



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - August 4, 2022



Mayor – Christine DeLisle
Place 1 – Kathryn Pantalion-Parker
Place 2 – Esme Mattke Longoria
Place 3 – David McDonald

Place 4 – Na'Cole Thompson, *Mayor Pro Tem*
Place 5 – Chris Czernek
Place 6 – Becki Ross
City Manager – Rick Beverlin

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

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Opened meeting at 6:00 p.m.
2. Roll Call reflected all present.
3. Discuss City of Round Rock proposal of temporary transfer of its reserved treatment capacity in the BCRUA to the City of Leander. Discussion included: water agreements currently in place with Georgetown and Round Rock; current usage; needs during the summer months versus the non-summer months; Georgetown timelines; Leander projected growth rate; best interest of Leander; and continued discussions with Round Rock.
4. Review of boards and commissions appointment process and related matters. Discussion included: current process; process for neighboring cities; interviews versus no interviews; conducting a meet and greet; continuing ballot process; and placing an action item on October 10, 2022 to discuss interviews, if needed.

Briefing workshop adjourned at 7:01 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

5. Opened meeting at 7:08 p.m., Invocation was provided by Mayor Pro Tem Thompson and Mayor Christine led the Pledges of Allegiance.
6. Roll Call reflected all present.

7. 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 by Council.

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

Colette Flormann, 2237 Ringstaff Road - commented on opposition of extension of Sweetwood Lane.

Mike Chaffin, 517 Sweetwood Lane - commented on opposition of extension of Sweetwood Lane.

8. Staff Reports
 • Public Works update

CONSENT AGENDA: ACTION

Motion by Councilmember Esme Mattke Longoria, Seconded by Councilmember Becki Ross to approve consent agenda items 9 through 18.

Vote: 7 - 0

9. Approval of the minutes for meetings held on July 14, 2022 and July 21, 2022.
10. Approval of a Resolution authorizing the City Manager to execute a Master Interlocal Cooperative Purchasing Agreement between the City of Leander, Texas and The Interlocal Purchasing System (TIPS) Program for the purchase of goods and services; and providing for an effective date.
11. Approval of a Resolution permitting a variance to Bright Restaurant and Bar located at 901 Crystal Falls Parkway, Suite 101 pursuant to Chapter 4, Article 4.06, Section 4.06.005 to sell alcoholic beverages.
12. Approval of the proposed Brushy Creek Regional Utility Authority FY 2023 Budget.
13. Approval of the Second Reading of an Ordinance regarding Ordinance Case 22-OR-002 to amend the Composite Zoning Ordinance to adopt amendments to the landscape ordinance requirements to promote water conservation, and to provide for related matters; Williamson & Travis Counties, Texas.
14. Approval of the extension of the application expiration for Subdivision Case 20-FP-027 Palmera Bluff Section 2 Final Plat; generally located to the north of the intersection of Logan Del Way and E San Gabriel Parkway, Leander, Williamson County, Texas.
15. Approval of Task Order RPS-18 with RPS Infrastructure, Inc. for the design and construction phase services of a traffic signal at the intersection of County Road 175 and Journey Parkway in the amount of \$59,160.00; and authorize the City Manager to execute any and all necessary documentation.

16. Approval of Amendment No. 4 to Agreement for Professional Services with BGE, Inc., for additional engineering service support in the amount of \$95,500.00; and authorize the City Manager to negotiate and execute any and all necessary documents.
17. Approval of Amendment No. 1 to Task Order HCI-2018-02 with Haynie Consulting, Inc. for engineering services for the San Gabriel Parkway Eastbound at US Highway 183 Right-Turn Lane project (CIP T.20), increasing the task order amount by \$14,600.00 to a new total of \$62,530.00; and authorize the City Manager to negotiate and execute any and all necessary documents.
18. Approval of Amendment to Task Order HAI-2 with Halff Associates for correcting the required soil mitigation and compensatory cut to comply with the requirements of the Upper Brushy Creek Water Control Improvements District (UBCWCID) at Lakewood Park; increasing the contract amount by \$41,530.00 for a new total contract amount of \$934,017.00; and authorize the City Manager to execute any and all necessary documents.

