



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - June 1, 2023
Briefing Workshop at 6:00 PM
Regular Meeting at 7:00 PM



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

Place 4 – Na'Cole Thompson
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. Open Meeting.
2. Roll Call.
3. Convene into Executive Session pursuant to Section 551.071, Texas Government Code, Section 1.05, Texas Disciplinary Rules of Professional Conduct, to deliberate with legal counsel regarding Meet and Confer.

Reconvene into open session to take action as deemed appropriate in the City Council's discretion regarding Meet and Confer.

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 by Council.

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

CONSENT AGENDA: ACTION

7. Approval of the minutes for meeting held on May 18, 2023.

8. Acceptance of the Quarterly Investment Report for the period ending March 31, 2023.
9. Approval of a waiver of Article 8.04, Noise, Section 8.04.001(a) (11) in the hours of construction work to Bennet Paving, Inc. to perform roadway rehabilitation work between the hours of 8:00 p.m. and 6:00 a.m. at the intersection of Lakeline Boulevard and Crystal Falls Parkway; and Lakeline Boulevard and Osage Drive as a part of the Roadway Rehabilitation FY 2023 project, between June 5, 2023 and June 26, 2023 (weather permitting); and Public Works department will notify the commuters, nearby residents, and business owners via message boards, website news, and HOA emails at least forty-eight (48) hours prior to the scheduled work.
10. Approval of a waiver of Article 8.04, Noise, Section 8.04.001(a) (11) in the hours of construction work to Leander Independent School District (LISD) to provide for concrete pours at Elementary #30, located north of San Gabriel Parkway and West of Frontenac Street in Leander, between July 2023 through April 2024 (depending on weather conditions), and requiring LISD to post notifications a minimum of forty-eight (48) hours in advance of the activities on their project site. In some large pour cases, the construction teams will need to start as early as 1:00 am, and in other cases the smaller pours will need to begin by 4:00 am.
11. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-23-0060 to amend the current zoning of SFR-1-B (Interim Single-Family Rural) to SFR-2-B (Single-Family Rural) on one (1) parcel of land approximately 12.396 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R605507; located to the west of the intersection of CR 281 and N. Bagdad Road, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

12. Conduct a Public Hearing regarding Shady Brew Garden Special Use Permit Case Z-22-0043 to allow for a Food Truck Park including minor waivers to the Composite Zoning Ordinance on one (1) parcel of land approximately 0.9373 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R035579; and addressed as 303 W. Broade Street, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-22-0043 as described above.
13. Conduct a Public Hearing regarding Comprehensive Plan Case CPA-23-0006 to amend the Comprehensive Plan to update the Transportation Master Plan to change Nameless Road to a collector roadway north of the future extension Travisso Parkway to Round Mountain Drive; change CR 267 to a four (4)- lane arterial between Equine Road to Kauffman Loop; change Crystal Falls Parkway to a six (6)- lane arterial roadway between Ronald W. Reagan Boulevard and CR 175; add CR 264 as a collector roadway; add Stamp Iron Avenue as a collector roadway; Leander, Williamson and Travis Counties, Texas.
 - Discuss and consider action regarding Comprehensive Plan Case CPA-23-0006 as described above.
14. Conduct a Public Hearing regarding Ordinance Case OR-23-0003 to amend the Subdivision Ordinance to clarify the adoption date and definition of the Transportation Criteria Manual, update the Preliminary Plat requirements, update the requirements for Water Utility Improvements and Wastewater Utility Improvements; and to provide for related matters; Williamson and Travis Counties, Texas.
 - Discuss and consider action regarding Ordinance Case OR-23-0003 as described above.

15. Conduct a Public Hearing regarding Ordinance Case OR-23-0004 to amend the Composite Zoning Ordinance to clarify the adoption date and definition of the Transportation Criteria Manual; and to provide for related matters; Williamson and Travis Counties, Texas.
 - Discuss and consider action regarding Ordinance Case OR-23-0004 as described above.
16. Conduct a Public Hearing regarding Subdivision Case CP-23-0020 to adopt the Lone Star Landing Concept Plan on one (1) parcel of land approximately 37.01 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031560; generally located north of the intersection of CR 177 and Valley View Drive, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Subdivision Case CP-23-0020 as described above.

REGULAR AGENDA

17. Discuss and consider an Ordinance amending Chapter 12, Traffic and Vehicles, by amending Article 12.02 to add Section 12.02.07 Radar Display Signs; authorizing the erection of radar display signs and devices; requiring that new school zones include the erection of radar display signs in their school zones; making findings of fact; and providing for related matters.
18. Discuss and consider action on casting the City's vote on the ballot relating to Pedernales Electric Cooperative, Inc. 2023 Board of Directors Election.
19. 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.]*
20. Council Member Closing Statements.
21. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 55 1.001 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 55 1.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 55 1.073 [prospective gift to city], 55 1.074 [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 26 day of May 2023 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.


Dara Crabtree, City Secretary, TRMC



EXECUTIVE SUMMARY
06/01/2023

AGENDA SUBJECT:

Approval of the minutes for meeting held on May 18, 2023.

BACKGROUND:

Attached are minutes for meeting held on May 18, 2023.

PRESENTER:

Dara Crabtree, City Secretary

Attachments

1. Draft Minutes



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - May 18, 2023



Mayor – Christine DeLisle
Place 1 – Kathryn Pantalione-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 6:00 p.m.
2. Roll Call reflected all present.
3. Convened into Executive Session at 6:01 p.m. pursuant to:
 1. 551.087, Texas Government Code Deliberate the purchase, exchange, lease, or value of real property and deliberate proposed economic development incentives for one or more business prospects that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body is conducting economic development negotiations related to the following project(s): Project Orange Build and Project Sky Lane; and
 2. Section 551.072, Texas Government Code, to deliberate the acquisition of properties located in Elijah D. Harmon Survey Abstract 6 for the purpose of a utility easement and temporary construction easement for the Reclaimed Water System to Northline (CIP WW.46); and
 3. Section 551.071, Texas Government Code, Section 1.05, Texas Disciplinary Rules of Professional Conduct, to deliberate with legal counsel regarding Meet and Confer processes and regulations.

Reconvened into open session at 6:57 p.m. to take action as deemed appropriate in the City Council's discretion regarding:

1. Project Orange Build and Project Sky Lane; and
2. Acquisition of properties for utility easement and temporary construction easement for the Reclaimed Water System to Northline (CIP WW.46); and
3. Meet and Confer processes and regulations.

(Item 1) No action.

Motion by Mayor Pro Tem Na'Cole Thompson, Seconded by Councilmember Becki Ross (Item 2) to authorize the purchase of Parcel 4, Parcel 5 and Parcel 6 located in the Elijah D. Harmon Survey Abstract 6 for the purpose of a utility easement and temporary construction easement for the Reclaimed Water System to Northline (CIP WW.46).

Vote: 7 - 0

(Item 3) No action.

Briefing workshop adjourned at 6:58 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Opened meeting at 7:08 p.m., Pastor Ron Bradshaw provided the Invocation and Mayor Christine led the Pledges of Allegiance.

5. Roll Call reflected all present.

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

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

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

7. Recognitions/Proclamations/Visitors.
- Motorcycle Awareness Month (May)
 - Public Works Week (May21-27)
 - Eagle Scout(s) recognition

CONSENT AGENDA: ACTION

Motion by Councilmember Esme Mattke Longoria, Seconded by Councilmember Becki Ross to approve consent agenda items 8 through 16.

Vote: 7 - 0

8. Approval of the minutes for meeting held on May 04, 2023.
9. Approval of a special event permit and street closures for the Old Town Street Festival being held on June 03, 2023.
10. Approval of Parkhill “Concept B” design layout for the San Gabriel Park (CIP P.18).
11. Approval of BuyBoard Contract 648-21 with Axon Enterprises, Inc for the supply, installation and maintenance of equipment and services associated with the Axon Patrol Fleet in-car cameras within the Leander Police Department, for a five (5)- year contract in the amount of \$78,228.00 over the term of the contract; providing for terms and conditions; and authorize the City Manager to execute any and all necessary documents and renewals.

12. Approval of BuyBoard Contract 601-19 with Rush Truck Center, Dallas, Texas, for the purchase of a 2023 Ford F-750 truck for the Public Works department, in the amount of \$179,500.00; and authorize the City Manager to execute any and all necessary documents.
13. Approval of Bennet Paving Inc. Change Order No. 1 regarding the Roadway Rehabilitation Fiscal Year 2023 project for the addition of rehabilitation to Heritage Grove Road in the amount of \$437,996.05 for a total contract amount of \$2,421,313.37; and authorize the City Manager to execute any and all necessary documents.
14. Approval of the extension of the Global Village Development Agreement Case 16-DA-003 on several parcels of land located to the southeast of the intersection of 183A Toll Road and Crystal Falls Parkway, including approximately 65 acres of land; Leander, Williamson County, Texas.
15. Approval of Development Agreement Case DA-22-0029 regarding the Hero Way Townhouses Development on two (2) parcels of land approximately 5.58 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031386 and R031387; and more commonly known as 11675 Hero Way West, Leander, Williamson County, Texas.
16. Approval of the extension of the application expiration for Subdivision Case FP-21-0022 Hawkes Landing North Phase 2 Final Plat; on a portion of a parcel of land approximately 66.17 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031685; and to the southwest of the intersection of Bagdad Road and Halsey Drive, on the south side of Bagdad Road; Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

17. Mayor Christine opened a Public Hearing at 7:42 regarding Zoning Case Z-22-0033 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Leander Campus PUD (Planned Unit Development) with the base zoning districts of GC-2-A (General Commercial) and MF-2-A (Multi-Family) on four (4) parcels of land approximately 39.94 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R555232, R555221, R031318, and R031317; and generally located approximate 4,500 feet to the west of the intersection of Hero Way and Ronald W. Reagan Boulevard, on the south side of Hero Way, Leander, Williamson County, Texas. Speaking in favor of the request was Jianesh Patel, 3929 Venezia View; Kuntal Mehta, 109 Positano Pass; Velchakravarthi Sadasivam, 1209 Summerbrooke Circle; Pullareddy Yeduru, 4424 Cherry Bark Drive; Vanay Reddy Kadium, 1213 Navajo Song Lane. No one spoke in opposition of the request. The Public Hearing closed at 7.48 p.m.

- Discuss and consider action regarding Zoning Case Z-22-0033 as described above.

Following a discussion, no action was taken.

18. Mayor Christine opened a Public Hearing at 8:31 p.m. regarding Zoning Case Z-23-0060 to amend the current zoning of SFR-1-B (Interim Single-Family Rural) to SFR-2-B (Single-Family Rural) on one (1) parcel of land approximately 12.396 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R605507; located to the west of the intersection of CR 281 and N. Bagdad Road, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 8:31 p.m.

- Discuss and consider action regarding Zoning Case Z-23-0060 as described above.

Motion by Councilmember Chris Czernek, Seconded by Councilmember Esme Matke Longoria to approve Zoning Case Z-23-0060 to amend the current zoning of SFR-1-B (Interim Single-Family Rural) to SFR-2-B (Single-Family Rural) on one (1) parcel of land approximately 12.396 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R605507; located to the west of the intersection of CR 281 and N. Bagdad Road, Leander, Williamson County, Texas, following a discussion.

Vote: 7 - 0

REGULAR AGENDA

19. Discuss and consider action on the Second Reading of an Ordinance regarding Zoning Case Z-22-0045 to amend the current zoning of GC-3-C (General Commercial) to adopt the Leander Collective Minor PUD (Planned Unit Development) with the base zoning district of GC-3-A (General Commercial); and the approval of Masonry Development Agreement Case DA-23-0001 on one (1) parcel of land approximately 2.97 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R606834 and R606835; and commonly known as 133 and 156 Collective Way, Leander, Williamson County, Texas.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Matke Longoria to approve Second Reading of an Ordinance regarding Zoning Case Z-22-0045 to amend the current zoning of GC-3-C (General Commercial) to adopt the Leander Collective Minor PUD (Planned Unit Development) with the base zoning district of GC-3-A (General Commercial); and the approval of Masonry Development Agreement Case DA-23-0001 on one (1) parcel of land approximately 2.97 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R606834 and R606835; and commonly known as 133 and 156 Collective Way, Leander, Williamson County, Texas.

Vote: 6 - 1

NAY: Mayor Christine DeLisle

20. *[City Council took a brief recess at 8:35 p.m./reconvened at 8:44 p.m.]*

Discuss and consider action on the adoption of the Old Town Master Plan including the adoption of a future land use plan and map that provides guidance for appropriate land use regulations throughout Old Town, and an action plan for implementation.

Following a discussion, no action was taken.

21. *[Mayor Christine announced this item was pulled from the agenda.]*

Discuss and consider action on Ordinance No. 20-010-00 adopting a limited wastewater capacity reservation policy.

22. Discuss and consider action on the purchase of ten (10) 2024 Chevrolet Tahoe 4x4 vehicles from Caldwell Country Chevrolet pursuant to BuyBoard Contract No. 601-19.

Motion by Councilmember David McDonald, Seconded by Councilmember Kathryn Pantalion-Parker to approve the purchase of ten (10) 2024 Chevrolet Tahoe 4x4 vehicles from Caldwell Country Chevrolet pursuant to BuyBoard Contract No. 601-19, following a discussion.

Vote: 7 - 0

23. Discuss and consider the selection of Mayor Pro Tem for 2023-2024.

Motion by Mayor Christine DeLisle, Seconded by Mayor Pro Tem Na'Cole Thompson to select Councilmember Mattke Longoria as Mayor Pro Tem for 2023-2024.

Vote: 7 - 0

24. 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.]*

25. Council Member Closing Statements.

Kathryn Pantalion-Parker - commented on Old Town Street Festival and 5K being held on June 3.

Esme Mattke Longoria - commented on Sculpture Reveal being held on May 21, congratulated daughter on school award earned tonight and congratulations to all the graduates.

David McDonald - commented on Flag ceremony being held on Saturday, May 27 at Bagdad Cemetery.

Christine DeLisle - commented on tonight's dinner from Smokey Mo's; reminded everyone to shop local; commented on upcoming events including: sculpture reveal and meet and greet with artist, Juneteenth, Liberty Fest, upcoming trips with Active Adults, and parks and library events.

26. Adjourned at 9:28 p.m.

APPROVED:

MAYOR

ATTEST:

CITY SECRETARY



EXECUTIVE SUMMARY
06/01/2023

AGENDA SUBJECT:

Acceptance of the Quarterly Investment Report for the period ending March 31, 2023.

BACKGROUND:

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

The period covered in this report is January 1, 2023, through March 31, 2023.

As of March 31, 2023, the City's investment portfolio totaled \$268,614,338.00. Interest earnings for the quarter were \$1,796,958.00, and the fiscal year-to-date interest earnings totaled \$3,014,167.00. The average yield to maturity on the investment fund was 3.004% and the weighted average maturity was two hundred seventeen (217) days.

RECOMMENDATION:

Approval and acceptance of the Quarterly Investment Report for the period ending March 31, 2023.

PRESENTER:

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

Attachments

1. Quarterly Investment Report 3.31.2023



QUARTERLY INVESTMENT REPORT

City of Leander

MARCH 31, 2023



MEEDER

PUBLIC FUNDS
PATTERSON GROUP

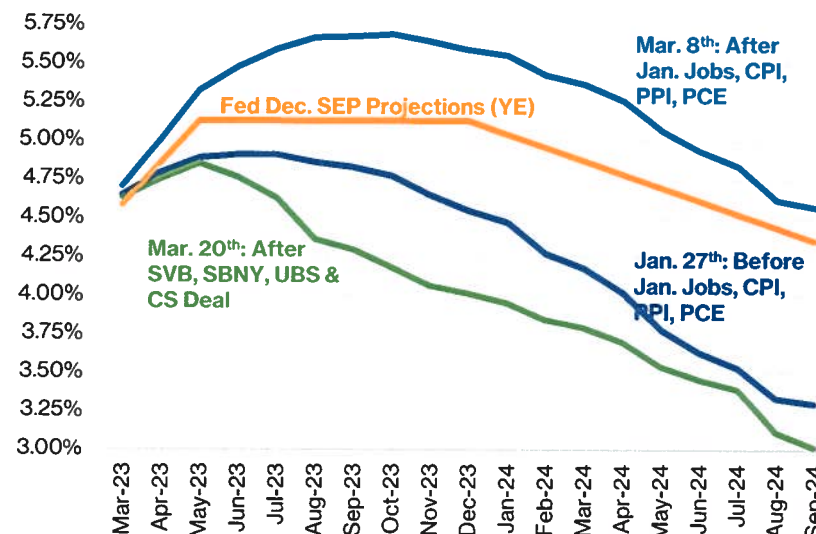
Higher still?

Solid economic data in March was overshadowed by two bank failures and the subsequent repricing of rate hike expectations. The March Federal Open Market Committee (FOMC) meeting saw the committee unanimously raise rates by 0.25%. However, the hike has been interpreted as dovish due to comments from Jerome Powell, conveying concern about tightening credit conditions.

The Employment Situation Summary surprised again to the upside, showing the US economy added 311 thousand jobs in February. The unemployment rate increased from 3.4% to 3.6% as labor force participation increased. Along with a slowdown in wage growth, the report pointed to a strong job market that is showing signs of cooling. The Consumer Price Index (CPI) Report for February showed both headline and core inflation increased during the month by 0.4%, evidencing inflation is not gone yet. The Personal Consumption Index (PCE), the Federal Reserve's preferred inflation measure, painted a slightly softer inflation picture. The PCE index increased by 0.3% during the month and brought the year-over-year rate to 5.0%, down from a 5.3% pace the prior month.

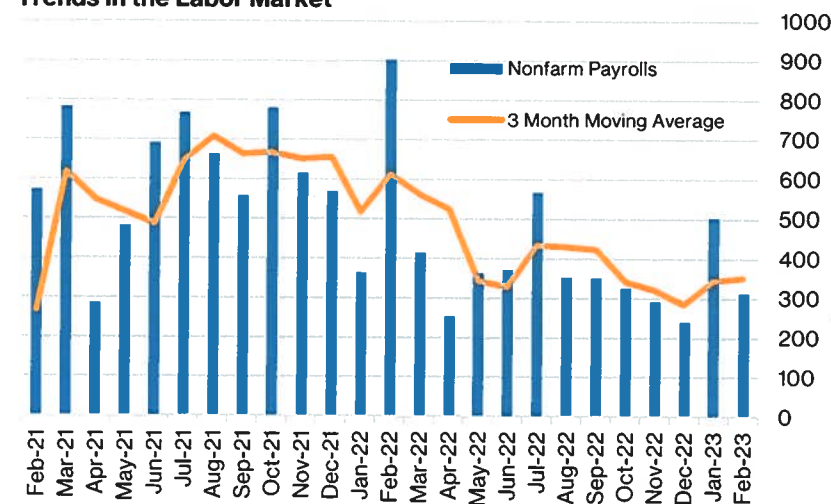
However, the failures of Silicon Valley Bank and Signature Bank, and the subsequent forced acquisition of Credit Suisse by UBS altered market expectations for monetary policy. Before the noted banking issues, on March 8th, markets were pricing in another 1% in rate hikes and a terminal rate of 5.75% in September. In response to the bank turmoil, by March 15th, markets were pricing in rate cuts as early as June. However, as regulators responded to the events, and concerns of a spillover to the real economy abated, by March 31st, markets reversed course to price in a 60% chance of another 0.25% interest rate hike in May.

FED FUNDS EXPECTATIONS



SOURCE: BLOOMBERG

Trends in the Labor Market



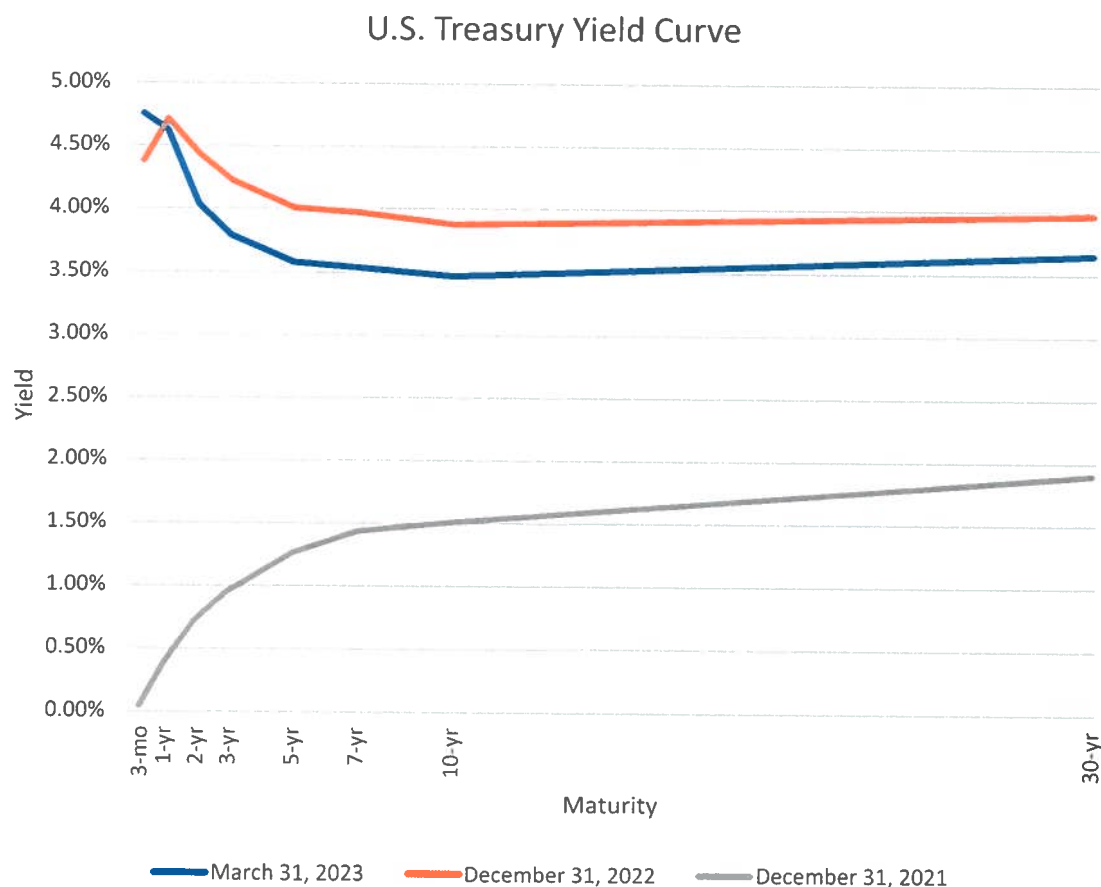
SOURCE: BLOOMBERG

Expectations Drive Rates

Treasury rates were volatile throughout the month as market participants tried to get a handle on the bank failure's implications. During the month, the yield on the 2-year Treasury moved a full 1.00% lower, and the yield on the 5-year Treasury moved 0.61% lower.

Spreads on corporate bonds, commercial paper, municipal bonds, and agency bonds moved wider during the month as a flight to safety saw investors move into treasuries. These moves created opportunities to pick up additional yield on high quality bonds, including agency debt.

Although overall yields are lower than they were a month ago, the opportunity set in fixed income is still positive. Locking in current yields and income levels will benefit portfolios when the yield curve eventually normalizes, and rates fall when this hiking cycle ends.



City of Leander, Texas

Quarterly Investment Report

January – March 2023

Portfolio Summary Management Report

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

<u>Portfolio as of December 31, 2022</u>		<u>Portfolio as of March 31, 2023</u>	
Beginning Book Value	\$ 264,386,691	Ending Book Value	\$ 268,614,338
Beginning Market Value	\$ 259,164,273	Ending Market Value	\$ 264,754,574
Unrealized Gain/Loss	\$ (5,222,418)	Investment Income for the period	\$ 1,796,958
		Unrealized Gain/Loss	\$ (3,859,764)
		Change in Unrealized Gain/Loss	\$ 1,362,654
WAM at Beginning Period Date ¹	250 days	WAM at Ending Period Date ¹	217 days
		Change in Market Value ²	\$ 5,590,301
Average Yield to Maturity for period		2.813%	
Average Yield 6 month T-bill for period		4.920%	
Average Yield 1 year Treasury for period		4.760%	
Average Yield 2 year Treasury for period		4.340%	

Authorized by:



Robert Powers, Executive Finance Director
City of Leander



Jodi Levie, Assistant Finance Director
City of Leander



Linda Patterson, President
Patterson & Associates

¹ WAM, represents weighted average maturity.

² *Change in Market Value* is required data, but will primarily reflect the receipt and expenditure of the City's funds from quarter to quarter.

Your Portfolio

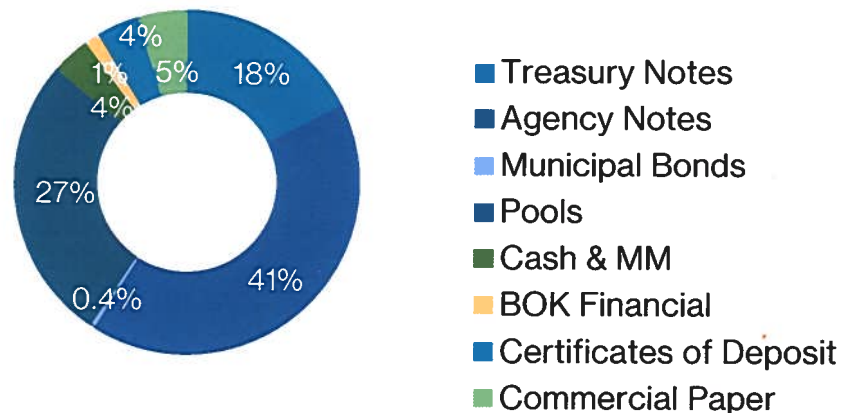
As of March 31, 2023

Your Portfolio Statistics

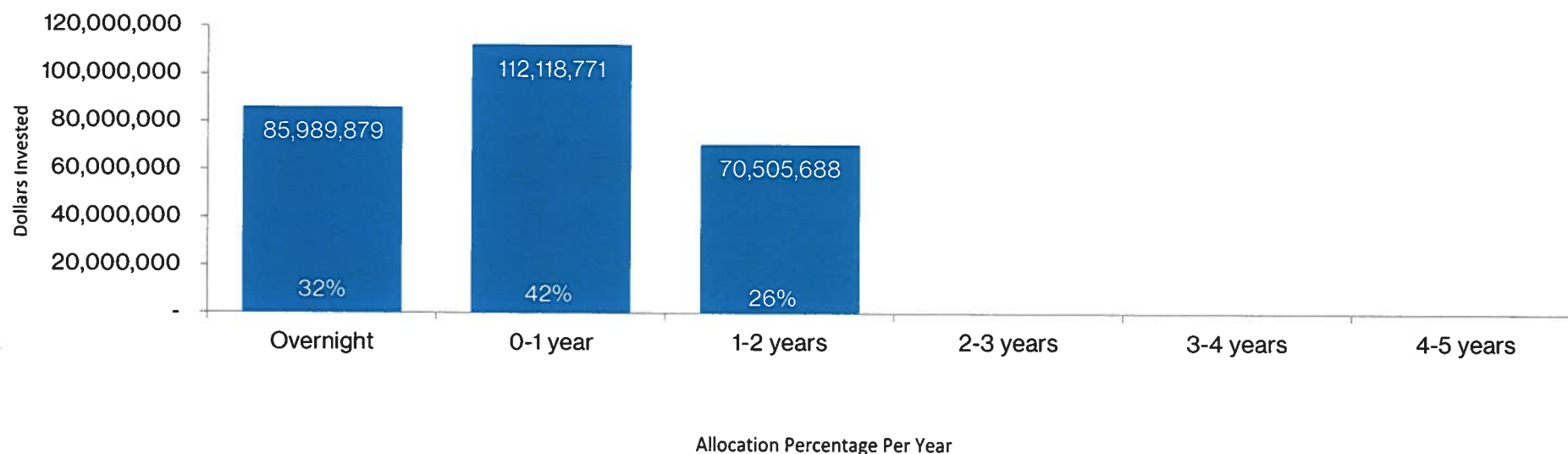
Weighted Average Maturity 0.59 years

Weighted Average Yield (All Funds) 3.00%

Your Asset Allocation



Your Maturity Distribution





M E E D E R
PUBLIC FUNDS | PATTERSON GROUP

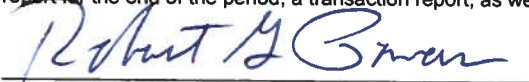
City of Leander, Texas
Portfolio Management
Portfolio Summary
March 31, 2023

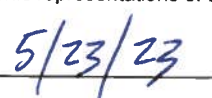
Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746
-

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 365 Equiv.
BOK Financial - MM Funds	3,771,922.95	3,771,922.95	3,771,922.95	1.40	1	1	4.224
Commercial Paper Disc. -Amortizing	13,000,000.00	12,685,694.00	12,703,369.72	4.73	184	168	5.129
Federal Agency Coupon Securities	111,000,000.00	107,996,423.49	111,030,278.29	41.33	819	400	2.034
Treasury Coupon Securities	47,500,000.00	46,429,202.50	47,212,978.16	17.58	595	219	1.771
Municipal Bonds	1,125,000.00	1,100,542.50	1,125,000.00	0.42	1,067	183	0.571
Texpool	59,258,405.31	59,258,405.31	59,258,405.31	22.06	1	1	4.611
TexStar	12,066,453.02	12,066,453.02	12,066,453.02	4.49	1	1	4.607
Texas Range	1,142,878.27	1,142,878.27	1,142,878.27	0.43	1	1	4.700
Money Market Funds	9,438,432.48	9,438,432.48	9,438,432.48	3.51	1	1	4.502
Bank Accounts/CD's pd mo/qrtly	10,864,619.92	10,864,619.92	10,864,619.92	4.04	286	111	3.601
Investments	269,167,711.95	264,754,574.44	268,614,338.12	100.00%	468	217	3.004
Cash and Accrued Interest							
Accrued Interest at Purchase		56,197.92	56,197.92				
Subtotal		56,197.92	56,197.92				
Total Cash and Investments	269,167,711.95	264,810,772.36	268,670,536.04		468	217	3.004

Total Earnings	March 31	Month Ending	Fiscal Year To Date
Current Year	666,819.93		3,014,166.85

The following reports are submitted in accordance with the Public Funds Investment Act (Texas Gov't Code 2256). The reports also offer supplemental information not required by the Act in order to fully inform the governing body of the City of Leander, Texas of the position and activity within the City's portfolio of investment. The reports include a management summary overview, a detailed inventory report for the end of the period, a transaction report, as well as graphic representations of the portfolio to provide full disclosure to the governing body.


Robert Powers, Executive Finance Director



Reporting period 03/01/2023-03/31/2023
Data Updated: SET_LEND: 04/27/2023 14:07
Run Date: 04/27/2023 - 14:07

Portfolio LEND
AP
PM (PRF_PM1) 7.3.0
Report Ver. 7.3.6.1



MEEDER
PUBLIC FUNDS | PATTERSON GROUP

City of Leander, Texas
Summary by Type
March 31, 2023
Grouped by Fund

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Fund: ARPA 2021						
Texpool	1	2,906,314.21	2,906,314.21	1.08	4.611	1
Subtotal	1	2,906,314.21	2,906,314.21	1.08	4.611	1
Fund: Certs of Obligation 2016						
Federal Agency Coupon Securities	1	2,500,000.00	2,500,000.00	0.93	1.000	629
TexStar	1	2,113,463.59	2,113,463.59	0.79	4.607	1
Subtotal	2	4,613,463.59	4,613,463.59	1.72	2.652	341
Fund: Certs of Obligation 2018A						
Treasury Coupon Securities	1	1,000,000.00	999,251.87	0.37	2.087	60
TexStar	1	1,950,037.12	1,950,037.12	0.73	4.607	1
Subtotal	2	2,950,037.12	2,949,288.99	1.10	3.753	21
Fund: Certs of Obligation 2018B						
TexStar	1	495,131.96	495,131.96	0.18	4.607	1
Subtotal	1	495,131.96	495,131.96	0.18	4.607	1
Fund: Certs of Obligation 2022A						
Commercial Paper Disc. -Amortizing	1	5,000,000.00	4,883,387.50	1.82	5.220	171
Federal Agency Coupon Securities	2	11,000,000.00	11,044,189.72	4.11	2.599	345
Texpool	1	560,595.52	560,595.52	0.21	4.611	1
Subtotal	4	16,560,595.52	16,488,172.74	6.14	3.444	282
Fund: Certs of Obligation 2022B						
Federal Agency Coupon Securities	2	10,000,000.00	10,040,172.48	3.74	2.599	345
Commercial Paper Disc. -Amortizing	1	8,000,000.00	7,819,982.22	2.91	5.073	166
TexStar	1	1,418,415.78	1,418,415.78	0.53	4.607	1
Subtotal	4	19,418,415.78	19,278,570.48	7.18	3.750	247

City of Leander, Texas
Summary by Type
March 31, 2023
Grouped by Fund

Page 2

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Fund: Debt Service						
Texpool	1	22,081,781.00	22,081,781.00	8.22	4.611	1
Subtotal	1	22,081,781.00	22,081,781.00	8.22	4.611	1
Fund: General Consolidated						
Bank Accounts/CD's pd mo/qrly	5	4,801,788.56	4,801,788.56	1.79	2.930	116
Federal Agency Coupon Securities	17	86,000,000.00	85,945,916.09	32.00	1.943	403
Municipal Bonds	1	1,125,000.00	1,125,000.00	0.42	0.571	183
Money Market Funds	2	9,438,432.48	9,438,432.48	3.51	4.502	1
Treasury Coupon Securities	8	40,000,000.00	39,718,589.13	14.79	1.712	249
Texpool	5	33,698,518.64	33,698,518.64	12.55	4.611	1
TexStar	2	2,633,686.46	2,633,686.46	0.98	4.607	1
Texas Range	1	1,142,878.27	1,142,878.27	0.43	4.700	1
Subtotal	41	178,840,304.41	178,504,809.63	66.47	2.606	254
Fund: GO 2016 - Senior Center						
TexStar	1	105,689.29	105,689.29	0.04	4.607	1
Subtotal	1	105,689.29	105,689.29	0.04	4.607	1
Fund: GO 2016 - Transportation						
TexStar	1	140,886.04	140,886.04	0.05	4.607	1
Subtotal	1	140,886.04	140,886.04	0.05	4.607	1
Fund: GO 2018 - Parks						
TexStar	1	274,316.51	274,316.51	0.10	4.607	1
Subtotal	1	274,316.51	274,316.51	0.10	4.607	1
Fund: GO 2018 - Rec Center						
Treasury Coupon Securities	1	1,500,000.00	1,498,877.81	0.56	2.087	60
TexStar	1	394,832.79	394,832.79	0.15	4.607	1
Subtotal	2	1,894,832.79	1,893,710.60	0.71	2.612	48
Fund: GO 2018 - Senior Center						
Federal Agency Coupon Securities	1	1,500,000.00	1,500,000.00	0.56	1.000	629

City of Leander, Texas
Summary by Type
March 31, 2023
Grouped by Fund

Page 3

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Fund: GO 2018 - Senior Center						
Bank Accounts/CD's pd mo/qrly	1	2,020,774.14	2,020,774.14	0.75	4.100	45
TexStar	1	350,381.53	350,381.53	0.13	4.607	1
Subtotal	3	3,871,155.67	3,871,155.67	1.44	2.945	267
Fund: GO 2018 - Transportation						
Bank Accounts/CD's pd mo/qrly	1	4,042,057.22	4,042,057.22	1.50	4.150	137
Treasury Coupon Securities	1	5,000,000.00	4,996,259.35	1.86	2.087	60
TexStar	1	2,189,611.95	2,189,611.95	0.82	4.607	1
Subtotal	3	11,231,669.17	11,227,928.52	4.18	3.321	76
Fund: PID Crystal Springs						
BOK Financial - MM Funds	1	921,649.46	921,649.46	0.34	4.330	1
Subtotal	1	921,649.46	921,649.46	0.34	4.330	1
Fund: PID Deerbrooke NIA						
BOK Financial - MM Funds	1	844,597.46	844,597.46	0.31	4.190	1
Texpool	1	61.87	61.87	0.00	4.611	1
Subtotal	2	844,659.33	844,659.33	0.31	4.190	1
Fund: PID Deerbrooke SIA						
BOK Financial - MM Funds	1	1,386,261.87	1,386,261.87	0.52	4.190	1
Texpool	1	11,134.07	11,134.07	0.00	4.611	1
Subtotal	2	1,397,395.94	1,397,395.94	0.52	4.193	1
Fund: PID Oak Creek						
BOK Financial - MM Funds	1	619,414.16	619,414.16	0.23	4.190	1
Subtotal	1	619,414.16	619,414.16	0.23	4.190	1
Total and Average	73	269,167,711.95	268,614,338.12	100.00	3.004	217



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PUBLIC FUNDS | PATTERSON GROUP

City of Leander, Texas
Fund ARPA21 - ARPA 2021
Investments by Fund
March 31, 2023

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746
-

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Texpool										
60000013	10187	Texpool	09/02/2021	2,906,314.21	2,906,314.21	2,906,314.21	4.611	4.547	4.610	1
Subtotal and Average				2,906,314.21	2,906,314.21	2,906,314.21		4.548	4.611	1
Total Investments and Average				2,906,314.21	2,906,314.21	2,906,314.21		4.548	4.611	1

Fund CO2016 - Certs of Obligation 2016
Investments by Fund
March 31, 2023

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CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Federal Agency Coupon Securities										
3130AQCM3	10194	FHLB Call Note	12/20/2021	2,500,000.00	2,500,000.00	2,362,523.53	1.000	0.986	1.000	12/20/2024 629
Subtotal and Average				2,500,000.00	2,500,000.00	2,362,523.53		0.986	1.000	629
TexStar										
20163	10028	TexStar	11/22/2016	2,113,463.59	2,113,463.59	2,113,463.59	4.607	4.543	4.606	1
Subtotal and Average				2,113,463.59	2,113,463.59	2,113,463.59		4.543	4.607	1
Total Investments and Average				4,613,463.59	4,613,463.59	4,475,987.12		2.616	2.652	341

Fund CO2018A - Certs of Obligation 2018A
Investments by Fund
March 31, 2023

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CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
Treasury Coupon Securities											
912828R69	10206	T Note	04/25/2022	999,251.87	1,000,000.00	994,961.00	1.625	2.058	2.086	05/31/2023	60
Subtotal and Average				999,251.87	1,000,000.00	994,961.00		2.058	2.087		60
TexStar											
20184	10104	TexStar	11/06/2018	1,950,037.12	1,950,037.12	1,950,037.12	4.607	4.543	4.606		1
Subtotal and Average				1,950,037.12	1,950,037.12	1,950,037.12		4.543	4.607		1
Total Investments and Average				2,949,288.99	2,950,037.12	2,944,998.12		3.702	3.753		20

Fund CO2018B - Certs of Obligation 2018B
Investments by Fund
March 31, 2023

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CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
TexStar										
20185	10105	TexStar	11/06/2018	495,131.96	495,131.96	495,131.96	4.607	4.543	4.606	1
Subtotal and Average				495,131.96	495,131.96	495,131.96		4.543	4.607	1
Total Investments and Average				495,131.96	495,131.96	495,131.96		4.543	4.607	1

Fund CO2022A - Certs of Obligation 2022A
Investments by Fund
March 31, 2023

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CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
Commercial Paper Disc. -Amortizing											
22533UWK5	10228	Credit Agricole CP	03/16/2023	4,883,387.50	5,000,000.00	4,876,230.00		5.148	5.219	09/19/2023	171
Subtotal and Average				4,883,387.50	5,000,000.00	4,876,230.00		5.148	5.220		171
Federal Agency Coupon Securities											
3130A0F70	10213	FHLB Note	06/03/2022	5,531,158.26	5,500,000.00	5,444,916.68	3.375	2.493	2.528	12/08/2023	251
3130A1XJ2	10215	FHLB Note	06/03/2022	5,513,031.46	5,500,000.00	5,394,734.35	2.875	2.634	2.671	06/14/2024	440
Subtotal and Average				11,044,189.72	11,000,000.00	10,839,651.03		2.564	2.599		345
Texpool											
60000014	10212	Texpool	05/26/2022	560,595.52	560,595.52	560,595.52	4.611	4.547	4.610		1
Subtotal and Average				560,595.52	560,595.52	560,595.52		4.548	4.611		1
Total Investments and Average				16,488,172.74	16,560,595.52	16,276,476.55		3.397	3.444		282

Fund CO2022B - Certs of Obligation 2022B
Investments by Fund
March 31, 2023

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CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
Commercial Paper Disc. -Amortizing											
89233HWE0	10227	Toyota Motor Credit Corp CP	03/16/2023	7,819,982.22	8,000,000.00	7,809,464.00		5.003	5.072	09/14/2023	166
Subtotal and Average				7,819,982.22	8,000,000.00	7,809,464.00		5.003	5.073		166
Federal Agency Coupon Securities											
3130A0F70	10214	FHLB Note	06/03/2022	5,028,325.69	5,000,000.00	4,949,924.25	3.375	2.493	2.528	12/08/2023	251
3130A1XJ2	10216	FHLB Note	06/03/2022	5,011,846.79	5,000,000.00	4,904,303.95	2.875	2.634	2.671	06/14/2024	440
Subtotal and Average				10,040,172.48	10,000,000.00	9,854,228.20		2.564	2.599		345
TexStar											
20210	10171	TexStar	01/14/2021	1,418,415.78	1,418,415.78	1,418,415.78	4.607	4.543	4.606		1
Subtotal and Average				1,418,415.78	1,418,415.78	1,418,415.78		4.543	4.607		1
Total Investments and Average				19,278,570.48	19,418,415.78	19,082,107.98		3.699	3.750		247

