

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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, April 17, 2025
Briefing Workshop at 6:00 PM
Regular Meeting at 7:00 PM



Mayor – Christine DeLisle
Place 1 – Kathryn Pantalione-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 6:00 p.m.
2. Roll Call.
Roll call reflected all present.
3. Convene into Executive Session pursuant to:
 1. Section 551.074, Personnel, to discuss appointments to the Planning and Zoning Commission and Board of Adjustment; 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; and
 3. Section 551.071, Texas Government Code, Section 1.05, Texas Disciplinary Rules of Professional Conduct, and Section 551.087, Texas Government Code, to deliberate with legal counsel regarding an addendum to a Chapter 380 Agreement by and between City of Leander and Home Depot, USA, Inc.; and
 4. 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
 5. Section 551.074, Texas Government Code, to discuss the evaluation process of City Manager.

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

1. Appointments to the Planning and Zoning Commission and Board of Adjustment; and
2. Acquisition of property for public purpose; and
3. Addendum to a Chapter 380 Agreement by and between City of Leander and Home Depot, USA, Inc.; and
4. Acquisition of property for the Leander 2243 Water Main Project (CIP W.18); and
5. Evaluation process of City Manager.

Convened into Executive Session at 6:02 p.m.; reconvened into open session at 6:41 p.m.

1. No action.
2. No action.
3. Motion: approve an addendum to a Chapter 380 Agreement by and between City of Leander and Home Depot, USA, Inc. as discussed in executive session.

By: Mayor Pro Tem Thompson
Seconded: Councilmember Ross

Vote: 7 - 0

4. Motion: approve the acquisition of property located in the Elijah D. Harmon, Abstract No. 6 for a water line easement and temporary construction easement relating to the Leander 2243 Water Main Project (CIP W. 18) as discussed in executive session.

By: Mayor Pro Tem Thompson
Seconded: Councilmember Ross

Vote: 7-0

5. No action.

Briefing Workshop adjourned at 6:42 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.

Opened meeting at 7:00 p.m.; Councilmember Czernek provided the invocation; and Mayor 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.]

Ali Riot-Brown, 100 Mockingbird Hill - commented on TMC organization.

Jay Howard, 122 Carl Road, Creedmoor - commented on RFP solid waste contract.

The following people spoke on drainage, geological concerns and reports, traffic, and neighboring construction concerns: Anita Chumnanvech, 708 Palamos Drive; Daniel Reed, 708 Palamos Drive; Suresh Dasari, 1812 Cullera Drive; Ramakvishna Arika, 1904 Vinaros Court; Annette Sponseller, 402 Hernandos Loop; Joseph Berk, 828 Nicosia Court; Krishna Ethirajan, 1920 Tabarca Drive; Ikhyeon Jeon, 1909 Vinaros Court; Autumn Griffin, 1909 Vinaros Court; Chandra Cherupally, 813 Ibiza Drive; Padmaja Marti, 817 Nicosia Court; Nag Maddula, 1805 Tabarca Drive; Suruchi Rohatgi, 1936 Cabrera Drive; Keerthi Shankar, 1916 Cabrera; Venkat Potineni, 1805 Cullera; Sri Dola, 1908 Cabrera Drive; Srinivasa Rao Muppala, 737 Marbella Vista Way; Suresh Pabha, 817 Ibiza Drive; Pratheek Lakur, 1816 Cullera Drive; Mahendiran Chandrasekar, 1920 Cabrera Drive and Sam Sheiker, Pflugerville.

7. Recognitions/Proclamations/Visitors.

- National Animal Control Officer Appreciation Week (April 13-19)
- National Public Safety Telecommunicators Week (April 13-19)
- Mayor's Monarch Pledge Proclamation

8. Staff Reports

- Capital Improvement Project Update regarding Bagdad Road and Collaborative Way (CIP T.71) and Senior Center (CIP P.6) Projects.

Bagdad Road and Collaborative Way (CIP T. 71) update included announcement of project was completed.

Senior Center (CIP P.6) updated included construction progress report.

9. Leander History

Leander history update included of photos of past Easter celebrations.

CONSENT AGENDA: ACTION

Motion: Approve consent agenda items 10 through 18.

By: Councilmember Ross

Seconded: Councilmember McDonald

Vote: 7 - 0

[Council took a brief recess at 8:09 p.m.; reconvened at 8:20 p.m.]