PUBLIC HEARING: ACTION

19. Mayor Christine opened a Public Hearing at 7:20 p.m. regarding Subdivision Case 21-CP-016 to adopt the South 40 Major Roadways Concept Plan and Subdivision Case 21-PP-020 to adopt the South 40 Major Roadways Preliminary Plat on two (2) parcels of land approximately 20.20 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031721 and R321825; generally located west of the intersection of US 183 and Heritage Grove Road, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 7:20 p.m.

- Discuss and consider action regarding Subdivision Cases 21-CP-016 and 21-PP-020 as described above.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Matke Longoria to approve Subdivision Case 21-CP-016 to adopt the South 40 Major Roadways Concept Plan and Subdivision Case 21-PP-020 to adopt the South 40 Major Roadways Preliminary Plat on two (2) parcels of land approximately 20.20 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031721 and R321825; generally located west of the intersection of US 183 and Heritage Grove Road, Leander, Williamson County, Texas.

Vote: 7 - 0

20. Mayor Christine opened a Public Hearing at 7:22 p.m. regarding Subdivision Case 22-CP-004 to adopt the Gabriel's Horn Development Concept Plan on four (4) parcels of land approximately 17.82 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R022218, R500872, R500871, and R473804; generally located at the northwest corner of Ronald Reagan Boulevard and Gabriel's Horn Road., Leander, Williamson County, Texas. No one spoke in favor or opposition. The Public Hearing closed at 7:22 p.m.

- Discuss and consider action regarding Subdivision Case 22-CP-004 as described above.

Motion by Councilmember Chris Czernek, Seconded by Councilmember Kathryn Pantalion-Parker to approve Subdivision Case 22-CP-004 to adopt the Gabriel's Horn Development Concept Plan on four (4) parcels of land approximately 17.82 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R022218, R500872, R500871, and R473804; generally located at the northwest corner of Ronald Reagan Boulevard and Gabriel's Horn Road., Leander, Williamson County, Texas.

Vote: 7 - 0

21. Mayor Christine opened a Public Hearing at 7:25 p.m. regarding Comprehensive Plan Case 21-CPA-009 to amend the Comprehensive Plan land use category from Multi-Use Corridor to Neighborhood Residential and to amend Transportation Master Plan to change the classification of Live Oak Road to a local street and consider action regarding Zoning Case 21-Z-030 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFR-2-B (Single-Family Rural) and LO-2-B (Local Office) on nine (9) parcels of land approximately 308.288 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R356046, R473837, R022920-R022923, R473838, R473839, and R022941; and generally located to the west of the intersection of Oak Creek Road and N. Bagdad Road, Leander, Williamson County, Texas. No one spoke in favor. Martin Poenie, 3500 Whitt Creek Trail, Debbie Almond, 2204 Whitt Oak Court, Keith Morton, 2621 Monte Ranch Trail spoke in opposition of the request. Chrystal Pardue, 3312 Whitt Creek Trail submitted comments of opposition via the website and Kimberly Closser, 2201 Whitt Oak Court opposition was read into the record. The Public Hearing closed at 7:33 p.m.

- Discuss and consider action regarding Comprehensive Plan Case 21-CPA-009 as described above.
- Discuss and consider action regarding Zoning Case 21-Z-030 as described above.

Motion by Councilmember Chris Czernek, Seconded by Councilmember Kathryn Pantalion-Parker to approve Comprehensive Plan Case 21-CPA-009 to amend the Comprehensive Plan land use category from Multi-Use Corridor to Neighborhood Residential, following a discussion.

Vote: 7 - 0

Motion by Councilmember Chris Czernek, Seconded by Councilmember Kathryn Pantalion-Parker to approve Zoning Case 21-Z-030 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFR-2-B (Single-Family Rural) and LO-2-B (Local Office) on nine (9) parcels of land approximately 308.288 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R356046, R473837, R022920-R022923, R473838, R473839, and R022941; and generally located to the west of the intersection of Oak Creek Road and N. Bagdad Road, Leander, Williamson County, Texas.