**Fund DS - Debt Service
Investments by Fund
March 31, 2023**

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CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Texpool										
60000003	10017	Texpool	09/01/2016	22,081,781.00	22,081,781.00	22,081,781.00	4.611	4.547	4.610	1
Subtotal and Average				22,081,781.00	22,081,781.00	22,081,781.00		4.548	4.611	1
Total Investments and Average				22,081,781.00	22,081,781.00	22,081,781.00		4.548	4.611	1

**Fund GEN - General Consolidated
Investments by Fund
March 31, 2023**

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CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Federal Agency Coupon Securities										
31422XMV1	10188	FRMAC Call Note	10/04/2021	5,000,000.00	5,000,000.00	4,710,584.80	0.500	0.493	0.500	10/04/2024 552
3133ENGQ7	10191	FFCB Note	12/09/2021	4,999,437.04	5,000,000.00	4,719,128.10	0.920	0.914	0.926	12/09/2024 618
3133ENF39	10219	FFCB Note	08/11/2022	4,996,567.09	5,000,000.00	4,968,789.45	3.125	3.278	3.324	08/08/2023 129
3133ENG20	10221	FFCB Note	08/15/2022	4,999,012.00	5,000,000.00	4,926,021.65	3.300	3.269	3.315	08/15/2024 502
3133EMCQ3	10165	FFCB Call Note	10/15/2020	5,000,000.00	5,000,000.00	4,873,859.10	0.280	0.313	0.317	10/13/2023 195
3133EMVD1	10173	FFCB Call Note	04/05/2021	5,000,000.00	5,000,000.00	4,780,139.15	0.330	0.366	0.371	04/05/2024 370
3133ENML1	10198	FFCB Call Note	01/27/2022	5,000,000.00	5,000,000.00	4,984,425.05	0.740	0.729	0.740	04/27/2023 26
3130ARHG9	10220	FHLB Note	08/11/2022	4,950,010.68	5,000,000.00	4,885,428.55	2.125	3.217	3.262	02/28/2024 333
3130ATVC8	10225	FHLB Note	01/30/2023	5,008,107.79	5,000,000.00	5,017,174.75	4.875	4.658	4.723	06/14/2024 440
3130ATUQ8	10226	FHLB Note	01/31/2023	9,992,781.49	10,000,000.00	9,987,888.90	4.750	4.762	4.829	03/08/2024 342
3130ALJ70	10172	FHLB Call Note	03/12/2021	5,000,000.00	5,000,000.00	4,803,358.30	0.400	0.394	0.400	03/12/2024 346
3130ALVY7	10176	FHLB Call Note	04/15/2021	5,000,000.00	5,000,000.00	4,780,261.95	0.400	0.394	0.400	04/15/2024 380
3130AMEZ1	10180	FHLB Call Note	05/28/2021	5,000,000.00	5,000,000.00	4,759,560.20	0.400	0.394	0.400	05/24/2024 419
3130AMT85	10181	FHLB Call Note	06/28/2021	5,000,000.00	5,000,000.00	4,741,637.75	0.400	0.394	0.400	06/28/2024 454
3130ANNS5	10186	FHLB Call Note	08/30/2021	5,000,000.00	5,000,000.00	4,723,792.70	0.500	0.493	0.500	08/28/2024 515
3130AQCM3	10193	FHLB Call Note	12/20/2021	1,000,000.00	1,000,000.00	945,009.41	1.000	0.986	1.000	12/20/2024 629
3134GXZT4	10218	FHLMC Call Note	07/14/2022	5,000,000.00	5,000,000.00	4,915,446.80	4.000	3.945	4.000	07/14/2025 835
Subtotal and Average				85,945,916.09	86,000,000.00	83,522,506.61		1.917	1.943	402
Treasury Coupon Securities										
91282CBE0	10196	T Note	01/12/2022	4,969,351.66	5,000,000.00	4,823,830.00	0.125	0.895	0.908	01/15/2024 289
91282CCN9	10197	T Note	01/25/2022	4,988,012.34	5,000,000.00	4,924,610.00	0.125	0.840	0.852	07/31/2023 121
91282CCU3	10201	T Note	02/22/2022	4,975,019.71	5,000,000.00	4,906,055.00	0.125	1.325	1.344	08/31/2023 152
91282CBM2	10202	T Note	02/22/2022	4,942,946.06	5,000,000.00	4,804,690.00	0.125	1.430	1.450	02/15/2024 320
912828U3	10203	T Note	03/23/2022	4,974,253.34	5,000,000.00	4,828,515.00	1.875	2.219	2.250	08/31/2024 518
91282CAK7	10204	T Note	03/29/2022	4,956,164.94	5,000,000.00	4,898,240.00	0.125	2.056	2.085	09/15/2023 167
91282CDM0	10209	T Note	05/18/2022	4,937,395.55	5,000,000.00	4,862,110.00	0.500	2.395	2.428	11/30/2023 243
912828T26	10210	T Note	05/20/2022	4,975,445.53	5,000,000.00	4,918,945.00	1.375	2.349	2.381	09/30/2023 182
Subtotal and Average				39,718,589.13	40,000,000.00	38,966,995.00		1.688	1.712	248
Municipal Bonds										
419792ZJ8	10167	State of Hawaii	10/29/2020	1,125,000.00	1,125,000.00	1,100,542.50	0.571	0.562	0.570	10/01/2023 183

**Fund GEN - General Consolidated
Investments by Fund
March 31, 2023**

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CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Subtotal and Average				1,125,000.00	1,125,000.00	1,100,542.50		0.563	0.571	183
Texpool										
60000001	10015	Texpool	09/01/2016	1,635,655.13	1,635,655.13	1,635,655.13	4.611	4.547	4.610	1
60000002	10016	Texpool	09/01/2016	31,553,827.40	31,553,827.40	31,553,827.40	4.611	4.547	4.610	1
60000005	10018	Texpool	09/01/2016	165,236.67	165,236.67	165,236.67	4.611	4.547	4.610	1
60000008	10019	Texpool	09/01/2016	332,259.33	332,259.33	332,259.33	4.611	4.547	4.610	1
60000009	10020	Texpool	09/01/2016	11,540.11	11,540.11	11,540.11	4.611	4.547	4.610	1
Subtotal and Average				33,698,518.64	33,698,518.64	33,698,518.64		4.548	4.611	1
TexStar										
11890	10013	TexStar	09/01/2016	1,349,268.68	1,349,268.68	1,349,268.68	4.607	4.543	4.606	1
23010	10014	TexStar	09/01/2016	1,284,417.78	1,284,417.78	1,284,417.78	4.607	4.543	4.606	1
Subtotal and Average				2,633,686.46	2,633,686.46	2,633,686.46		4.543	4.607	1
Texas Range										
1168	10011	Texas Range Texas Daily	09/01/2016	1,142,878.27	1,142,878.27	1,142,878.27	4.700	4.635	4.700	1
Subtotal and Average				1,142,878.27	1,142,878.27	1,142,878.27		4.636	4.700	1
Money Market Funds										
2142	10117	Invesco Gov't & Agency-Res	01/25/2019	4,290,761.67	4,290,761.67	4,290,761.67	4.025	3.969	4.025	1
026	10199	NexBank ICS	01/19/2022	5,147,670.81	5,147,670.81	5,147,670.81	4.900	4.832	4.900	1
Subtotal and Average				9,438,432.48	9,438,432.48	9,438,432.48		4.441	4.502	1
Bank Accounts/CD's pd mo/qrtly										
5446	10003	BBVA-PNC Business Checking	09/01/2016	960.85	960.85	960.85				1
172404911	10222	East West Bank - CD	08/03/2022	4,490,001.41	4,490,001.41	4,490,001.41	3.030	2.988	3.030	08/03/2023 124
8172	10004	Frost Bk Public Fund Checking	09/01/2016	43,062.26	43,062.26	43,062.26				1
8156	10005	Frost Bk Public Fund Checking	09/01/2016	59,442.26	59,442.26	59,442.26				1
380B	10205	Texas Capital Bank Public Chkg	03/22/2022	208,321.78	208,321.78	208,321.78	2.220	2.189	2.220	1
Subtotal and Average				4,801,788.56	4,801,788.56	4,801,788.56		2.889	2.930	116
Total Investments and Average				178,504,809.63	178,840,304.41	175,305,348.52		2.570	2.606	253

**Fund GO16SC - GO 2016 - Senior Center
Investments by Fund
March 31, 2023**

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CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
TexStar										
20160	10025	TexStar	11/22/2016	105,689.29	105,689.29	105,689.29	4.607	4.543	4.606	1
Subtotal and Average				105,689.29	105,689.29	105,689.29		4.543	4.607	1
Total Investments and Average				105,689.29	105,689.29	105,689.29		4.543	4.607	1

Fund GO16TR - GO 2016 - Transportation
Investments by Fund
March 31, 2023

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CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
TexStar										
20162	10027	TexStar	11/22/2016	140,886.04	140,886.04	140,886.04	4.607	4.543	4.606	1
Subtotal and Average				140,886.04	140,886.04	140,886.04		4.543	4.607	1
Total Investments and Average				140,886.04	140,886.04	140,886.04		4.543	4.607	1

Fund GO18PK - GO 2018 - Parks
Investments by Fund
March 31, 2023

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CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
TexStar										
20182	10106	TexStar	11/06/2018	274,316.51	274,316.51	274,316.51	4.607	4.543	4.606	1
Subtotal and Average				274,316.51	274,316.51	274,316.51		4.543	4.607	1
Total Investments and Average				274,316.51	274,316.51	274,316.51		4.543	4.607	1

Fund GO18REC - GO 2018 - Rec Center
Investments by Fund
March 31, 2023

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CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
Treasury Coupon Securities											
912828R69	10207	T Note	04/25/2022	1,498,877.81	1,500,000.00	1,492,441.50	1.625	2.058	2.086	05/31/2023	60
Subtotal and Average				1,498,877.81	1,500,000.00	1,492,441.50		2.058	2.087		60
TexStar											
20180	10107	TexStar	11/06/2018	394,832.79	394,832.79	394,832.79	4.607	4.543	4.606		1
Subtotal and Average				394,832.79	394,832.79	394,832.79		4.543	4.607		1
Total Investments and Average				1,893,710.60	1,894,832.79	1,887,274.29		2.577	2.612		47

**Fund GO18SC - GO 2018 - Senior Center
Investments by Fund
March 31, 2023**

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CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
Federal Agency Coupon Securities											
3130AQM3	10192	FHLB Call Note	12/20/2021	1,500,000.00	1,500,000.00	1,417,514.12	1.000	0.986	1.000	12/20/2024	629
Subtotal and Average				1,500,000.00	1,500,000.00	1,417,514.12		0.986	1.000		629
TexStar											
20183	10108	TexStar	11/06/2018	350,381.53	350,381.53	350,381.53	4.607	4.543	4.606		1
Subtotal and Average				350,381.53	350,381.53	350,381.53		4.543	4.607		1
Bank Accounts/CD's pd mo/qrtly											
240000060	10223	Texas Capital Bank	11/16/2022	2,020,774.14	2,020,774.14	2,020,774.14	4.100	4.043	4.100	05/16/2023	45
Subtotal and Average				2,020,774.14	2,020,774.14	2,020,774.14		4.044	4.100		45
Total Investments and Average				3,871,155.67	3,871,155.67	3,788,669.79		2.904	2.945		267

Fund GO18TR - GO 2018 - Transportation
Investments by Fund
March 31, 2023

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CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
Treasury Coupon Securities											
912828R69	10208	T Note	04/25/2022	4,996,259.35	5,000,000.00	4,974,805.00	1.625	2.058	2.086	05/31/2023	60
Subtotal and Average				4,996,259.35	5,000,000.00	4,974,805.00		2.058	2.087		60
TexStar											
20181	10109	TexStar	11/06/2018	2,189,611.95	2,189,611.95	2,189,611.95	4.607	4.543	4.606		1
Subtotal and Average				2,189,611.95	2,189,611.95	2,189,611.95		4.543	4.607		1
Bank Accounts/CD's pd mo/qrtly											
240000062	10224	Texas Capital Bank	11/16/2022	4,042,057.22	4,042,057.22	4,042,057.22	4.150	4.093	4.150	08/16/2023	137
Subtotal and Average				4,042,057.22	4,042,057.22	4,042,057.22		4.093	4.150		137
Total Investments and Average				11,227,928.52	11,231,669.17	11,206,474.17		3.276	3.321		76

Fund PIDCS - PID Crystal Springs
Investments by Fund
March 31, 2023

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CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
BOK Financial - MM Funds										
822864	10118	Cavanal Hill Govt Sec (APCXX)	10/01/2022	921,649.46	921,649.46	921,649.46	4.330	4.270	4.330	1
Subtotal and Average				921,649.46	921,649.46	921,649.46		4.271	4.330	1
Total Investments and Average				921,649.46	921,649.46	921,649.46		4.271	4.330	1

Fund PIDDBN - PID Deerbrooke NIA
Investments by Fund
March 31, 2023

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CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
BOK Financial - MM Funds										
822454	10119	Federated Govt Oblg (GORXX)	10/01/2022	844,597.46	844,597.46	844,597.46	4.190	4.132	4.190	1
Subtotal and Average				844,597.46	844,597.46	844,597.46		4.133	4.190	1
Texpool										
60000012	10147	Texpool	01/30/2020	61.87	61.87	61.87	4.611	4.547	4.610	1
Subtotal and Average				61.87	61.87	61.87		4.548	4.611	1
Total Investments and Average				844,659.33	844,659.33	844,659.33		4.133	4.190	1

Fund PIDDBS - PID Deerbrooke SIA
Investments by Fund
March 31, 2023

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CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
BOK Financial - MM Funds										
822451	10120	Federated Govt Oblg (GORXX)	10/01/2022	1,386,261.87	1,386,261.87	1,386,261.87	4.190	4.132	4.190	1
Subtotal and Average				1,386,261.87	1,386,261.87	1,386,261.87		4.133	4.190	1
Texpool										
60000011	10124	Texpool	03/06/2019	11,134.07	11,134.07	11,134.07	4.611	4.547	4.610	1
Subtotal and Average				11,134.07	11,134.07	11,134.07		4.548	4.611	1
Total Investments and Average				1,397,395.94	1,397,395.94	1,397,395.94		4.136	4.193	1

Fund PIDOC - PID Oak Creek
Investments by Fund
March 31, 2023

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CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
BOK Financial - MM Funds										
829908	10121	Cavanal Hill Govt Sec (APCXX)	10/01/2022	619,414.16	619,414.16	619,414.16	4.190	4.132	4.190	1
Subtotal and Average				619,414.16	619,414.16	619,414.16		4.133	4.190	1
Total Investments and Average				619,414.16	619,414.16	619,414.16		4.133	4.190	1

City of Leander, Texas
Cash Reconciliation Report
 For the Period January 1, 2023 - March 31, 2023

Patterson & Associates
 901 S. MoPac
 Suite 195
 Austin, TX 78746

Trans. Date	Investment #	Fund	Trans. Type	Security ID	Par Value	Security Description	Maturity Date	Purchases	Interest	Redemptions	Cash
01/14/2023	10218	GEN	Interest	3134GXZT4	5,000,000.00	FHLMCC 5.0M 4.00% Mat.	07/14/2025	0.00	100,000.00	0.00	100,000.00
01/15/2023	10196	GEN	Interest	91282CBE0	5,000,000.00	TNOTE 5.0M 0.13% Mat. 01/15/2024	01/15/2024	0.00	3,125.00	0.00	3,125.00
01/30/2023	10225	GEN	Purchase	3130ATVC8	5,000,000.00	FHLB 5.0M 4.88% Mat. 06/14/2024	06/14/2024	-5,009,250.00	-56,197.92	0.00	-5,065,447.92
01/31/2023	10197	GEN	Interest	91282CCN9	5,000,000.00	TNOTE 5.0M 0.13% Mat. 07/31/2023	07/31/2023	0.00	3,125.00	0.00	3,125.00
01/31/2023	10222	GEN	Interest	172404911	4,401,069.35	EWBCD 4.4M 3.03% Mat.	08/03/2023	0.00	11,482.97	0.00	11,482.97
01/31/2023	10222	GEN	Interest	172404911	4,401,069.35	EWBCD 4.4M 3.03% Mat.	08/03/2023	-11,482.97	0.00	0.00	-11,482.97
01/31/2023	10226	GEN	Purchase	3130ATUQ8	10,000,000.00	FHLB 10.0M 4.75% Mat. 03/08/2024	03/08/2024	-9,991,496.30	-114,791.67	0.00	-10,106,287.97
02/08/2023	10219	GEN	Interest	3133ENF39	5,000,000.00	FFCB 5.0M 3.13% Mat. 08/08/2023	08/08/2023	0.00	78,125.00	0.00	78,125.00
02/15/2023	10202	GEN	Interest	91282CBM2	5,000,000.00	TNOTE 5.0M 0.13% Mat. 02/15/2024	02/15/2024	0.00	3,125.00	0.00	3,125.00
02/15/2023	10221	GEN	Interest	3133ENG20	5,000,000.00	FFCB 5.0M 3.30% Mat. 08/15/2024	08/15/2024	0.00	82,500.00	0.00	82,500.00
02/16/2023	10223	GO18SC	Interest	240000060	2,000,000.00	TCB 2.0M 4.10% Mat. 05/16/2023	05/16/2023	0.00	20,774.14	0.00	20,774.14
02/16/2023	10223	GO18SC	Interest	240000060	2,000,000.00	TCB 2.0M 4.10% Mat. 05/16/2023	05/16/2023	-20,774.14	0.00	0.00	-20,774.14
02/16/2023	10224	GO18TR	Interest	240000062	4,000,000.00	TCB 4.0M 4.15% Mat. 08/16/2023	08/16/2023	0.00	42,057.22	0.00	42,057.22
02/16/2023	10224	GO18TR	Interest	240000062	4,000,000.00	TCB 4.0M 4.15% Mat. 08/16/2023	08/16/2023	-42,057.22	0.00	0.00	-42,057.22
02/17/2023	10211	CO2022A	Maturity	22533UPH0	5,500,000.00	CRAGCP 5.5M 2.39% Mat.	02/17/2023	0.00	0.00	5,500,000.00	5,500,000.00
02/27/2023	10217	CO2022B	Maturity	62479MPT4	8,000,000.00	MUFGCP 8.0M 0.00% Mat.	02/27/2023	0.00	0.00	8,000,000.00	8,000,000.00
02/28/2023	10186	GEN	Interest	3130ANNS5	5,000,000.00	FHLBC 5.0M 0.50% Mat. 08/28/2024	08/28/2024	0.00	12,500.00	0.00	12,500.00
02/28/2023	10200	GEN	Interest	91282CBN0	5,000,000.00	TNOTE 5.0M 0.13% Mat. 02/28/2023	02/28/2023	0.00	3,125.00	0.00	3,125.00
02/28/2023	10201	GEN	Interest	91282CCU3	5,000,000.00	TNOTE 5.0M 0.13% Mat. 08/31/2023	08/31/2023	0.00	3,125.00	0.00	3,125.00
02/28/2023	10203	GEN	Interest	9128282U3	5,000,000.00	TNOTE 5.0M 1.88% Mat. 08/31/2024	08/31/2024	0.00	46,875.00	0.00	46,875.00
02/28/2023	10220	GEN	Interest	3130ARHG9	5,000,000.00	FHLB 5.0M 2.13% Mat. 02/28/2024	02/28/2024	0.00	53,125.00	0.00	53,125.00
02/28/2023	10222	GEN	Interest	172404911	4,401,069.35	EWBCD 4.4M 3.03% Mat.	08/03/2023	0.00	10,397.15	0.00	10,397.15
02/28/2023	10222	GEN	Interest	172404911	4,401,069.35	EWBCD 4.4M 3.03% Mat.	08/03/2023	-10,397.15	0.00	0.00	-10,397.15
02/28/2023	10200	GEN	Maturity	91282CBN0	5,000,000.00	TNOTE 5.0M 0.13% Mat. 02/28/2023	02/28/2023	0.00	0.00	5,000,000.00	5,000,000.00
03/08/2023	10226	GEN	Interest	3130ATUQ8	10,000,000.00	FHLB 10.0M 4.75% Mat. 03/08/2024	03/08/2024	0.00	163,611.11	0.00	163,611.11
03/12/2023	10172	GEN	Interest	3130ALJ70	5,000,000.00	FHLBC 5.0M 0.40% Mat. 03/12/2024	03/12/2024	0.00	10,000.00	0.00	10,000.00
03/15/2023	10195	GEN	Interest	912828ZD5	5,000,000.00	TNOTE 5.0M 0.50% Mat. 03/15/2023	03/15/2023	0.00	12,500.00	0.00	12,500.00
03/15/2023	10204	GEN	Interest	91282CAK7	5,000,000.00	TNOTE 5.0M 0.13% Mat. 09/15/2023	09/15/2023	0.00	3,125.00	0.00	3,125.00
03/15/2023	10195	GEN	Maturity	912828ZD5	5,000,000.00	TNOTE 5.0M 0.50% Mat. 03/15/2023	03/15/2023	0.00	0.00	5,000,000.00	5,000,000.00
03/16/2023	10227	CO2022B	Purchase	89233HWE0	8,000,000.00	TOYMCC 8.0M 0.00% Mat.	09/14/2023	-7,802,631.11	0.00	0.00	-7,802,631.11
03/16/2023	10228	CO2022A	Purchase	22533UWK5	5,000,000.00	CRAGCP 5.0M 0.00% Mat.	09/19/2023	-4,872,476.39	0.00	0.00	-4,872,476.39
03/31/2023	10164	GEN	Interest	59333NN90	2,000,000.00	MIAMI 2.0M 0.38% Mat. 04/01/2023	04/01/2023	0.00	3,750.00	0.00	3,750.00
03/31/2023	10210	GEN	Interest	912828T26	5,000,000.00	TNOTE 5.0M 1.38% Mat. 09/30/2023	09/30/2023	0.00	34,375.00	0.00	34,375.00
03/31/2023	10222	GEN	Interest	172404911	4,401,069.35	EWBCD 4.4M 3.03% Mat.	08/03/2023	0.00	11,539.34	0.00	11,539.34
03/31/2023	10222	GEN	Interest	172404911	4,401,069.35	EWBCD 4.4M 3.03% Mat.	08/03/2023	-11,539.34	0.00	0.00	-11,539.34
03/31/2023	10164	GEN	Call	59333NN90	2,000,000.00	0.0M 0.38%	04/01/2023	0.00	0.00	2,000,000.00	2,000,000.00
Subtotal								-27,772,104.62	541,372.34	25,500,000.00	-1,730,732.28
Total								-27,772,104.62	541,372.34	25,500,000.00	-1,730,732.28

Portfolio LEND
 AP
 AC (PRF_AC) 7.2.0
 Report Ver. 7.3.6.1



MEEDER
PUBLIC FUNDS | PATTERSON GROUP

City of Leander, Texas
Purchases Report
Sorted by Fund - Fund
January 1, 2023 - March 31, 2023

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746
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CUSIP	Investment #	Fund	Sec. Type	Issuer	Original Par Value	Purchase Date	Payment Periods	Principal Purchased	Accrued Interest at Purchase	Rate at Purchase	Maturity Date	YTM	Ending Book Value
Certs of Obligation 2022A													
22533UWK5	10228	CO2022A	ACP	CRAGCP	5,000,000.00	03/16/2023	09/19 - At Maturity	4,872,476.39			09/19/2023	5.148	4,883,387.50
				Subtotal	5,000,000.00			4,872,476.39	0.00				4,883,387.50
Certs of Obligation 2022B													
89233HWE0	10227	CO2022B	ACP	TOYMCC	8,000,000.00	03/16/2023	09/14 - At Maturity	7,802,631.11			09/14/2023	5.003	7,819,982.22
				Subtotal	8,000,000.00			7,802,631.11	0.00				7,819,982.22
General Consolidated													
3130ATVC8	10225	GEN	FAC	FHLB	5,000,000.00	01/30/2023	06/14 - 12/14	5,009,250.00	56,197.92	4.875	06/14/2024	4.723	5,008,107.79
3130ATUQ8	10226	GEN	FAC	FHLB	10,000,000.00	01/31/2023	03/08 - 09/08	9,991,496.30	Received	4.750	03/08/2024	4.829	9,992,781.49
				Subtotal	15,000,000.00			15,000,746.30	56,197.92				15,000,889.28
Total Purchases					28,000,000.00			27,675,853.80	56,197.92				27,704,259.00

Received = Accrued Interest at Purchase was received by report ending date.



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PUBLIC FUNDS | PATTERSON GROUP

City of Leander, Texas
Maturity Report
Sorted by Maturity Date

Amounts due during January 1, 2023 - March 31, 2023

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746
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CUSIP	Investment #	Fund	Sec. Type	Issuer	Par Value	Maturity Date	Purchase Date	Rate at Maturity	Book Value at Maturity	Interest	Maturity Proceeds	Net Income
22533UPH0	10211	CO2022A	ACP	CRAGCP	5,500,000.00	02/17/2023	05/31/2022	2.390	5,500,000.00	0.00	5,500,000.00	0.00
62479MPT4	10217	CO2022B	ACP	MUFGCP	8,000,000.00	02/27/2023	06/06/2022		8,000,000.00	0.00	8,000,000.00	0.00
91282CBN0	10200	GEN	TRC	TNOTE	5,000,000.00	02/28/2023	02/22/2022	0.125	5,000,000.00	3,125.00	5,003,125.00	3,125.00
912828ZD5	10195	GEN	TRC	TNOTE	5,000,000.00	03/15/2023	01/12/2022	0.500	5,000,000.00	12,500.00	5,012,500.00	12,500.00
Total Maturities					23,500,000.00				23,500,000.00	15,625.00	23,515,625.00	15,625.00



City of Leander, Texas
Sales/Call Report
Sorted by Maturity Date - Fund
January 1, 2023 - March 31, 2023

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746
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CUSIP	Investment #	Fund	Issuer Sec. Type	Purchase Date	Redem. Date Matur. Date	Par Value	Rate at Redem.	Book Value at Redem.	Redemption Principal	Redemption Interest	Total Amount	Net Income
04/01/2023												
59333NN90	10164	GEN	MIAMI MC1	09/30/2020	03/31/2023 04/01/2023	2,000,000.00	0.375	2,000,000.00	2,000,000.00	3,750.00	2,003,750.00	3,750.00
											Call	
						Subtotal		2,000,000.00	2,000,000.00	3,750.00	2,003,750.00	3,750.00
						Total Sales		2,000,000.00	2,000,000.00	3,750.00	2,003,750.00	3,750.00



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PUBLIC FUNDS | PATTERSON GROUP

City of Leander, Texas
Interest Earnings
Sorted by Fund - Fund
January 1, 2023 - March 31, 2023
Yield on Beginning Book Value

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746

										Adjusted Interest Earnings		
CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Ending Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: ARPA 2021												
60000013	10187	ARPA21	RRP	2,906,314.21	2,874,657.81	2,906,314.21		4.611	4.466	31,656.40	0.00	31,656.40
			Subtotal	2,906,314.21	2,874,657.81	2,906,314.21			4.466	31,656.40	0.00	31,656.40
Fund: Certs of Obligation 2016												
20163	10028	CO2016	RR2	2,113,463.59	2,262,688.04	2,113,463.59		4.607	4.217	23,529.30	0.00	23,529.30
3130AQM3	10194	CO2016	FAC	2,500,000.00	2,500,000.00	2,500,000.00	12/20/2024	1.000	1.014	6,250.00	0.00	6,250.00
			Subtotal	4,613,463.59	4,762,688.04	4,613,463.59			2.536	29,779.30	0.00	29,779.30
Fund: Certs of Obligation 2018A												
20184	10104	CO2018A	RR2	1,950,037.12	1,926,597.70	1,950,037.12		4.607	4.466	21,214.49	0.00	21,214.49
912828R69	10206	CO2018A	TRC	1,000,000.00	998,129.68	999,251.87	05/31/2023	1.625	2.088	4,017.86	1,122.19	5,140.05
			Subtotal	2,950,037.12	2,924,727.38	2,949,288.99			3.654	25,232.35	1,122.19	26,354.54
Fund: Certs of Obligation 2018B												
20185	10105	CO2018B	RR2	495,131.96	464,379.20	495,131.96		4.607	4.631	5,302.76	0.00	5,302.76
			Subtotal	495,131.96	464,379.20	495,131.96			4.631	5,302.76	0.00	5,302.76
Fund: Certs of Obligation 2022A												
22533UPH0	10211	CO2022A	ACP	0.00	5,482,838.47	0.00	02/17/2023	2.390	2.431	0.00	17,161.53	17,161.53
60000014	10212	CO2022A	RRP	560,595.52	509,294.05	560,595.52		4.611	4.441	5,576.41	0.00	5,576.41
3130A0F70	10213	CO2022A	FAC	5,500,000.00	5,542,511.47	5,531,158.26	12/08/2023	3.375	2.565	46,406.25	-11,353.21	35,053.04
3130A1XJ2	10215	CO2022A	FAC	5,500,000.00	5,515,740.08	5,513,031.46	06/14/2024	2.875	2.707	39,531.25	-2,708.62	36,822.63
22533UWK5	10228	CO2022A	ACP	5,000,000.00	0.00	4,883,387.50	09/19/2023		5.108	0.00	10,911.11	10,911.11
			Subtotal	16,560,595.52	17,050,384.07	16,488,172.74			2.798	91,513.91	14,010.81	105,524.72
Fund: Certs of Obligation 2022B												
20210	10171	CO2022B	RR2	1,418,415.78	1,158,157.75	1,418,415.78		4.607	10.465	29,885.57	0.00	29,885.57
3130A0F70	10214	CO2022B	FAC	5,000,000.00	5,038,646.79	5,028,325.69	12/08/2023	3.375	2.565	42,187.50	-10,321.10	31,866.40
3130A1XJ2	10216	CO2022B	FAC	5,000,000.00	5,014,309.17	5,011,846.79	06/14/2024	2.875	2.707	35,937.50	-2,462.38	33,475.12

Portfolio LEND
AP
IE (PRF, IE) 7.2.0
Report Ver. 7.3.6.1

City of Leander, Texas
Interest Earnings
January 1, 2023 - March 31, 2023

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										Adjusted Interest Earnings		
CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Ending Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: Certs of Obligation 2022B												
62479MPT4	10217	CO2022B	ACP	0.00	7,969,980.00	0.00	02/27/2023		2.412	0.00	30,020.00	30,020.00
89233HWE0	10227	CO2022B	ACP	8,000,000.00	0.00	7,819,982.22	09/14/2023		5.073	0.00	17,351.11	17,351.11
			Subtotal	19,418,415.78	19,181,093.71	19,278,570.48			3.277	108,010.57	34,587.63	142,598.20
Fund: Debt Service												
60000003	10017	DS	RRP	22,081,781.00	6,121,606.19	22,081,781.00		4.611	12.118	182,912.22	0.00	182,912.22
			Subtotal	22,081,781.00	6,121,606.19	22,081,781.00			12.118	182,912.22	0.00	182,912.22
Fund: General Consolidated												
5446	10003	GEN	RR5	960.85	960.85	960.85				0.00	0.00	0.00
8172	10004	GEN	RR5	43,062.26	65,643.55	43,062.26				0.00	0.00	0.00
8156	10005	GEN	RR5	59,442.26	60,144.48	59,442.26				0.00	0.00	0.00
1168	10011	GEN	RR3	1,142,878.27	1,130,176.73	1,142,878.27		4.700	4.558	12,701.54	0.00	12,701.54
11890	10013	GEN	RR2	1,349,268.68	1,334,576.95	1,349,268.68		4.607	4.465	14,691.73	0.00	14,691.73
23010	10014	GEN	RR2	1,284,417.78	1,960,148.88	1,284,417.78		4.607	2.999	14,493.44	0.00	14,493.44
60000001	10015	GEN	RRP	1,635,655.13	1,617,839.12	1,635,655.13		4.611	4.466	17,816.01	0.00	17,816.01
60000002	10016	GEN	RRP	31,553,827.40	39,065,304.66	31,553,827.40		4.611	3.641	350,713.89	0.00	350,713.89
60000005	10018	GEN	RRP	165,236.67	163,436.90	165,236.67		4.611	4.466	1,799.77	0.00	1,799.77
60000008	10019	GEN	RRP	332,259.33	328,640.31	332,259.33		4.611	4.466	3,619.02	0.00	3,619.02
60000009	10020	GEN	RRP	11,540.11	11,414.44	11,540.11		4.611	4.465	125.67	0.00	125.67
2142	10117	GEN	RR4	4,290,761.67	10,700,708.29	4,290,761.67		4.025	1.821	48,053.38	0.00	48,053.38
59333NN90	10164	GEN	MC1	0.00	2,000,000.00	0.00	04/01/2023	0.375	0.384	1,875.00	0.00	1,875.00
3133EMCQ3	10165	GEN	FAC	5,000,000.00	5,000,000.00	5,000,000.00	10/13/2023	0.280	0.284	3,500.00	0.00	3,500.00
419792ZJ8	10167	GEN	MC1	1,125,000.00	1,125,000.00	1,125,000.00	10/01/2023	0.571	0.579	1,605.94	0.00	1,605.94
3130ALJ70	10172	GEN	FAC	5,000,000.00	5,000,000.00	5,000,000.00	03/12/2024	0.400	0.406	5,000.00	0.00	5,000.00
3133EMVD1	10173	GEN	FAC	5,000,000.00	5,000,000.00	5,000,000.00	04/05/2024	0.330	0.335	4,125.00	0.00	4,125.00
3130ALVY7	10176	GEN	FAC	5,000,000.00	5,000,000.00	5,000,000.00	04/15/2024	0.400	0.406	5,000.00	0.00	5,000.00
3130AMEZ1	10180	GEN	FAC	5,000,000.00	5,000,000.00	5,000,000.00	05/24/2024	0.400	0.406	5,000.00	0.00	5,000.00
3130AMT85	10181	GEN	FAC	5,000,000.00	5,000,000.00	5,000,000.00	06/28/2024	0.400	0.406	5,000.00	0.00	5,000.00
3130ANNS5	10186	GEN	FAC	5,000,000.00	5,000,000.00	5,000,000.00	08/28/2024	0.500	0.507	6,250.00	0.00	6,250.00
31422XMV1	10188	GEN	FAC	5,000,000.00	5,000,000.00	5,000,000.00	10/04/2024	0.500	0.507	6,250.00	0.00	6,250.00
3133ENGQ7	10191	GEN	FAC	5,000,000.00	4,999,353.70	4,999,437.04	12/09/2024	0.920	0.940	11,500.00	83.34	11,583.34
3130AQM3	10193	GEN	FAC	1,000,000.00	1,000,000.00	1,000,000.00	12/20/2024	1.000	1.014	2,500.00	0.00	2,500.00
91282ZD5	10195	GEN	TRC	0.00	4,999,565.92	0.00	03/15/2023	0.500	0.548	5,041.44	434.08	5,475.52
91282CBE0	10196	GEN	TRC	5,000,000.00	4,959,807.19	4,969,351.66	01/15/2024	0.125	0.907	1,549.92	9,544.47	11,094.39
91282CCN9	10197	GEN	TRC	5,000,000.00	4,979,095.90	4,988,012.34	07/31/2023	0.125	0.852	1,545.42	8,916.44	10,461.86
3133ENML1	10198	GEN	FAC	5,000,000.00	5,000,000.00	5,000,000.00	04/27/2023	0.740	0.750	9,250.00	0.00	9,250.00

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City of Leander, Texas
Interest Earnings
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										Adjusted Interest Earnings		
CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Ending Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: General Consolidated												
026	10199	GEN	RR4	5,147,670.81	5,089,010.93	5,147,670.81		4.900	4.675	58,659.88	0.00	58,659.88
91282CBN0	10200	GEN	TRC	0.00	4,992,488.63	0.00	02/28/2023	0.125	1.073	1,001.38	7,511.37	8,512.75
91282CCU3	10201	GEN	TRC	5,000,000.00	4,960,228.74	4,975,019.71	08/31/2023	0.125	1.336	1,544.86	14,790.97	16,335.83
91282CBM2	10202	GEN	TRC	5,000,000.00	4,926,899.64	4,942,946.06	02/15/2024	0.125	1.448	1,541.20	16,046.42	17,587.62
9128282U3	10203	GEN	TRC	5,000,000.00	4,969,779.99	4,974,253.34	08/31/2024	1.875	2.256	23,172.89	4,473.35	27,646.24
91282CAK7	10204	GEN	TRC	5,000,000.00	4,932,541.25	4,956,164.94	09/15/2023	0.125	2.070	1,549.08	23,623.69	25,172.77
380B	10205	GEN	RR5	208,321.78	207,306.72	208,321.78		2.220	1.986	1,015.06	0.00	1,015.06
91282CDM0	10209	GEN	TRC	5,000,000.00	4,914,208.72	4,937,395.55	11/30/2023	0.500	2.424	6,181.32	23,186.83	29,368.15
912828T26	10210	GEN	TRC	5,000,000.00	4,963,303.21	4,975,445.53	09/30/2023	1.375	2.381	16,997.59	12,142.32	29,139.91
3134GXZT4	10218	GEN	FAC	5,000,000.00	5,000,000.00	5,000,000.00	07/14/2025	4.000	4.056	50,000.00	0.00	50,000.00
3133ENF39	10219	GEN	FAC	5,000,000.00	4,994,134.31	4,996,567.09	08/08/2023	3.125	3.370	39,062.50	2,432.78	41,495.28
3130ARHG9	10220	GEN	FAC	5,000,000.00	4,936,252.15	4,950,010.68	02/28/2024	2.125	3.313	26,562.50	13,758.53	40,321.03
3133ENG20	10221	GEN	FAC	5,000,000.00	4,998,832.00	4,999,012.00	08/15/2024	3.300	3.361	41,250.00	180.00	41,430.00
172404911	10222	GEN	RR5	4,490,001.41	4,456,581.95	4,490,001.41	08/03/2023	3.030	3.041	33,419.46	0.00	33,419.46
3130ATVC8	10225	GEN	FAC	5,000,000.00	0.00	5,008,107.79	06/14/2024	4.875	4.797	41,302.08	-1,142.21	40,159.87
3130ATUQ8	10226	GEN	FAC	10,000,000.00	0.00	9,992,781.49	03/08/2024	4.750	4.898	79,166.66	1,285.19	80,451.85
Subtotal				178,840,304.41	189,843,386.11	178,504,809.63			2.260	961,433.63	137,267.57	1,098,701.20
Fund: GO 2016 - Senior Center												
20160	10025	GO16SC	RR2	105,689.29	104,538.45	105,689.29		4.607	4.465	1,150.84	0.00	1,150.84
Subtotal				105,689.29	104,538.45	105,689.29			4.465	1,150.84	0.00	1,150.84
Fund: GO 2016 - Transportation												
20162	10027	GO16TR	RR2	140,886.04	139,351.96	140,886.04		4.607	4.465	1,534.08	0.00	1,534.08
Subtotal				140,886.04	139,351.96	140,886.04			4.465	1,534.08	0.00	1,534.08
Fund: GO 2018 - Parks												
20182	10106	GO18PK	RR2	274,316.51	292,073.78	274,316.51		4.607	4.210	3,031.73	0.00	3,031.73
Subtotal				274,316.51	292,073.78	274,316.51			4.210	3,031.73	0.00	3,031.73
Fund: GO 2018 - Rec Center												
20180	10107	GO18REC	RR2	394,832.79	385,859.38	394,832.79		4.607	4.502	4,282.91	0.00	4,282.91
912828R69	10207	GO18REC	TRC	1,500,000.00	1,497,194.51	1,498,877.81	05/31/2023	1.625	2.088	6,026.78	1,683.30	7,710.08
Subtotal				1,894,832.79	1,883,053.89	1,893,710.60			2.583	10,309.69	1,683.30	11,992.99

City of Leander, Texas
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										Adjusted Interest Earnings		
CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Ending Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: GO 2018 - Senior Center												
20183	10108	GO18SC	RR2	350,381.53	339,111.60	350,381.53		4.607	4.509	3,769.92	0.00	3,769.92
3130AQM3	10192	GO18SC	FAC	1,500,000.00	1,500,000.00	1,500,000.00	12/20/2024	1.000	1.014	3,750.00	0.00	3,750.00
240000060	10223	GO18SC	RR5	2,020,774.14	2,000,000.00	2,020,774.14	05/16/2023	4.100	4.108	20,260.53	0.00	20,260.53
			Subtotal	3,871,155.67	3,839,111.60	3,871,155.67			2.935	27,780.45	0.00	27,780.45
Fund: GO 2018 - Transportation												
20181	10109	GO18TR	RR2	2,189,611.95	2,192,318.22	2,189,611.95		4.607	4.413	23,855.84	0.00	23,855.84
912828R69	10208	GO18TR	TRC	5,000,000.00	4,990,648.38	4,996,259.35	05/31/2023	1.625	2.088	20,089.28	5,610.97	25,700.25
240000062	10224	GO18TR	RR5	4,042,057.22	4,000,000.00	4,042,057.22	08/16/2023	4.150	4.159	41,018.86	0.00	41,018.86
			Subtotal	11,231,669.17	11,182,966.60	11,227,928.52			3.285	84,963.98	5,610.97	90,574.95
Fund: PID Crystal Springs												
822864	10118	PIDCS	LA2	921,649.46	956,348.81	921,649.46		4.330	4.102	9,672.56	0.00	9,672.56
			Subtotal	921,649.46	956,348.81	921,649.46			4.102	9,672.56	0.00	9,672.56
Fund: PID Deerbrooke NIA												
822454	10119	PIDDBN	LA2	844,597.46	553,649.98	844,597.46		4.190	5.072	6,923.89	0.00	6,923.89
60000012	10147	PIDDBN	RRP	61.87	9.99	61.87		4.611	***.***	51.88	0.00	51.88
			Subtotal	844,659.33	553,659.97	844,659.33			5.110	6,975.77	0.00	6,975.77
Fund: PID Deerbrooke SIA												
822451	10120	PIDDBS	LA2	1,386,261.87	928,342.39	1,386,261.87		4.190	4.967	11,369.84	0.00	11,369.84
60000011	10124	PIDDBS	RRP	11,134.07	715,433.02	11,134.07		4.611	2.364	4,169.90	0.00	4,169.90
			Subtotal	1,397,395.94	1,643,775.41	1,397,395.94			3.834	15,539.74	0.00	15,539.74
Fund: PID Oak Creek												
829908	10121	PIDOC	LA2	619,414.16	568,888.06	619,414.16		4.190	4.189	5,875.44	0.00	5,875.44
			Subtotal	619,414.16	568,888.06	619,414.16			4.189	5,875.44	0.00	5,875.44
			Total	269,167,711.95	264,386,691.04	268,614,338.12			2.715	1,602,675.42	194,282.47	1,796,957.89

