Secretary, TRMC