Vote: 7 - 0

Motion by Councilmember Chris Czernek, Seconded by Councilmember Becki Ross to approve amending the Transportation Master Plan to change the classification of Live Oak Road to a local street.

Vote: 7 - 0

22. Received a Preliminary overview of the City of Leander Annual Budget for fiscal year 2023 including: preliminary budget FY 2023; tax base; general fund expenditures; recommended new full-time employees; recommended new re-occurring expenditures; recommended one-time expenditure; and ceiling for proposed tax rate.
23. Discuss receiving No-New-Revenue and Voter-Approval tax rate calculations; take action to consider a proposed tax rate; and schedule a public hearing date for the proposed tax rate.

Motion by Mayor Christine DeLisle, Seconded by Councilmember Chris Czernek accept the tax rate calculations as presented.

Vote: 7 - 0

Motion by Councilmember Chris Czernek, Seconded by Councilmember Becki Ross to approve a Proposed Tax Rate of 0.455262, following a discussion.

Vote: 7 - 0

Motion by Mayor Christine DeLisle, Seconded by Councilmember Kathryn Pantalion-Parker to schedule Public Hearing on the Tax Rate for September 1, 2022.

Vote: 7 - 0

24. Discuss and consider action on the Third Addendum to the Development and Reimbursement Agreement for the Village at Leander Station; and authorize the City Manager to execute any and all necessary documents.

Motion by Councilmember Chris Czernek, Seconded by Councilmember Kathryn Pantalion-Parker to approve the Third Addendum to the Development and Reimbursement Agreement for the Village at Leander Station; and authorize the City Manager to execute any and all necessary documents.

Vote: 7 - 0

25. Discuss and consider an ordinance amending the Council Rules of Procedure to amend procedures related to Council requested agenda items and address charter enforcement procedures; and providing an effective date.

Motion by Councilmember Chris Czernek, Seconded by Councilmember Becki Ross to approve an ordinance amending the Council Rules of Procedure to amend procedures related to Council requested agenda items and address charter enforcement procedures; and providing this is effective today and is not retroactive, amended as discussed following a discussion.

Vote: 7 - 0

26. Council Member Closing Statements.

Esme Mattke Longoria - commented on tax-free weekend was this coming weekend; and reminded everyone to shop local.

Na'Cole Thompson - commented school starting back; wished everyone a safe year.

Christine DeLisle - stated Jardine's provided dinner tonight; commented on kids returning to school; reminded everyone to be careful and watch for the kids; and shop local.

27. Adjourned at 9:29 p.m.

APPROVED:

C. deLisle

MAYOR

ATTEST:

Dana Crabtree

CITY SECRETARY



From: [PCR](#)
To: [Dara Crabtree](#)
Subject: Public Comments Request
Date: Thursday, August 4, 2022 5:31:52 PM

CAUTION! This is an external email. DO NOT access links or attachments unless you know the sender and contents are safe.

Submitted on Thursday, August 4, 2022 - 5:31pm Form: Public Comments Request Form ID: 15331 Submission ID: 136451 Submitted values are:

Full Name Chrystal Pardue

Do you live within Leander city limits? Yes

Home Address 3312 whitt creek trail, Leander tx 78641

Phone Number [REDACTED]

Email [REDACTED]

My comments apply to the following regular meeting: City Council

My comments apply to the following meeting date Thu, 08/04/2022

My agenda item or case number 21-Z-030

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 comments (optional)

I am okay with changing the zoning to allow for 1 acre lots along Bagdad but I would like for the "office" zoning to be pushed to the North end of the parcel so that acre lots back up to our acre lots in Whitt Ranch.

They can plan their development and give privacy from the commercial they will build and the residential; whereas homes are already established here in Whitt ranch and putting offices along our fire road will drastically reduce the privacy and property values.

I want to upload a file with this form Yes

Upload a file (optional) [8d7d0748-1f08-4329-a650-3f7901ee2063.jpeg](#)

The results of this submission may be viewed at:

<https://www.leandertx.gov/node/15331/submission/136451>

10:32

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