City of Leander, Texas
Amortization Schedule
January 1, 2023 - March 31, 2023
Sorted By Fund - Fund

Patterson & Associates
 901 S. MoPac
 Suite 195
 Austin, TX 78746
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Investment #	Maturity Date	Beginning Par Value					Amounts Amortized			
Issuer	Fund	Amort. Date	Current Rate	Purchase Principal	Original Premium or Discount	Ending Book Value	And Unamortized As of 01/01/2023	Amount Amortized This Period	Amt Amortized Through 03/31/2023	Amount Unamortized Through 03/31/2023
Certs of Obligation 2018A										
10206 T Note	CO2018A	05/31/2023	1,000,000.00 1.625	995,000.00	-5,000.00	999,251.87	3,129.68 -1,870.32	1,122.19	4,251.87	-748.13
Subtotal				995,000.00	-5,000.00	999,251.87	3,129.68 -1,870.32	1,122.19	4,251.87	-748.13
Certs of Obligation 2022A										
10211 Credit Agricole CP	CO2022A	02/17/2023	5,500,000.00 2.390	5,404,333.61	-95,666.39	0.00	78,504.86 -17,161.53	17,161.53	95,666.39	0.00
10228 Credit Agricole CP	CO2022A	09/19/2023	5,000,000.00	4,872,476.39	-127,523.61	4,883,387.50	0.00 -127,523.61	10,911.11	10,911.11	-116,612.50
10213 FHLB Note	CO2022A	12/08/2023	5,500,000.00 3.375	5,568,750.00	68,750.00	5,531,158.26	-26,238.53 42,511.47	-11,353.21	-37,591.74	31,158.26
10215 FHLB Note	CO2022A	06/14/2024	5,500,000.00 2.875	5,522,000.00	22,000.00	5,513,031.46	-6,259.92 15,740.08	-2,708.62	-8,968.54	13,031.46
Subtotal				21,367,560.00	-132,440.00	15,927,577.22	46,006.41 -86,433.59	14,010.81	60,017.22	-72,422.78
Certs of Obligation 2022B										
10214 FHLB Note	CO2022B	12/08/2023	5,000,000.00 3.375	5,062,500.00	62,500.00	5,028,325.69	-23,853.21 38,646.79	-10,321.10	-34,174.31	28,325.69
10216 FHLB Note	CO2022B	06/14/2024	5,000,000.00 2.875	5,020,000.00	20,000.00	5,011,846.79	-5,690.83 14,309.17	-2,462.38	-8,153.21	11,846.79
10217 MUFG Bank CP	CO2022B	02/27/2023	8,000,000.00	7,859,906.67	-140,093.33	0.00	110,073.33 -30,020.00	30,020.00	140,093.33	0.00
10227 Toyota Motor Credit Corp CP	CO2022B	09/14/2023	8,000,000.00	7,802,631.11	-197,368.89	7,819,982.22	0.00 -197,368.89	17,351.11	17,351.11	-180,017.78
Subtotal				25,745,037.78	-254,962.22	17,860,154.70	80,529.29 -174,432.93	34,587.63	115,116.92	-139,845.30
General Consolidated										
10191 FFCB Note	GEN	12/09/2024	5,000,000.00 0.920	4,999,000.00	-1,000.00	4,999,437.04	353.70 -646.30	83.34	437.04	-562.96
10219 FFCB Note	GEN	08/08/2023	5,000,000.00 3.125	4,990,350.00	-9,650.00	4,996,567.09	3,784.31 -5,865.69	2,432.78	6,217.09	-3,432.91

City of Leander, Texas
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Investment #		Maturity Date	Beginning Par Value				Amounts Amortized			
Issuer	Fund	Amort. Date	Current Rate	Purchase Principal	Original Premium or Discount	Ending Book Value	And Unamortized As of 01/01/2023	Amount Amortized This Period	Amt Amortized Through 03/31/2023	Amount Unamortized Through 03/31/2023
General Consolidated										
10221 FFCB Note	GEN	08/15/2024	5,000,000.00 3.300	4,998,560.00	-1,440.00	4,999,012.00	272.00 -1,168.00	180.00	452.00	-988.00
10165 FFCB Call Note	GEN	10/13/2023 10/13/2021	5,000,000.00 0.280	4,994,350.00	-5,650.00	5,000,000.00	5,650.00 0.00	0.00	5,650.00	0.00
10173 FFCB Call Note	GEN	04/05/2024 04/05/2022	5,000,000.00 0.330	4,993,750.00	-6,250.00	5,000,000.00	6,250.00 0.00	0.00	6,250.00	0.00
10220 FHLB Note	GEN	02/28/2024	5,000,000.00 2.125	4,914,850.00	-85,150.00	4,950,010.68	21,402.15 -63,747.85	13,758.53	35,160.68	-49,989.32
10225 FHLB Note	GEN	06/14/2024	5,000,000.00 4.875	5,009,250.00	9,250.00	5,008,107.79	0.00 9,250.00	-1,142.21	-1,142.21	8,107.79
10226 FHLB Note	GEN	03/08/2024	10,000,000.00 4.750	9,991,496.30	-8,503.70	9,992,781.49	0.00 -8,503.70	1,285.19	1,285.19	-7,218.51
10164 Miami-Dade County FL	GEN	04/01/2023 10/01/2021	2,000,000.00 0.375	1,994,780.00	-5,220.00	0.00	5,220.00 0.00	0.00	5,220.00	0.00
10195 T Note	GEN	03/15/2023	5,000,000.00 0.500	4,997,460.94	-2,539.06	0.00	2,104.98 -434.08	434.08	2,539.06	0.00
10196 T Note	GEN	01/15/2024	5,000,000.00 0.125	4,922,265.63	-77,734.37	4,969,351.66	37,541.56 -40,192.81	9,544.47	47,086.03	-30,648.34
10197 T Note	GEN	07/31/2023	5,000,000.00 0.125	4,945,312.50	-54,687.50	4,988,012.34	33,783.40 -20,904.10	8,916.44	42,699.84	-11,987.66
10200 T Note	GEN	02/28/2023	5,000,000.00 0.125	4,951,953.13	-48,046.87	0.00	40,535.50 -7,511.37	7,511.37	48,046.87	0.00
10201 T Note	GEN	08/31/2023	5,000,000.00 0.125	4,908,789.06	-91,210.94	4,975,019.71	51,439.68 -39,771.26	14,790.97	66,230.65	-24,980.29
10202 T Note	GEN	02/15/2024	5,000,000.00 0.125	4,871,093.75	-128,906.25	4,942,946.06	55,805.89 -73,100.36	16,046.42	71,852.31	-57,053.94
10203 T Note	GEN	08/31/2024	5,000,000.00 1.875	4,955,664.06	-44,335.94	4,974,253.34	14,115.93 -30,220.01	4,473.35	18,589.28	-25,746.66
10204 T Note	GEN	09/15/2023	5,000,000.00 0.125	4,859,570.31	-140,429.69	4,956,164.94	72,970.94 -67,458.75	23,623.69	96,594.63	-43,835.06
10209 T Note	GEN	11/30/2023	5,000,000.00 0.500	4,855,468.75	-144,531.25	4,937,395.55	58,739.97 -85,791.28	23,186.83	81,926.80	-62,604.45
10210 T Note	GEN	09/30/2023	5,000,000.00 1.375	4,932,812.50	-67,187.50	4,975,445.53	30,490.71 -36,696.79	12,142.32	42,633.03	-24,554.47
Subtotal				96,086,776.93	-913,223.07	84,664,505.22	440,460.72 -472,762.35	137,267.57	577,728.29	-335,494.78

City of Leander, Texas
Amortization Schedule
January 1, 2023 - March 31, 2023

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Investment #		Maturity Date	Beginning Par Value				Amounts Amortized			
Issuer	Fund	Amort. Date	Current Rate	Purchase Principal	Original Premium or Discount	Ending Book Value	And Unamortized As of 01/01/2023	Amount Amortized This Period	Amt Amortized Through 03/31/2023	Amount Unamortized Through 03/31/2023
GO 2018 - Rec Center										
10207 T Note	GO18REC	05/31/2023	1,500,000.00 1.625	1,492,500.00	-7,500.00	1,498,877.81	4,694.51 -2,805.49	1,683.30	6,377.81	-1,122.19
			Subtotal	1,492,500.00	-7,500.00	1,498,877.81	4,694.51 -2,805.49	1,683.30	6,377.81	-1,122.19
GO 2018 - Transportation										
10208 T Note	GO18TR	05/31/2023	5,000,000.00 1.625	4,975,000.00	-25,000.00	4,996,259.35	15,648.38 -9,351.62	5,610.97	21,259.35	-3,740.65
			Subtotal	4,975,000.00	-25,000.00	4,996,259.35	15,648.38 -9,351.62	5,610.97	21,259.35	-3,740.65
			Total	150,661,874.71	-1,338,125.29	125,946,626.17	590,468.99 -747,656.30	194,282.47	784,751.46	-553,373.83

City of Leander, Texas
Projected Cashflow Report
Sorted by Monthly
For the Period April 1, 2023 - October 31, 2023

Patterson & Associates
 901 S. MoPac
 Suite 195
 Austin, TX 78746
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Projected Trans. Date	Investment #	Fund	Security ID	Transaction Type	Issuer	Par Value	Original Cost	Principal	Interest	Total
April 2023										
04/01/2023	10167	GEN	419792ZJ8	Interest	State of Hawaii	0.00	0.00	0.00	3,211.88	3,211.88
04/04/2023	10188	GEN	31422XMV1	Interest	FRMAC Call Note	0.00	0.00	0.00	12,500.00	12,500.00
04/04/2023	10188	GEN	31422XMV1	Call	FRMAC Call Note	5,000,000.00	5,000,000.00	5,000,000.00	0.00	5,000,000.00
04/05/2023	10173	GEN	3133EMVD1	Interest	FFCB Call Note	0.00	0.00	0.00	8,250.00	8,250.00
04/12/2023	10172	GEN	3130ALJ70	Call	FHLB Call Note	5,000,000.00	5,000,000.00	5,000,000.00	0.00	5,000,000.00
04/13/2023	10165	GEN	3133EMCQ3	Interest	FFCB Call Note	0.00	0.00	0.00	7,000.00	7,000.00
04/15/2023	10176	GEN	3130ALVY7	Interest	FHLB Call Note	0.00	0.00	0.00	10,000.00	10,000.00
04/15/2023	10176	GEN	3130ALVY7	Call	FHLB Call Note	5,000,000.00	5,000,000.00	5,000,000.00	0.00	5,000,000.00
04/27/2023	10198	GEN	3133ENML1	Maturity	FFCB Call Note	5,000,000.00	5,000,000.00	5,000,000.00	18,500.00	5,018,500.00
Total for April 2023						20,000,000.00	20,000,000.00	20,000,000.00	59,461.88	20,059,461.88
May 2023										
05/24/2023	10180	GEN	3130AMEZ1	Interest	FHLB Call Note	0.00	0.00	0.00	10,000.00	10,000.00
05/24/2023	10180	GEN	3130AMEZ1	Call	FHLB Call Note	5,000,000.00	5,000,000.00	5,000,000.00	0.00	5,000,000.00
05/28/2023	10186	GEN	3130ANNS5	Call	FHLB Call Note	5,000,000.00	5,000,000.00	5,000,000.00	0.00	5,000,000.00
05/31/2023	10206	CO2018A	912828R69	Maturity	T Note	1,000,000.00	995,000.00	1,000,000.00	8,125.00	1,008,125.00
05/31/2023	10207	GO18REC	912828R69	Maturity	T Note	1,500,000.00	1,492,500.00	1,500,000.00	12,187.50	1,512,187.50
05/31/2023	10208	GO18TR	912828R69	Maturity	T Note	5,000,000.00	4,975,000.00	5,000,000.00	40,625.00	5,040,625.00
05/31/2023	10209	GEN	91282CDM0	Interest	T Note	0.00	0.00	0.00	12,500.00	12,500.00
Total for May 2023						17,500,000.00	17,462,500.00	17,500,000.00	83,437.50	17,583,437.50
June 2023										
06/08/2023	10213	CO2022A	3130A0F70	Interest	FHLB Note	0.00	0.00	0.00	92,812.50	92,812.50
06/08/2023	10214	CO2022B	3130A0F70	Interest	FHLB Note	0.00	0.00	0.00	84,375.00	84,375.00
06/09/2023	10191	GEN	3133ENGQ7	Interest	FFCB Note	0.00	0.00	0.00	23,000.00	23,000.00
06/14/2023	10215	CO2022A	3130A1XJ2	Interest	FHLB Note	0.00	0.00	0.00	79,062.50	79,062.50
06/14/2023	10216	CO2022B	3130A1XJ2	Interest	FHLB Note	0.00	0.00	0.00	71,875.00	71,875.00
06/14/2023	10225	GEN	3130ATVC8	Interest	FHLB Note	0.00	0.00	0.00	146,927.08	146,927.08
06/20/2023	10192	GO18SC	3130AQM3	Interest	FHLB Call Note	0.00	0.00	0.00	7,500.00	7,500.00
06/20/2023	10192	GO18SC	3130AQM3	Call	FHLB Call Note	1,500,000.00	1,500,000.00	1,500,000.00	0.00	1,500,000.00
06/20/2023	10193	GEN	3130AQM3	Interest	FHLB Call Note	0.00	0.00	0.00	5,000.00	5,000.00
06/20/2023	10193	GEN	3130AQM3	Call	FHLB Call Note	1,000,000.00	1,000,000.00	1,000,000.00	0.00	1,000,000.00
06/20/2023	10194	CO2016	3130AQM3	Interest	FHLB Call Note	0.00	0.00	0.00	12,500.00	12,500.00

City of Leander, Texas
Projected Cashflow Report
For the Period April 1, 2023 - October 31, 2023

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Projected Trans. Date	Investment #	Fund	Security ID	Transaction Type	Issuer	Par Value	Original Cost	Principal	Interest	Total
June 2023										
06/20/2023	10194	CO2016	3130AQC3	Call	FHLB Call Note	2,500,000.00	2,500,000.00	2,500,000.00	0.00	2,500,000.00
06/28/2023	10181	GEN	3130AMT85	Interest	FHLB Call Note	0.00	0.00	0.00	10,000.00	10,000.00
06/28/2023	10181	GEN	3130AMT85	Call	FHLB Call Note	5,000,000.00	5,000,000.00	5,000,000.00	0.00	5,000,000.00
Total for June 2023						10,000,000.00	10,000,000.00	10,000,000.00	533,052.08	10,533,052.08
July 2023										
07/14/2023	10218	GEN	3134GXZT4	Interest	FHLMC Call Note	0.00	0.00	0.00	100,000.00	100,000.00
07/14/2023	10218	GEN	3134GXZT4	Call	FHLMC Call Note	5,000,000.00	5,000,000.00	5,000,000.00	0.00	5,000,000.00
07/15/2023	10196	GEN	91282CBE0	Interest	T Note	0.00	0.00	0.00	3,125.00	3,125.00
07/31/2023	10197	GEN	91282CCN9	Maturity	T Note	5,000,000.00	4,945,312.50	5,000,000.00	3,125.00	5,003,125.00
Total for July 2023						10,000,000.00	9,945,312.50	10,000,000.00	106,250.00	10,106,250.00
August 2023										
08/08/2023	10219	GEN	3133ENF39	Maturity	FFCB Note	5,000,000.00	4,990,350.00	5,000,000.00	78,125.00	5,078,125.00
08/15/2023	10202	GEN	91282CBM2	Interest	T Note	0.00	0.00	0.00	3,125.00	3,125.00
08/15/2023	10221	GEN	3133ENG20	Interest	FFCB Note	0.00	0.00	0.00	82,500.00	82,500.00
08/28/2023	10186	GEN	3130ANNS5	Interest	FHLB Call Note	0.00	0.00	0.00	12,500.00	12,500.00
08/28/2023	10220	GEN	3130ARHG9	Interest	FHLB Note	0.00	0.00	0.00	53,125.00	53,125.00
08/31/2023	10201	GEN	91282CCU3	Maturity	T Note	5,000,000.00	4,908,789.06	5,000,000.00	3,125.00	5,003,125.00
08/31/2023	10203	GEN	912828U3	Interest	T Note	0.00	0.00	0.00	46,875.00	46,875.00
Total for August 2023						10,000,000.00	9,899,139.06	10,000,000.00	279,375.00	10,279,375.00
September 2023										
09/08/2023	10226	GEN	3130ATUQ8	Interest	FHLB Note	0.00	0.00	0.00	237,500.00	237,500.00
09/12/2023	10172	GEN	3130ALJ70	Interest	FHLB Call Note	0.00	0.00	0.00	10,000.00	10,000.00
09/14/2023	10227	CO2022B	89233HWE0	Maturity	Toyota Motor Credit Corp CP	8,000,000.00	7,802,631.11	8,000,000.00	0.00	8,000,000.00
09/15/2023	10204	GEN	91282CAK7	Maturity	T Note	5,000,000.00	4,859,570.31	5,000,000.00	3,125.00	5,003,125.00
09/19/2023	10228	CO2022A	22533UWK5	Maturity	Credit Agricole CP	5,000,000.00	4,872,476.39	5,000,000.00	0.00	5,000,000.00
09/30/2023	10210	GEN	912828T26	Maturity	T Note	5,000,000.00	4,932,812.50	5,000,000.00	34,375.00	5,034,375.00
Total for September 2023						23,000,000.00	22,467,490.31	23,000,000.00	285,000.00	23,285,000.00
October 2023										
10/01/2023	10167	GEN	419792ZJ8	Maturity	State of Hawaii	1,125,000.00	1,125,000.00	1,125,000.00	3,211.88	1,128,211.88
10/04/2023	10188	GEN	31422XMV1	Interest	FRMAC Call Note	0.00	0.00	0.00	12,500.00	12,500.00
10/05/2023	10173	GEN	3133EMVD1	Interest	FFCB Call Note	0.00	0.00	0.00	8,250.00	8,250.00
10/13/2023	10165	GEN	3133EMCQ3	Maturity	FFCB Call Note	5,000,000.00	4,994,350.00	5,000,000.00	7,000.00	5,007,000.00
10/15/2023	10176	GEN	3130ALVY7	Interest	FHLB Call Note	0.00	0.00	0.00	10,000.00	10,000.00
Total for October 2023						6,125,000.00	6,119,350.00	6,125,000.00	40,961.88	6,165,961.88

Portfolio LEND
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City of Leander, Texas
 Projected Cashflow Report
 For the Period April 1, 2023 - October 31, 2023

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Projected Trans. Date	Investment #	Fund	Security ID	Transaction Type	Issuer	Par Value	Original Cost	Principal	Interest	Total
GRAND TOTALS:						96,625,000.00	95,893,791.87	96,625,000.00	1,387,538.34	98,012,538.34

City of Leander, Texas
Texas Compliance Change in Val Report
Sorted by Fund
January 1, 2023 - March 31, 2023

Patterson & Associates
 901 S. MoPac
 Suite 195
 Austin, TX 78746
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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
Fund: ARPA 2021									
10187	TXPOOL	ARPA21	09/02/2021	31,656.40	2,874,657.81	31,656.40	0.00	31,656.40	2,906,314.21
60000013	2,906,314.21	4.610	/ /	31,656.40	2,874,657.81	31,656.40	0.00	31,656.40	2,906,314.21
Sub Totals For: Fund: ARPA 2021				31,656.40	2,874,657.81	31,656.40	0.00	31,656.40	2,906,314.21
				31,656.40	2,874,657.81	31,656.40	0.00	31,656.40	2,906,314.21
Fund: Certs of Obligation									
10028	TXSTAR	CO2016	11/22/2016	23,529.30	2,262,688.04	23,529.30	172,753.75	-149,224.45	2,113,463.59
20163	2,113,463.59	4.606	/ /	23,529.30	2,262,688.04	23,529.30	172,753.75	-149,224.45	2,113,463.59
10194	FHLBC	CO2016	12/20/2021	6,250.00	2,500,000.00	0.00	0.00	0.00	2,500,000.00
3130AQCM3	2,500,000.00	1.000	12/20/2024	0.00	2,324,434.25	0.00	0.00	38,089.28	2,362,523.53
Sub Totals For: Fund: Certs of Obligation				29,779.30	4,762,688.04	23,529.30	172,753.75	-149,224.45	4,613,463.59
				23,529.30	4,587,122.29	23,529.30	172,753.75	-111,135.17	4,475,987.12
Fund: Certs of Obligation									
10104	TXSTAR	CO2018A	11/06/2018	21,214.49	1,926,597.70	27,766.92	4,327.50	23,439.42	1,950,037.12
20184	1,950,037.12	4.606	/ /	21,214.49	1,926,597.70	27,766.92	4,327.50	23,439.42	1,950,037.12
10206	TNOTE	CO2018A	04/25/2022	4,017.86	998,129.68	0.00	0.00	1,122.19	999,251.87
912828R69	1,000,000.00	2.086	05/31/2023	0.00	988,242.00	0.00	0.00	6,719.00	994,961.00
Sub Totals For: Fund: Certs of Obligation				25,232.35	2,924,727.38	27,766.92	4,327.50	24,561.61	2,949,288.99
				21,214.49	2,914,839.70	27,766.92	4,327.50	30,158.42	2,944,998.12
Fund: Certs of Obligation									
10105	TXSTAR	CO2018B	11/06/2018	5,302.76	464,379.20	30,752.76	0.00	30,752.76	495,131.96
20185	495,131.96	4.606	/ /	5,302.76	464,379.20	30,752.76	0.00	30,752.76	495,131.96
Sub Totals For: Fund: Certs of Obligation				5,302.76	464,379.20	30,752.76	0.00	30,752.76	495,131.96
				5,302.76	464,379.20	30,752.76	0.00	30,752.76	495,131.96

Portfolio LEND

City of Leander, Texas
Texas Compliance Change in Val Report
January 1, 2023 - March 31, 2023

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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
Fund: Certs of Obligation									
10211	CRAGCP	CO2022A	05/31/2022	0.00	5,482,838.47	0.00	5,500,000.00	-5,482,838.47	0.00
22533UPH0	0.00	0.000	02/17/2023	0.00	5,467,836.00	0.00	5,500,000.00	-5,467,836.00	0.00
10212	TXPOOL	CO2022A	05/26/2022	5,576.41	509,294.05	150,591.22	99,289.75	51,301.47	560,595.52
60000014	560,595.52	4.610	/ /	5,576.41	509,294.05	150,591.22	99,289.75	51,301.47	560,595.52
10213	FHLB	CO2022A	06/03/2022	46,406.25	5,542,511.47	0.00	0.00	-11,353.21	5,531,158.26
3130A0F70	5,500,000.00	2.528	12/08/2023	0.00	5,421,212.61	0.00	0.00	23,704.07	5,444,916.68
10215	FHLB	CO2022A	06/03/2022	39,531.25	5,515,740.08	0.00	0.00	-2,708.62	5,513,031.46
3130A1XJ2	5,500,000.00	2.671	06/14/2024	0.00	5,374,585.70	0.00	0.00	20,148.65	5,394,734.35
10228	CRAGCP	CO2022A	03/16/2023	0.00	0.00	4,872,476.39	0.00	4,883,387.50	4,883,387.50
22533UWK5	5,000,000.00	5.148	09/19/2023	0.00	0.00	4,872,476.39	0.00	4,876,230.00	4,876,230.00
Sub Totals For: Fund: Certs of Obligation				91,513.91	17,050,384.07	5,023,067.61	5,599,289.75	-562,211.33	16,488,172.74
				5,576.41	16,772,928.36	5,023,067.61	5,599,289.75	-496,451.81	16,276,476.55
Fund: Certs of Obligation									
10171	TXSTAR	CO2022B	01/14/2021	29,885.57	1,158,157.75	8,168,447.07	7,908,189.04	260,258.03	1,418,415.78
20210	1,418,415.78	4.606	/ /	29,885.57	1,158,157.75	8,168,447.07	7,908,189.04	260,258.03	1,418,415.78
10214	FHLB	CO2022B	06/03/2022	42,187.50	5,038,646.79	0.00	0.00	-10,321.10	5,028,325.69
3130A0F70	5,000,000.00	2.528	12/08/2023	0.00	4,928,375.10	0.00	0.00	21,549.15	4,949,924.25
10216	FHLB	CO2022B	06/03/2022	35,937.50	5,014,309.17	0.00	0.00	-2,462.38	5,011,846.79
3130A1XJ2	5,000,000.00	2.671	06/14/2024	0.00	4,885,987.00	0.00	0.00	18,316.95	4,904,303.95
10217	MUFGCP	CO2022B	06/06/2022	0.00	7,969,980.00	0.00	8,000,000.00	-7,969,980.00	0.00
62479MPT4	0.00	0.000	02/27/2023	0.00	7,944,272.00	0.00	8,000,000.00	-7,944,272.00	0.00
10227	TOYMCC	CO2022B	03/16/2023	0.00	0.00	7,802,631.11	0.00	7,819,982.22	7,819,982.22
89233HWE0	8,000,000.00	5.003	09/14/2023	0.00	0.00	7,802,631.11	0.00	7,809,464.00	7,809,464.00
Sub Totals For: Fund: Certs of Obligation				108,010.57	19,181,093.71	15,971,078.18	15,908,189.04	97,476.77	19,278,570.48
				29,885.57	18,916,791.85	15,971,078.18	15,908,189.04	165,316.13	19,082,107.98
Fund: Debt Service									

Portfolio LEND

City of Leander, Texas
Texas Compliance Change in Val Report
January 1, 2023 - March 31, 2023

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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
10017	TXPOOL	DS	09/01/2016	182,912.22	6,121,606.19	18,769,174.81	2,809,000.00	15,960,174.81	22,081,781.00
60000003	22,081,781.00	4.610	/ /	182,912.22	6,121,606.19	18,769,174.81	2,809,000.00	15,960,174.81	22,081,781.00
Sub Totals For: Fund: Debt Service				182,912.22	6,121,606.19	18,769,174.81	2,809,000.00	15,960,174.81	22,081,781.00
				182,912.22	6,121,606.19	18,769,174.81	2,809,000.00	15,960,174.81	22,081,781.00
Fund: General Consolidated									
10003	BBVAPC	GEN	09/01/2016	0.00	960.85	336.00	336.00	0.00	960.85
5446	960.85	0.000	/ /	0.00	960.85	336.00	336.00	0.00	960.85
10004	FBPFC	GEN	09/01/2016	0.00	65,643.55	103,319,850.64	103,342,431.93	-22,581.29	43,062.26
8172	43,062.26	0.000	/ /	0.00	65,643.55	103,319,850.64	103,342,431.93	-22,581.29	43,062.26
10005	FBPFC	GEN	09/01/2016	0.00	60,144.48	0.00	702.22	-702.22	59,442.26
8156	59,442.26	0.000	/ /	0.00	60,144.48	0.00	702.22	-702.22	59,442.26
10008	EWBMM	GEN	09/01/2016	0.00	0.00	0.00	0.00	0.00	0.00
4242	0.00	0.000	/ /	0.00	0.00	0.00	0.00	0.00	0.00
10011	TXTERM	GEN	09/01/2016	12,701.54	1,130,176.73	12,701.54	0.00	12,701.54	1,142,878.27
1168	1,142,878.27	4.700	/ /	12,701.54	1,130,176.73	12,701.54	0.00	12,701.54	1,142,878.27
10013	TXSTAR	GEN	09/01/2016	14,691.73	1,334,576.95	14,691.73	0.00	14,691.73	1,349,268.68
11890	1,349,268.68	4.606	/ /	14,691.73	1,334,576.95	14,691.73	0.00	14,691.73	1,349,268.68
10014	TXSTAR	GEN	09/01/2016	14,493.44	1,960,148.88	514,493.44	1,190,224.54	-675,731.10	1,284,417.78
23010	1,284,417.78	4.606	/ /	14,493.44	1,960,148.88	514,493.44	1,190,224.54	-675,731.10	1,284,417.78
10015	TXPOOL	GEN	09/01/2016	17,816.01	1,617,839.12	17,816.01	0.00	17,816.01	1,635,655.13
60000001	1,635,655.13	4.610	/ /	17,816.01	1,617,839.12	17,816.01	0.00	17,816.01	1,635,655.13
10016	TXPOOL	GEN	09/01/2016	350,713.89	39,065,304.66	30,746,521.22	38,257,998.48	-7,511,477.26	31,553,827.40
60000002	31,553,827.40	4.610	/ /	350,713.89	39,065,304.66	30,746,521.22	38,257,998.48	-7,511,477.26	31,553,827.40
10018	TXPOOL	GEN	09/01/2016	1,799.77	163,436.90	1,799.77	0.00	1,799.77	165,236.67
60000005	165,236.67	4.610	/ /	1,799.77	163,436.90	1,799.77	0.00	1,799.77	165,236.67
10019	TXPOOL	GEN	09/01/2016	3,619.02	328,640.31	3,619.02	0.00	3,619.02	332,259.33
60000008	332,259.33	4.610	/ /	3,619.02	328,640.31	3,619.02	0.00	3,619.02	332,259.33

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10020	TXPOOL	GEN	09/01/2016	125.67	11,414.44	125.67	0.00	125.67	11,540.11
60000009	11,540.11	4.610	/ /	125.67	11,414.44	125.67	0.00	125.67	11,540.11
10117	INVESC	GEN	01/25/2019	48,053.38	10,700,708.29	19,905,154.02	26,315,100.64	-6,409,946.62	4,290,761.67
2142	4,290,761.67	4.025	/ /	54,100.64	10,700,708.29	19,905,154.02	26,315,100.64	-6,409,946.62	4,290,761.67
10164	MIAMI	GEN	09/30/2020	1,875.00	2,000,000.00	0.00	2,000,000.00	-2,000,000.00	0.00
59333NN90	0.00	0.000	04/01/2023	3,750.00	1,980,360.00	0.00	2,000,000.00	-1,980,360.00	0.00
10165	FFCBC	GEN	10/15/2020	3,500.00	5,000,000.00	0.00	0.00	0.00	5,000,000.00
3133EMCQ3	5,000,000.00	0.317	10/13/2023	0.00	4,819,077.40	0.00	0.00	54,781.70	4,873,859.10
10167	HAWAII	GEN	10/29/2020	1,605.94	1,125,000.00	0.00	0.00	0.00	1,125,000.00
419792ZJ8	1,125,000.00	0.570	10/01/2023	0.00	1,093,556.25	0.00	0.00	6,986.25	1,100,542.50
10172	FHLBC	GEN	03/12/2021	5,000.00	5,000,000.00	0.00	0.00	0.00	5,000,000.00
3130ALJ70	5,000,000.00	0.400	03/12/2024	10,000.00	4,733,021.30	0.00	0.00	70,337.00	4,803,358.30
10173	FFCBC	GEN	04/05/2021	4,125.00	5,000,000.00	0.00	0.00	0.00	5,000,000.00
3133EMVD1	5,000,000.00	0.371	04/05/2024	0.00	4,717,371.20	0.00	0.00	62,767.95	4,780,139.15
10176	FHLBC	GEN	04/15/2021	5,000.00	5,000,000.00	0.00	0.00	0.00	5,000,000.00
3130ALVY7	5,000,000.00	0.400	04/15/2024	0.00	4,714,620.65	0.00	0.00	65,641.30	4,780,261.95
10180	FHLBC	GEN	05/28/2021	5,000.00	5,000,000.00	0.00	0.00	0.00	5,000,000.00
3130AMEZ1	5,000,000.00	0.400	05/24/2024	0.00	4,694,273.00	0.00	0.00	65,287.20	4,759,560.20
10181	FHLBC	GEN	06/28/2021	5,000.00	5,000,000.00	0.00	0.00	0.00	5,000,000.00
3130AMT85	5,000,000.00	0.400	06/28/2024	0.00	4,676,433.05	0.00	0.00	65,204.70	4,741,637.75
10186	FHLBC	GEN	08/30/2021	6,250.00	5,000,000.00	0.00	0.00	0.00	5,000,000.00
3130ANNS5	5,000,000.00	0.500	08/28/2024	12,500.00	4,654,240.15	0.00	0.00	69,552.55	4,723,792.70
10188	FAMCAC	GEN	10/04/2021	6,250.00	5,000,000.00	0.00	0.00	0.00	5,000,000.00
31422XMV1	5,000,000.00	0.500	10/04/2024	0.00	4,641,162.75	0.00	0.00	69,422.05	4,710,584.80
10191	FFCB	GEN	12/09/2021	11,500.00	4,999,353.70	0.00	0.00	83.34	4,999,437.04
3133ENGQ7	5,000,000.00	0.926	12/09/2024	0.00	4,663,769.65	0.00	0.00	55,358.45	4,719,128.10

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10193	FHLBC	GEN	12/20/2021	2,500.00	1,000,000.00	0.00	0.00	0.00	1,000,000.00
3130AQM3	1,000,000.00	1.000	12/20/2024	0.00	929,773.70	0.00	0.00	15,235.71	945,009.41
10195	TNOTE	GEN	01/12/2022	5,041.44	4,999,565.92	0.00	5,000,000.00	-4,999,565.92	0.00
912828ZD5	0.00	0.000	03/15/2023	12,500.00	4,961,910.00	0.00	5,000,000.00	-4,961,910.00	0.00
10196	TNOTE	GEN	01/12/2022	1,549.92	4,959,807.19	0.00	0.00	9,544.47	4,969,351.66
91282CBE0	5,000,000.00	0.908	01/15/2024	3,125.00	4,768,555.00	0.00	0.00	55,275.00	4,823,830.00
10197	TNOTE	GEN	01/25/2022	1,545.42	4,979,095.90	0.00	0.00	8,916.44	4,988,012.34
91282CCN9	5,000,000.00	0.852	07/31/2023	3,125.00	4,868,360.00	0.00	0.00	56,250.00	4,924,610.00
10198	FFCBC	GEN	01/27/2022	9,250.00	5,000,000.00	0.00	0.00	0.00	5,000,000.00
3133ENML1	5,000,000.00	0.740	04/27/2023	0.00	4,940,243.10	0.00	0.00	44,181.95	4,984,425.05
10199	NXBICS	GEN	01/19/2022	58,659.88	5,089,010.93	58,659.88	0.00	58,659.88	5,147,670.81
026	5,147,670.81	4.900	/ /	58,659.88	5,089,010.93	58,659.88	0.00	58,659.88	5,147,670.81
10200	TNOTE	GEN	02/22/2022	1,001.38	4,992,488.63	0.00	5,000,000.00	-4,992,488.63	0.00
91282CBN0	0.00	0.000	02/28/2023	3,125.00	4,966,645.00	0.00	5,000,000.00	-4,966,645.00	0.00
10201	TNOTE	GEN	02/22/2022	1,544.86	4,960,228.74	0.00	0.00	14,790.97	4,975,019.71
91282CCU3	5,000,000.00	1.344	08/31/2023	3,125.00	4,849,025.00	0.00	0.00	57,030.00	4,906,055.00
10202	TNOTE	GEN	02/22/2022	1,541.20	4,926,899.64	0.00	0.00	16,046.42	4,942,946.06
91282CBM2	5,000,000.00	1.450	02/15/2024	3,125.00	4,751,560.00	0.00	0.00	53,130.00	4,804,690.00
10203	TNOTE	GEN	03/23/2022	23,172.89	4,969,779.99	0.00	0.00	4,473.35	4,974,253.34
9128282U3	5,000,000.00	2.250	08/31/2024	46,875.00	4,784,960.00	0.00	0.00	43,555.00	4,828,515.00
10204	TNOTE	GEN	03/29/2022	1,549.08	4,932,541.25	0.00	0.00	23,623.69	4,956,164.94
91282CAK7	5,000,000.00	2.085	09/15/2023	3,125.00	4,843,165.00	0.00	0.00	55,075.00	4,898,240.00
10205	TCBPFC	GEN	03/22/2022	1,015.06	207,306.72	1,015.06	0.00	1,015.06	208,321.78
380B	208,321.78	2.220	/ /	1,015.06	207,306.72	1,015.06	0.00	1,015.06	208,321.78
10209	TNOTE	GEN	05/18/2022	6,181.32	4,914,208.72	0.00	0.00	23,186.83	4,937,395.55
91282CDM0	5,000,000.00	2.428	11/30/2023	0.00	4,810,545.00	0.00	0.00	51,565.00	4,862,110.00

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10210	TNOTE	GEN	05/20/2022	16,997.59	4,963,303.21	0.00	0.00	12,142.32	4,975,445.53
912828T26	5,000,000.00	2.381	09/30/2023	34,375.00	4,878,125.00	0.00	0.00	40,820.00	4,918,945.00
10218	FHLMCC	GEN	07/14/2022	50,000.00	5,000,000.00	0.00	0.00	0.00	5,000,000.00
3134GXZT4	5,000,000.00	4.000	07/14/2025	100,000.00	4,902,091.60	0.00	0.00	13,355.20	4,915,446.80
10219	FFCB	GEN	08/11/2022	39,062.50	4,994,134.31	0.00	0.00	2,432.78	4,996,567.09
3133ENF39	5,000,000.00	3.324	08/08/2023	76,822.92	4,949,358.50	0.00	0.00	19,430.95	4,968,789.45
10220	FHLB	GEN	08/11/2022	26,562.50	4,936,252.15	0.00	0.00	13,758.53	4,950,010.68
3130ARHG9	5,000,000.00	3.262	02/28/2024	53,125.00	4,835,463.55	0.00	0.00	49,965.00	4,885,428.55
10221	FFCB	GEN	08/15/2022	41,250.00	4,998,832.00	0.00	0.00	180.00	4,999,012.00
3133ENG20	5,000,000.00	3.315	08/15/2024	82,500.00	4,898,228.10	0.00	0.00	27,793.55	4,926,021.65
10222	EWBCD	GEN	08/03/2022	33,419.46	4,456,581.95	33,419.46	0.00	33,419.46	4,490,001.41
172404911	4,490,001.41	3.030	08/03/2023	33,419.46	4,456,581.95	33,419.46	0.00	33,419.46	4,490,001.41
10225	FHLB	GEN	01/30/2023	41,302.08	0.00	5,009,250.00	0.00	5,008,107.79	5,008,107.79
3130ATVC8	5,000,000.00	4.723	06/14/2024	0.00	0.00	5,009,250.00	0.00	5,017,174.75	5,017,174.75
10226	FHLB	GEN	01/31/2023	79,166.66	0.00	9,991,496.30	0.00	9,992,781.49	9,992,781.49
3130ATUQ8	10,000,000.00	4.829	03/08/2024	48,819.44	0.00	9,991,496.30	0.00	9,987,888.90	9,987,888.90
Sub Totals For: Fund: General Consolidated				961,433.63	189,843,386.11	169,630,949.76	181,106,793.81	-11,338,576.48	178,504,809.63
				1,063,173.47	185,517,788.71	169,630,949.76	181,106,793.81	-10,212,440.19	175,305,348.52
Fund: GO 2016 - Parks									
10026	TXSTAR	GO16PK	11/22/2016	0.00	0.00	0.00	0.00	0.00	0.00
20161	0.00	0.000	/ /	0.00	0.00	0.00	0.00	0.00	0.00
Sub Totals For: Fund: GO 2016 - Parks				0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	0.00	0.00	0.00
Fund: GO 2016 - Senior Cen									
10025	TXSTAR	GO16SC	11/22/2016	1,150.84	104,538.45	1,150.84	0.00	1,150.84	105,689.29
20160	105,689.29	4.606	/ /	1,150.84	104,538.45	1,150.84	0.00	1,150.84	105,689.29

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Sub Totals For: Fund: GO 2016 - Senior Cen				1,150.84	104,538.45	1,150.84	0.00	1,150.84	105,689.29
				1,150.84	104,538.45	1,150.84	0.00	1,150.84	105,689.29
Fund: GO 2016 - Transporta									
10027	TXSTAR	GO16TR	11/22/2016	1,534.08	139,351.96	1,534.08	0.00	1,534.08	140,886.04
20162	140,886.04	4.606	/ /	1,534.08	139,351.96	1,534.08	0.00	1,534.08	140,886.04
Sub Totals For: Fund: GO 2016 - Transporta				1,534.08	139,351.96	1,534.08	0.00	1,534.08	140,886.04
				1,534.08	139,351.96	1,534.08	0.00	1,534.08	140,886.04
Fund: GO 2018 - Parks									
10106	TXSTAR	GO18PK	11/06/2018	3,031.73	292,073.78	3,031.73	20,789.00	-17,757.27	274,316.51
20182	274,316.51	4.606	/ /	3,031.73	292,073.78	3,031.73	20,789.00	-17,757.27	274,316.51
Sub Totals For: Fund: GO 2018 - Parks				3,031.73	292,073.78	3,031.73	20,789.00	-17,757.27	274,316.51
				3,031.73	292,073.78	3,031.73	20,789.00	-17,757.27	274,316.51
Fund: GO 2018 - Rec Center									
10107	TXSTAR	GO18REC	11/06/2018	4,282.91	385,859.38	8,973.41	0.00	8,973.41	394,832.79
20180	394,832.79	4.606	/ /	4,282.91	385,859.38	8,973.41	0.00	8,973.41	394,832.79
10207	TNOTE	GO18REC	04/25/2022	6,026.78	1,497,194.51	0.00	0.00	1,683.30	1,498,877.81
912828R69	1,500,000.00	2.086	05/31/2023	0.00	1,482,363.00	0.00	0.00	10,078.50	1,492,441.50
Sub Totals For: Fund: GO 2018 - Rec Center				10,309.69	1,883,053.89	8,973.41	0.00	10,656.71	1,893,710.60
				4,282.91	1,868,222.38	8,973.41	0.00	19,051.91	1,887,274.29
Fund: GO 2018 - Senior Cen									
10108	TXSTAR	GO18SC	11/06/2018	3,769.92	339,111.60	11,269.93	0.00	11,269.93	350,381.53
20183	350,381.53	4.606	/ /	3,769.92	339,111.60	11,269.93	0.00	11,269.93	350,381.53
10192	FHLBC	GO18SC	12/20/2021	3,750.00	1,500,000.00	0.00	0.00	0.00	1,500,000.00
3130AQCM3	1,500,000.00	1.000	12/20/2024	0.00	1,394,660.55	0.00	0.00	22,853.57	1,417,514.12
10223	TCB	GO18SC	11/16/2022	20,260.53	2,000,000.00	20,774.14	0.00	20,774.14	2,020,774.14
240000060	2,020,774.14	4.100	05/16/2023	20,774.14	2,000,000.00	20,774.14	0.00	20,774.14	2,020,774.14