10. Approval of the minutes for meeting held on April 3, 2025.
11. Approval of an interlocal agreement with the Member Governments of the Williamson County Regional Animal Shelter (WCRAS) to incorporate Georgetown into the WCRAS.
12. Approval of Amendment No.4 to Task Order FNI-3 with Freese and Nichols, Inc., for San Gabriel Parkway Roadway Project Phase 2 (CIP T.11), to provide for the update and resubmission of the Contributing Zone Plan Modification to Texas Commission of Environmental Quality, increasing the current contract amount by \$7,344.00 for a new total of \$1,032,846.00; and authorize the City Manager to execute any and all necessary documents.
13. Acceptance of infrastructure improvements associated with Subdivision Case PICP-21-0039 Edgewood Phase 2 Section 1 generally located one half mile south of the intersection of RM 2243 and CR 175 on the east side of CR 175 for public streets, stormwater/drainage, water, wastewater and streetlights.
14. Acceptance of infrastructure improvements associated with Subdivision Case 21-PICP-017 Rosenbusch Ranch Phase 4 generally located to the east of the intersection of N. Lakeline Boulevard and Vista Ridge Drive, to the west of the Vista Ridge Subdivision for public streets, drainage, water, and wastewater.

15. Approval of the Roadway Impact Fee (RIF) Offset Agreement for the Lifestyle Leander Subdivision for the construction of East Street improvements located to the north of Hero Way adjacent to Lot 1, Block A of the Lifestyle Leander subdivision to reduce the RIF paid at the time of building permits to reflect the value of the construction of East Street pursuant to Article 12.08 of the Code of Ordinances; and authorize the City Manager to execute any and all necessary documents.
16. Approval of the Amendment to the Sarita Valley Memorandum of Agreement (MOA) regarding tree mitigation requirements associated with drainage improvements prior to the final site development for one (1) parcel of land 20.026 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R037216, generally located to the southeast of the intersection of RM 2243 and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
17. Approval of the extension of the application expiration for Subdivision Case PICP-23-0101 regarding Travisso Phase 3 Section 9 development on one (1) parcel of land 92.079 acres $\pm$ in size, more particularly described by Travis County Appraisal District Parcel 964975; generally located north of the intersection of Normandy View and Torcello Cove, Leander, Travis County, Texas.
18. Approval of the second reading of an Ordinance regarding Zoning Case Z-24-0154 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development/ Planned Unit Development – Conventional Development Sector) to adopt the McCall Capital Minor Planned Unit Development with the base zoning of GC-3-C (General Commercial) on one (1) parcel of land 4.06 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R032207; and is generally located east of 183A Toll Road, approximately 270 feet south of Bulbine Drive, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

19. Conduct a Public Hearing regarding Zoning Case Z-24-0151 to amend the current zoning of SFR-1-B (Single-Family Rural) to SFS-2-A (Single-Family Suburban) on one (1) parcel of land 10.01 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R318556; and more commonly known as 551 Private Road 920, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-24-0151 as described above.

The Public Hearing opened at 8:22 p.m.; Public Hearing closed at 9:00 p.m. Speaking in favor of the request was Majid Mohammed, 1820 Tabarca Drive and Donna Beard, 525 Gabrielle Anne. Sam Sheiker, Pflugerville spoke neither in favor nor in opposition of the request.

Speaking in opposition of the request was Anita Chumnanvech, 708 Palamos Drive; Srinivasa Rao Muppala, 737 Marbella Vista Way; Dmytro Konobrytskyi, 712 Palamos Drive; Joseph Berk, 828 Nicosia Court; Padmaja Marti, 817 Nicosia Court; Krishnaraj Ethirajan, 1920 Tabarca Drive; Annette Sponseller, 402 Hernandos Loop; Ragheb Halabi, 1813 Cullera Drive; Suresh Dasari, 1812 Cullera Drive; Murali Shanmurnam, 1908 Vinardos Court; Keshara Reddy Yasa, 1809 Cullera Drive; Pratheek Lakur, 1816 Cullera Drive; Daniel Reed, 708 Palamos Drive; Venkat Potineni, 1805 Cullera Drive; Srikanth Dola, 1908 Cabrera Drive; Ramakrishna Arika, 1904 Vinaros Court; Supreet Agrawal, 833 Ibiza Drive; Mahendiran Chandrasekar, 1920 Cabrerra Drive; and Rajender Lambu, 1009 Almeria Bend.

Motion: Approve to approve Zoning Case Z-24-0151, following a discussion.

By: Mayor DeLisle

Seconded: Councilmember Czernek

Vote: 7 - 0

[Council took a brief recess at 9:17 p.m.; reconvened at 9:29 p.m.]

20. Conduct a Public Hearing regarding Ordinance Case OR-25-0028 to amend the Subdivision Ordinance to update the criteria for Short Form Final Plats and update the application extension process, and to provide for related matters; Leander, Williamson and Travis Counties, Texas.