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Sub Totals For: Fund: GO 2018 - Senior Cen				27,780.45	3,839,111.60	32,044.07	0.00	32,044.07	3,871,155.67
				24,544.06	3,733,772.15	32,044.07	0.00	54,897.64	3,788,669.79
Fund: GO 2018 - Transporta									
10109	TXSTAR	GO18TR	11/06/2018	23,855.84	2,192,318.22	37,693.48	40,399.75	-2,706.27	2,189,611.95
20181	2,189,611.95	4.606	/ /	23,855.84	2,192,318.22	37,693.48	40,399.75	-2,706.27	2,189,611.95
10208	TNOTE	GO18TR	04/25/2022	20,089.28	4,990,648.38	0.00	0.00	5,610.97	4,996,259.35
912828R69	5,000,000.00	2.086	05/31/2023	0.00	4,941,210.00	0.00	0.00	33,595.00	4,974,805.00
10224	TCB	GO18TR	11/16/2022	41,018.86	4,000,000.00	42,057.22	0.00	42,057.22	4,042,057.22
240000062	4,042,057.22	4.150	08/16/2023	42,057.22	4,000,000.00	42,057.22	0.00	42,057.22	4,042,057.22
Sub Totals For: Fund: GO 2018 - Transporta				84,963.98	11,182,966.60	79,750.70	40,399.75	44,961.92	11,227,928.52
				65,913.06	11,133,528.22	79,750.70	40,399.75	72,945.95	11,206,474.17
Fund: PID Crystal Springs									
10118	CAVHIL	PIDCS	10/01/2022	9,672.56	956,348.81	261,510.98	296,210.33	-34,699.35	921,649.46
822864	921,649.46	4.330	/ /	8,542.12	956,348.81	261,510.98	296,210.33	-34,699.35	921,649.46
Sub Totals For: Fund: PID Crystal Springs				9,672.56	956,348.81	261,510.98	296,210.33	-34,699.35	921,649.46
				8,542.12	956,348.81	261,510.98	296,210.33	-34,699.35	921,649.46
Fund: PID Deerbrooke NIA									
10119	FED	PIDDBN	10/01/2022	6,923.89	553,649.98	666,556.24	375,608.76	290,947.48	844,597.46
822454	844,597.46	4.190	/ /	5,673.86	553,649.98	666,556.24	375,608.76	290,947.48	844,597.46
10147	TXPOOL	PIDDBN	01/30/2020	51.88	9.99	418,665.12	418,613.24	51.88	61.87
60000012	61.87	4.610	/ /	51.89	9.99	418,665.12	418,613.24	51.88	61.87
Sub Totals For: Fund: PID Deerbrooke NIA				6,975.77	553,659.97	1,085,221.36	794,222.00	290,999.36	844,659.33
				5,725.75	553,659.97	1,085,221.36	794,222.00	290,999.36	844,659.33
Fund: PID Deerbrooke SIA									
10120	FED	PIDDBS	10/01/2022	11,369.84	928,342.39	916,283.36	458,363.88	457,919.48	1,386,261.87
822451	1,386,261.87	4.190	/ /	9,355.28	928,342.39	916,283.36	458,363.88	457,919.48	1,386,261.87

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10124	TXPOOL	PIDDBS	03/06/2019	4,169.90	715,433.02	334,086.28	1,038,385.23	-704,298.95	11,134.07
60000011	11,134.07	4.610	/ /	4,169.90	715,433.02	334,086.28	1,038,385.23	-704,298.95	11,134.07
Sub Totals For: Fund: PID Deerbrooke SIA				15,539.74	1,643,775.41	1,250,369.64	1,496,749.11	-246,379.47	1,397,395.94
				13,525.18	1,643,775.41	1,250,369.64	1,496,749.11	-246,379.47	1,397,395.94
Fund: PID Oak Creek									
10121	CAVHIL	PIDOC	10/01/2022	5,875.44	568,888.06	227,701.29	177,175.19	50,526.10	619,414.16
829908	619,414.16	4.190	/ /	4,963.79	568,888.06	227,701.29	177,175.19	50,526.10	619,414.16
Sub Totals For: Fund: PID Oak Creek				5,875.44	568,888.06	227,701.29	177,175.19	50,526.10	619,414.16
				4,963.79	568,888.06	227,701.29	177,175.19	50,526.10	619,414.16
Report Grand Totals:				1,602,675.42	264,386,691.04	212,459,263.84	208,425,899.23	4,227,647.08	268,614,338.12
				1,496,464.14	259,164,273.30	212,459,263.84	208,425,899.23	5,590,301.14	264,754,574.44

Portfolio LEND

Disclosures

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**Meeder Public Funds
Patterson Group**

Barton Oaks Plaza II
901 S. MoPac Expy
Suite 195
Austin, Texas
78746
800.817.2442



EXECUTIVE SUMMARY
06/01/2023

AGENDA SUBJECT:

Approval of a waiver of Article 8.04, Noise, Section 8.04.001(a) (11) in the hours of construction work to Bennet Paving, Inc. to perform roadway rehabilitation work between the hours of 8:00 p.m. and 6:00 a.m. at the intersection of Lakeline Boulevard and Crystal Falls Parkway; and Lakeline Boulevard and Osage Drive as a part of the Roadway Rehabilitation FY 2023 project, between June 5, 2023 and June 26, 2023 (weather permitting); and Public Works department will notify the commuters, nearby residents, and business owners via message boards, website news, and HOA emails at least forty-eight (48) hours prior to the scheduled work.

BACKGROUND:

Bennet Paving, Inc. is performing roadway rehabilitation work on Lakeline Boulevard as a part of the Roadway Rehabilitation FY 2023 project. They are requesting to perform the work on intersections at Lakeline Boulevard and Crystal Falls Parkway, and Lakeline Boulevard and Osage Drive at night between the hours of 8:00 p.m. and 6:00 a.m. to minimize the impact to nearby residents, businesses and the through traffic. The work is estimated to take three to four (3 - 4) days, weather permitting, between June 5, 2023 and June 26, 2023.

The Public Works department will notify the commuters, nearby residents, and business owners via message boards, website news, and HOA emails at least forty-eight (48) hours prior to the scheduled work.

APPLICANT/AGENT:

Bennet Paving, Inc.

RECOMMENDATION:

Staff recommends approval for a variance of the City's noise ordinance for construction activities as described on Lakeline Boulevard to Bennet Paving, Inc. for the Roadway Rehabilitation FY 2023 project.

PRESENTER:

Gina M. Ellison, P.E., Public Works Director

Attachments

1. Noise Variance Form for COL Road Rehab FY2023



Public Works Department

Temporary Noise Variance Application

Chapter 8 Offenses and Nuisances – Article 8.04 Noise - **Sec.8.04.001.a11**

(11) The excavation or grading of land, or the erection, construction, demolition or alteration of any building or structure, between the hours of 9:00 p.m. and 7:00 a.m., within six hundred feet (600') of any occupied residential structure, or that generates, produces or results in any noise or sound that may be heard at the property line of any occupied residential structure; provided that this subsection shall not apply to any such work, construction, repairs or alterations that constitute an urgent necessity for the benefit and interest of the public safety, health or general welfare, e.g., repairs and emergency installations by any public utility, or to any excavation, erection, construction, demolition or alteration authorized by the city council to be undertaken between the hours of 9:00 p.m. and 7:00 a.m.

City Council meetings are held on the first and third Thursday each month. Any applications must be received by the City not later than Tuesday the week before the desired meeting date.

1. Reasons for requesting a Temporary Noise Variance from the City of Leander (e.g. Construction Activities, Concrete pours, etc.)

Milling and replacing asphalt on Lakeline Blvd and Crystal Falls Pkwy intersection area, and Lakeline Blvd and Osage Drive intersection area.

2. List any noise generating equipment that will be operated during the variance window (e.g. Light plants, Generators, Backhoe, concrete saw, vacuum, etc.)

Skid steers, pavers, backhoe, rollers, generator, and walk-behind saws.

3. List any measures that will be taken to reduce the impacts to neighbors. (e.g. No alarms, whistles or sirens will be used, we will notify the neighbors, etc.)

No alarms, whistles, or sirens. Will notify neighbors. Unplug back-up alarms where possible. Equipment will be kept in confined area and not left running longer than needed.





Public Works Department Temporary Noise Variance Application

Project Address:

OR Location: Lakeline Blvd Intersection at Crystal Falls Pkwy and Osage Drive

Description of Work:

Milling and replacing asphalt for City of Leander City of Leander Roadway Rehabilitation FY 2023. The work is estimated to take 3 - 4 days, weather permitting, between during below specified timeframe.

In the fields below, please enter the start date and time for the 14-day variance window including setup and traffic control. For the stop date use the ending day and time the variance will be needed including clean up.

Start Date: June 5, 2023	Start Time: 8PM
Finish Date: June 26, 2023	Finish Time: 6 AM

Applicant Information:

Name: Bryan Bennett	Company: Bennett Paving, Inc.	Position: President
Address: P.O. Box 2309 Leander, TX 78646	Phone: (512) 740-8603	E-mail: bryan@bennettpavingtx.com

Contractor Information:

Name: Bryan Bennett	Company: Bennett Paving, Inc.	Position: President
Address: P.O. Box 2309 Leander, TX 78646	Phone : (512) 740-8603	E-mail : bryan@bennettpavingtx.com





EXECUTIVE SUMMARY
06/01/2023

AGENDA SUBJECT:

Approval of a waiver of Article 8.04, Noise, Section 8.04.001(a) (11) in the hours of construction work to Leander Independent School District (LISD) to provide for concrete pours at Elementary #30, located north of San Gabriel Parkway and West of Frontenac Street in Leander, between July 2023 through April 2024 (depending on weather conditions), and requiring LISD to post notifications a minimum of forty-eight (48) hours in advance of the activities on their project site. In some large pour cases, the construction teams will need to start as early as 1:00 am, and in other cases the smaller pours will need to begin by 4:00 am.

BACKGROUND:

LISD is requesting permission for a variance for construction activities for concrete pours between July 2023 through April 2024, with most of the pours being concentrated to July 2023 through January 2024, for Elementary School #30 located north of San Gabriel Parkway and west of Frontenac Street. As per the Land Development Agreement between the City of Leander and LISD, they are requesting that LISD be granted a variance to be allowed to perform the large concrete pours beginning at 1:00 a.m. and the smaller concrete pours, as described in the letter attachment, to begin no earlier than 4:00 a.m. It is estimated that thirty to forty-five (30 to 45) concrete pours will be needed, with twenty-two to twenty-four (22 to 24) large pours. The school district in conjunction with our construction partners will also make extra efforts to communicate with properties neighboring the major construction site. LISD will place temporary signs on their property notifying the citizens in the surrounding area of any planned early morning concrete pours.

APPLICANT/AGENT:

Leander Independent School District (LISD)

RECOMMENDATION:

Staff recommends approval for a variance of the City's noise ordinance for construction activities as scheduled in attached request for the new Elementary #30.

PRESENTER:

Emily Truman, P.E., CFM, PMP, City Engineer

Attachments

1. LISD Request Letter



May 10, 2023

Lorraine Eldred
City of Leander
P.O. Box 319
Leander, TX 78646-0319

Dear Ms. Eldred,

Leander Independent School District will be starting construction on our new Elementary #30, in the City of Leander. The location of Elementary #30 is north of San Gabriel Pkwy and west of Frontenac Street.

Part of the construction process is performing concrete pours. Unfortunately, certain phases of each project demand the placement and finishing of large quantities of concrete in continuous pours which often take hours to complete. These large pours need to start in the early morning hours well before the time restricted by city Noise Ordinance Sec. 8.04.001. In some large pour cases, our construction teams will need to start as early as 1:00 a.m. and in other cases, smaller pours will need to begin by 4:00 a.m. These early morning start times are required for several reasons.

The concrete companies (batch plants) have a strong influence on when we can start as they say when we can get the concrete. These companies are very busy, as evidenced by the high number of new homes being built, and with our pours being large pours, they will push it to be earlier so they can take care of the residential concrete pours as well.

Traffic often delays arrival of concrete trucks. Because the concrete must be placed continuously, it is imperative that trucks delivering concrete arrive at defined intervals and without delay. This requires a period in which arrivals and departures from the construction site can transpire during periods of minimum traffic impact to the surrounding roadways. A large pour could need 50 to 75 trucks delivering concrete for that one pour, depending on the size of the pour.

Public safety is another reason to start early. A fully loaded concrete truck can weigh up to 80,000 pounds. They can't stop on a dime, so for everyone's safety we start early to decrease the number of trucks on the road and driving through a neighborhood when people are going to work and when students are walking to bus stops.

An additional factor critical to the success of concrete placement and finishing is environmental. During periods of warm/hot temperatures, the early morning placement

LeanderISD.org

204 W. South Street • P.O. Box 218 • Leander, TX 78646

Phone: 512-570-0000 • Fax: 512-570-0054

of concrete allows the pours to be completed prior to the temperatures getting too high which can cause issues with the finishing, particularly cracking of the concrete. Early placement of concrete also allows the concrete finishing process to be completed prior to evening and late-night hours.

Regarding the new LISD Elementary #30, it is estimated that 30 to 45 concrete pours will be needed, with 22 to 24 being large pours.

We understand the impact construction activities often have on neighboring properties. For this reason, LISD works very closely with our construction managers in developing traffic plans for ingress and egress for early morning concrete pours at our construction sites. The purpose of these plans is to minimize disturbances such as noise from backup beepers and headlights from vehicles shining into neighboring properties. The school district in conjunction with our construction partners also make extra efforts to communicate with properties neighboring our major construction sites. LISD will place temporary signs on our property notifying the citizens in the surrounding area of any planned early morning concrete pours.

As per the Land Development Agreement between the City of Leander and LISD, I am requesting that LISD be granted a variance to be allowed to perform the large concrete pours beginning at 1:00 a.m. and the balance of concrete pours to begin no earlier than 4:00 a.m. for the Elementary #30. These pours would be happening July 2023 through April 2024, with most of the pours being concentrated to July 2023 through January 2024.

Sincerely,



Jimmy Disler
Chief Facilities Officer

Cc: Bruce Gearing, Ed.D., Superintendent

LeanderISD.org

204 W. South Street • P.O. Box 218 • Leander, TX 78646

Phone: 512-570-0000 • Fax: 512-570-0054



EXECUTIVE SUMMARY
06/01/2023

AGENDA SUBJECT:

Approval of the Second Reading of an Ordinance regarding Zoning Case Z-23-0060 to amend the current zoning of SFR-1-B (Interim Single-Family Rural) to SFR-2-B (Single-Family Rural) on one (1) parcel of land approximately 12.396 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R605507; located to the west of the intersection of CR 281 and N. Bagdad Road, Leander, Williamson County, Texas.

BACKGROUND:

This request is the final step in the zoning process. This zoning change proposal is compatible with surrounding zonings, land uses, and City of Leander future land use map. Staff recommends approval of the request. The Planning & Zoning Commission recommended approval of the request during the April 13, 2023. The applicant requested to postpone this request prior to the May 4, 2023 Agenda.

HISTORY/TIMELINE:

02/03/2023 – Annexation
04/13/2023 – Planning & Zoning Commission, 1st Public Hearing
05/04/2023 – City Council Public Hearing, Postponed by Applicant
05/18/2023 – City Council Public Hearing, 2nd Reading of the Ordinance

APPLICANT/AGENT:

Southwest Land Services, Inc. (David Singleton) on behalf of B Twisted, LLC (Craig Beaver)

RECOMMENDATION:

The City Council approved the request during the May 18, 2023 meeting.

PRESENTER:

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

Attachments

1. Planning Analysis
2. Current Zoning Map
3. Future Land Use Map
4. Notification Map
5. Proposed Zoning Map
6. Aerial Map
7. Letter of Intent
8. Neighborhood Outreach
9. Ordinance
10. P&Z Minutes



PLANNING ANALYSIS

ZONING CASE Z-23-0060 B TWISTED

GENERAL INFORMATION

Owner/Agent: Southwest Land Services, Inc. (David Singleton) on behalf of B Twisted, LLC (Craig Beaver).

Current Zoning: SFR-1-B (Interim Single-Family Rural)

Proposed Zoning: SFR-2-B (Single-Family Rural)

Size and Location: The property is located to the west of the intersection of CR 281 and N. Bagdad Road, including approximately 12.396 acres.

Staff Contact: Jason Pho
Assistant Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property to rezone the property to later subdivide into large 3 acre lots.

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 4*
- ☒ ☐ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 4*
- ☐ ☒ Does the proposal warrant any other special considerations? *see below*

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	OCL (Liberty Hill)	Large lot residential
EAST	ETJ	Undeveloped
SOUTH	SFR-2-B	Undeveloped Subdivision (Sullivan Tract)
WEST	ETJ	Undeveloped

SURROUNDING AREA:

This property is located 1 mile west of the intersection of CR 281 and N. Bagdad Road. The tract is surrounded by undeveloped land to the east, and west. Toward the south is the undeveloped subdivision, Sullivan Tract. To the north and across CR 281 are existing large lot, single-family residences in the city of Liberty Hill.

PHYSICAL AND NATURAL FEATURES:

This property contains no floodplains and is currently undeveloped. The lot contains tree cover which will be subject to the City of Leander tree protection requirements and mitigation at the time of site development.

PROPERTY HISTORY:

This property was annexed into the City of Leander on 02/03/2023.

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- No previous zoning cases.

MAJOR CORRIDORS:

This property has access onto CR 281.

TRANSPORTATION PLAN REQUIREMENTS:

There are no transportation plan requirements.

SUBDIVISIONS:

This property is currently unplatted.

EXISTING UTILITIES:

Water and wastewater access will come with the proposed Sullivan Tract to the south of the property.



CURRENT LAND USES:

This property is currently undeveloped.

PROPOSED ZONING DISTRICT:**USE COMPONENT****SFR – SINGLE-FAMILY RURAL:**

Features: 1 acre lot min.; 1,600 square foot living area min.

Intent: Development of single-family detached dwellings on lots one acre or larger in size and for other uses that are compatible and complimentary to large lot and very low density residential development. The purpose of this component is to provide regulations to preserve rural character and maintain and protect the City's single-family residences and neighborhoods in an area with larger lot sizes. This component is also intended to preserve the larger tracts of land for future economic development in accordance with the Comprehensive Plan, while permitting rural/agricultural uses on the land to continue.

SITE COMPONENT**TYPE 2:**

Features: Accessory buildings greater of 10% of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.; multi-family provides at least 100% of units with an enclosed garage parking space.

Intent:

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

ARCHITECTURAL COMPONENT**TYPE B:**

Features: 4 or more architectural features.

Intent:

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

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

- Strategy 1.1: Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.
- Strategy 10.2: Support housing that has well-defined design character, compatibility with adjacent uses, and balanced density.

Applicable Future Land Use categories**NEIGHBORHOOD RESIDENTIAL**

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

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

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

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

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

SCHEDULE:**DEVELOPMENT MEETING**

No development meeting was held.

NOTIFICATION

- 03/23/2023 - Public Notice on Hill Country News
- 03/29/2023 - Mail Notification to Property Owners within 200'
- 03/29/2023 - Public Hearing Signage Posted on Property
- 04/13/2023 - Planning and Zoning Commission Public Hearing
- 05/04/2023 - City Council Public Hearing & First Reading of the Ordinance
- 05/18/2023 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

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

A neighborhood outreach letter was sent on 03/13/2023. Below is a list of comments/concerns that were raised in response:

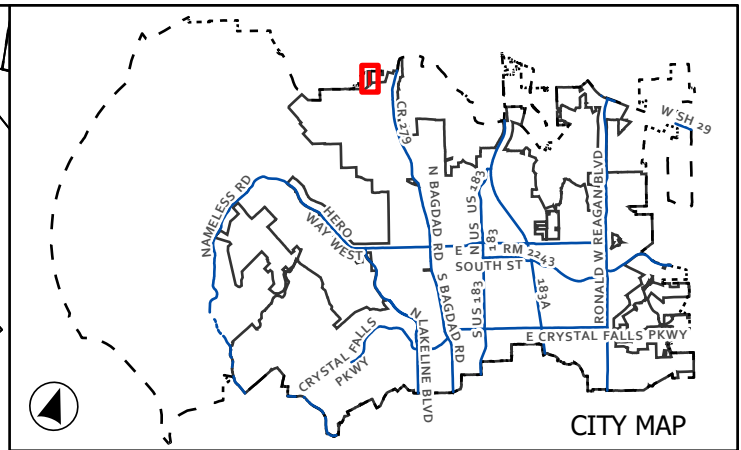
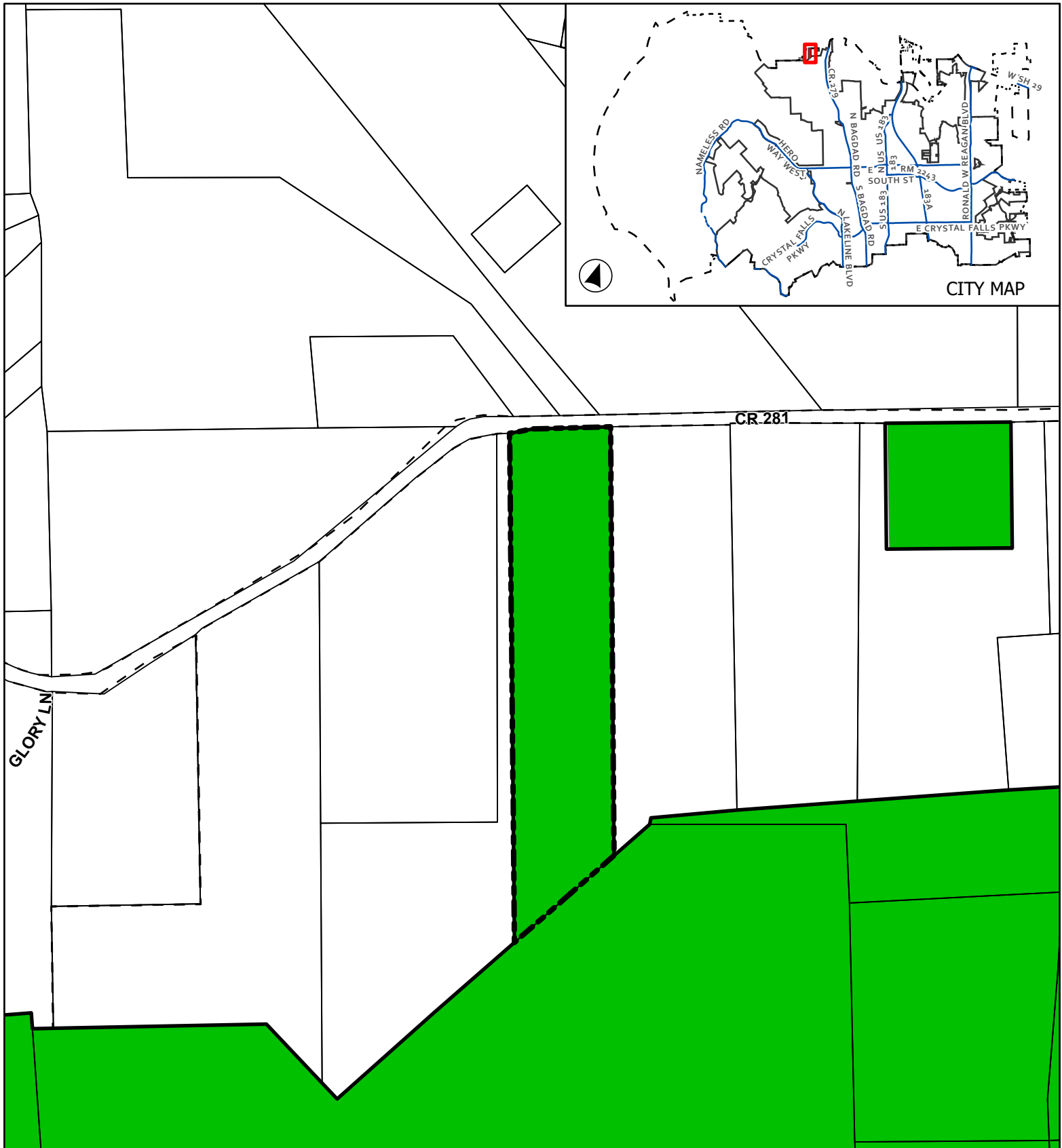
- Opposition to any subdivision and/or development of the land whatsoever.

Please see the full report from the applicant attached.



APPROVAL CRITERIA:

This zoning change proposal is compatible with surrounding zonings, land uses, and City of Leander future land use map. The primary difference between the Type 1 and Type 2 site component is the size of the accessory structure. An example of an accessory structure would be a shed in the backyard.



CASE: Z-23-0060

ATTACHMENT 2

B-TWISTED

Current Zoning

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

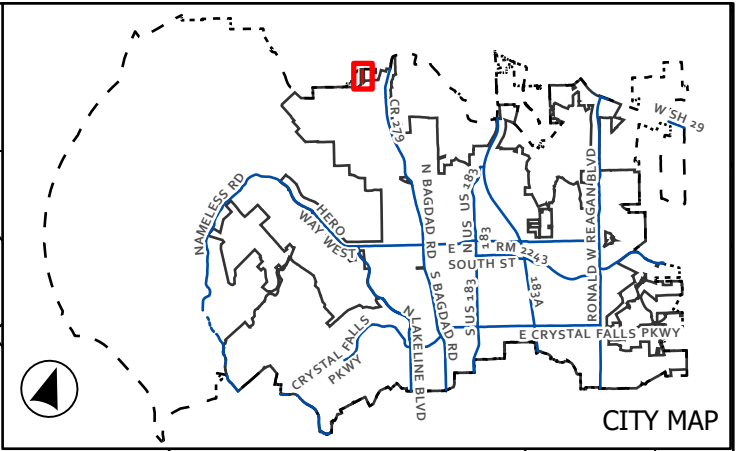
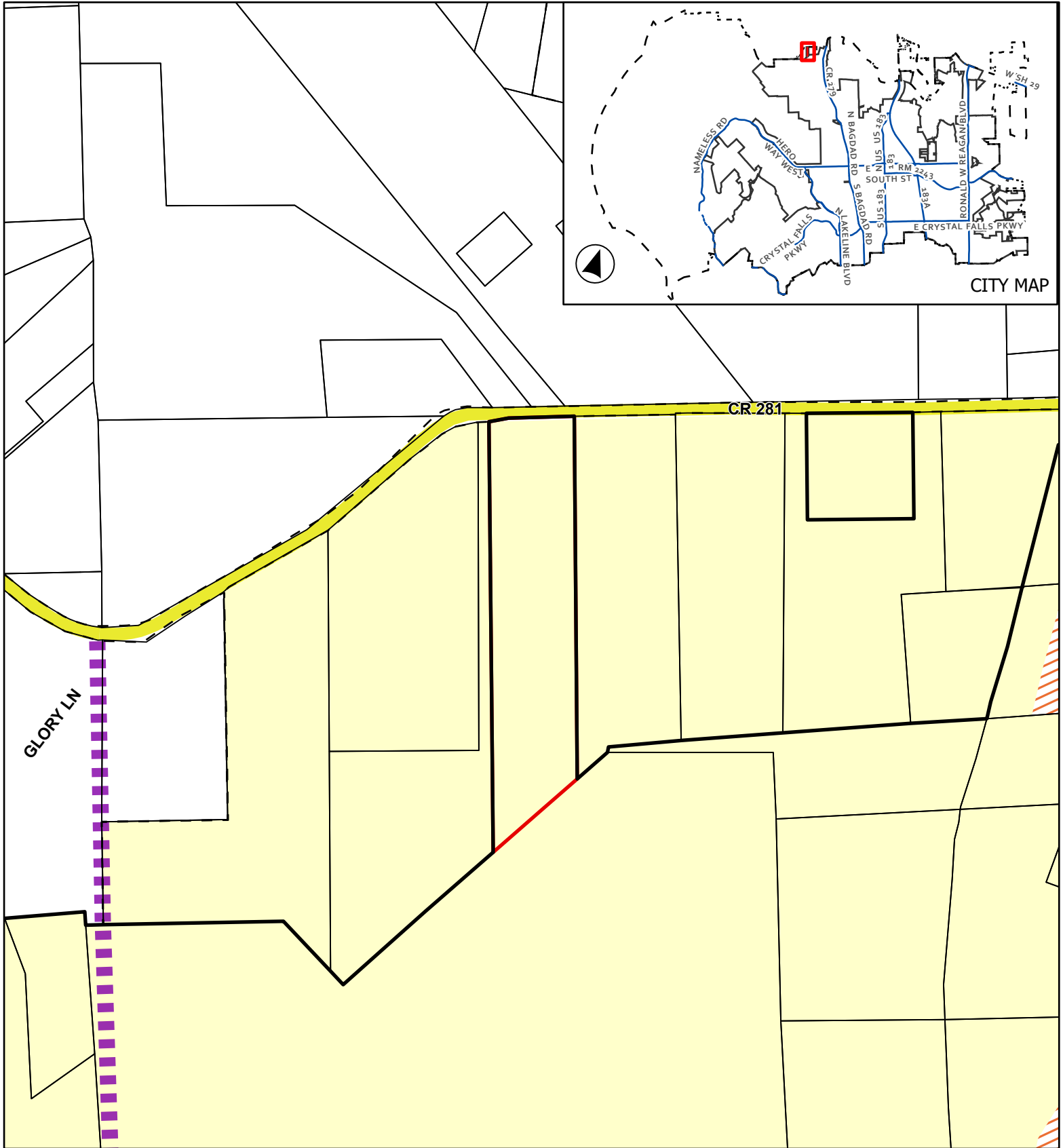
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0 155 310



Feet



CASE: Z-23-0060 ATTACHMENT 3 B-TWISTED

Future Land Use Map

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0 235 470

Feet

Thoroughfare Plan

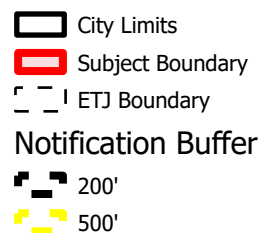
- Leander City Limits
- ETJ Boundary
- Subject Boundary
- Collector, Existing
- Arterial 4 Lane, Proposed

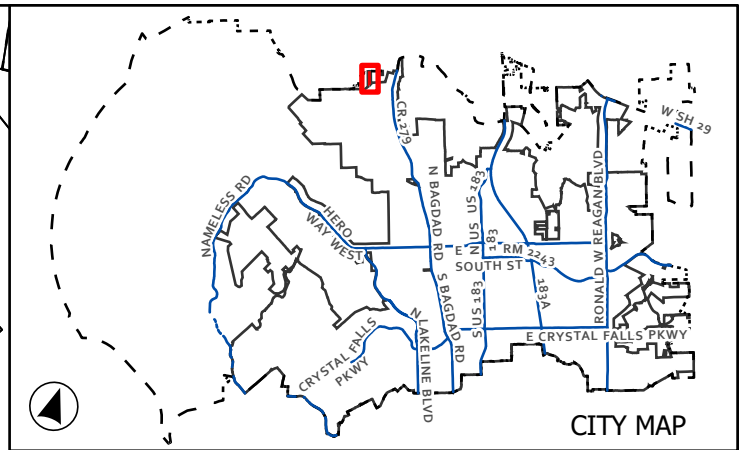
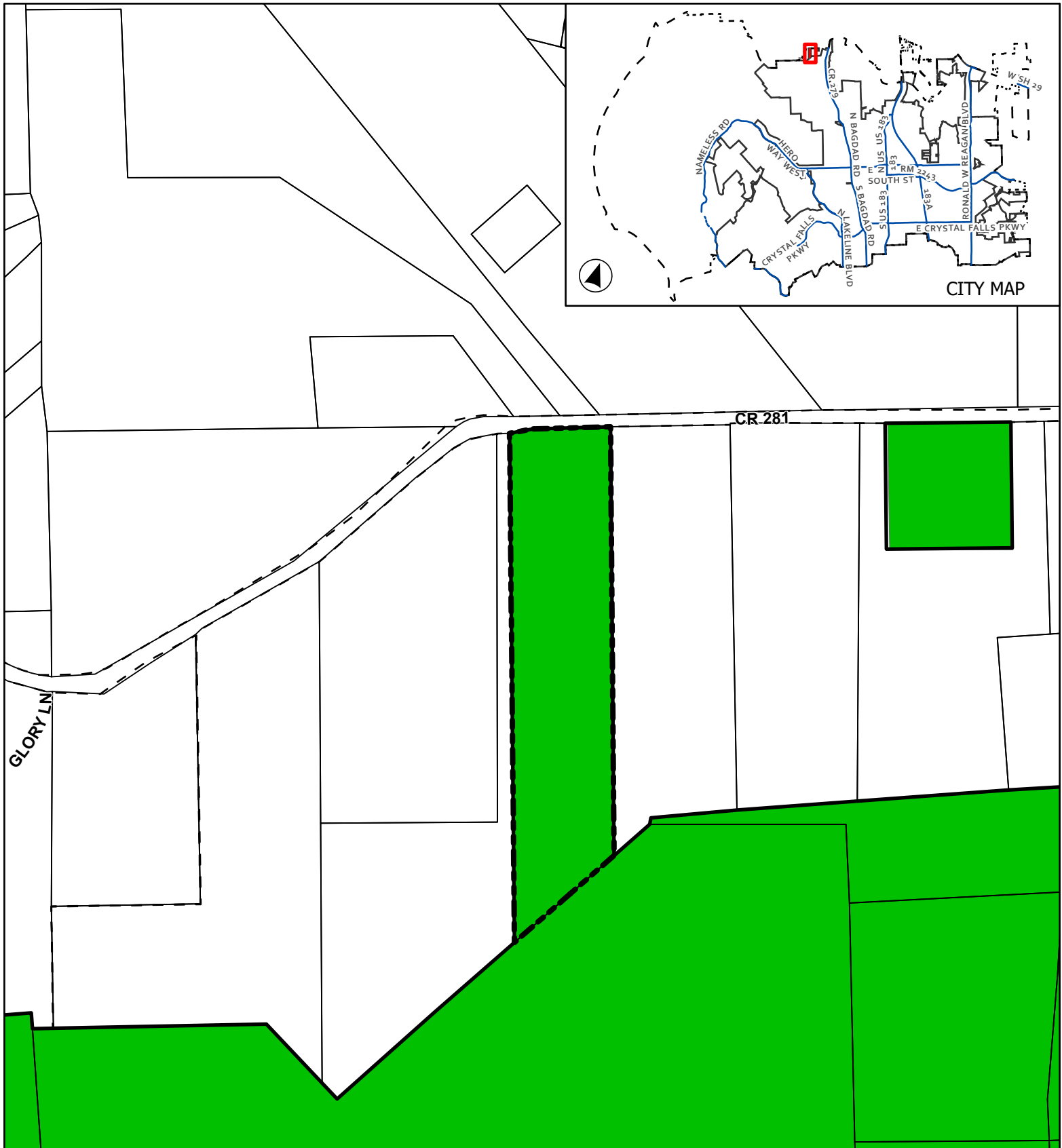
Future Land Use

- Neighborhood Residential
- Multi-Use Corridor



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CASE: Z-23-0060

ATTACHMENT 5

B-TWISTED

Proposed Zoning

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

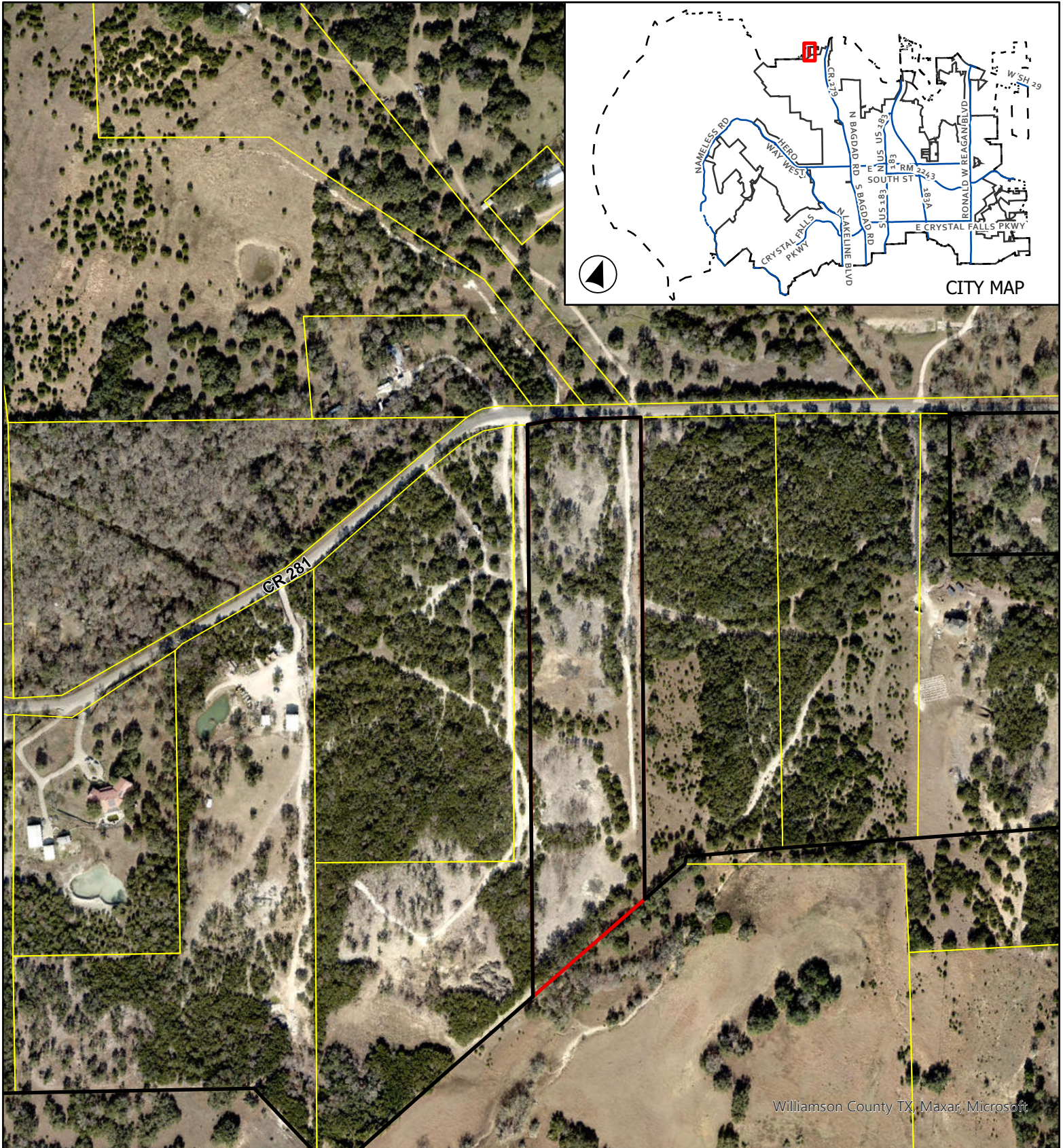
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the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



0 155 310



Feet



CASE: Z-23-0060

ATTACHMENT 6

B-TWISTED

Aerial Map

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0 165 330



Feet

-  Leander City Limits
-  Subject Boundary

SOUTHWEST
LAND SERVICES, INC.

January 10, 2023

Robin Griffin, Director of Planning
City of Leander
200 W. Willis
Leander, TX 78641

RE: Bagdad Road
12.4 acre tract
Rezoning request

Ms. Griffin,

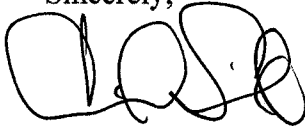
On behalf of B-Twisted, Inc (Applicant), we are submitting the enclosed Zoning Application to rezone the referenced property from IRR (Interim Rural Residential), to Single Family Rural (SFR-2B). This application is in concert with a previously submitted Annexation request and Final Plat for the same tract.

Rezoning the tract will align it with existing uses in the area and afford the Owners the opportunity to pursue large lot (3 plus acre lots) opportunities for the site.

The topography of the site is relatively flat with slopes of less than two percent (2%).

We respectfully solicit Staffs recommendation for approval of the request and welcome any questions you have in regard to the request.

Sincerely,

A handwritten signature in black ink, appearing to read 'DS', with a stylized flourish at the end.

David Singleton

Delivery address: 300 CR 269 Leander Texas 78641
Mailing address: P.O. Box 984 Leander Texas 78646-0984
facsimile 512.259.9400 512.259.9000

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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

A certified letter was mailed to all required parties (a copy of which is attached).

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

We identified NO HOA's within the notification area.

3. What concerns were raised during these communications?

The only comment we received was via email and was opposed to any subdivision / development of the land whatsoever.

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

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

Signature: David Singleton Date 3-13-2023

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING ONE PARCEL OF LAND FROM INTERIM SFR-1-B (SINGLE-FAMILY RURAL) TO SFR-2-B (SINGLE-FAMILY RURAL); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

SECTION 3. Applicability. This ordinance applies to the following parcel of land, which is herein referred to as the "Property". That certain parcel of land being including 12.396 acres $\pm$; being more particularly described in Exhibit "A"; located to the west of the intersection of CR 281 and N. Bagdad Road; identified by Williamson Central Appraisal District tax identification number R605507; more particularly described in Instrument Number 2020069304 recorded in the Official Public Records of Williamson County, Texas.

SECTION 4. Property Rezoned. The Zoning Ordinance is hereby amended by changing the zoning district for the Property from Interim SFR-1-B (Single-Family Rural) to SFR-1-B (Single-Family Rural) as shown in Exhibit "A".

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

notation as prescribed by the City's zoning ordinance.

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

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

PASSED AND APPROVED on First Reading this the 18th day of May, 2023.
FINALLY PASSED AND APPROVED on this the 1st day of June, 2023.

ATTEST:

THE CITY OF LEANDER, TEXAS:

Dara Crabtree, City Secretary

Christine DeLisle, Mayor



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas

April 13, 2023 at 6:00 PM



Place 1 – Donnie Mahan, *Chair*
Place 2 – John Cosgrove
Place 3 – Ron May
Place 4 – Deirdre Moss

Place 5 – James Oliver
Place 6 – Laura Lantrip, *Vice-Chair*
Place 7 – Rick Carpenter

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

1. Call to Order at 6:00 p.m.
2. Roll Call.
All present except Commissioner John Cosgrove.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the April 6, 2023 meeting.
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
No one wished to speak.

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case FP-21-0027 regarding Bar W Ranch W Phase 7 Final Plat on seven parcels of land approximately 53.236 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R619954, R619953, R619974, R032261, R032261, R539741, and R539743; generally located north west of Stamp Iron Ave. and Ronald W. Reagan Blvd., Leander, Williamson County, Texas.
7. Approval of Subdivision Case SFP-22-0011 regarding Quiktrip #4160 Short Form Final Plat on one parcel of land approximately 1.89 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R491080; generally located to the east of the intersection of Kauffman Loop and State Highway 29, Leander, Williamson County, Texas.

8. Approval of Minutes.

Motion made by Commissioner Rick Carpenter to approve the Consent Agenda Items 6-8, seconded by Commissioner Ron May.

6-0

PUBLIC HEARING: ACTION

9. Conduct a Public Hearing regarding Subdivision Case CP-22-0014 to adopt the Sullivan Tract Concept Plan on nine parcels of land approximately 308.288 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R022741, R022921, R022922, R356046, R473837, R022923, R473838, R473839, and R022920; generally located west of the intersection of N Bagdad Rd. and Oak Creek Rd., Leander, Williamson County, Texas.

These citizens spoke in person and were against:

Kristi France - 2216 Live Oak Rd
Richard Counts - 3412 Whitt Creek Trail
Boyd Henry - Co Rd 279
Crystal Escue - 3313 Whitt Park Path
Chrystal Pardue - 3312 Whitt Creek Trail

These citizens did not speak but wanted their position read into the record. Their position was against this item:

Keith Mitchel - 3201 Whitt Park Path
Rebecca Mitchel - 3201 White Park Path

These citizens submitted their comments via email and were read by the Commission. Their position was read into the record and their position was against this item:

Nicholas Rold - 2012 Live Oak Rd
Lance Dawes - 3205 Whitt Park Path

No one spoke in favor.

- Discuss and consider action regarding Subdivision Case CP-22-0014 as described above.

Motion made by Commissioner Ron May, seconded by Commissioner James Oliver to approve the Concept Plan.

AYE: Commissioner Deirdre Moss, Vice Chair Laura Lantrip, Commissioner Rick Carpenter, Commissioner James Oliver, Commissioner Ron May, Chair Donnie Mahan

6 - 0 Passed

10. Conduct a Public Hearing regarding Subdivision Case CP-22-0016 and Variance Case VA-23-0010 to adopt the Shops at Bagdad Square Concept Plan, Preliminary Plat and Variance on one parcel of land approximately 4.672 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R519003; generally located north east of the intersection of S. Bagdad Rd. and Marsala Circle, Leander, Williamson County, Texas.

Jeffrey Smith at 600 CR 281 spoke against this item.

No one spoke in favor.

- Discuss and consider action regarding Subdivision Case CP-22-0016 and Variance Case VA-23-0010 as described above.

Motion made by Vice Chair Laura Lantrip, seconded by Commissioner Deirdre Moss to approve the Concept Plan and Variance.

AYE: Commissioner Deirdre Moss, Vice Chair Laura Lantrip, Commissioner Rick Carpenter, Commissioner James Oliver, Commissioner Ron May, Chair Donnie Mahan

6 - 0 Passed

11. Conduct a Public Hearing regarding Subdivision Case CP-22-0018 to adopt the Leander Independent School District Elementary No. 30 Concept Plan and Preliminary Plat on one parcel of land approximately 31.417 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R624045; generally located north west of the intersection of W. San Gabriel Pkwy and Frontenac St., Leander, Williamson County, Texas.

No one spoke for or against.

- Discuss and consider action regarding Subdivision Case CP-22-0018 as described above.

Motion made by Commissioner Ron May, seconded by Commissioner James Oliver to approve the Concept Plan.

AYE: Commissioner Deirdre Moss, Vice Chair Laura Lantrip, Commissioner Rick Carpenter, Commissioner James Oliver, Commissioner Ron May, Chair Donnie Mahan

6 - 0 Passed

12. Conduct a Public Hearing and consider action regarding Zoning Case Z-22-0045 to amend the current zoning of GC-3-C (General Commercial) to adopt the Leander Collective Minor PUD (Planned Unit Development) with the base zoning district of GC-3-A (General Commercial) on one parcel of land approximately 2.97 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R606834 and R606835; and commonly known as 133 and 156 Collective Way, Leander, Williamson County, Texas.

No one spoke for or against.

- Discuss and consider action regarding Zoning Case Z-22-0045 as described above.

Motion made by Chair Donnie Mahan, seconded by Vice Chair Laura Lantrip to approve the Zoning request with the condition that the building height is limited to 65 feet.

AYE: Commissioner Deirdre Moss, Vice Chair Laura Lantrip, Commissioner Rick Carpenter, Commissioner James Oliver, Commissioner Ron May, Chair Donnie Mahan

6 - 0 Passed

0. Conduct a Public Hearing and consider action regarding Zoning Case Z-23-0059 to adopt the Northline PUD Amendment #2 (Planned Unit Development) to update VI Chapter 6, A, 14 and add Exhibit L to the Northline PUD on one parcel of land approximately 12.718 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R458187; and generally located to the southwest of the intersection of San Gabriel Pkwy and Main Street, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-23-0059 as described above.

WITHDRAWN BY APPLICANT

13. Conduct a Public Hearing regarding Zoning Case Z-23-0060 to amend the current zoning of SFR-1-B (Interim Single-Family Rural) to SFR-2-B (Single-Family Rural) on one parcel of land approximately 12.396 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R605507; located to the west of the intersection of CR 281 and N. Bagdad Road, Leander, Williamson County, Texas.

Deborah Kinnison at 500 CR 281 spoke against.
No one spoke in favor.

- Discuss and consider action regarding Zoning Case Z-23-0066 as described above.

Motion made by Commissioner Ron May, seconded by Vice Chair Laura Lantrip to approve the Zoning request.

AYE: Commissioner Deirdre Moss, Vice Chair Laura Lantrip, Commissioner Rick Carpenter, Commissioner James Oliver, Commissioner Ron May, Chair Donnie Mahan

6 - 0 Passed

REGULAR AGENDA

14. Discuss and consider action regarding Subdivision Case PP-22-0019 regarding Gabriel's Horn Preliminary Plat on 4 parcels of land approximately 17.82 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R473804, R500871, R500872, and R022218; generally located at the northwest corner of Ronald W Reagan Blvd and Gabriel's Horn Rd, Leander, Williamson County, Texas.

Motion made by Commissioner James Oliver, seconded by Commissioner Ron May to approve the Preliminary Plat.

AYE: Commissioner Deirdre Moss, Vice Chair Laura Lantrip, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

6 - 0 Passed

15. Adjournment at 6:57 p.m.

APPROVED:

CHAIRMAN COSGROVE

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY

Veronica Tovar

From: PCR <leander-tx@municodeweb.com>
Sent: Wednesday, April 12, 2023 10:48 AM
To: Dara Crabtree <dcrabtree@leandertx.gov>
Subject: Public Comments Request

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

Submitted on Wednesday, April 12, 2023 - 10:47am Form: Public Comments Request Form ID: 15331 Submission ID: 138620 Submitted values are:

Full Name Nicholas Rold

Do you live within Leander city limits? Yes

Home Address 2012 Live Oak Rd.

Phone Number 2089124853

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

My comments apply to the following meeting date Thu, 04/13/2023

My agenda item or case number CP-22-0014

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 highly concerned about the increased traffic on Live Oak Rd. west of CR279 that would result from approval of this subdivision. If a subdivision for this tract should be approved, it needs to include direct access to main roads without going through the Whitt Ranch subdivision.

I want to upload a file with this form No

The results of this submission may be viewed at: <https://www.leandertx.gov/node/15331/submission/138620>

■

Veronica Tovar

From: PCR <leander-tx@municodeweb.com>
Sent: Wednesday, April 12, 2023 11:15 AM
To: Dara Crabtree <dcrabtree@leandertx.gov>
Subject: Public Comments Request

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

Submitted on Wednesday, April 12, 2023 - 11:15am Form: Public Comments Request Form ID: 15331 Submission ID: 138621 Submitted values are:

Full Name Lance Dawes

Do you live within Leander city limits? Yes

Home Address 3205 Whitt Park Path

Phone Number 5128265737

My comments apply to the following regular meeting: City Council

My comments apply to the following meeting date Wed, 04/12/2023

My agenda item or case number CP-22-0014

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)

This is a horrible idea to make Live Oak at Bagdad whitt ranch entrance into an entrance for a new neighborhood. This is more or less a small private neighborhood. The residents who purchased lots and built homes in this neighborhood did so with the understanding that there would be minimal traffic because the neighborhood is only 75 or so 1 acre lots. A better idea would be for the developer to purchase land off of Bagdad on the north or south of went Ranch and create a separate entrance off of Bagdad

I want to upload a file with this form No

The results of this submission may be viewed at: <https://www.leandertx.gov/node/15331/submission/138621>

▪



EXECUTIVE SUMMARY
06/01/2023

AGENDA SUBJECT:

Conduct a Public Hearing regarding Shady Brew Garden Special Use Permit Case Z-22-0043 to allow for a Food Truck Park including minor waivers to the Composite Zoning Ordinance on one (1) parcel of land approximately 0.9373 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R035579; and addressed as 303 W. Broade Street, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-22-0043 as described above.

BACKGROUND:

This request is the second step in the Special Use Permit process. Staff recommends approval of the proposed Special Use Permit.

HISTORY/TIMELINE:

05/11/2023 - Planning & Zoning Commission, 1st Public Hearing

APPLICANT/AGENT:

John E. Dyess and Omar N. Dyess on behalf of Dyess Investments LLC

RECOMMENDATION:

The Planning & Zoning Commission unanimously approved the request during the May 11, 2023 meeting.

PRESENTER:

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

Attachments

1. Planning Analysis
2. Current Zoning Map
3. Future Land Use Map
4. Public Notification Map
5. Aerial Map
6. Letter of Intent
8. Neighborhood Outreach
9. Ordinance
10. P&Z Minutes



PLANNING ANALYSIS

SPECIAL USE PERMIT CASE Z-22-0043
SHADY BREW GARDEN
303 W. BROADE STREET

GENERAL INFORMATION

Owner/Agent: John E. Dyess and Omar N. Dyess on behalf of Dyess Investments LLC.

Current Zoning: T5 (Smart Code)

Proposed Use: Applicant is requesting a special use permit to allow for a food truck park.

Size and Location: The property is located at 303 W. Broade Street and is approximately 1.85 acres.

Staff Contact: Justin Hunt
Planner

APPLICANT REQUEST

The applicant is requesting a Special Use Permit to allow for a food truck park. This request includes waivers to the ordinance requirements due to the temporary nature of the use.

STAFF CONCLUSIONS

Y N

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

SPECIAL CONSIDERATIONS

Uses permitted in a zoning district are classified in two ways. The first type of use is what is referred to as a use permitted by right. A use permitted by right is allowed in the specified zoning district provided that the property owner complies with specified building and site requirements. The second type of use is what is referred to as a special use. A Special Use Permit allows for certain land uses in a given zoning district and generally requires more review by the Planning and Zoning Commission and City Council in order to ensure the compatibility of the proposed use with the surrounding land uses. In this case, a food truck park is not currently a permitted use. Article IV Section 10 (c) requires a special use permit for Mobile Food Truck Parks. This use is considered temporary, and the applicant is proposing temporary improvements for the development. The following waivers are included:

1. Food trucks and a pavilion are allowed as temporary uses.
2. The required sidewalk along Broade may be delayed as part of the Special Use Permit. The sidewalk shall be constructed at the time of site development for permanent use.
3. Setback landscaping shall not be required. This landscaping shall be installed at the time of site development for permanent use.
4. Allowance of a farmers' market
5. Allowance for live music
6. Allowance for private events
7. Allowance for two temporary restrooms for up to 12 months.

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

	ZONING	LAND USE
NORTH	GC-3-C	Drainage Detention Infrastructure
EAST	T5 (Special Use)	Wildfire Food Truck Park
SOUTH	T5	Residential and Commercial Lots
WEST	GC-3-C	Undeveloped

SURROUNDING AREA:

This property is located at 303 W. Broade Street just north of the N West Drive and W Broade Street intersection.

PHYSICAL AND NATURAL FEATURES:

This property is located partially within the floodplain and contains scattered trees across the lot and along the creek.

MAJOR CORRIDORS:

This property has access onto W. Broade Street.

SUBDIVISIONS:

This tract is a part of the city of Leander original plat.

EXISTING UTILITIES:

This site has access to both sewer and water lines off W. Broade Street.

CURRENT LAND USES:

This property is currently vacant with existing primary and accessory structures.

CURRENT ZONING DISTRICT:**T5 URBAN CENTER TRANSECT ZONE**

The T5 Urban Center Zone consists of higher density mixed use development that accommodates retail, offices, townhouses, and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting, and buildings set close to the sidewalks. The general character of this zone includes shops with apartments and office above; townhouses, larger apartment houses, live-works, and civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity, frequent retail frontages.

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

- Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.
- Provide new Commercial development opportunity.

Applicable Future Land Use categories**OLD TOWN**

Old Town as a future development category is intended for a mix of uses that keeps Leander historic center interesting and dynamic. New development and redevelopment within Old Town should be designed in harmony with the existing character that acknowledges Leander's heritage. This includes older buildings and historic, contributing structures along with a mix of new and adaptive reuse buildings.

Old Town buildings are to be activated towards the street, encouraging walkability, eating establishments, central gathering spaces, and civic conversation. Old Town is scaled-down urban without on-site parking requirements, high impervious cover yet green space, street tree canopy and safe mix of vehicles and pedestrians. Old Town character includes small businesses, professional office, entertainment, shopping, arts and culture elements, and civic activity, each contributing to daytime and evening buzz. An assortment of residential is suitable and encouraged based on the context, focused on a balance of scale between building, site and streets. In the core, urban lofts and townhouses are appropriate; in the south and east districts, across US 183, attached and detached housing may be appropriate with design context and limitations.

ALLOWED USES: T4, T5

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

All applicable departments within the City of Leander reviewed this proposal. If the SUP is approved, the next step in the process would be to acquire a permit from the County Health Department and submit for site development.

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was held with Staff on December 13, 2021. No changes were made to the development proposal prior to the official submittal of the SUP, but we have updated our ordinance to include a section on food trucks 5/5/2022 Ord# 22-042-00.

NOTIFICATION

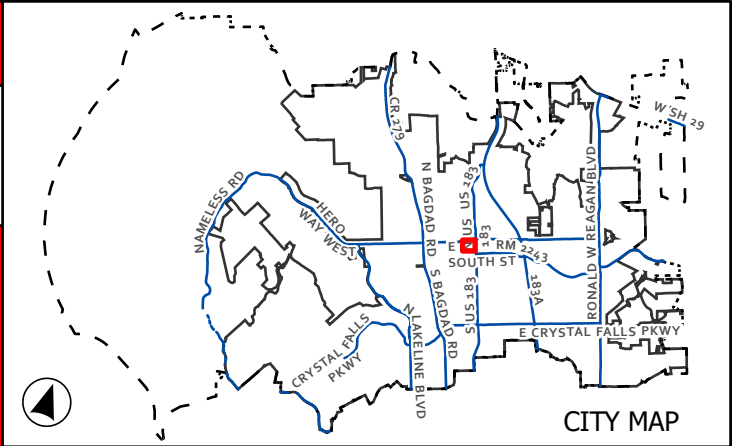
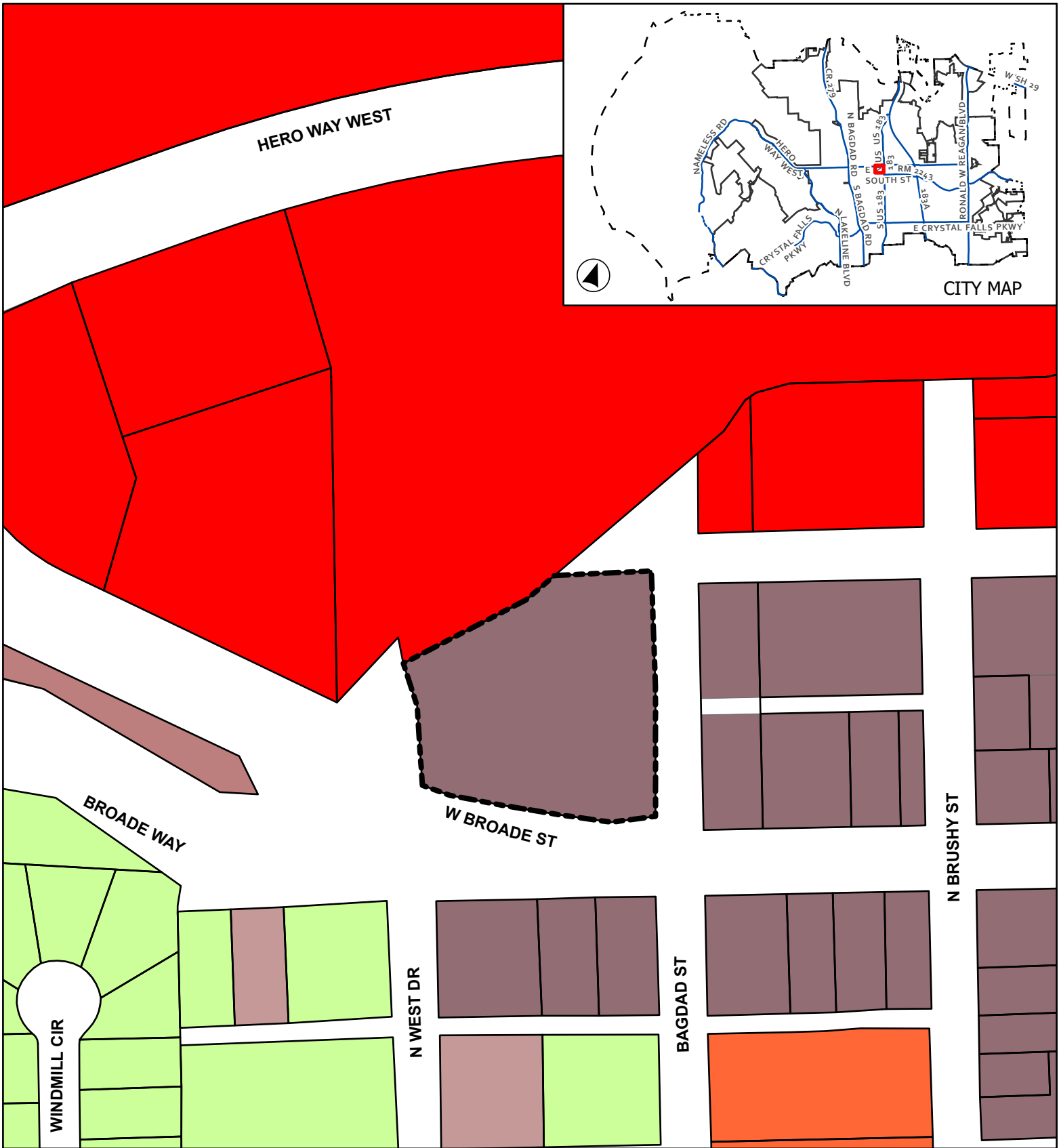
4/20/2023 - Public Notice on Hill Country News
 4/26/2023 - Mail Notification to Property Owners within 200'
 4/26/2023 - Public Hearing Signage Posted on Property
 5/11/2023 - Planning and Zoning Commission Public Hearing
 6/1/2023 - City Council Public Hearing & First Reading of the Ordinance
 6/15/2023 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

Notices were mailed by City staff to all property owners within 200 feet. Neighborhood outreach information per applicant within packet as attachment 8.

APPROVAL CRITERIA:

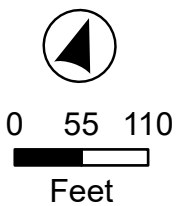
This request is consistent with the intent of the future land use map designation of Old Town and the proposed food truck park would be compatible with the surrounding land uses, encourage walkability and add a gathering space for the public.

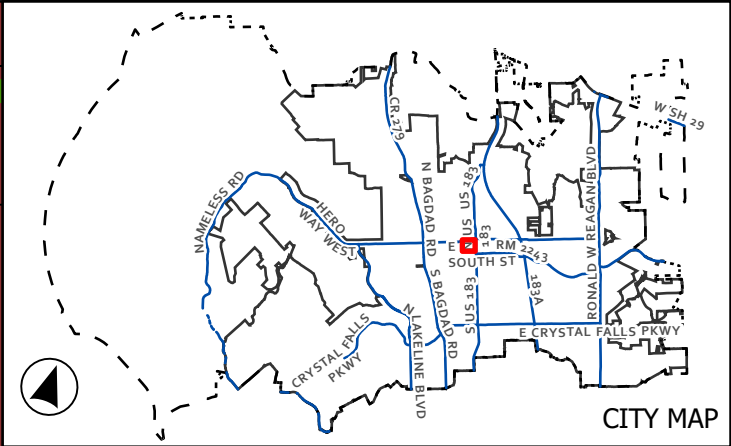
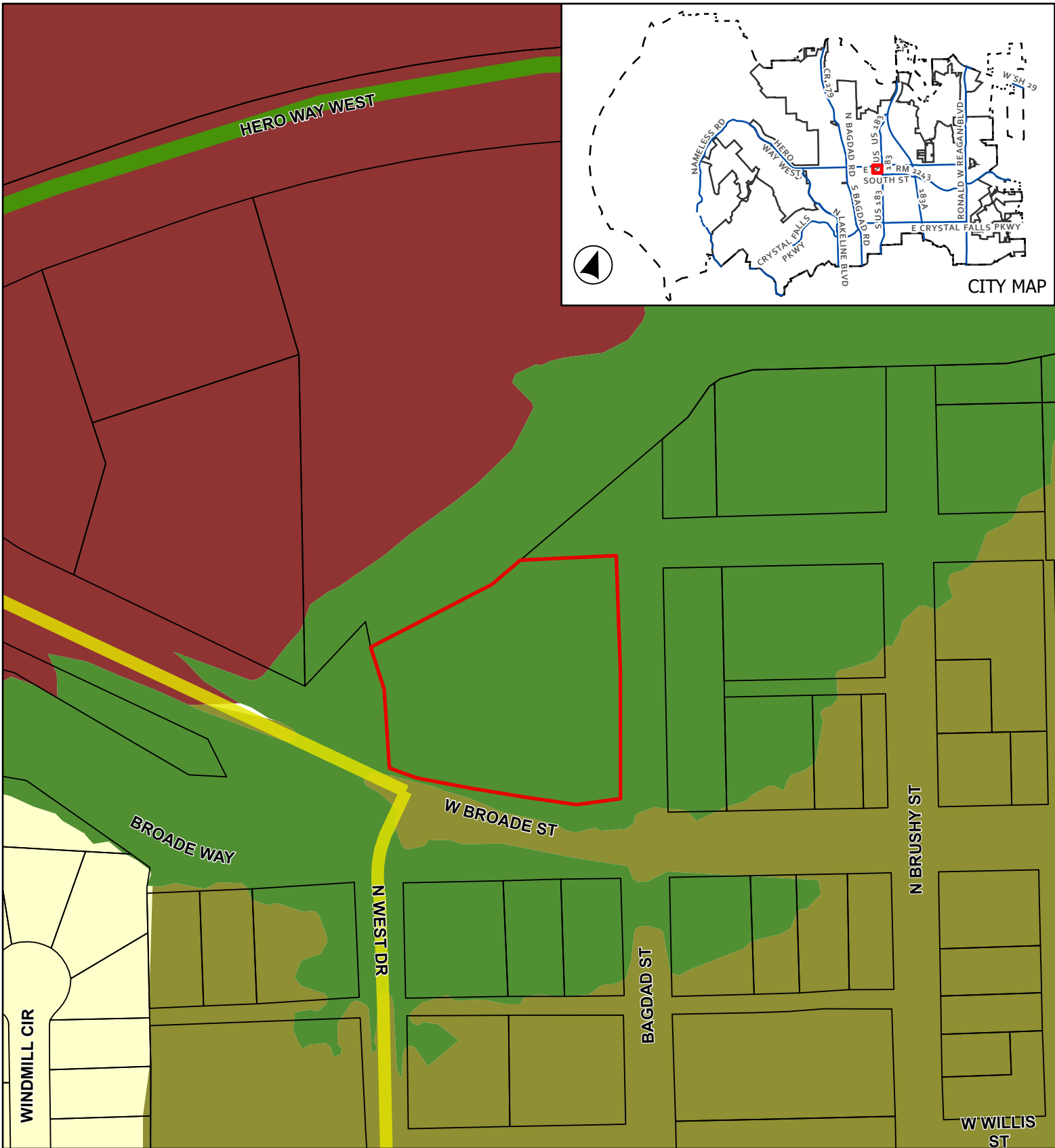


Current Zoning

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

- Leander City Limits
- SFU - Single-Family Urban
- LC - Local Commercial
- GC - General Commercial
- Civic Building
- T4 - Genral Urban
- T5 - Urban Center
- Subject Boundary
- Extra-Territorial Jurisdiction





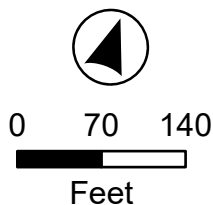
CASE: Z-23-0043

ATTACHMENT 3

SHADY BREW GARDEN

Future Land Use Map

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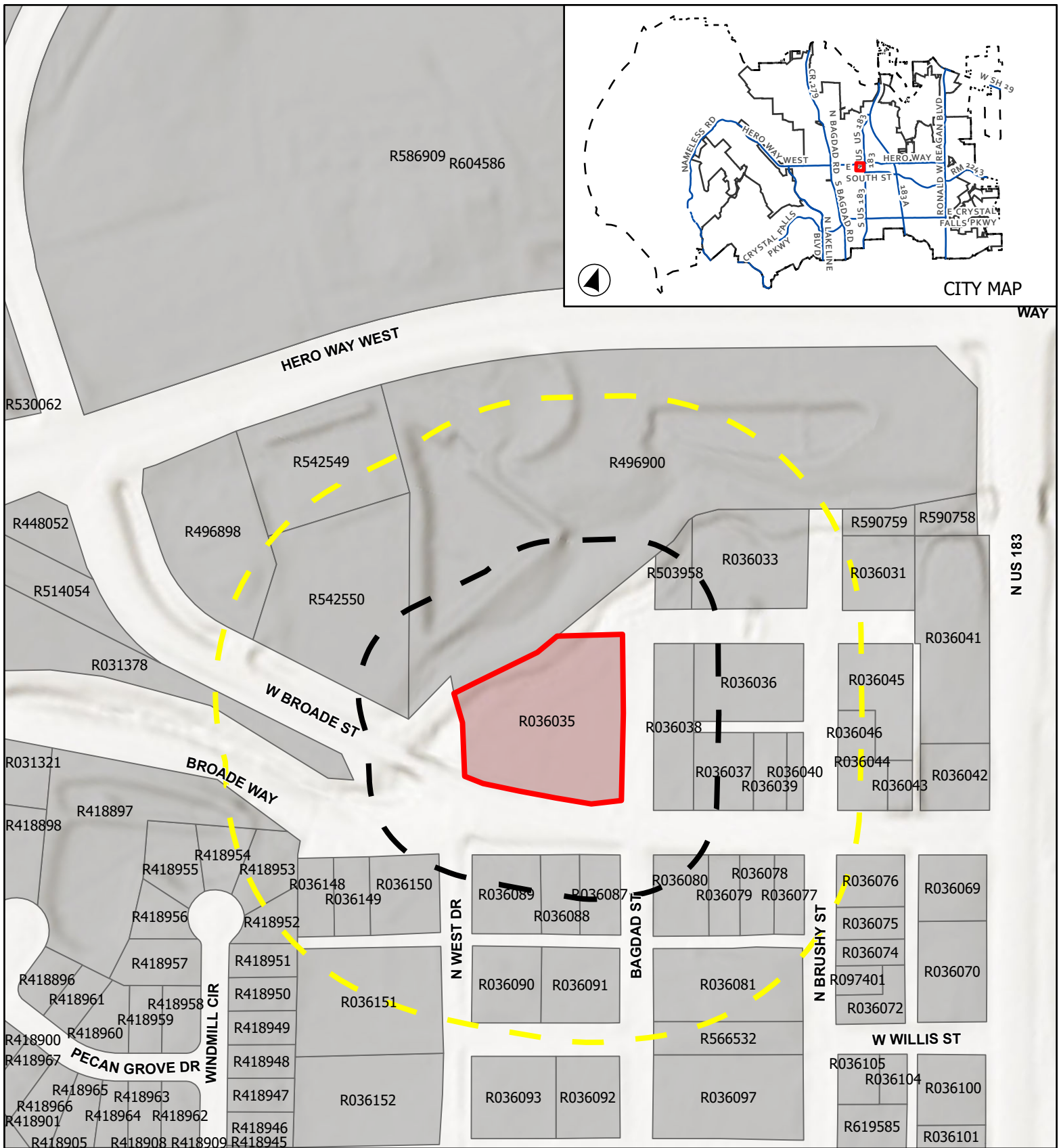
- Leander City Limits
- ETJ Boundary
- Subject Boundary

Thoroughfare Plan

- Arterial 6 Lane, Existing
- Collector, Existing

Future Land Use

- Neighborhood Residential
- Activity Center
- Old Town
- Greenway



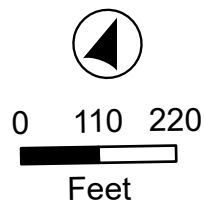
CASE: Z-22-0043

ATTACHMENT 4

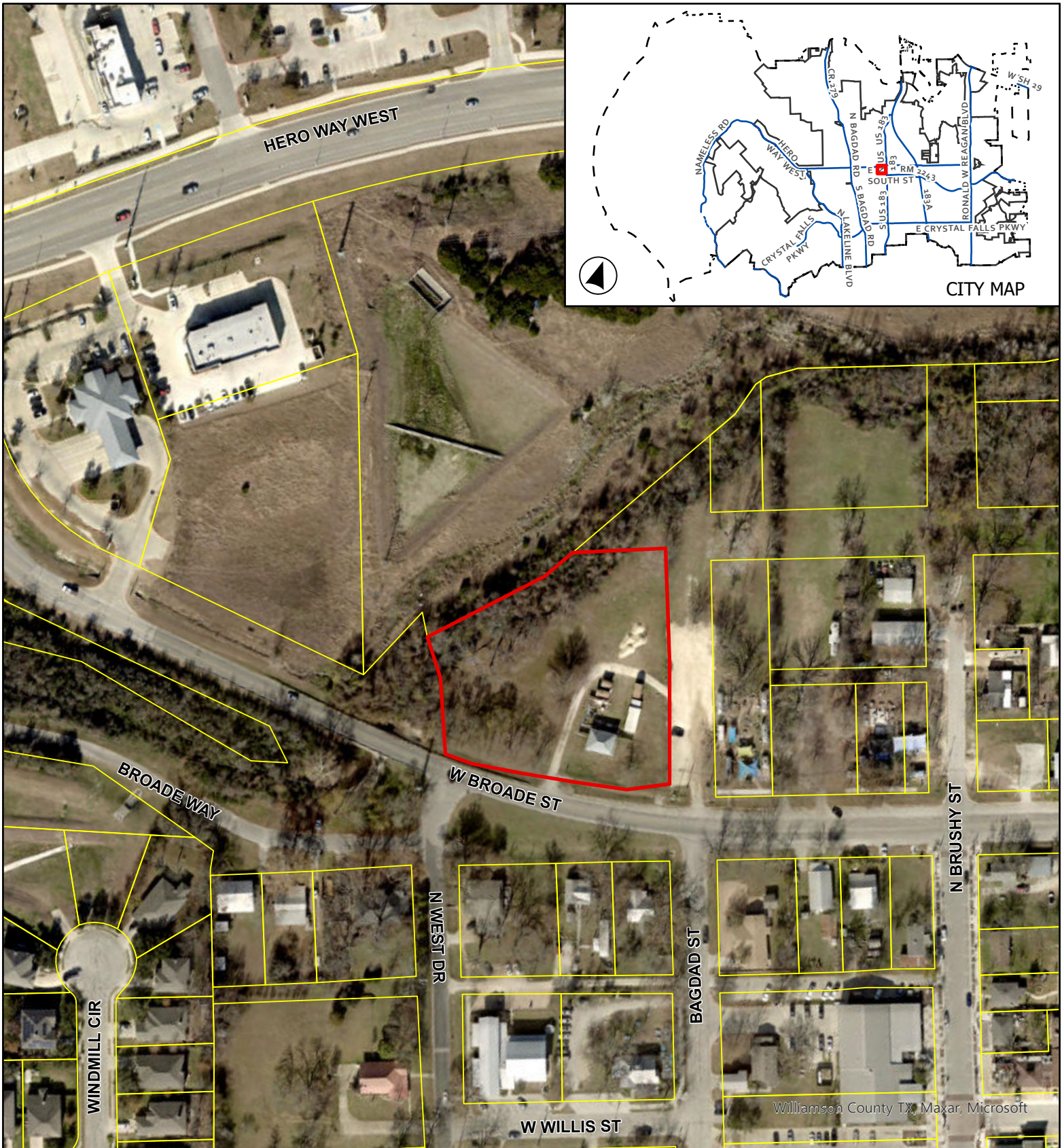
SHADY BREW GARDEN

Public Notification

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



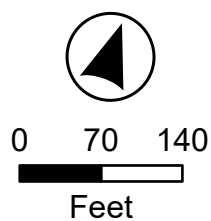
CASE: Z-23-0043

ATTACHMENT 6

SHADY BREW GARDEN

Aerial Map

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



- Leander City Limits
- Subject Boundary

DYESS INVESTMENTS LLC

September 26, 2022

LETTER OF INTENT

This letter is to inform **City of Leander** that owner's **Omar N. Dyess & John E. Dyess** of **303 W. Broade in Leander TX** with legal description **LEANDER, BLOCK 6, LOT 1-18, ACRES 1.85, MH R036068** will be applying for a **special use permit**. Our business intent for the property is to sell beer, wine & coffee with up to 4 on-site food trucks/trailers between the hours of 7am to 10pm daily. We would like partner with our neighbors to host vendors during farmer's market on Saturday/Sunday or holidays and offer soft live music evenings/weekends until 9pm Sunday-Thursday and until 10pm Friday and Saturday. Please feel free to contact **Omar Dyess** at 512-762.4228 or OmarDyess@gmail.com.

Regards,

Omar Dyess

Dyess Investments LLC

303 Broade LLC dba SHADY BREW GARDEN

OmarDyess@gmail.com

512.762.4228

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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

Surrounding neighborhood property owners within 500' were notified via mail notice sent out on Nov. 4th, 2022 via post office in Cedar Park. Dyess Investments LLC owned by Omar Dyess & John Dyess were directly involved in communication process. See attached for addresses of residents directly involved, notice with google form link & image of post office receipt.

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

All property owners, residents, HOA's & businesses were notified within 500' of subject property. See attached list of addresses showing HOA's contacted.

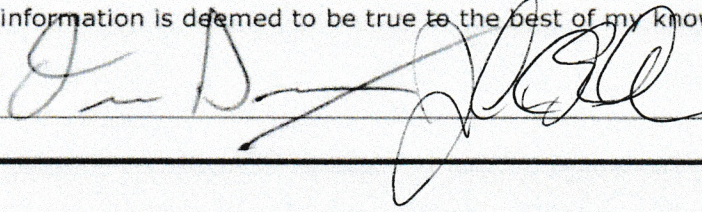
3. What concerns were raised during these communications?

No concerns were raised during communications and we did not have any residents, property owners, HOA's or business owners show up to our community meeting or submit any concerns via email, phone, text or google form link.

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

N/A

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

Signature: 

Date

11/16/2022

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY APPROVING THE SHADY BREW SPECIAL USE PERMIT TO ALLOW FOR FOOD TRUCKS, FARMER'S MARKETS, OUTDOOR MUSIC, AND ASSOCIATED USES; AND A TIME FRAME OF TEN (10) YEARS; MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

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

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

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

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

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

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

SECTION 3. Applicability. This ordinance applies to the following parcel of land, which is herein referred to as the "Property." That certain parcel of land being 1.85 acres, more or less, located in Leander, Travis County, being more particularly described in Exhibit "A", and addressed as 303 W Broade Street, more particularly described in Document Number 2023028671, Official Public Records of Williamson County, Texas, and identified by tax identification number R036035.

SECTION 4. Special Use Permit. The Special Use Permit is hereby approved to allow for food trucks, farmer's markets, outdoor music, the use of porta-potties for up to one (1) year, and associated uses as conceptually shown in Exhibit "B". The term of this permit shall be limited to a time frame of ten (10) years. At the end of this term, the applicant has the ability to request an extension.

SECTION 5. Severability. Should any section or part of this ordinance be held unconstitutional,

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

SECTION 6. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

PASSED AND APPROVED on First Reading this the 1st of June, 2023.

FINALLY PASSED AND APPROVED on this the 15th day of June, 2023.

ATTEST:

THE CITY OF LEANDER, TEXAS

Dara Crabtree, City Secretary

Christine Delisle, Mayor



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas

May 11, 2023 at 6:00 PM



Place 1 – Donnie Mahan, *Chair*
Place 2 – John Cosgrove
Place 3 – Ron May
Place 4 – Deirdre Moss

Place 5 – James Oliver
Place 6 – Laura Lantrip, *Vice-Chair*
Place 7 – Rick Carpenter

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

1. Call to Order at 6:00 p.m.
2. Roll Call.
All commissioners present except Vice-Chair Laura Lantrip and Commissioner Deirdre Moss.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the May 4, 2023 meeting
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
No one wished to speak.

CONSENT AGENDA: ACTION

6. Approval of Minutes.

Motion made by Commissioner Ron May to approve the P & Z minutes, seconded by Commissioner James Oliver.

5-0 Pass

PUBLIC HEARING: ACTION

7. Conduct a Public Hearing regarding Subdivision Case CP-23-0020 to adopt the Lone Star Landing Concept Plan on one parcel of land approximately 37.01 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031560; generally located north of the intersection of CR 177 and Valley View Dr., Leander, Williamson County, Texas.
- Discuss and consider action regarding Subdivision Case CP-23-0020 as described above.

*** POSTPONED DUE TO POSTING ERROR***

8. Conduct a Public Hearing regarding Special Use Case Z-22-0043 to consider action on the Shady Brew Garden Special Use Permit to allow for a Food Truck Park including minor waivers to the Composite Zoning Ordinance on one parcel of land approximately 0.9373 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R035579; and addressed as 303 W. Broade St., Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case Z-22-0043 as described above.

Motion made by Commissioner John Cosgrove, seconded by Commissioner James Oliver to approve the zoning request.

AYE: Commissioner John Cosgrove, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

9. Conduct a Public Hearing and consider action on Subdivision Case SFP-22-0014 and Variance Case VA-22-0006 to approve the Roundmountain Oaks lot 37 Short Form Final Plat and Variance on one parcel of land approximately 3.012 acres ± in size, more particularly described by Travis Central Appraisal District Parcel 354818; more commonly known as 15000 Faubion Trl., Travis County, Texas.

- Discuss and consider action on Subdivision Case SFP-22-0014 and Variance Case VA-22-0006 as described above.

Motion made by Commissioner James Oliver, seconded by Commissioner Ron May to approve the Variance request.

AYE: Commissioner John Cosgrove, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

10. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case CPA-23-0006 to amend the Comprehensive Plan to update the Transportation Master Plan to change Nameless Road to a collector roadway north of the future extension Trivisso Parkway to Round Mountain Dr; change CR 267 to a four lane arterial between Equine Road to Kauffman Loop; change Crystal Falls Parkway to a six lane arterial roadway between Ronald W Reagan Blvd and CR 175; add CR 264 as a collector roadway; add Stamp Iron Avenue as a collector roadway; Leander, Williamson and Travis Counties, Texas.
- Discuss and consider action regarding Comprehensive Plan Case CPA-23-0006 as described above.

Mark Snyder spoke requesting more information.

Motion made by Commissioner Ron May, seconded by Commissioner James Oliver to approve the Comprehensive Plan Amendment.