- Discuss and consider action regarding Ordinance Case OR-25-0028 as described above.

The Public Hearing opened at 9:30 p.m.; Public Hearing closed at 9:30 p.m. No one spoke in favor or opposition of the request.

Motion: Approve Ordinance Case OR-25-0028.

By: Mayor DeLisle

Seconded: Mayor Pro Tem Thompson

Vote: 7 - 0

REGULAR AGENDA

21. Discuss and consider action on the first reading of an Ordinance regarding the Oakwood Hills Annexation Case A-24-0015 and the adjacent right-of-way (ROW) of Nameless Road Annexation Case A-24-0019 regarding the voluntary annexation of 337.292 acres ± 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 ROW known as Nameless Road and generally located west of Nameless Road, approximately 1,050 feet north of Shady Mountain Road, Leander, Travis County, Texas.

Motion: Postpone this item until the May 1, 2025 regular city council meeting, following a discussion.

By: Mayor DeLisle

Seconded: Councilmember McDonald

Vote: 7 - 0

22. Discuss and consider action on the first reading of an Ordinance 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 ± 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.

Motion: Postpone this item until the May 1, 2025 regular city council meeting.

By: Mayor DeLisle

Seconded: Councilmember McDonald

Vote: 7 - 0

23. Discuss and consider action on a waiver to the residential phasing plan requirements for Subdivision Case CP-24-0041 Lone Star Landing Phase 2 Concept Plan on one (1) parcel of land 37.015 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031560; and generally located at 800 CR 177, Leander, Williamson County, Texas.

Motion: Approve Subdivision Case CP-24-0041.

By: Councilmember Ross

Seconded: Councilmember Czernek

Vote: 7 - 0

24. Discuss and consider action on Development Agreement Case DA-25-0023 Home Depot Development Agreement between Austin Community College (ACC), Home Depot, and the City of Leander for a property located on one (1) parcel of land approximately 15.27 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R505807; and generally located 750 feet northwest of the intersection of 183A Toll Road and Hero Way, Leander, Williamson County, Texas to establish development standards regarding roads, waterlines, and dedication of right-of-way (ROW); and to authorize the City Manager to execute any and all necessary documents.

Motion: Approve Development Agreement Case DA-25-0023.

By: Mayor DeLisle

Seconded: Councilmember Ross

Vote: 7 - 0

25. Discuss and consider action on appointments to fill unexpired terms to the following boards, commissions and committees: Board of Adjustment, Historic Preservation Commission, Leander Public Arts and Culture Commission, Parks and Recreation Advisory Board; Planning and Zoning Commission, and others if necessary.

Motion: Approve the following board and commission appointments:

Board of Adjustment: Sheeta Gampawar, Alt. # 2 and Laura Davis, Alt #2 with terms expiring in October 2025.

Historical Preservation Commission: Carlos Gormaz with a term expiring in October 2026.

Parks and Recreation Advisory Board: Scott Gustafoson with a term expiring in October 2026.

Leander Public Arts and Culture Commission: Kyla Spady with a term expiring in October 2025.

Planning & Zoning Commission: Karen Lewis with a term expiring in October 2025.

By: Mayor DeLisle

Seconded: Mayor Pro Tem Thompson

Vote: 7 - 0

26. Receive a City staff report and hold discussion on the City of Leander's Access Management Plan for the Ronald Reagan Boulevard corridor.

Following a discussion, no action was taken.

27. Discuss and consider action on directing staff regarding the marketing materials for the City of Leander community survey.

Following a discussion, no action was taken.

28. Discuss and consider action on directing staff regarding the Request for Proposal for Community Brand Strategy.

Following a discussion, no action was taken.

29. 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.

30. Council Member Closing Statements.

Kathryn Pantalion-Parker - wished everyone a Happy Easter.

Michael Herrera - commented on upcoming Mindful and Wellness Expo on May 9, 2025.

Na'Cole Thompson - wished everyone a Happy Easter.

Chris Czernek - commented on Resurrection Sunday.

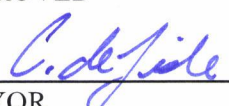
Becki Ross - commented on upcoming CapMetro Art on The Bus celebration on Tuesday at 9:30 a.m.

Christine DeLisle - stated tonight's dinner was from Cork & Barrel; reminded everyone to shop locally; and the proclamations were issued for Education and Sharing Day (April 9), 200th Anniversary LaFayette Farewell Tour 1824-1825, and Week of Young Child (April 5-11) .

31. Adjournment

Adjourned at 10:31 p.m.

APPROVED


MAYOR

ATTEST:


CITY SECRETARY