AYE: Commissioner John Cosgrove, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

11. Conduct a Public Hearing and consider action regarding Ordinance Case OR-23-0003 to amend the Subdivision Ordinance to clarify the adoption date and definition of the Transportation Criteria Manual, update the Preliminary Plat requirements, update the requirements for Water Utility Improvements and Wastewater Utility Improvements; and to provide for related matters; Williamson & Travis Counties, Texas.

- Discuss and consider action regarding Ordinance Case OR-23-0003 as described above.

Motion made by Commissioner John Cosgrove, seconded by Commissioner Rick Carpenter to approve the Ordinance Amendment.

AYE: Commissioner John Cosgrove, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

12. Conduct a Public Hearing and consider action regarding Ordinance Case OR-23-0004 to amend the Composite Zoning Ordinance to clarify the adoption date and definition of the Transportation Criteria Manual; and to provide for related matters; Williamson & Travis Counties, Texas.

- Discuss and consider action regarding Ordinance Case OR-23-0004 as described above.

Motion made by Chair Donnie Mahan, seconded by Commissioner James Oliver to approve the Ordinance Amendment.

AYE: Commissioner John Cosgrove, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

REGULAR AGENDA

13. Discuss and consider action on the adoption of the Old Town Master Plan including the adoption of a future land use plan and map that provides guidance for appropriate land use regulations throughout Old Town, and an action plan for implementation.

Blayne Thompson spoke regarding concerns about Broade St. parking and sidewalks.

The Planning & Zoning Commission had a positive discussion regarding the Old Town Master Plan. No action was taken during the May 11 meeting.

14. Adjournment at 6:57 p.m.

APPROVED:

CHAIRMAN MAHAN

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
06/01/2023

AGENDA SUBJECT:

Conduct a Public Hearing regarding Comprehensive Plan Case CPA-23-0006 to amend the Comprehensive Plan to update the Transportation Master Plan to change Nameless Road to a collector roadway north of the future extension Travisso Parkway to Round Mountain Drive; change CR 267 to a four (4)- lane arterial between Equine Road to Kauffman Loop; change Crystal Falls Parkway to a six (6)- lane arterial roadway between Ronald W. Reagan Boulevard and CR 175; add CR 264 as a collector roadway; add Stamp Iron Avenue as a collector roadway; Leander, Williamson and Travis Counties, Texas.

- Discuss and consider action regarding Comprehensive Plan Case CPA-23-0006 as described above.

BACKGROUND:

This request is the final step in the Comprehensive Plan amendment process. The Comprehensive Plan was adopted on April 1, 2021 and included goals related to the Transportation Master Plan (TMP). The TMP was updated May 6, 2021; since the adoption of the update the City has re-evaluated several roads and is proposing the following changes:

- Change Nameless Road to a collector roadway north of the future extension Travisso Parkway to Round Mountain Drive
- Change CR 267 to a four (4)- lane arterial between Equine Road to Kauffman Loop
- Change Crystal Falls Parkway to a six (6)- lane arterial roadway between Ronald W. Reagan Boulevard and CR 175
- Add CR 264 as a collector roadway
- Add Stamp Iron Avenue as collector roadway

The TMP is intended to be the guidebook for the City of Leander on what the future roadway network looks like and what future investments in the roadway infrastructure should be made. This document evaluates existing conditions to provide an update to the Thoroughfare Plan map that accounts for constrained facilities and prioritizes projects to formulate a strategic Capital Improvements Plan (CIP) for the next ten (10) years. In addition, the TMP includes tools, frameworks, and recommendations for the following topic areas:

- Sidewalk, Trail, and other Bike Facility planning
- Intersection Control Evaluation processes, decision charts, and project development framework
- Diagnostic of existing policies in Leander to modernize and update for support of transportation systems
- An overview of funding available to help pay for transportation projects

The results of this study and recommendations were combined into the short term and long term CIP - the primary implementation tool for the Master Plan.

HISTORY/TIMELINE:

04/01/2021 - Comprehensive Plan Update
05/06/2021 - Transportation Master Plan Update
05/11/2023 - Planning & Zoning Commission, 1st Public Hearing

APPLICANT/AGENT:

City of Leander

RECOMMENDATION:

Staff recommends approval of the Transportation Master Plan. The Planning & Zoning Commission unanimously recommended approval during the May 11, 2023 meeting.

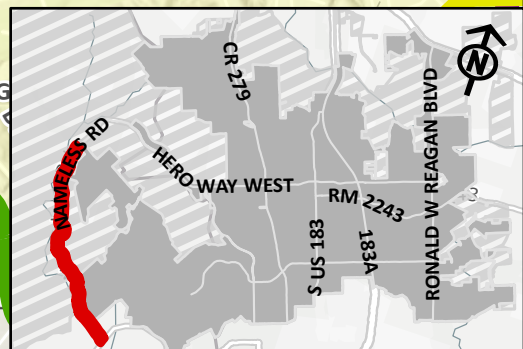
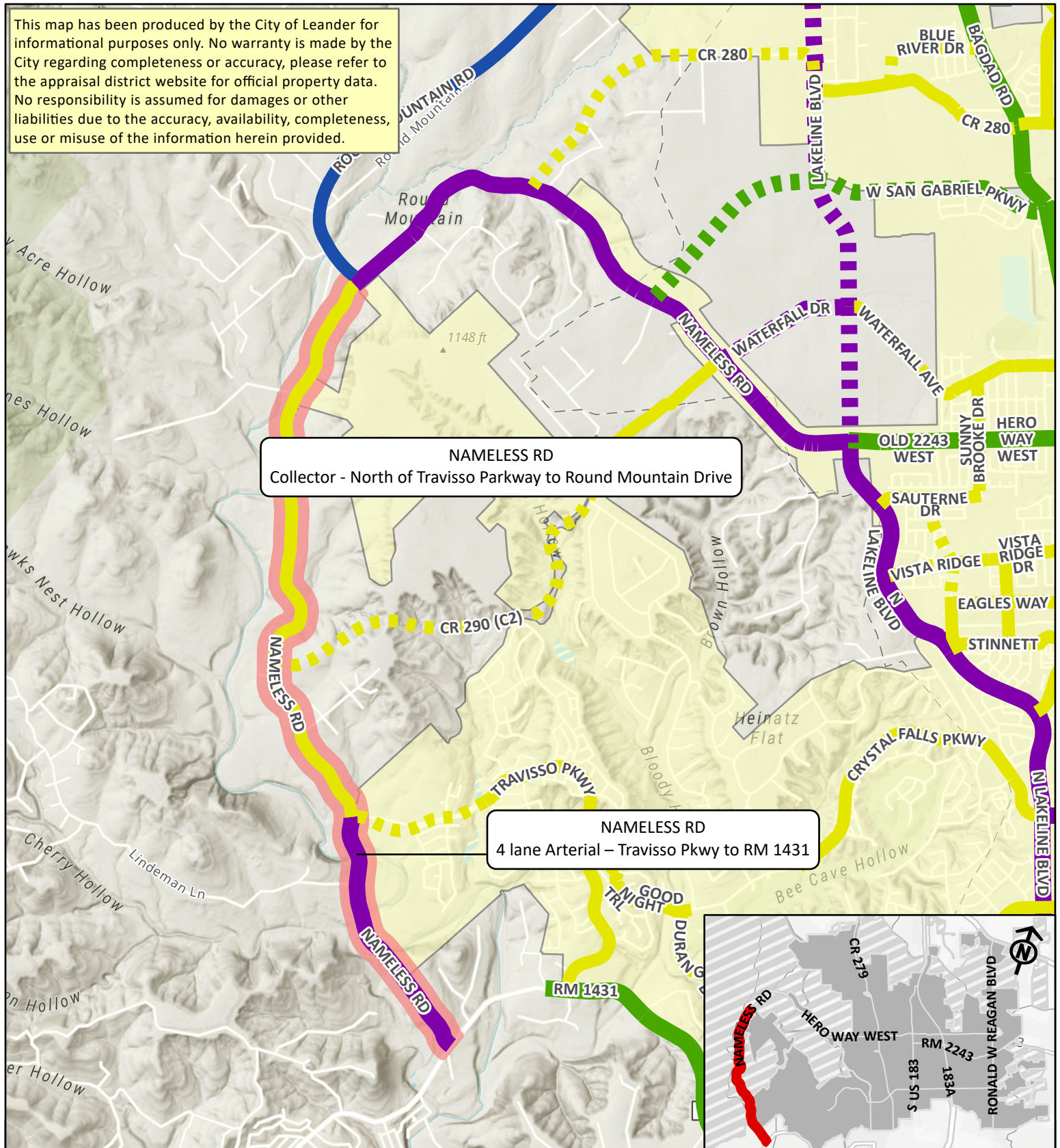
PRESENTER:

Sarvesh Dhakal, Assistant City Engineer

Attachments

1. Transportation Plan Amendments
2. Ordinance
3. P&Z Minutes

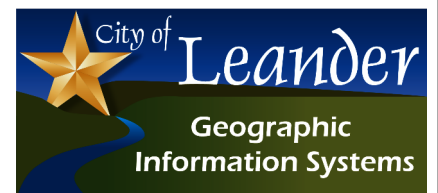
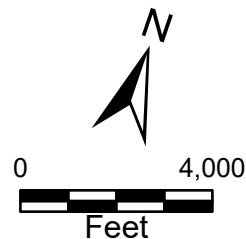
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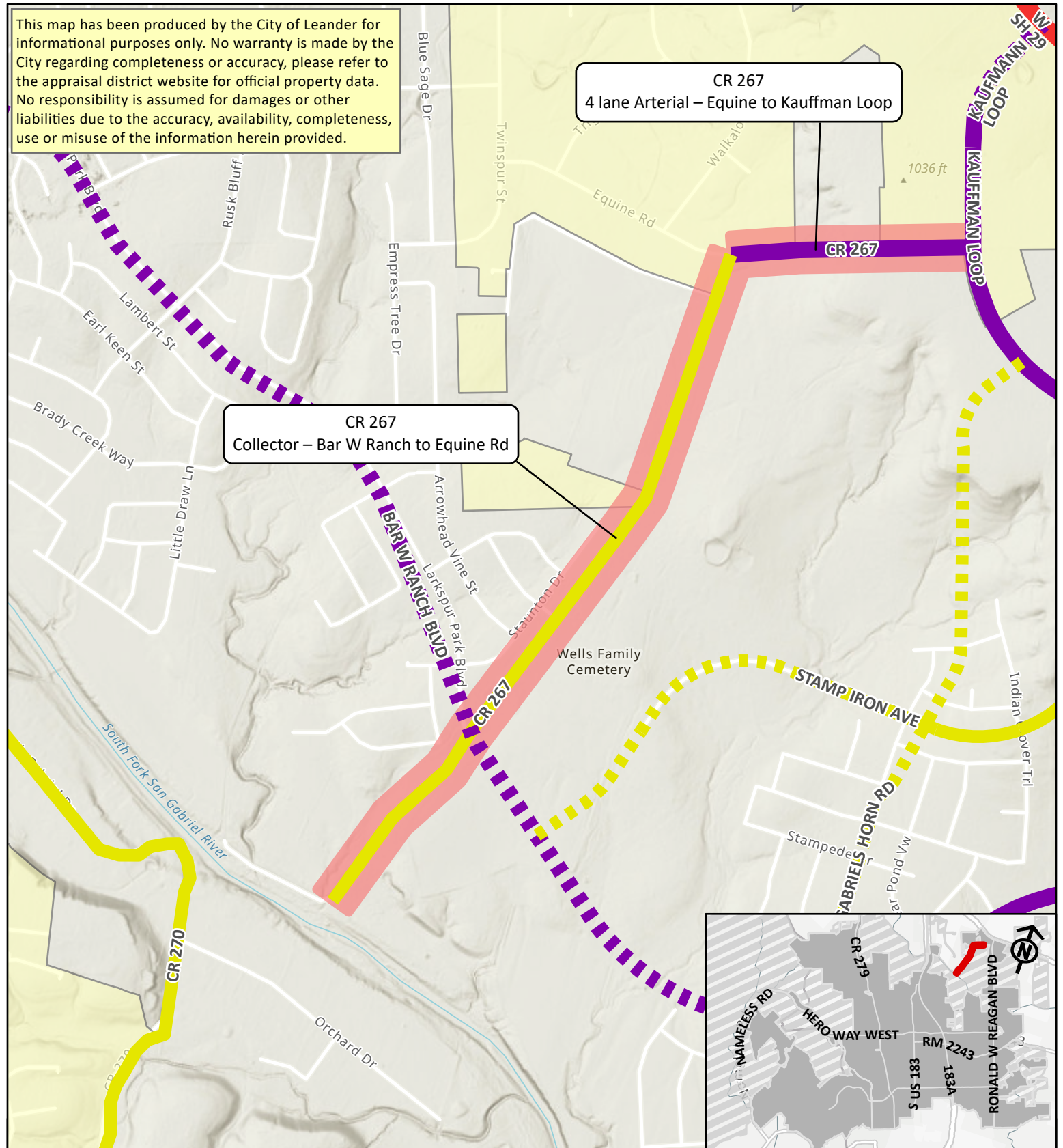
THOROUGHFARE PLAN AMENDMENTS

NAMELESS RD

Thoroughfare Plan		Amended Area
Existing Rural	Existing Rural	
Existing Arterial 4	Proposed Arterial 4	
Existing Arterial 6	Proposed Arterial 6	
Existing Collector	Proposed Collector	
		Leander City Limits



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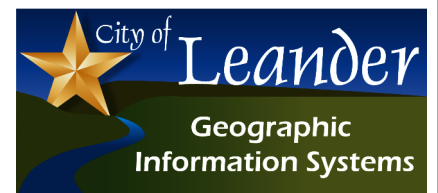
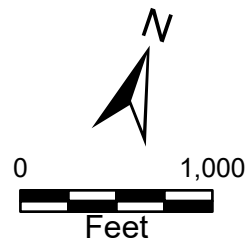
THOROUGHFARE PLAN AMENDMENTS

CR 267

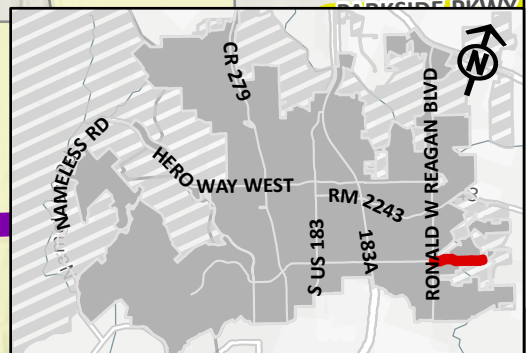
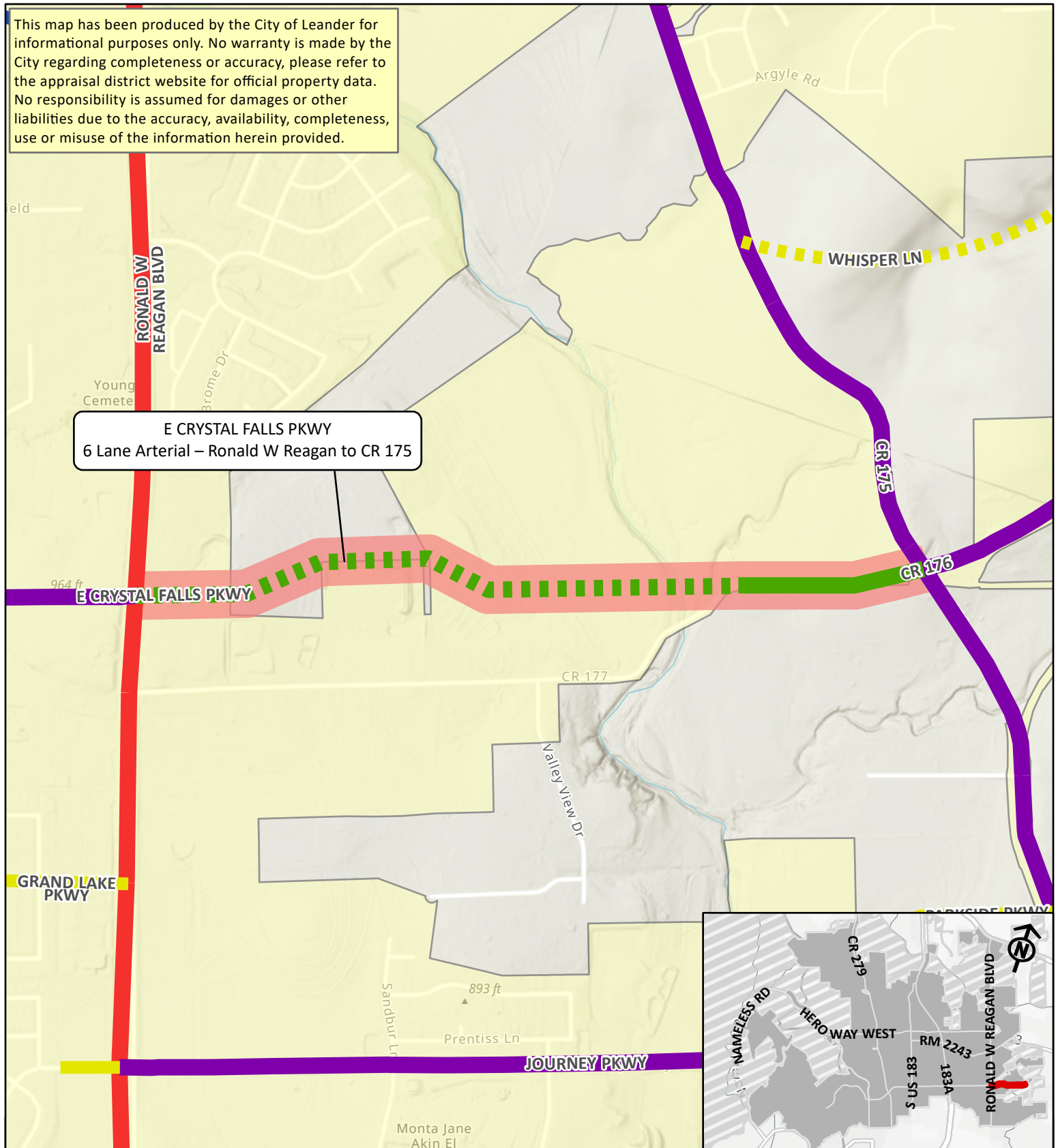
Thoroughfare Plan

- Existing Access Controlled
- Existing Arterial 4
- Existing Collector
- Proposed Arterial 4
- Proposed Collector

- Amended Area
- Leander City Limits



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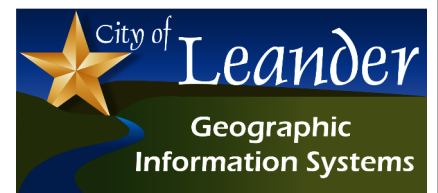
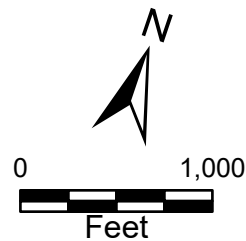
THOROUGHFARE PLAN AMENDMENTS

E CRYSTAL FALLS PKWY

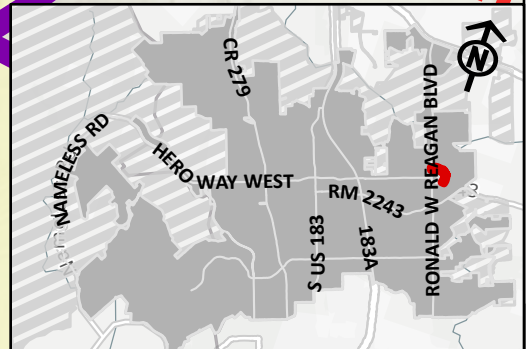
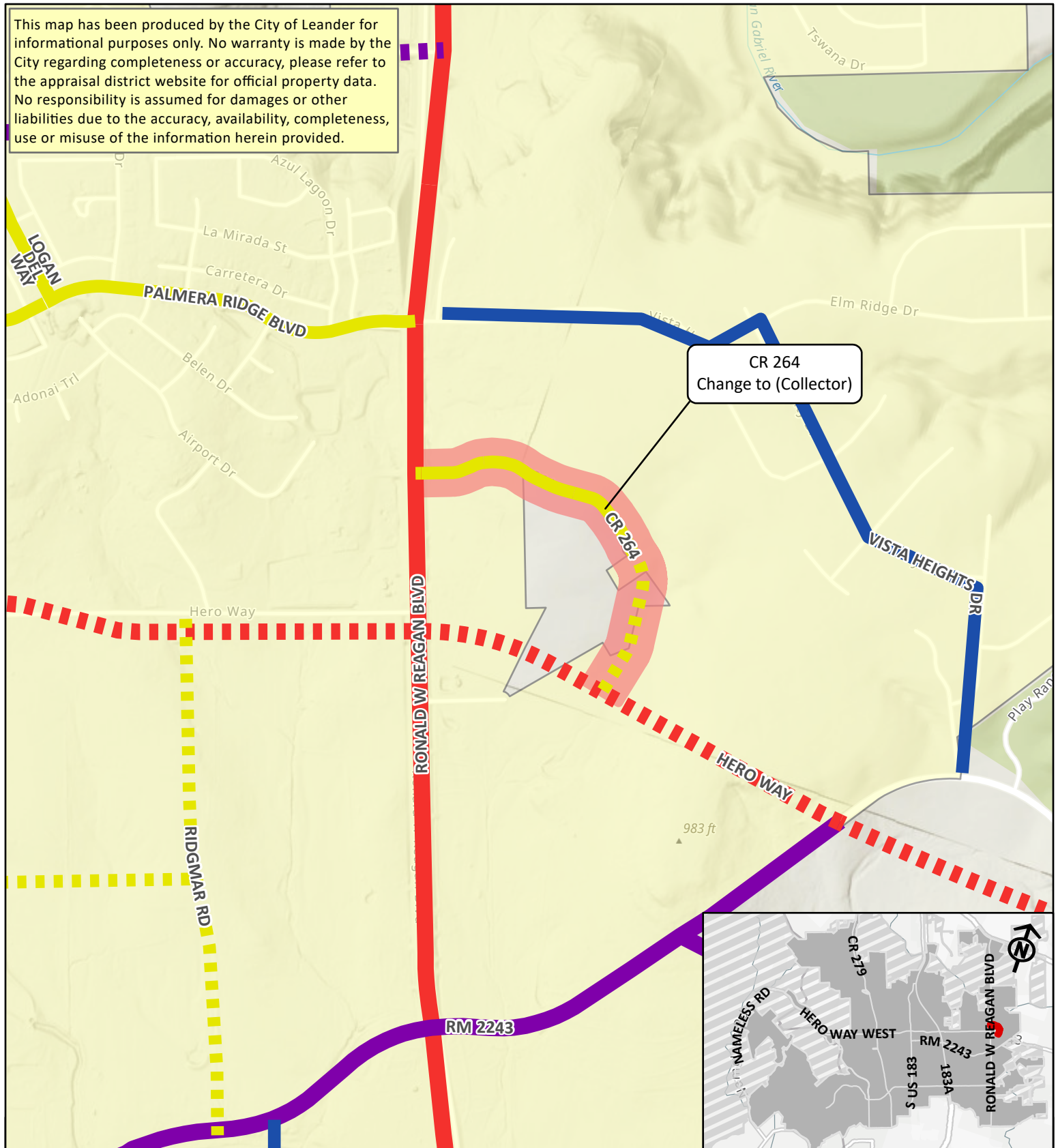
Thoroughfare Plan

- █ Existing Access Controlled
- █ Existing Arterial 4
- █ Existing Arterial 6
- █ Existing Collector
- █ Existing Rural
- █ Proposed Arterial 6
- █ Proposed Collector

- Amended Area
- Leander City Limits



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THOROUGHFARE PLAN AMENDMENTS

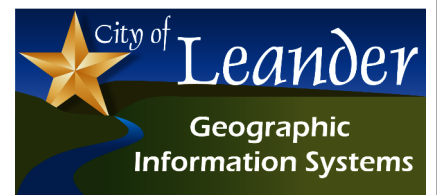
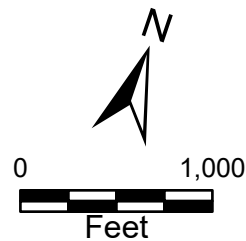
CR 264

Thoroughfare Plan

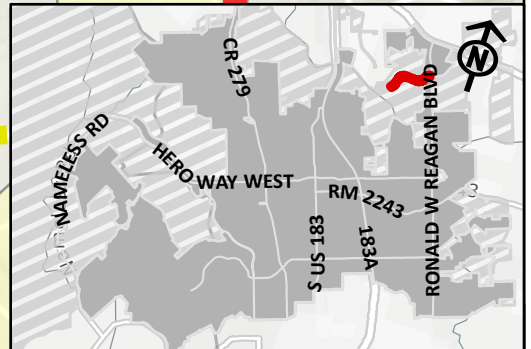
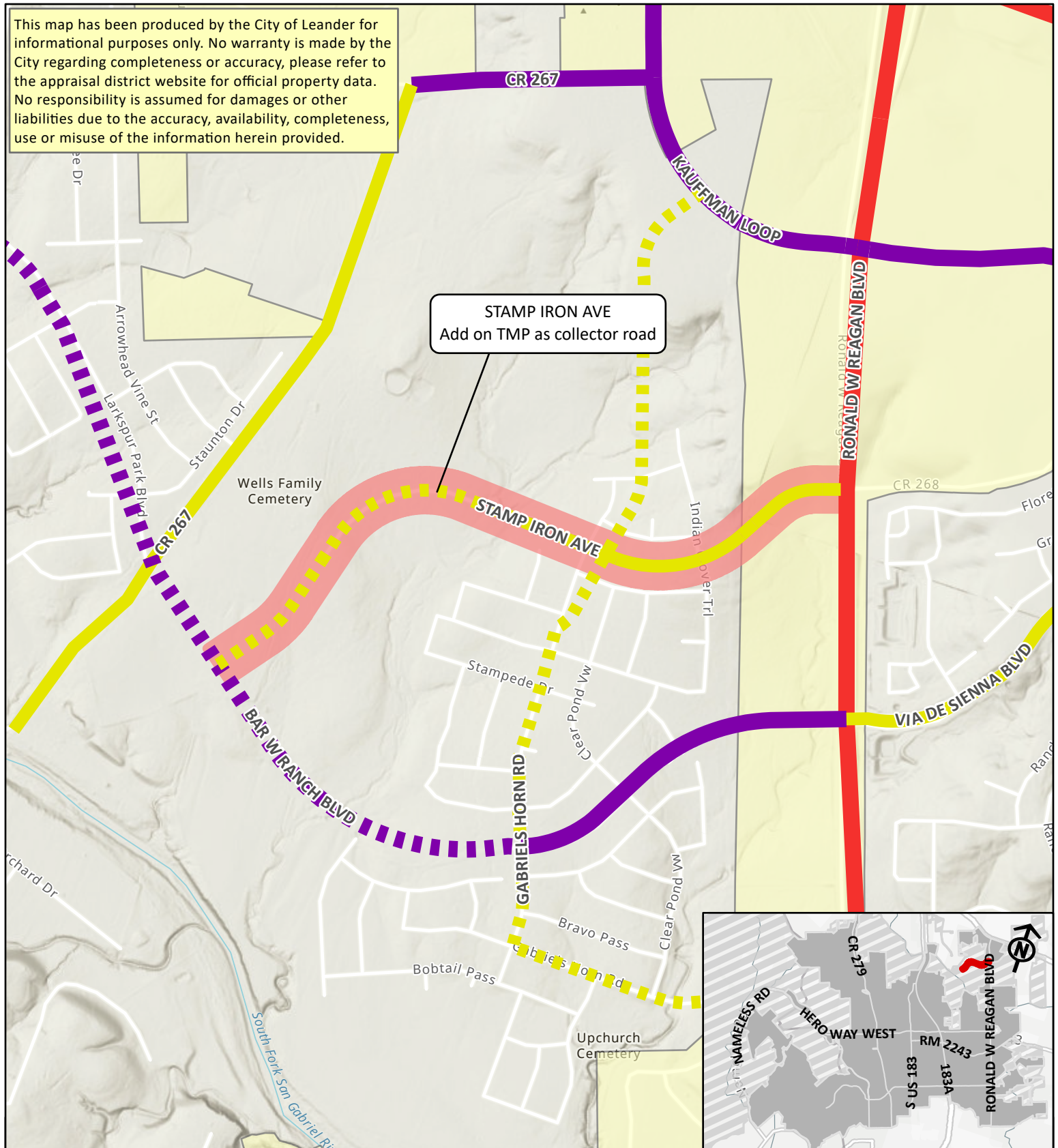
- █ Existing Access Controlled
- █ Existing Arterial 4
- █ Existing Collector
- █ Existing Rural
- █ Proposed Access Controlled
- █ Proposed Arterial 4
- █ Proposed Collector

Amended Area

Leander City Limits



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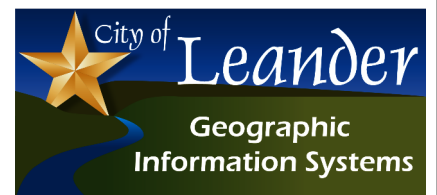
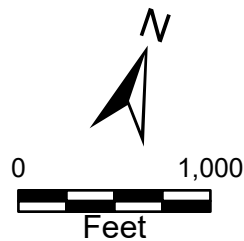
THOROUGHFARE PLAN AMENDMENTS

STAMP IRON AVE

Thoroughfare Plan

- Existing Access Controlled
- Existing Arterial 4
- Existing Collector
- Proposed Arterial 4
- Proposed Collector

- Amended Area
- Leander City Limits



AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE THOROUGHFARE MAP; PROVIDING AN OPEN MEETINGS CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, it is necessary and reasonable for the City of Leander, Texas, a Texas home-rule municipality, (herein the “City”) to update its Transportation Plan for the City, which facilitates the adequate provision of transportation, to lessen congestion in the streets, secure its citizens and visitors from fire, panic and other dangers, and promote the general health and welfare;

WHEREAS, the City in anticipation of growth and expansion desires to plan for the orderly and efficient growth of the City;

WHEREAS, after review, inquiry and the opportunity for citizen participation at public hearings and an opportunity for the Planning and Zoning Commission to review and provide a recommendation on the proposed amendments to the Transportation Plan, the City Council has found the adoption of the Transportation Plan hereinafter set forth and listed in this Ordinance is reasonable and necessary for the public health, safety, morals and welfare.

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

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

SECTION 2. Transportation Plan Updated. The City Council hereby updates the Transportation Plan of the City of Leander (the “Plan”) which includes the Thoroughfare Map (the “Map”) that is spread upon the minutes of this meeting and as shown in the attached Exhibit A. The Plan and Map shall be kept in the office of the Planning Department Secretary and shall be available for public inspection during normal office hours.

SECTION 3. Conflict with Austin Transportation Criteria Manual. In the event of a conflict between the Austin Transportation Criteria Manual adopted by the City and the Plan or the Maps, the Plan and/or the Maps shall control.

SECTION 4. Amendment of Conflicting Ordinances. The City of Leander Transportation Plan and Thoroughfare Map previously adopted by Ordinance No. 22-065-00 are hereby amended to read as set forth in the Transportation Plan and Thoroughfare Map spread upon the minutes of this meeting. The City of Leander Comprehensive Plan, all ordinances and parts of ordinances, and all resolutions and parts of resolutions in conflict with this Ordinance are amended to the extent of such conflict. In the event of a conflict or inconsistency between this Ordinance and any other code, ordinance, or plan of the City, the terms and provisions of this Ordinance shall govern.

SECTION 5. Savings. All rights and remedies of the City of Leander are expressly saved as to any and all violations of the provisions of any ordinances affecting the Transportation Plan or the Thoroughfare Map within the City which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 6. Effective Date. This Ordinance shall be in force and effect from and after its passage on the date shown below.

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

PASSED AND APPROVED on this the 1st day of June, 2023.

ATTEST:

THE CITY OF LEANDER, TEXAS

Dara Crabtree, City Secretary

Christine DeLisle, Mayor



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas

May 11, 2023 at 6:00 PM



Place 1 – Donnie Mahan, *Chair*
Place 2 – John Cosgrove
Place 3 – Ron May
Place 4 – Deirdre Moss

Place 5 – James Oliver
Place 6 – Laura Lantrip, *Vice-Chair*
Place 7 – Rick Carpenter

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

1. Call to Order at 6:00 p.m.
2. Roll Call.
All commissioners present except Vice-Chair Laura Lantrip and Commissioner Deirdre Moss.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the May 4, 2023 meeting
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
No one wished to speak.

CONSENT AGENDA: ACTION

6. Approval of Minutes.

Motion made by Commissioner Ron May to approve the P & Z minutes, seconded by Commissioner James Oliver.

5-0 Pass

PUBLIC HEARING: ACTION

7. Conduct a Public Hearing regarding Subdivision Case CP-23-0020 to adopt the Lone Star Landing Concept Plan on one parcel of land approximately 37.01 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031560; generally located north of the intersection of CR 177 and Valley View Dr., Leander, Williamson County, Texas.
- Discuss and consider action regarding Subdivision Case CP-23-0020 as described above.

*** POSTPONED DUE TO POSTING ERROR***

8. Conduct a Public Hearing regarding Special Use Case Z-22-0043 to consider action on the Shady Brew Garden Special Use Permit to allow for a Food Truck Park including minor waivers to the Composite Zoning Ordinance on one parcel of land approximately 0.9373 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R035579; and addressed as 303 W. Broade St., Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case Z-22-0043 as described above.

Motion made by Commissioner John Cosgrove, seconded by Commissioner James Oliver to approve the zoning request.

AYE: Commissioner John Cosgrove, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

9. Conduct a Public Hearing and consider action on Subdivision Case SFP-22-0014 and Variance Case VA-22-0006 to approve the Roundmountain Oaks lot 37 Short Form Final Plat and Variance on one parcel of land approximately 3.012 acres ± in size, more particularly described by Travis Central Appraisal District Parcel 354818; more commonly known as 15000 Faubion Trl., Travis County, Texas.

- Discuss and consider action on Subdivision Case SFP-22-0014 and Variance Case VA-22-0006 as described above.

Motion made by Commissioner James Oliver, seconded by Commissioner Ron May to approve the Variance request.

AYE: Commissioner John Cosgrove, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

10. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case CPA-23-0006 to amend the Comprehensive Plan to update the Transportation Master Plan to change Nameless Road to a collector roadway north of the future extension Travisso Parkway to Round Mountain Dr; change CR 267 to a four lane arterial between Equine Road to Kauffman Loop; change Crystal Falls Parkway to a six lane arterial roadway between Ronald W Reagan Blvd and CR 175; add CR 264 as a collector roadway; add Stamp Iron Avenue as a collector roadway; Leander, Williamson and Travis Counties, Texas.
- Discuss and consider action regarding Comprehensive Plan Case CPA-23-0006 as described above.

Mark Snyder spoke requesting more information.

Motion made by Commissioner Ron May, seconded by Commissioner James Oliver to approve the Comprehensive Plan Amendment.

AYE: Commissioner John Cosgrove, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

11. Conduct a Public Hearing and consider action regarding Ordinance Case OR-23-0003 to amend the Subdivision Ordinance to clarify the adoption date and definition of the Transportation Criteria Manual, update the Preliminary Plat requirements, update the requirements for Water Utility Improvements and Wastewater Utility Improvements; and to provide for related matters; Williamson & Travis Counties, Texas.

- Discuss and consider action regarding Ordinance Case OR-23-0003 as described above.

Motion made by Commissioner John Cosgrove, seconded by Commissioner Rick Carpenter to approve the Ordinance Amendment.

AYE: Commissioner John Cosgrove, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

12. Conduct a Public Hearing and consider action regarding Ordinance Case OR-23-0004 to amend the Composite Zoning Ordinance to clarify the adoption date and definition of the Transportation Criteria Manual; and to provide for related matters; Williamson & Travis Counties, Texas.

- Discuss and consider action regarding Ordinance Case OR-23-0004 as described above.

Motion made by Chair Donnie Mahan, seconded by Commissioner James Oliver to approve the Ordinance Amendment.

AYE: Commissioner John Cosgrove, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

REGULAR AGENDA

13. Discuss and consider action on the adoption of the Old Town Master Plan including the adoption of a future land use plan and map that provides guidance for appropriate land use regulations throughout Old Town, and an action plan for implementation.

Blayne Thompson spoke regarding concerns about Broade St. parking and sidewalks.

The Planning & Zoning Commission had a positive discussion regarding the Old Town Master Plan. No action was taken during the May 11 meeting.

14. Adjournment at 6:57 p.m.

APPROVED:

CHAIRMAN MAHAN

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
06/01/2023

AGENDA SUBJECT:

Conduct a Public Hearing regarding Ordinance Case OR-23-0003 to amend the Subdivision Ordinance to clarify the adoption date and definition of the Transportation Criteria Manual, update the Preliminary Plat requirements, update the requirements for Water Utility Improvements and Wastewater Utility Improvements; and to provide for related matters; Williamson and Travis Counties, Texas.

- Discuss and consider action regarding Ordinance Case OR-23-0003 as described above.

BACKGROUND:

This request is the final step in the ordinance process. Staff is proposing the following amendments to the Subdivision Ordinance:

1. Austin Transportation Criteria Manual – The purpose of this ordinance amendment is to suspend the use of the recently adopted City of Austin Transportation Criteria Manual (TCM) in the Composite Zoning Ordinance. The TCM changes were approved by Austin in December 2021 and went into effect July 2022. The changes that the City of Austin made to the TCM are significant and staff believes a temporary suspension of using the current manual is necessary to give staff the time to review the changes prior to incorporating them into the City's ordinance. During this time, the City will continue to use the TCM dated August 7, 2020 with exceptions noted.

Leander has been using Austin's TCM and amendments since 1998, and it has served well for regulating design and construction of our transportation infrastructure and site development. With the major changes recently made, this suspension will give staff a good opportunity to take a comprehensive look at the current transportation requirements for infrastructure and site development. During this time, staff will evaluate whether to simply adopt Austin's changes to their manual or to develop a Leander TCM to better serve the Leander community.

2. Water Utility Improvements – The purpose of this ordinance amendment is to clarify when connections to City water are required and to provide guidelines on extension and pipe oversizing requirements.
3. Wastewater Utility Improvements – The purpose of this ordinance amendment is to clarify when connections to City wastewater are required and to provide guidelines on extension and pipe oversizing requirements.

HISTORY/TIMELINE:

05/11/2023 - Planning & Zoning Commission, 1st Public Hearing

APPLICANT/AGENT:

City of Leander

RECOMMENDATION:

Staff recommends approval of the ordinance amendments. The Planning & Zoning Commission unanimously recommended approval during the May 11, 2023 meeting.

PRESENTER:

Attachments

1. Subdivision Ordinance Amendment Reline
2. Ordinance
3. P&Z Minutes

SUBDIVISION ORDINANCE

ARTICLE I – GENERAL, SECTION 1: DEFINITIONS

Transportation Criteria Manual means the City of Austin Transportation Criteria Manual, ~~d~~Dated August 7, 2020, as adopted and amended by this Ordinance.

ARTICLE III – DESIGN STANDARDS FOR IMPROVEMENTS, SECTION 42: TRANSPORTATION IMPROVEMENTS

(a) Policy.

- (1) All transportation improvements including streets, trails, driveways, sidewalks, bikeways, traffic control, and parking areas within the City's jurisdiction shall be designed in accordance with the City of Leander Composite Zoning Ordinance, Transportation Master Plan, Comprehensive Plan and the City of Austin's Transportation Criteria Manual, dated August 7, 2020, as currently amended, save and except the following:
 - (i) all references to the Austin Metropolitan Area Transportation Plan shall be construed to mean the City of Leander's Comprehensive Plan and Transportation Master Plan;
 - (ii) All references to the "City of Austin" shall mean the "City of Leander".
 - ~~(ii)(iii)~~ Paragraph 1.3.1.G;
 - ~~(iii)(iv)~~ Table 1-7A;
 - ~~(iv)(v)~~ all references to Austin zoning districts as they pertain to street classifications, trip generation, recommended pavement design, off-street parking requirements;
 - ~~(v)(vi)~~ Appendix F; and all references to the City of Austin, including its departments, boards or divisions shall be the same departments, boards or divisions within the City of Leander. Where such departments, boards or divisions do not exist within the City, such references shall be construed to mean the Commission, the City Engineer or other representative authorized by the Council to perform such functions on the City's behalf.

ARTICLE III – DESIGN STANDARDS FOR IMPROVEMENTS, SECTION 43: WATER UTILITY IMPROVEMENTS

- (a) **Policy.** The applicant shall be responsible for providing an approved public water supply system consistent with the Comprehensive Plan, preliminary plan or final plat, this chapter and the rules and regulations of the entity providing or to provide water to the development, throughout the development, such that all lots, parcels, or tracts of land will be capable of connecting to the water system except as otherwise provided herein. Developers shall be responsible for providing an approved public water supply system consistent with the Comprehensive Plan, this Ordinance and the rules and regulations of the entity providing or to provide water to the development.
 - (1) Where an approved public water supply or distribution main is within reasonable distance of the subdivision as determined by the City Engineer or his/her designee and connection to the system is both possible and permissible, the developer shall be required to bear the cost of connecting the development to such existing water supply and the acquisition of all necessary easements. In some instances, the city may request that the main water connection be oversized or rerouted to suit future water system improvements in that area. In some cases,

~~the city will reimburse the developer the costs of oversizing such connections by separate agreement. Where an approved public water supply or distribution main is within reasonable distance of the subdivision as determined by the Commission, but in no case less than one-half (1/2) mile away and connection to the system is both possible and permissible, the developer shall be required to bear the cost of connecting the development to such existing water supply. In some instances, the City may request that the main water connection be oversized or rerouted to suit future water system improvements in that area. In such cases, the City will reimburse the developer the costs of oversizing or rerouting such connections.~~

- (2) The ~~developer~~ applicant shall, consistent with all existing ordinances, make a pro-rata contribution to funding of needed storage facilities, treatment facilities, and specific distribution lines as determined necessary by the City. Under extraordinary circumstances, these provisions may be varied with the approval of the City Council and Planning & Zoning Commission.
- (3) When platting or development occurs on a tract that is currently served by a water line less than eight (8) inches in diameter, the applicant/developer shall be responsible for either upsizing the water line prior to recordation of any final plat or posting fiscal surety for the construction of the water line across the entire length of the tract.
- (4) For the orderly extension of water lines as established in the master utility plan, the developer shall install water mains to the boundaries of his development for future connection by the development of the abutting land.

(b) Design

- (1) The design and construction of a public water system shall
 - (i) Comply with regulations covering extension of public water systems adopted by the ~~State of Texas~~ Commission on Environmental Quality.
 - (ii) Be of sufficient size to furnish adequate domestic water supply and fire protection services to all lots, and to conform with the Master Utility Plan for the City;
 - (iii) Be located where maintenance can be accomplished with the least interference with traffic, structures and other utilities;
 - (iv) Be designed in an effort to eliminate the need for booster pumps or other similar devices;
 - (v) ~~Be designed to n~~Not propose water mains less than eight (8) inches in diameter unless ~~otherwise~~ approved in writing by the City Engineer or his/her designee;
 - (vi) Be acceptable, without penalty, to the adopted City of Leander Fire Code. To that end, the fire flows shall meet the provisions set forth within the current Fire Code.
 - (vii) ~~Include f~~Fire hydrants per requirements of the current City of Leander Fire Hydrant detail: ~~shall be provided in accordance with the current City of Leander Fire Code for all buildings, or portions of buildings hereafter constructed.~~
 - a) Within three hundred (300') feet of all sides of a nonresidential development; and
 - a)b) For fFire flows ~~shall be~~ calculated with a twenty (20) pound residual pressure.
 - (viii) Include valves on each fire hydrant lead, at each intersection of two (2) or more mains, and valve spacing so that no more than thirty (30) customers will be without water during a shutoff;
 - (ix) Include flushing appurtenances at the end of all dead-end waterlines;
 - ~~(x)~~(x) Be designed and constructed in accordance with City Standard Details and Specifications; and,
 - ~~(x)~~(xi) Be designed and constructed to comply with all applicable rules, regulations and policies of the entity that will provide water service to the development.

- ~~(xi)(xii)~~ Be designed and constructed so that all private water systems shall include backflow prevention assemblies for domestic and fire protection systems that are directly or indirectly connected to the city's potable water distribution system; and
- ~~(xiii)~~ Be designed and constructed so that the water system shall be constructed by the applicant/developer across the entire frontage of the tract to allow future extensions of the water system by adjacent tracts. A waiver to this requirement shall be in writing from the City Engineer or his/her designee.
- ~~(xii)~~—

- ~~(2)~~—The design of private water systems shall include backflow prevention assemblies for domestic and fire protection systems that are directly or indirectly connected to the City's potable water distribution system.

ARTICLE III – DESIGN STANDARDS FOR IMPROVEMENTS, SECTION 44: WASTEWATER UTILITY IMPROVEMENTS

- (a) **Policy.** ~~Developers~~ The applicant shall be responsible for providing an approved wastewater system, consistent with the preliminary plat or final plat, this chapter and ~~Comprehensive Plan, this Ordinance and~~ the rules and regulations of the entity providing or to provide wastewater service to the development, throughout the development, such that all lots, parcels, or tracts of land will be capable of connecting to the wastewater system except as otherwise provided herein.
- (1) Where an approved public wastewater collection main is within reasonable distance of the subdivision as determined by the City Engineer or his/her designee ~~Commission, but in no case less than one-half (1/2) mile away~~ and connection to the system is both possible and permissible, the developer shall be required to bear the cost of connecting his development to such existing wastewater system. In some instances, the City may request that the main wastewater connection be oversized or rerouted to suit future wastewater system improvements in that area. In such cases, the City will reimburse the developer the costs of oversizing or rerouting such connections by separate agreement.
- (2) The ~~developer~~ applicant shall, consistent with all existing ordinances, make a pro-rata contribution to funding of needed lift station facilities, treatment facilities, and specific collection lines as determined necessary by the City. Under extraordinary circumstances, these provisions may be varied with the approval of the City Council and Planning and Zoning Commission.
- (3) Where alternative sewage disposal is permitted, the plans for such system must meet the requirements of the Texas Commission on Environmental Quality and be approved by the county health department, prior to approval of the final plat by the Planning and Zoning commission.
- (4) For wastewater service to property in the city's extraterritorial jurisdiction and the city's Certificate of Convenience and Necessity (CCN); Connection to the city's wastewater system is required unless the City Engineer or his/her designee determines that the connection to the city system is not possible. If the city's wastewater system is not utilized, the alternative sewage disposal system must meet the requirements of the TCEQ and be approved by the county health department prior to approval of the final plat by the planning and zoning commission.

(b) Design. The design and construction of a public wastewater ~~collection~~ systems shall:

- (1) Be designed and constructed so that the public wastewater collection systems, lift stations, inverted siphons and septic systems shall comply with regulations covering extension of public wastewater systems, and other applicable regulations, adopted by the Texas Commission on Environmental Quality Natural Resources Conservation Commission and the state department of health-Texas Department of Health. Under extraordinary circumstances, these provisions may be varied with the approval of the City Council and Planning & Zoning Commission.
 - (2) Be of sufficient size to furnish adequate wastewater service to all lots, and to conform with the master utility plan for the city;
 - ~~(2)(3)~~ Be of sufficient size to furnish adequate wastewater service to all lots, and to conform with the master utility plan for the city;
 - ~~(3)(4)~~ Be designed and constructed to operate on a gravity flow basis by taking advantage of natural topographic conditions and thereby reducing the need for lift stations and force mains;
 - ~~(4)(5)~~ Be designed and constructed so that flow determinations should include generally accepted criteria for average daily flow, inflow and infiltration, peaking factors, minimum/maximum slopes and minimum flow velocities;
 - ~~(5)(6)~~ Be designed and constructed so that the minimum size of any public wastewater line will be eight~~six~~ (8~~6~~) inches in diameter;
 - ~~(6)(7)~~ Be designed and constructed so that the public wastewater lines shall be located where maintenance can be accomplished with the least interference with traffic, structures and other utilities. Minimum separation distance from water utilities shall be in accordance with the rules adopted by the Texas Commission on Environmental Quality;
 - ~~(7)(8)~~ Be designed and constructed so that manholes shall be located to facilitate inspection and maintenance, including intersections, horizontal alignment changes, vertical grade changes, change in pipe size or material, and force main discharge points;
 - ~~(8)(9)~~ Be designed and constructed so that all wastewater appurtenances are constructed in accordance with city criteria, standard details and specifications;
 - ~~(9)(10)~~ Be designed and constructed to comply with all applicable rules, regulations and policies of the entity that will provide wastewater service to the development; and
 - (11) Be designed and constructed so that the wastewater system shall be constructed by the applicant/developer across the entire frontage of the tract or to the edge of the tract so as to allow future extensions of the wastewater system by adjacent tracts. A waiver to this requirement shall be in writing from the City Engineer or his/her designee.
-
- ~~(10) All new public wastewater systems shall be designed and constructed to operate on a gravity flow basis by taking advantage of natural topographic conditions and thereby reducing the need for lift stations and force mains. Where topography requires an excessive number of lift stations, in the alternative, pressure wastewater systems may be approved by the City Engineer.~~
 - ~~(11) Flow determinations should include generally accepted criteria for average daily flow, inflow and infiltration, peaking factors, minimum slopes and minimum flow velocities.~~
 - ~~(12) The minimum size of any gravity flow public wastewater line will be eight (8) inches in diameter.~~
 - ~~(13) Public wastewater lines shall be located where maintenance can be accomplished with the least interference with traffic, structures and other utilities. Minimum separation distance from water~~

utilities shall be in accordance with the rules adopted by the Texas Natural Resource Conservation Commission.

- ~~(14) Manholes shall be located so as to facilitate inspection and maintenance, including intersections, horizontal alignment changes, vertical grade changes, change in pipe size or material, and force main discharge points.~~
- ~~(15) All wastewater appurtenances shall be designed and constructed in accordance with City Standard Details and Specifications.~~
- ~~(16) All wastewater systems shall be designed and constructed to comply with all applicable rules, regulations and policies of the entity that will provide wastewater service to the development. With respect to wastewater systems and infrastructure located within the Wholesale Wastewater Service Area, the systems and infrastructure will be designed and constructed to comply with the more stringent of the City of Leander's design standards or the City of Liberty Hill's design standards. Prior to submitting Construction Plans, the applicant shall meet with the City Engineer regarding the Liberty Hill design standards that will be applicable.~~
- ~~(17) All wastewater systems shall be designed and constructed to comply with all applicable rules, regulations and policies of the entity that will provide wastewater service to the development. A lift station report verifying that TCEQ (or successor agency) requirements have been met is required to be approved by the City Engineer before submission of Construction Plans except as determined otherwise by the City Engineer. With respect to wastewater systems and infrastructure located within the Wholesale Wastewater Service Area, the systems and infrastructure will be designed and constructed to comply with the more stringent of the City of Leander's design standards or the City of Liberty Hill's design standards. Prior to submitting construction plans, the applicant shall meet with the City Engineer regarding the Liberty Hill design standards that will be applicable.~~

~~(b)(c)~~ System Reservation Fee. At the time of submission of a Preliminary Plat application, applicants subdividing property located within the Wholesale Wastewater Service Area will pay the System Reservation Fee set forth in Article A7.009.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS AMENDING SECTIONS OF ARTICLE 10.02, EXHIBIT A, THE SUBDIVISION ORDINANCE TO CLARIFY THE ADOPTION DATE AND DEFINITION OF THE TRANSPORTATION CRITERIA MANUAL, UPDATE THE REQUIREMENTS FOR WATER UTILITY IMPROVEMENTS AND WASTEWATER UTILITY IMPROVEMENTS; PROVIDING A SEVERABILITY CLAUSE, PROVIDING SAVINGS, EFFECTIVE DATE AND OPEN MEETINGS CLAUSES, AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the Planning & Zoning Commission held a public hearing on the proposed amendments to Chapter 10, Article 10.02, Section 10.02.001, Exhibit A, Leander Code of Ordinances (the “Subdivision Ordinance”); and forwarded its recommendation on the amendments to the City Council; and

WHEREAS, after publishing notice of the public hearing at least fifteen days prior to the date of such hearing, the City Council at a public hearing has considered the proposed amendments and finds that the amendments are reasonable and necessary to protect the health, safety, and welfare of the present and future residents of the City; and

WHEREAS, the City of Leander has adopted the City of Austin Transportation Criteria Manual (TCM) and the City of Austin has made significant updates to the manual that took effect in 2022. The City needs time to review the changes prior to incorporating the changes into the city’s ordinance.

WHEREAS, there is a need to clarify when connections to city water and wastewater are needed and provide guidelines for oversizing requirements.

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

SECTION 1. Findings of Fact. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

SECTION 2. Amendment of Article I, Section 1. Article I, Section 1 of the Subdivision Ordinance is amended by modifying the following definition:

Transportation Criteria Manual means the City of Austin Transportation Criteria Manual, dated August 7, 2020, as adopted and amended by this Ordinance.

SECTION 3. Amendment of Article III, Section 42 (a). Article III, Section 42 (a) of the Subdivision Ordinance is amended in its entirety to read as follows:

(a) Policy.

- (1) All transportation improvements including streets, trails, driveways, sidewalks, bikeways, traffic control, and parking areas within the City's jurisdiction shall be designed in accordance with the City of Leander Composite Zoning Ordinance, Transportation Master Plan, Comprehensive Plan and the City of Austin's Transportation Criteria Manual, dated August 7, 2020, save and except the following:
 - (i) all references to the Austin Metropolitan Area Transportation Plan shall be construed to mean the City of Leander's Comprehensive Plan and Transportation Master Plan;
 - (ii) All references to the "City of Austin" shall mean the "City of Leander".
 - (iii) Paragraph 1.3.1.G;
 - (iv) Table 1-7A;
 - (v) all references to Austin zoning districts as they pertain to street classifications, trip generation, recommended pavement design, off-street parking requirements;
 - (vi) Appendix F; and all references to the City of Austin, including its departments, boards or divisions shall be the same departments, boards or divisions within the City of Leander. Where such departments, boards or divisions do not exist within the City, such references shall be construed to mean the Commission, the City Engineer or other representative authorized by the Council to perform such functions on the City's behalf.

SECTION 4. Amendment of Article III, Section 43. Article III, Section 43 of the Subdivision Ordinance is amended in its entirety to read as follows:

- (a) Policy.** The applicant shall be responsible for providing an approved public water supply system consistent with the Comprehensive Plan, preliminary plan or final plat, this chapter and the rules and regulations of the entity providing or to provide water to the development, throughout the development, such that all lots, parcels, or tracts of land will be capable of connecting to the water system except as otherwise provided herein.
- (1) Where an approved public water supply or distribution main is within reasonable distance of the subdivision as determined by the City Engineer or his/her designee and connection to the system is both possible and permissible, the developer shall be required to bear the cost of connecting the development to such existing water supply and the acquisition of all necessary easements. In some instances, the city may request that the main water connection be oversized or rerouted to suit future

water system improvements in that area. In some cases, the city will reimburse the developer the costs of oversizing such connections by separate agreement.

- (2) The applicant shall, consistent with all existing ordinances, make a pro-rata contribution to funding of needed storage facilities, treatment facilities, and specific distribution lines as determined necessary by the City. Under extraordinary circumstances, these provisions may be varied with the approval of the City Council and Planning & Zoning Commission.
- (3) When platting or development occurs on a tract that is currently served by a water line less than eight (8) inches in diameter, the applicant/developer shall be responsible for either upsizing the water line prior to recordation of any final plat or posting fiscal surety for the construction of the water line across the entire length of the tract.
- (4) For the orderly extension of water lines as established in the master utility plan, the developer shall install water mains to the boundaries of his development for future connection by the development of the abutting land.

(b) Design

- (1) The design and construction of a public water system shall
 - (i) Comply with regulations covering extension of public water systems adopted by the Texas Commission on Environmental Quality.
 - (ii) Be of sufficient size to furnish adequate domestic water supply and fire protection services to all lots, and to conform with the Master Utility Plan for the City;
 - (iii) Be located where maintenance can be accomplished with the least interference with traffic, structures and other utilities;
 - (iv) Be designed in an effort to eliminate the need for booster pumps or other similar devices;
 - (v) Be designed to not propose water mains less than eight (8) inches in diameter unless approved in writing by the City Engineer or his/her designee;
 - (vi) Be acceptable, without penalty, to the adopted City of Leander Fire Code. To that end, the fire flows shall meet the provisions set forth within the current Fire Code.
 - (vii) Include fire hydrants per requirements of the current City of Leander Fire Hydrant detail:
 - a) Within three hundred (300') feet of all sides of a nonresidential development; and
 - b) For fire flows calculated with twenty (20) pound residual pressure.
 - (viii) Include valves on each fire hydrant lead, at each intersection of two (2) or more mains, and valve spacing so that no more than thirty (30) customers will be without water during a shutoff;
 - (ix) Include flushing appurtenances at the end of all dead-end waterlines;
 - (x) Be designed and constructed in accordance with City Standard Details and Specifications; and,
 - (xi) Be designed and constructed to comply with all applicable rules, regulations and policies of the entity that will provide water service to the development.

- (xii) Be designed and constructed so that all private water systems shall include backflow prevention assemblies for domestic and fire protection systems that are directly or indirectly connected to the city's potable water distribution system; and
- (xiii) Be designed and constructed so that the water system shall be constructed by the applicant/developer across the entire frontage of the tract to allow future extensions of the water system by adjacent tracts. A waiver to this requirement shall be in writing from the City Engineer or his/her designee.

SECTION 5. Amendment of Article III, Section 44. Article III, Section 44 of the Subdivision Ordinance is amended in its entirety to read as follows:

- (a) **Policy.** The applicant shall be responsible for providing an approved wastewater system, consistent with the preliminary plat or final plat, this chapter and the rules and regulations of the entity providing or to provide wastewater service to the development, throughout the development, such that all lots, parcels, or tracts of land will be capable of connecting to the wastewater system except as otherwise provided herein.
 - (1) Where an approved public wastewater collection main is within reasonable distance of the subdivision as determined by the City Engineer or his/her designee and connection to the system is both possible and permissible, the developer shall be required to bear the cost of connecting his development to such existing wastewater system. In some instances, the City may request that the main wastewater connection be oversized or rerouted to suit future wastewater system improvements in that area. In such cases, the City will reimburse the developer the costs of oversizing or rerouting such connections by separate agreement.
 - (2) The applicant shall, consistent with all existing ordinances, make a pro-rata contribution to funding of needed lift station facilities, treatment facilities, and specific collection lines as determined necessary by the City. Under extraordinary circumstances, these provisions may be varied with the approval of the City Council and Planning and Zoning Commission.
 - (3) Where alternative sewage disposal is permitted, the plans for such system must meet the requirements of the Texas Commission on Environmental Quality and be approved by the county health department, prior to approval of the final plat by the Planning and Zoning commission.
 - (4) For wastewater service to property in the city's extraterritorial jurisdiction and the city's Certificate of Convenience and Necessity (CCN); Connection to the city's wastewater system is required unless the City Engineer or his/her designee determines that the connection to the city system is not possible. If the city's wastewater system is not utilized, the alternative sewage disposal system must meet the requirements of the TCEQ and be approved by the county health department prior to approval of the final plat by the planning and zoning commission.
- (b) **Design.** The design and construction of a public wastewater systems shall:

- (1) Be designed and constructed so that the public wastewater collection systems, lift stations, inverted siphons and septic systems shall comply with regulations covering extension of public wastewater systems, and other applicable regulations, adopted by the Texas Commission on Environmental Quality and the state department of health Under extraordinary circumstances, these provisions may be varied with the approval of the City Council and Planning & Zoning Commission.
 - (2) Be of sufficient size to furnish adequate wastewater service to all lots, and to conform with the master utility plan for the city;
 - (3) Be of sufficient size to furnish adequate wastewater service to all lots, and to conform with the master utility plan for the city;
 - (4) Be designed and constructed to operate on a gravity flow basis by taking advantage of natural topographic conditions and thereby reducing the need for lift stations and force mains;
 - (5) Be designed and constructed so that flow determinations should include generally accepted criteria for average daily flow, inflow and infiltration, peaking factors, minimum/maximum slopes and minimum flow velocities;
 - (6) Be designed and constructed so that the minimum size of any public wastewater line will be eight (8) inches in diameter;
 - (7) Be designed and constructed so that the public wastewater lines shall be located where maintenance can be accomplished with the least interference with traffic, structures and other utilities. Minimum separation distance from water utilities shall be in accordance with the rules adopted by the Texas Commission on Environmental Quality;
 - (8) Be designed and constructed so that manholes shall be located to facilitate inspection and maintenance, including intersections, horizontal alignment changes, vertical grade changes, change in pipe size or material, and force main discharge points;
 - (9) Be designed and constructed so that all wastewater appurtenances are constructed in accordance with city criteria, standard details and specifications;
 - (10) Be designed and constructed to comply with all applicable rules, regulations and policies of the entity that will provide wastewater service to the development; and
 - (11) Be designed and constructed so that the wastewater system shall be constructed by the applicant/developer across the entire frontage of the tract or to the edge of the tract so as to allow future extensions of the wastewater system by adjacent tracts. A waiver to this requirement shall be in writing from the City Engineer or his/her designee.
- (c) **System Reservation Fee.** At the time of submission of a Preliminary Plat application, applicants subdividing property located within the Wholesale Wastewater Service Area will pay the System Reservation Fee set forth in Article A7.009.

SECTION 6. Conflicting Ordinances. Exhibit “A”, Article 10.02, Leander Code of Ordinances is amended as provided herein. All ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance as adopted herein, are hereby amended to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any other code or ordinance of the City, the terms and provisions of this ordinance shall govern.

SECTION 7. Savings Clause. All rights and remedies of the City of Leander are expressly saved as to any and all violations of the provisions of any ordinances affecting subdivision within the City which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 8. Effective Date. After its passage of this Ordinance in accordance with the provisions of the Tex. Loc. Gov't. Code and the City Charter.

SECTION 9. Severability. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance of any such invalid phrase, clause, sentence, paragraph or section. If any provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 10. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on the 1st day of June, 2023.

ATTEST:

THE CITY OF LEANDER, TEXAS

Dara Crabtree, City Secretary

Christine DeLisle, Mayor



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas

May 11, 2023 at 6:00 PM



Place 1 – Donnie Mahan, *Chair*
Place 2 – John Cosgrove
Place 3 – Ron May
Place 4 – Deirdre Moss

Place 5 – James Oliver
Place 6 – Laura Lantrip, *Vice-Chair*
Place 7 – Rick Carpenter

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

1. Call to Order at 6:00 p.m.
2. Roll Call.
All commissioners present except Vice-Chair Laura Lantrip and Commissioner Deirdre Moss.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the May 4, 2023 meeting
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
No one wished to speak.

CONSENT AGENDA: ACTION

6. Approval of Minutes.

Motion made by Commissioner Ron May to approve the P & Z minutes, seconded by Commissioner James Oliver.

5-0 Pass

PUBLIC HEARING: ACTION

7. Conduct a Public Hearing regarding Subdivision Case CP-23-0020 to adopt the Lone Star Landing Concept Plan on one parcel of land approximately 37.01 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031560; generally located north of the intersection of CR 177 and Valley View Dr., Leander, Williamson County, Texas.
- Discuss and consider action regarding Subdivision Case CP-23-0020 as described above.

*** POSTPONED DUE TO POSTING ERROR***

8. Conduct a Public Hearing regarding Special Use Case Z-22-0043 to consider action on the Shady Brew Garden Special Use Permit to allow for a Food Truck Park including minor waivers to the Composite Zoning Ordinance on one parcel of land approximately 0.9373 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R035579; and addressed as 303 W. Broade St., Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case Z-22-0043 as described above.

Motion made by Commissioner John Cosgrove, seconded by Commissioner James Oliver to approve the zoning request.

AYE: Commissioner John Cosgrove, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

9. Conduct a Public Hearing and consider action on Subdivision Case SFP-22-0014 and Variance Case VA-22-0006 to approve the Roundmountain Oaks lot 37 Short Form Final Plat and Variance on one parcel of land approximately 3.012 acres ± in size, more particularly described by Travis Central Appraisal District Parcel 354818; more commonly known as 15000 Faubion Trl., Travis County, Texas.

- Discuss and consider action on Subdivision Case SFP-22-0014 and Variance Case VA-22-0006 as described above.

Motion made by Commissioner James Oliver, seconded by Commissioner Ron May to approve the Variance request.

AYE: Commissioner John Cosgrove, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

10. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case CPA-23-0006 to amend the Comprehensive Plan to update the Transportation Master Plan to change Nameless Road to a collector roadway north of the future extension Travisso Parkway to Round Mountain Dr; change CR 267 to a four lane arterial between Equine Road to Kauffman Loop; change Crystal Falls Parkway to a six lane arterial roadway between Ronald W Reagan Blvd and CR 175; add CR 264 as a collector roadway; add Stamp Iron Avenue as a collector roadway; Leander, Williamson and Travis Counties, Texas.
- Discuss and consider action regarding Comprehensive Plan Case CPA-23-0006 as described above.

Mark Snyder spoke requesting more information.

Motion made by Commissioner Ron May, seconded by Commissioner James Oliver to approve the Comprehensive Plan Amendment.

AYE: Commissioner John Cosgrove, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

11. Conduct a Public Hearing and consider action regarding Ordinance Case OR-23-0003 to amend the Subdivision Ordinance to clarify the adoption date and definition of the Transportation Criteria Manual, update the Preliminary Plat requirements, update the requirements for Water Utility Improvements and Wastewater Utility Improvements; and to provide for related matters; Williamson & Travis Counties, Texas.

- Discuss and consider action regarding Ordinance Case OR-23-0003 as described above.

Motion made by Commissioner John Cosgrove, seconded by Commissioner Rick Carpenter to approve the Ordinance Amendment.

AYE: Commissioner John Cosgrove, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

12. Conduct a Public Hearing and consider action regarding Ordinance Case OR-23-0004 to amend the Composite Zoning Ordinance to clarify the adoption date and definition of the Transportation Criteria Manual; and to provide for related matters; Williamson & Travis Counties, Texas.

- Discuss and consider action regarding Ordinance Case OR-23-0004 as described above.

Motion made by Chair Donnie Mahan, seconded by Commissioner James Oliver to approve the Ordinance Amendment.

AYE: Commissioner John Cosgrove, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

REGULAR AGENDA

13. Discuss and consider action on the adoption of the Old Town Master Plan including the adoption of a future land use plan and map that provides guidance for appropriate land use regulations throughout Old Town, and an action plan for implementation.

Blayne Thompson spoke regarding concerns about Broade St. parking and sidewalks.

The Planning & Zoning Commission had a positive discussion regarding the Old Town Master Plan. No action was taken during the May 11 meeting.

14. Adjournment at 6:57 p.m.

APPROVED:

CHAIRMAN MAHAN

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
06/01/2023

AGENDA SUBJECT:

Conduct a Public Hearing regarding Ordinance Case OR-23-0004 to amend the Composite Zoning Ordinance to clarify the adoption date and definition of the Transportation Criteria Manual; and to provide for related matters; Williamson and Travis Counties, Texas.

- Discuss and consider action regarding Ordinance Case OR-23-0004 as described above.

BACKGROUND:

This request is the second step in the ordinance process. The purpose of this ordinance amendment is to suspend the use of the recently adopted City of Austin Transportation Criteria Manual (TCM) in the Composite Zoning Ordinance. The TCM changes were approved by Austin in December 2021 and went into effect July 2022. The changes that the City of Austin made to the TCM are significant and staff believes a temporary suspension of using the current manual is necessary to give staff the time to review the changes prior to incorporating them into the City's ordinance. During this time, the City will continue to use the TCM dated August 7, 2020 with exceptions noted.

Leander has been using Austin's TCM and amendments since 1998, and it has served well for regulating design and construction of our transportation infrastructure and site development. With the major changes recently made, this suspension will give staff a good opportunity to take a comprehensive look at the current transportation requirements for infrastructure and site development. During this time, staff will evaluate whether to simply adopt Austin's changes to their manual or to develop a Leander TCM to better serve the Leander community.

HISTORY/TIMELINE:

05/11/2023 - Planning & Zoning Commission, 1st Public Hearing

APPLICANT/AGENT:

City of Leander

RECOMMENDATION:

Staff recommends approval of the ordinance amendments. The Planning & Zoning Commission unanimously recommended approval during the May 11, 2023 meeting.

PRESENTER:

Emily Truman, City Engineer

Attachments

1. Composite Zoning Ordinance Amendment Redline
2. Ordinance
3. P&Z Minutes

COMPOSITE ZONING ORDINANCE

ARTICLE I – GENERAL, SECTION 6: DEFINITIONS

Transportation Criteria Manual means the City of Austin Transportation Criteria Manual, dated August 7, 2020, as adopted and amended by this Ordinance.

ARTICLE VI – SITE STANDARDS, SECTION 2: TRANSPORTATION CRITERIA MANUAL

The City of Austin Transportation Criteria Manual is hereby adopted to provide design criteria for site development. The criteria shall be implemented with reliance on sound engineering and planning judgment and nothing in this manual shall override such sound judgment as determined by the City Engineer and Director of Planning. (For roadway adequacy standards and requirements to prepare a Traffic Impact Analysis, refer to Ordinance No. 02-033-00.)

- (a) The City of Austin Transportation Criteria Manual, [dated August 7, 2020 except such portions as are hereinafter amended, deleted or modified by the City and except for Exhibit B](#), is hereby adopted to provide design criteria for site development [within the city limits and extraterritorial jurisdiction of the City](#). [All references in the Transportation Criteria Manual to the “City of Austin” shall mean the “City of Leander” and all references to the City of Austin Code Chapter 14-11 shall mean Article 4.02 Franchise or Permit for Use of Public Property of this code](#). The criteria shall be implemented with reliance on sound engineering and planning judgment and nothing in this manual shall override such sound judgment as determined by the City Engineer and Director of Planning. (For roadway adequacy standards and requirements to prepare a Traffic Impact Analysis, refer to Ordinance No. 02-033-00 [\[Article 10.03 of the Code of Ordinances\]](#).)

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS AMENDING SECTIONS OF ARTICLE 14.02, THE COMPOSITE ZONING ORDINANCE TO CLARIFY THE ADOPTION DATE AND DEFINITION OF THE TRANSPORTATION CRITERIA MANUAL, AND TO PROVIDE FOR RELATED MATTERS; PROVIDING A SEVERABILITY CLAUSE, PROVIDING SAVINGS, EFFECTIVE DATE AND OPEN MEETINGS CLAUSES, AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the Planning & Zoning Commission held a public hearing on the proposed amendments to Section 14.02.001, Article 14.02, Chapter 14, Leander Code of Ordinances (the “Composite Zoning Ordinance”), and forwarded its recommendation on the amendments to the City Council; and

WHEREAS, after publishing notice of the public hearing at least fifteen days prior to the date of such hearing, the City Council at a public hearing has considered the proposed amendments and finds that the amendments are reasonable and necessary to protect the health, safety, and welfare of the present and future residents of the City;

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

SECTION 1. Findings of Fact. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

SECTION 2. Amendment of Article I, Section 6. Article I, Section 6 of the Composite Zoning Ordinance is hereby amended by modify the following definition:

Transportation Criteria Manual means the City of Austin Transportation Criteria Manual, dated August 7, 2020, as adopted and amended by this Ordinance.

SECTION 3. Amendment of Article VI, Section 2 (a). Article VI, Section 2 (a) of the Composite Zoning Ordinance is hereby amended in its entirety to read as follows:

- (a) The City of Austin Transportation Criteria Manual, dated August 7, 2020 except such portions as are hereinafter amended, deleted or modified by the City and except for Exhibit B, is hereby adopted to provide design criteria for site development within the city limits and extraterritorial jurisdiction of the City. All references in the Transportation Criteria Manual to the “City of Austin” shall mean the “City of Leander” and all references to the City of Austin Code Chapter 14-11 shall mean Article 4.02 Franchise or Permit for Use of Public Property of this code. The criteria shall be implemented with reliance on sound engineering and planning judgment and

nothing in this manual shall override such sound judgment as determined by the City Engineer and Director of Planning. (For roadway adequacy standards and requirements to prepare a Traffic Impact Analysis, refer to Ordinance No. 02-033-00 [Article **10.03** of the Code of Ordinances]).

SECTION 4. Conflicting Ordinances. Exhibit “A”, Chapter 14, Leander Code of Ordinances is amended as provided herein. All ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance as adopted herein, are hereby amended to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any other code or ordinance of the City, the terms and provisions of this ordinance shall govern.

SECTION 5. Savings Clause. All rights and remedies of the City of Leander are expressly saved as to any and all violations of the provisions of any ordinances affecting subdivision within the City which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 6. Effective Date. This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code and the City Charter.

SECTION 7. Severability. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance of any such invalid phrase, clause, sentence, paragraph or section. If any provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 8. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on First Reading this the 1st day of June, 2023.
FINALLY PASSED AND APPROVED on this the 15th day of June, 2023.

ATTEST:

THE CITY OF LEANDER, TEXAS

Dara Crabtree, City Secretary

Christine DeLisle, Mayor



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas

May 11, 2023 at 6:00 PM



Place 1 – Donnie Mahan, *Chair*
Place 2 – John Cosgrove
Place 3 – Ron May
Place 4 – Deirdre Moss

Place 5 – James Oliver
Place 6 – Laura Lantrip, *Vice-Chair*
Place 7 – Rick Carpenter

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

1. Call to Order at 6:00 p.m.
2. Roll Call.
All commissioners present except Vice-Chair Laura Lantrip and Commissioner Deirdre Moss.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the May 4, 2023 meeting
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
No one wished to speak.

CONSENT AGENDA: ACTION

6. Approval of Minutes.

Motion made by Commissioner Ron May to approve the P & Z minutes, seconded by Commissioner James Oliver.

5-0 Pass

PUBLIC HEARING: ACTION

7. Conduct a Public Hearing regarding Subdivision Case CP-23-0020 to adopt the Lone Star Landing Concept Plan on one parcel of land approximately 37.01 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031560; generally located north of the intersection of CR 177 and Valley View Dr., Leander, Williamson County, Texas.
- Discuss and consider action regarding Subdivision Case CP-23-0020 as described above.

*** POSTPONED DUE TO POSTING ERROR***

8. Conduct a Public Hearing regarding Special Use Case Z-22-0043 to consider action on the Shady Brew Garden Special Use Permit to allow for a Food Truck Park including minor waivers to the Composite Zoning Ordinance on one parcel of land approximately 0.9373 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R035579; and addressed as 303 W. Broade St., Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case Z-22-0043 as described above.

Motion made by Commissioner John Cosgrove, seconded by Commissioner James Oliver to approve the zoning request.

AYE: Commissioner John Cosgrove, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

9. Conduct a Public Hearing and consider action on Subdivision Case SFP-22-0014 and Variance Case VA-22-0006 to approve the Roundmountain Oaks lot 37 Short Form Final Plat and Variance on one parcel of land approximately 3.012 acres ± in size, more particularly described by Travis Central Appraisal District Parcel 354818; more commonly known as 15000 Faubion Trl., Travis County, Texas.

- Discuss and consider action on Subdivision Case SFP-22-0014 and Variance Case VA-22-0006 as described above.

Motion made by Commissioner James Oliver, seconded by Commissioner Ron May to approve the Variance request.

AYE: Commissioner John Cosgrove, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

10. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case CPA-23-0006 to amend the Comprehensive Plan to update the Transportation Master Plan to change Nameless Road to a collector roadway north of the future extension Travisso Parkway to Round Mountain Dr; change CR 267 to a four lane arterial between Equine Road to Kauffman Loop; change Crystal Falls Parkway to a six lane arterial roadway between Ronald W Reagan Blvd and CR 175; add CR 264 as a collector roadway; add Stamp Iron Avenue as a collector roadway; Leander, Williamson and Travis Counties, Texas.
- Discuss and consider action regarding Comprehensive Plan Case CPA-23-0006 as described above.

Mark Snyder spoke requesting more information.

Motion made by Commissioner Ron May, seconded by Commissioner James Oliver to approve the Comprehensive Plan Amendment.

AYE: Commissioner John Cosgrove, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

11. Conduct a Public Hearing and consider action regarding Ordinance Case OR-23-0003 to amend the Subdivision Ordinance to clarify the adoption date and definition of the Transportation Criteria Manual, update the Preliminary Plat requirements, update the requirements for Water Utility Improvements and Wastewater Utility Improvements; and to provide for related matters; Williamson & Travis Counties, Texas.

- Discuss and consider action regarding Ordinance Case OR-23-0003 as described above.

Motion made by Commissioner John Cosgrove, seconded by Commissioner Rick Carpenter to approve the Ordinance Amendment.

AYE: Commissioner John Cosgrove, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

12. Conduct a Public Hearing and consider action regarding Ordinance Case OR-23-0004 to amend the Composite Zoning Ordinance to clarify the adoption date and definition of the Transportation Criteria Manual; and to provide for related matters; Williamson & Travis Counties, Texas.

- Discuss and consider action regarding Ordinance Case OR-23-0004 as described above.

Motion made by Chair Donnie Mahan, seconded by Commissioner James Oliver to approve the Ordinance Amendment.

AYE: Commissioner John Cosgrove, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

REGULAR AGENDA

13. Discuss and consider action on the adoption of the Old Town Master Plan including the adoption of a future land use plan and map that provides guidance for appropriate land use regulations throughout Old Town, and an action plan for implementation.

Blayne Thompson spoke regarding concerns about Broade St. parking and sidewalks.

The Planning & Zoning Commission had a positive discussion regarding the Old Town Master Plan. No action was taken during the May 11 meeting.

14. Adjournment at 6:57 p.m.

APPROVED:

CHAIRMAN MAHAN

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
06/01/2023

AGENDA SUBJECT:

Conduct a Public Hearing regarding Subdivision Case CP-23-0020 to adopt the Lone Star Landing Concept Plan on one (1) parcel of land approximately 37.01 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031560; generally located north of the intersection of CR 177 and Valley View Drive, Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case CP-23-0020 as described above.

BACKGROUND:

This request is the first step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the concept plan satisfies the applicable regulations without requesting any variances. This application was previously scheduled for the May 11, 2023 Planning and Zoning Commission meeting. The case was delayed due to a public notice error.

HISTORY/TIMELINE:

01/16/2017 – Annexation

01/06/2023 – Zoning Approved

05/11/2023 – Planning & Zoning Commission, Public Hearing Postponed

APPLICANT/AGENT:

Eli Engineering, PLLC (Gary Jones P.E.) on behalf of Texas Lone Star Landing LLC (Mallik Gilakattula).

RECOMMENDATION:

The proposal includes eighty (80) residential lots. Staff recommends approval of this request. The Planning & Zoning Commission unanimously recommended approval of the request during the May 25, 2023 meeting.

PRESENTER:

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

Attachments

1. Concept Plan
2. Location Exhibit

LONE STAR LANDING

CONCEPT PLAN

COUNTY ROAD 177
WILLIAMSON COUNTY, TEXAS

PROJECT NO.: CP-23-0020

FILING DATE: 1/24/2023

NOTES:

- THIS DEVELOPMENT IS ZONED AS SINGLE FAMILY SUBURBAN / SINGLE FAMILY RURAL.
- THIS DEVELOPMENT IS IDENTIFIED AS NEIGHBORHOOD RESIDENTIAL PER THE CITY OF LEANDER FUTURE LAND USE PLAN.
- A PORTION OF THIS DEVELOPMENT LIES WITHIN ZONE "AE" AND IS WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA PANEL 48491C0460F, DATED DECEMBER 20TH, 2019.
- THIS PROJECT LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. THIS PROJECT DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

LAND USE				
	ZONING	AREA	LOTS	UPA
PHASE 1	SFS-2-B RESIDENTIAL	20.16	66	3.27
PHASE 2	SFR-1-B RESIDENTIAL	16.85	14	0.83
	TOTAL	37.01	80	2.16

CONTACTS & UTILITIES*

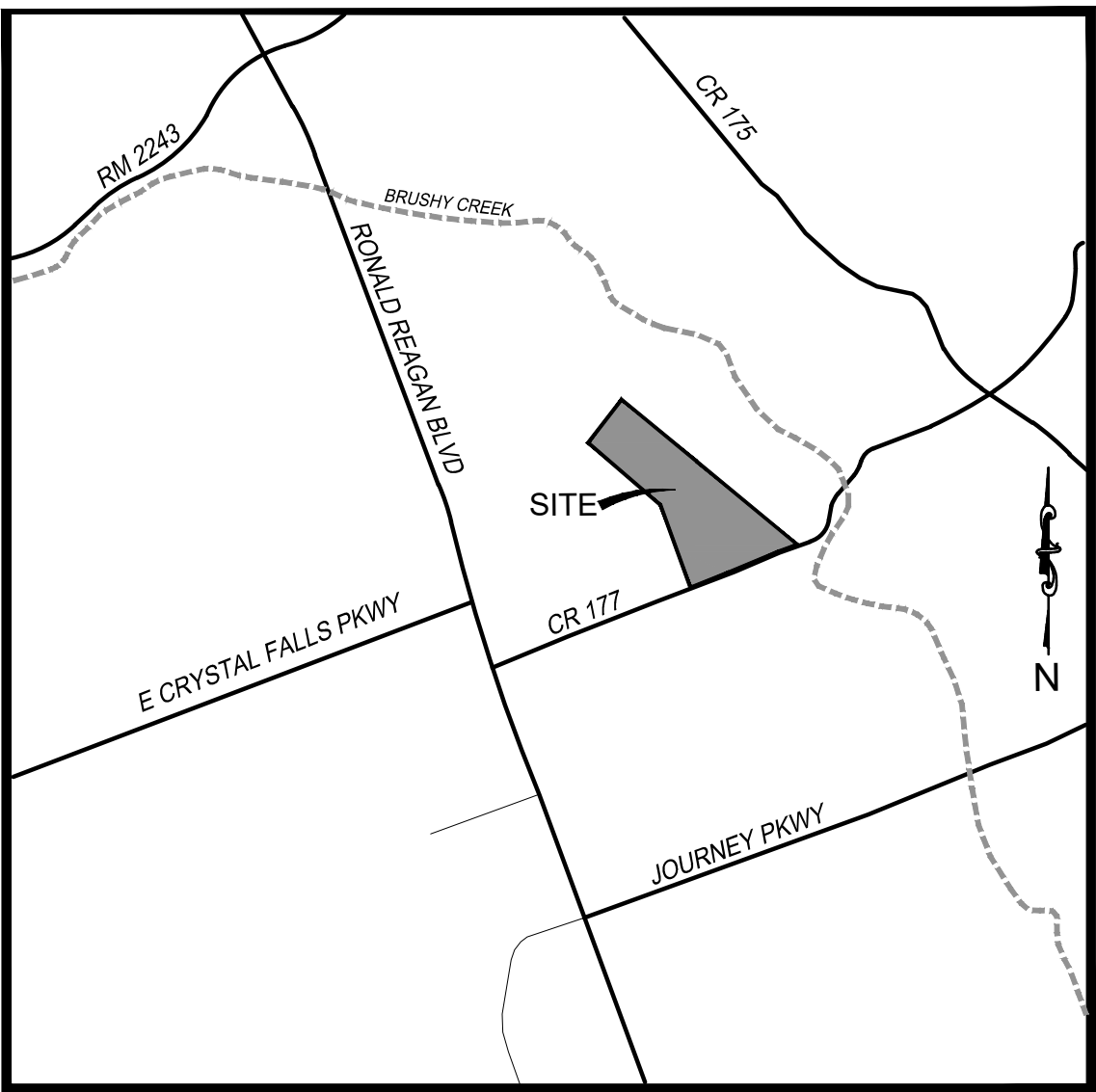
ENGINEER AND AGENT ELI ENGINEERING, P.L.L.C. 700 THERESA COVE CEDAR PARK, TEXAS 78613 CONTACT: GARY ELI JONES, P.E. 512-918-0819 F: 512-532-0560 gelijones@gmail.com	SURVEYOR ABRAM C. DASHNER, R.P.L.S. NO. 5901 6448 HWY 290 EAST, SUITE B-105 AUSTIN, TX 78723 512-244-3395 TBPELS FIRM NO. 10194754
APPLICANT TEXAS LONE STAR LANDING, L.L.C. 3320 PRENTISS LANE LEANDER, TEXAS 78641 CONTACT: MALLIKARJUN GILAKATTULA 512-761-8025 mallik246@gmail.com	WATER CITY OF LEANDER 607 MUNICIPAL DRIVE LEANDER, TEXAS 78641 PHONE: 512-259-2640
ELECTRIC PEDERNALES ELECTRIC COOPERATIVE 1949 WEST WHITESTONE BLVD. CEDAR PARK, TEXAS 78613 888-554-4732	WASTEWATER CITY OF LEANDER 607 MUNICIPAL DRIVE LEANDER, TEXAS 78641 PHONE: 512-259-2640
	TELEPHONE AT&T 208 SOUTH ACKARD STREET DALLAS, TEXAS 75202 888-333-6651 CONTACT:

* ESTIMATED FROM SERVICE AREA MAPS; THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR PROPER UTILITY NOTIFICATION OF CONSTRUCTION ACTIVITIES AND CALLING FOR "LOCATES" OF EXISTING UTILITIES WITH EACH ACTUAL UTILITY COMPANY; REGARDLESS OF WHAT IS SHOWN ON THIS SHEET OR IN THESE PLANS. NOT ALL UTILITIES PARTICIPATE IN THE TEXAS EXCAVATION SAFETY SYSTEM, CONTRACTOR TO DO HIS OWN SUB-SURFACE UTILITY RESEARCH PRIOR TO ANY CONSTRUCTION ACTIVITY.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS:

THAT I, GARY ELI JONES, DO HEREBY CERTIFY THAT THE INFORMATION ON THIS PLAN COMPLIES WITH CITY OF LEANDER SUBDIVISION ORDINANCE ARTICLE II, SECTION 21 AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF LEANDER, TEXAS.


GARY ELI JONES, P.E.
LICENSED PROFESSIONAL ENGINEER
ELI ENGINEERING, PLLC, FIRM #: F-17877
700 THERESA COVE
CEDAR PARK, TEXAS 78613



LOCATION MAP
SCALE: 1"=2000'

PAGE INDEX:

- COVER SHEET
- PHASING AND PARKS PLAN
- CONCEPT PLAN



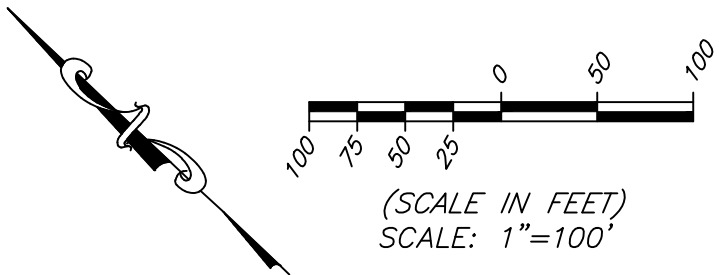
LEANDER, TEXAS 78641 (CITY LIMITS)
LONE STAR LANDING
CONCEPT PLAN
COVER SHEET

DRAWING SCALE:	HORIZ. =	VERT. =
SURVEYED:	FILE NAME:	RR
DATE:	DRAWN:	JTC
DESIGNED:	EEL	

SHEET
1
OF
3

C:\Users\jones\Documents\Projects\GEI-EL\One Star Landing\CAO\CONCEPT PLAN\ONE STAR LANDING CONCEPT PARK LANDING Mar 28, 23 8:56 am

APPROXIMATE PHASE TIMING:
PHASE 1 - DECEMBER, 2023
PHASE 2 - DECEMBER, 2025

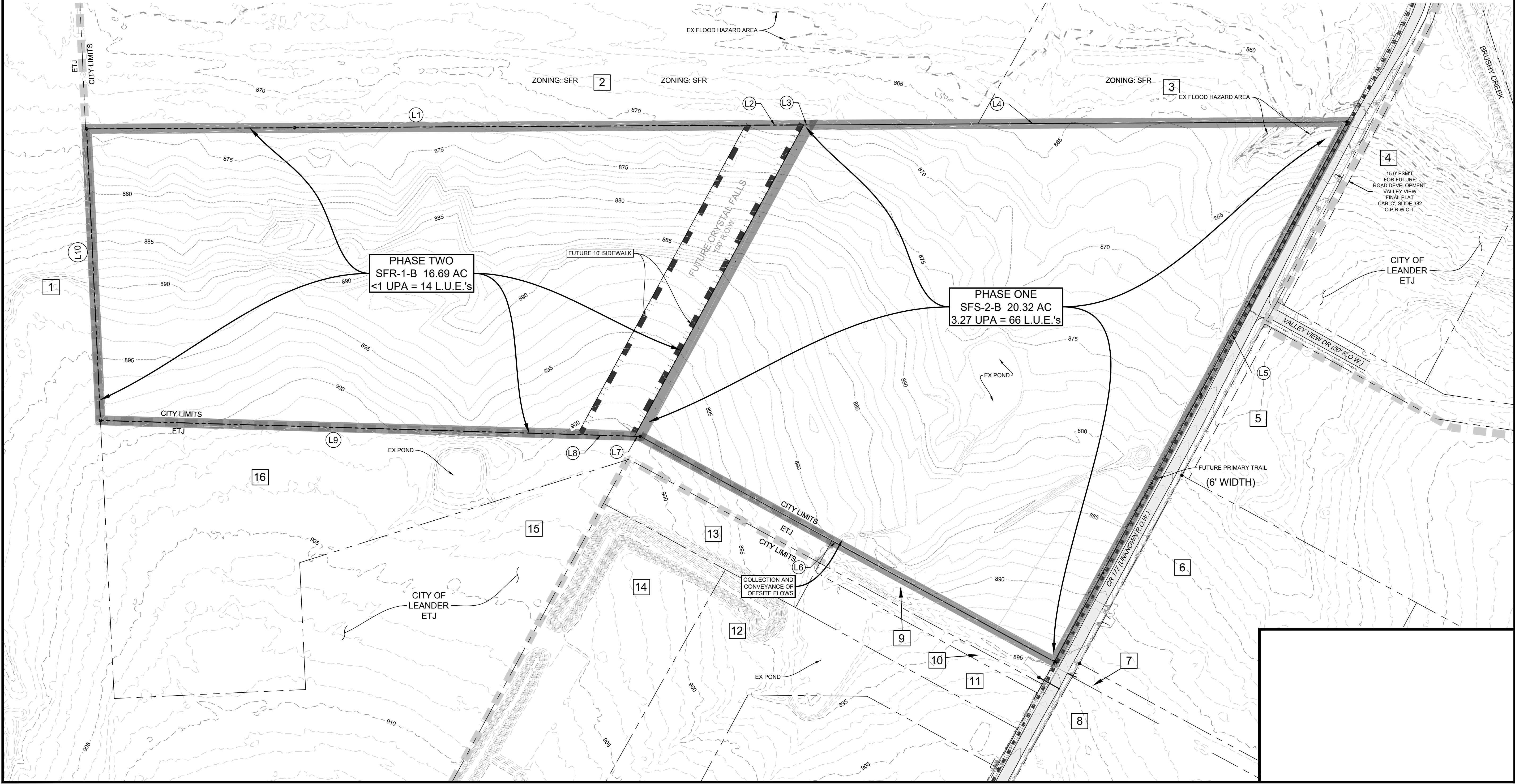


PARKLAND AND PHASING NOTES:

PARKLAND REQUIRED = 80 DU/100' 3.5 ACRES ≈ 2.80 ACRES
PARKLAND FEE IN LIEU = 80 DU * \$1050/DU = \$84,000
PARKLAND IMPROVEMENTS = 80 DU * \$400/DU = \$32,000
TOTAL PARKLAND FEE IN LIEU = \$116,000

LAND USE				
	ZONING	AREA	LOTS	UPA
PHASE 1	SFS-2-B RESIDENTIAL	20.32	66	3.27
PHASE 2	SFR-1-B RESIDENTIAL	16.69	14	0.83
	TOTAL	37.01	80	2.16

LEGEND	
	PROPOSED PROPERTY LINE
	EXISTING BOUNDARY LINE
	PROPOSED SETBACK LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	EXISTING CONTOURS
	EXISTING CITY E.T.J. LINE
	PROPOSED PHASE LINE
	FUTURE CRYSTAL FALLS PARKWAY TRAIL



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ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-916-0818 (F) 512-552-0660
geli@eli-engineering.com
TPELS FIRM No. 17877

LEANDER, TEXAS 78641 (CITY LIMITS)
LONE STAR LANDING
CONCEPT PLAN
PROPOSED PARKLAND AND PHASING PLAN

DRAWING SCALE:	HORIZ. =	VERT. =
SURVEYED:	FILE NAME:	RR
DATE:	DRAWN:	JTC
DESIGNED:	EEI	

SHEET
2
OF
3

ADJACENT PROPERTY OWNER TABLE			
#	OWNER INFORMATION	ACRES	DEED/PLAT INFORMATION
1	LEE A. JACKSON	28.938	VOL 2536/PG 41
2	ROGER GERALD & DIANE THOMAS	47.866	VOL 1809/PG 792
3	ROGER GERALD & DIANE THOMAS	10.211	VOL 1811/PG 755
4	MARKUS M. & ALEXANDRA LAGMANSON	6.05	2016034354
5	WILLIAM M. & LENA F. SIMON	2.79	2016098746
6	KARLA T. & SCOTT WALLER	5.05	2020140279
7	MARK PIWETZ	5.0	VOL 904/PG 61

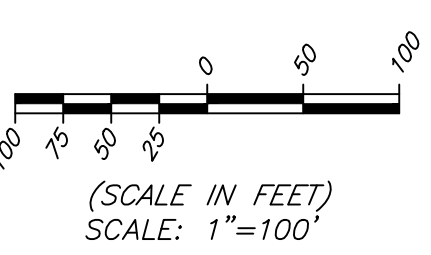
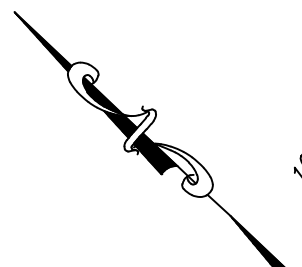
8	STANLEY JAMES & JOANNE LATTRELL	10.084	VOL 2633/PG 640
9	GRADY R. & AMY J. BRUCE	0.594	2010025317
10	MARK C. LARUE	0.224	221043706
11	LARUE REAL ESTATE HOLDINGS, LP	0.919	2009020538
12	LARUE REAL ESTATE HOLDINGS, LP	3.493	2007105914
13	MARK C. LARUE	0.981	2021043706
14	LARUE REAL ESTATE HOLDINGS, LP	4.37	2007105914
15	GRADY ROBERT & AMY JACKSON BRUCE, TRUSTEES, BRUCE LIVING TRUST	19.788	2016013949
16	GRADY R. & AMY J. BRUCE	7.406	2010025317

NOTES:

- THIS DEVELOPMENT IS ZONED AS SINGLE FAMILY SUBURBAN / SINGLE FAMILY RURAL.
- PARK PLAN: FEE IN LIEU. (REFER TO PARKLAND AND PHASING PLAN, SHEET 2).
- THIS DEVELOPMENT IS IDENTIFIED AS NEIGHBORHOOD RESIDENTIAL PER THE CITY OF LEANDER FUTURE LAND USE PLAN.
- A PORTION OF THIS DEVELOPMENT LIES WITHIN ZONE "AE" AND IS WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA PANEL 48491C0460F, DATED DECEMBER 20TH, 2019.
- THIS PROJECT LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. THIS PROJECT DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS PROJECT IS ADJACENT TO FUTURE CRYSTAL FALLS PARKWAY TRAIL, PER THE CITY OF LEANDER: LEANDER TRAILS MASTER PLAN 2011.

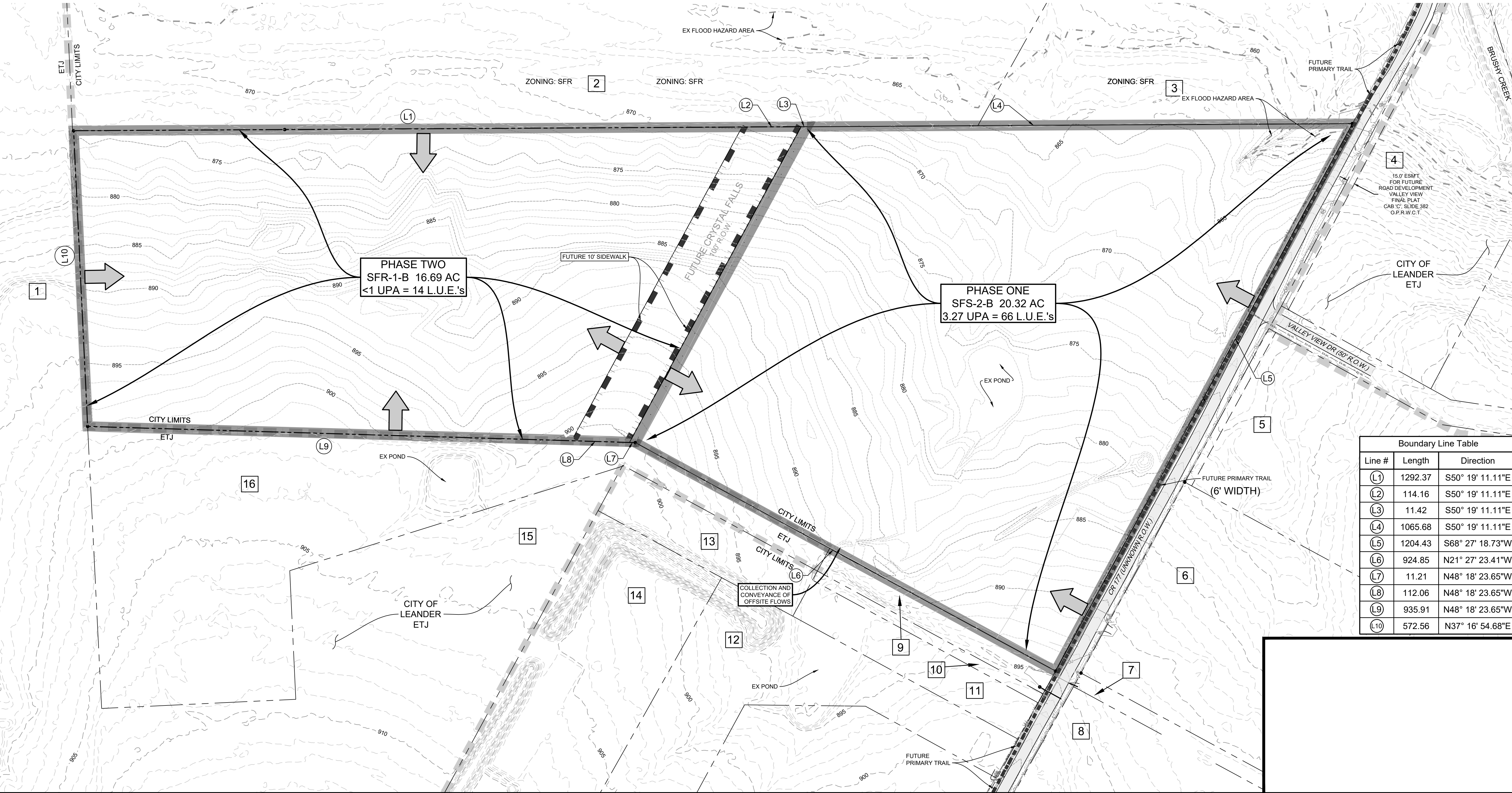
BOUNDARY STREET IMPROVEMENT NOTES:

ALL STREETS AND TRAILS SHALL BE PLANNED TO PROPERLY INTEGRATE WITH THE EXISTING AND PROPOSED SYSTEM OF LOCAL, COLLECTOR AND ARTERIAL STREETS AND TRAILS AND SHALL CONFORM TO THE ROADWAY PLAN. ARTERIAL STREETS SHALL BE PROVIDED TO THE EXTENT THAT SUCH STREETS ARE ROUGHLY PROPORTIONAL TO THE PROJECTED IMPACT OF THE PROPOSED DEVELOPMENT. PRIOR TO THE CONSIDERATION OF AN ACTION ON A SUBDIVISION PLAN OR PLAT, STAFF SHALL PREPARE, AND THE CITY ENGINEER SHALL REVIEW AND APPROVE, AN INDIVIDUALIZED DETERMINATION PROVIDING A ROUGH PROPORTIONALITY ASSESSMENT AND A DETERMINATION OF WHETHER THE REQUIRED DEDICATION(S), PAYMENT OF FEES OR CONSTRUCTION COSTS, AND/OR IMPROVEMENT OF INFRASTRUCTURE SET FORTH IN THE DETERMINATION IS ROUGHLY PROPORTIONATE TO THE IMPACT OF THE PROPOSED SUBDIVISION. THE DETERMINATION SHALL INCLUDE, BUT, SHALL NOT NECESSARILY BE LIMITED TO, A COMPARISON OF THE PERCENTAGE OF LAND WITHIN A SUBDIVISION TO BE DEDICATED FOR AN ARTERIAL ROADWAY WITH THE PERCENTAGE OF LAND IN THE CITY AND ETJ DESIGNATED ON THE ROADWAY PLAN AS ARTERIAL ROADWAYS. THE ANALYSIS SHALL INCLUDE THE ENTIRE TRACT OF LAND CONTAINED WITHIN THE INITIAL SUBDIVISION APPLICATION REQUIRED BY THE CITY AND SHALL INCLUDE EXISTING ROADWAYS OUTSIDE OF THE LAND AS DEEMED APPROPRIATE BY THE CITY ENGINEER. IF THE INDIVIDUALIZED DETERMINATION DEMONSTRATES THAT THE PROPOSED STREET DEDICATION IS NOT ROUGHLY PROPORTIONAL TO THE IMPACT OF THE PROPOSED SUBDIVISION, THE ADDITIONAL RIGHT-OF-WAY NEEDED TO COMPLY WITH THE ROADWAY PLAN THAT EXCEEDS THE LIMITS OF ROUGH PROPORTIONALITY SHALL BE SHOWN AS "RESERVED STREET ROW" ON THE FACE OF THE PLAT OR PLAN.



LEGEND

- PROPOSED PROPERTY LINE
- EXISTING BOUNDARY LINE
- PROPOSED SETBACK LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTING CONTOURS
- EXISTING CITY E.T.J. LINE
- PROPOSED PHASE LINE
- FUTURE CRYSTAL FALLS PARKWAY TRAIL



Boundary Line Table		
Line #	Length	Direction
L1	1292.37	S50° 19' 11.11"E
L2	114.16	S50° 19' 11.11"E
L3	11.42	S50° 19' 11.11"E
L4	1065.68	S50° 19' 11.11"E
L5	1204.43	S68° 27' 18.73"W
L6	924.85	N21° 27' 23.41"W
L7	11.21	N48° 18' 23.65"W
L8	112.06	N48° 18' 23.65"W
L9	935.91	N48° 18' 23.65"W
L10	572.56	N37° 16' 54.68"E



Mar 28, 2023

ELI ENGINEERING

ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-910-0616 (F) 512-552-0660

LEANDER, TEXAS 78641 (CITY LIMITS)

LONE STAR LANDING

CONCEPT PLAN

PROPOSED CONCEPT PLAN

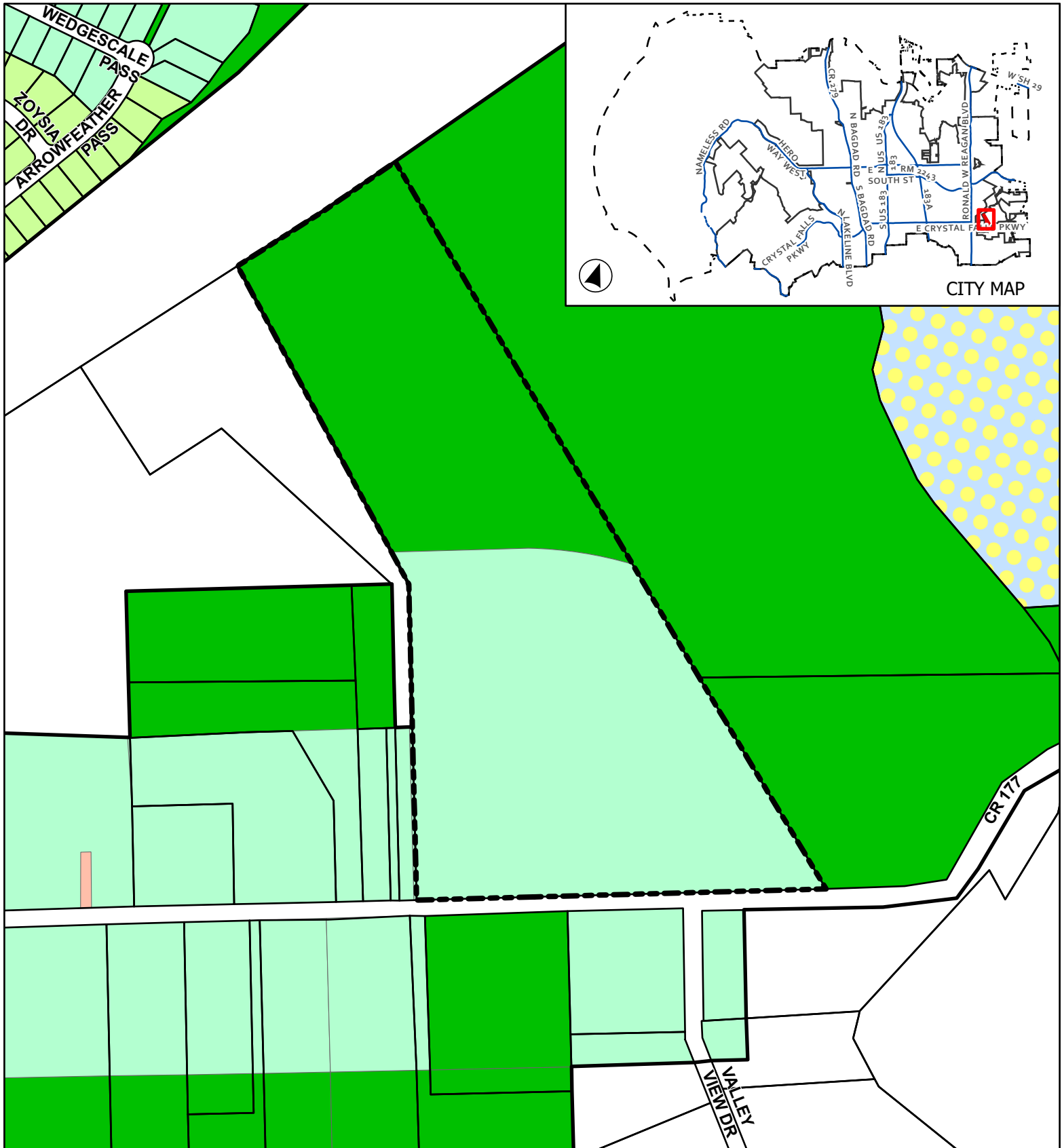
DRAWING SCALE:	HORIZ. =	VERT. =
SURVEYED:	FILE NAME:	RR
DATE:	DRAWN:	JTC
DESIGNED:	EEI	

SHEET

3

OF

3



CASE: CP-23-0020

ATTACHMENT 2

LONE STAR LANDING

Current Zoning

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

-  Leander City Limits
-  SFR - Single-Family Rural
-  SFS - Single-Family Suburban
-  SFU - Single-Family Urban
-  SFC - Single-Family Compact
-  LO - Local Office
-  PUD - Single-Family
-  Subject Boundary
-  Extra-Territorial Jurisdiction



0 135 270



Feet



EXECUTIVE SUMMARY
06/01/2023

AGENDA SUBJECT:

Discuss and consider an Ordinance amending Chapter 12, Traffic and Vehicles, by amending Article 12.02 to add Section 12.02.07 Radar Display Signs; authorizing the erection of radar display signs and devices; requiring that new school zones include the erection of radar display signs in their school zones; making findings of fact; and providing for related matters.

BACKGROUND:

The City of Leander has proposed a new Ordinance that requires all new schools within its jurisdiction to install radar display signs for safer streets. This initiative is aimed at improving road safety around school zones, particularly those under the jurisdiction of the Leander Independent School District.

Speeding is a problem in every school zone within the City of Leander. In an effort to slow down traffic and increase safety for pedestrians, the Leander Police Department is proposing a new City ordinance requiring all public and private schools within its jurisdiction to pay for and install radar display signs in all newly constructed or amended school zones.

Radar display signs are effective tools that help to reduce speed and increase awareness among drivers about the presence of school zones. These solar-powered signs are equipped with sensors that detect and display the speed of oncoming vehicles, reminding drivers to slow down without an officer being present. While these radar signs will not be used by police to enforce violations of the law, it will help to gain voluntary speed compliance from motorists.

Studies show that speed display signs with radar have a statistically significant effect in reducing mean speeds and the percentage of drivers exceeding the posted speed limit. The Federal Highway Administration (FHWA) estimates that each one (1)- mile per hour reduction in speed may reduce injury crashes by five (5%) percent.

This ordinance would not apply to current school zones; although, the City of Leander has already paid for and installed eight (8) of these radar display signs around the city with great success. The cost of a newly installed radar display sign is approximately \$3400.00, which would be the responsibility of the affected private school or school district. If this ordinance were to be adopted by City Council, control of these signs would go to the City, and it would only be responsible for the ongoing maintenance costs of the equipment.

RECOMMENDATION:

Staff recommends approval of the Ordinance.

PRESENTER:

Billy Fletcher, Assistant Chief of Police
Ryan Doyle, Sergeant

Attachments

1. Ordinance

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING CHAPTER 12 TRAFFIC AND VEHICLES, BY AMENDING ARTICLE 12.02 TO ADD SECTION 12.02.07 RADAR DISPLAY SIGNS; AUTHORIZING THE ERECTION OF RADAR DISPLAY SIGNS AND DEVICES; REQUIRING THAT NEW SCHOOL ZONES INCLUDE THE ERECTION OF RADAR DISPLAY SIGNS IN THEIR SCHOOL ZONES, MAKING FINDINGS OF FACT; AND PROVIDING FOR OTHER RELATED MATTERS

Whereas, the placement, installation, erection and enforcement of traffic control signs and devices on the city streets to control, regulate, and direct the travel and operation of motor vehicles and conveyances is essential and necessary to the public safety;

Whereas, the regulation of traffic movement within schools zones is essential to the safety of children and families;

Whereas, the City of Leander, Texas (the "City") has caused traffic control devices and signs to be placed, installed and erected on the City streets;

Whereas, Radar Display Signs reduce accidental violations of speed limits by notifying the drivers visually of their current speed and how it applied to the current posted speed limit;

Whereas, City Council for the City of Leander desires to utilize Radar Display Signs in School Zones, authorize the addition of such signs to existing school zones and require such signs in every new school zone.

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

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

SECTION 2. Adding Section 12.02.07 “Radar Display Signs” Article 12.02, Chapter 12, Leander Code of Ordinances is hereby amended to include Section 12.02.07 “Radar Display Signs” as follows

Section 12.02.07 Radar Display Signs

(a) “Radar Display Signs” or “RDS” refers to traffic control signs that reflect the current speed of passing vehicles on the face of the sign.

- (b) The erection of Radar Display Signs that are permanently affixed to the ground is hereby authorized in any school zone within the City of Leander.
- (c) Permanently affixed Radar Display Signs must be erected in all new school zones within the City of Leander.
- (d) Unless City approval otherwise is obtained from City Council, all new schools, and any schools requesting a new or amended school zone, are responsible for the erection of permanently affixed Radar Display Signs, including all costs, necessary coordination with the City of Leander and City of Leander Police Department. The type, vendor, location and method of installation of Radar Display Signs will be determined by the Leander Police Department.
- (e) Unless approved otherwise in writing by the City, all Radar Display Signs become property of the City once installed and subject to the City's maintenance and control.

SECTION 4. Severability. If any provision of this ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications hereof which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 5. Effective Date. This ordinance shall take effect immediately from and after its passage and publication in the manner set forth with the provisions of the Local Gov't Code.

SECTION 6. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

PASSED AND APPROVED on this 1st day of June, 2023.

ATTEST:

CITY OF LEANDER, TEXAS:

Dara Crabtree, City Secretary

Christine DeLisle, Mayor



EXECUTIVE SUMMARY
06/01/2023

AGENDA SUBJECT:

Discuss and consider action on casting the City's vote on the ballot relating to Pedernales Electric Cooperative, Inc. 2023 Board of Directors Election.

BACKGROUND:

The PEC Board of Directors 2023 Election has been called for Districts 2 and 3. Leander is in District 2 and directors serve three (3)- year terms. Two (2) candidates are on the ballot, Emily Pataki, incumbent, and Carlos St. James. Members seeking nomination for PEC director positions must maintain a primary residence in the PEC board district in which they seek election, receive continuous electric service for at least one (1) year, and obtain verifiable signatures from fifty (50) members who live within the nominee's board district or have a designated voting residence within that district. Each PEC account holder receives one (1) vote and may vote online or by mail by June 9, 2023.

RECOMMENDATION:

Authorize the City Secretary to cast online ballot on behalf of the City Council for [to be selected by City Council.]

PRESENTER:

Robert G. Powers, Executive Finance Director

Attachments

1. PEC Candidates Ballot
2. Carlos St. James bio
3. Emily Pataki bio



PEC BOARD OF DIRECTORS **ELECTION**

PROUD TO BE MEMBER LED

In 2023, members in districts 2 and 3 will elect district directors.

Your voting district is printed on your bill beneath your
name on the top right corner.

Directors will be seated at the annual meeting on June 16 in the auditorium at
PEC Headquarters at 201 South Ave. F, Johnson City, Texas.

There will be no voting at the annual meeting.

Voters will be entered for a chance to win a \$400, \$100, or \$75 bill credit!

Learn more about the 2023 board election at pec.coop/election.



**Pedernales Electric
Cooperative**

Director District 2 (continued)



Emily Pataki

**Incumbent District 2 Director
Chair, Audit Committee**

Website: www.EmilyforPEC.com

Emily Pataki is the current district 2 Director and audit committee chair for Pedernales Electric Cooperative (PEC). She was elected to the Board in 2014 and has held several officer positions during her tenure, including serving as Board President for two terms (2016-2018; 2020-2022).

During her nine years as Director, Emily has focused on achieving the goals she laid out for co-op members during her initial candidacy and asks for your vote to continue working on your behalf.

Emily Pataki's Continuing Pledge to Members:

"I recognize that every dollar at PEC comes from our member-owners. These funds should be safeguarded, conserved, and ultimately returned. Board members should abide by our fiduciary duties and deliver low-cost, safe, and reliable electricity to co-op members."

FISCAL RESPONSIBILITY AND COST CONTROL

Since Pataki joined the Board in 2014, the PEC Board has:

- ✓ **PROTECTED** members' electric rates. When Emily ran for the Board in 2014, PEC electric rates were too high. Emily worked with her fellow board members to lower rates well below the state average and keep them there. Today PEC members pay some of the lowest rates in Texas.
- ✓ **RETURNED** over \$80 million in Capital Credits to members.
- ✓ **SAVED** millions in annual operating costs through operational efficiencies; streamlined purchasing practices; and the elimination of outdated or duplicative processes.
- ✓ **EARNED** higher revenues for members from electric transmission assets after returning to regularly updated filings at the Public Utility Commission.
- ✓ **LIMITED** Board expenses by capping travel and associated reimbursements, reigning in the costs that had ballooned under prior Boards. Emily led this effort to institute a more fiscally responsible governance model.

COMMITMENT TO OUR COMMUNITIES

During Pataki's years on the PEC Board, she has supported important decisions that will positively impact District 2 members for generations:

- ✓ **PARTNERED** with local municipal and county officials to improve communication and planning for current and future needs
- ✓ **SECURED** land in Leander for a nearly completed transmission control center that will bolster electric reliability for District 2 members
- ✓ **IMPROVED** the function of our Cedar Park and Liberty Hill offices through reasonable, cost-effective renovations
- ✓ **SUPPORTED** local organizations through an Opt-In "Power of Change" program that enables members to voluntarily contribute to area charitable causes
- ✓ **SPONSORED** high school students through a generous scholarship program funded by abandoned escheat dollars

Emily Pataki brings Beneficial Personal, Professional Experience to PEC Board

Emily has extensive experience serving on boards and commissions. She was recently selected to serve on the Advisory Board of the Electric Grid Cybersecurity Alliance (EGCA). EGCA is a global consortium of senior leaders from electric utilities, government agencies, and technology providers dedicated to the common goal of protecting the world's vital electric grids from cyber-attacks.

In 2017, Lt. Gov. Dan Patrick appointed Pataki to the Sunset Commission, which is the entity that closely examines and evaluates state agencies to ensure they are meeting their missions effectively. Pataki and her commission peers recommended agency changes that resulted in the Texas Legislature eliminating over 20 unnecessary occupational licensing barriers and 68 unneeded registrations, permits, and licenses, thereby dramatically improving the business climate for Texans.

Emily serves on the board of Atec, Inc., an aerospace engineering and manufacturing corporation that specializes in engine testing and support for commercial, military and space aviation. She chairs both Atec's Executive and Strategic Planning committees and sits on the audit committee as well. In 2021 Pataki joined the board of Ecoark Holdings, Inc., a diversified holding company with past interests in such industries as energy exploration, fresh food technologies, and hosting capabilities for Bitcoin mining. Pataki has been on the Board of the Association of Women in Energy (AWE) since 2015 and is a former board member and past president of the Williamson County Republican Women.

Emily Pataki was born in Houston and has lived in District 2 since 2008. She graduated from Yale University, where she lettered in Division I Varsity softball; wrote for the Yale Daily News; was Vice President of her sorority; and co-hosted a talk radio show. She is an independent corporate consultant with specializations in risk management, strategic planning, and corporate governance.

Emily is married to college sweetheart and USMC Iraq war veteran Ted Pataki, who works for the Knights of Columbus in Central Texas. Together they have five children: Stephen, Marianne, George, and twins – Jane and Thomas. Emily coaches her daughter's softball team at Cedar Park Youth League and volunteers at her children's charter school in Leander. The Pataki family attends St. Margaret Mary Catholic Church in Cedar Park and is active in the Catholic community of the Austin Diocese.

Director District 2



Carlos St. James

I've lived in Texas for fourteen years and have found a permanent home in Leander. My two sons are grown; one works in energy like his father, the other for an Alzheimer's non-profit. My spouse is a native Texan with two daughters attending UT and a third living at Marbridge.

My undergraduate degree is in economics from DePaul University in Chicago; my master's is in international relations from the Fletcher School of Law & Diplomacy at Tufts University. Born in Chicago but have lived in Buenos Aires, Mexico City, London, San Francisco, and Austin. I have spoken at energy conferences in over three dozen countries across five continents, sometimes as conference chair or keynote speaker. In 2021 I was awarded the LAC-CORE Energy Award for my lifelong work to attract investment into clean energy technologies.

My career began in international banking with a focus on energy finance. I've financed nuclear power plants; spent years overseas helping harness the best local power resources in many countries: hydro power from rivers in countries like Colombia; wind energy and natural gas from the Argentine Patagonia; solar energy in the Chilean Atacama Desert. In Texas my focus has been on natural gas and wind: tapping into the resources that are in greatest abundance and lowest cost. I have also worked on rooftop solar frameworks and have learned that unless done properly to protect users, it easily backfires. Attempting to implement this with no prior experience is dangerous.

My leadership roles in energy-related institutions include:

- In partnership with Bill Richardson, a past U.S. Secretary of Energy, along with the heads of some of the largest oil & gas companies in the Middle East, established the Middle East-Americas Energy Council to help promote greater cross-country energy investment;
- Founded the Argentine Renewable Energies Chamber, which in partnership with the government and U.S. embassy helped establish policies that attracted foreign investment in energy;
- Board member of the Washington-based Latin American & Caribbean Council on Renewable Energy, promoting U.S. investment across the hemisphere;
- In Texas I joined the board of the Texas Renewable Energy Industries Association and quickly got to work on merging the institution with CleanTX and working to interconnect the Texas-Mexico power markets.

In Central Texas I've worked for a large energy engineering firm, then later for Cedar Park-based Voltabox (now E-daptive), a manufacturer of energy storage solutions using lithium-ion technology. This in turn led me to become interested in working on the resiliency of energy infrastructure such as PEC's. Far more needs to be done to protect our battered electric grid.

Upon moving to Leander, I was struck by my new community's friendliness. How can you not fall in love with Leander? I was selected member of the city's Parks and Recreation Committee, then to its Economic Development Committee, then member of Leander's quinquennial Charter Review Commission. Seeing the city's growing pains up close, I brought together a handful of local leaders to establish a new non-profit, the Leander Foundation: we raise money to take on projects so they don't have to come from our taxes. Much of my own personal focus is to ensure conservation of the city's oldest trees to further promote the city's traditions -- and to create greater pride in our history. I also established Keep Leander Beautiful, an affiliate of Keep Texas Beautiful, as a mechanism to facilitate beautification projects.

I've never run for a board seat that required a public vote like PEC's until the increasingly devastating power outages made me realize it must be addressed; not nearly enough is being done on PEC's grid. People are suffering because of these outages. I cannot image a more pressing topic for the board to address.

And so I seek a position on the board of the Pedernales Electric Coop for District 2. I am well qualified to bring in rooftop solar and to address ways PEC can act on power outages. I have a three-part process addressing what needs to be done for our coop: a short-term, a medium-term and a long-term goal: (1) PEC must become far more active in helping its members when power outages take place; (2) the grid's resiliency needs to be properly addressed so we have less outages in the future; and (3) it's time PEC takes on a leadership role in the U.S. as a model electric coop. My website addresses this in detail.

Leander is destined to be an important city in Central Texas and deserves to have a clear and strong voice representing its interests.

Communication:

- facebook: St.James for Pedernales Electric Coop
- e-mail: StJames4PEC@gmail.com
- Website: www.carlosstjames.org, where you can find out more about my experience and confirm my claims. Copies of my position papers, industry analyses and video clips from some of my speeches and awards too.

Carlos St. James



[View Candidate Questionnaire](#)

[View Conflict of Interest Form](#)

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- e-mail: StJames4PEC@gmail.com
- Website: www.carlosstjames.org, where you can find out more about my experience and confirm my claims. Copies of my position papers, industry analyses and video clips from some of my speeches and awards too.

Candidate Applicant's Name: Carlos St. James
Board District: 2

1) *What makes PEC's mission meaningful to you, and what interests you about serving on the PEC Board of Directors?*

PEC's seven cooperative principles are a profoundly wise way to do business.

I was raised to be active in my community, to give back, to honor traditions. I want to do just that. My career has been in energy and believe that my experience ensuring the resiliency and sustainability of energy infrastructure such as PEC's grid would be of value to the organization and its members. PEC's members deserve to have a professional that understands the industry on their board.

2) *What education, skills, strengths, or life experiences do you have that would benefit PEC?*

A lifelong career working at the crossroads of energy and finance. I began my career in international banking financing nuclear power plants, then developing energy power plants across Latin America. In recent years I became interested in the growing shift towards electrification and ended up working for a cutting-edge Cedar Park-based company that does just that. This shift will inevitably put a strain on PEC's grid, so ensuring its resilience is essential. I am a big believer in rooftop solar but do not have any on my own home yet. That should say a lot. I will work for PEC's members, not special interests.

My undergraduate degree is in economics from a small Jesuit school in the Midwest plus a master's degree in international relations from the east coast. I also hold a degree in resiliency in infrastructure, an area of growing concern given the power outages we're experiencing. Here perhaps is where I may prove to be most useful to PEC's members.

3) *What other boards or committees have you served on or leadership positions have you held in the past?*

- Co-founder and chairman, the Leander Foundation
- Co-founder, Keep Leander Beautiful (a Keep Texas Beautiful affiliate)
- Board member, Leander Parks & Recreation Committee
- Board member, Leander Economic Development Committee
- Past board member, Middle East – Americas Energy Council
- Past board member, Texas Renewable Energy Industries Association
- Past Commissioner, Leander Charter Review Commission

4) *Are you familiar with the elements of the cooperative business model?*

PEC is a non-profit and I have an abundance of experience in those kinds of organizations. Clear governance, transparency, and a conviction to work for the greater good of the community are paramount.

5) *How would you approach working with your fellow PEC Board of Directors to achieve collaboration and consensus?*

I am a middle child: always keeping the peace, always able to see others' points of view. My master's degree is in diplomacy and complex negotiations. I have abundant experience in reconciling differing points of view and conflicting interests.

I am not financed by lobbies and can therefore act in the members' best interests, and have three concrete, measurable goals that I want to achieve for PEC as a board member.



Conflict of Interest Certification and Disclosure Form

As defined in the Pedernales Electric Cooperative, Inc. Conflict of Interest Policy (Policy), the undersigned Official states:

1. I affirm that I have received or have access to, have read, and understand the most current version of the Policy;
2. I agree to comply with the Policy;
3. Based upon my good faith belief, to the best of my knowledge, and except as disclosed below, I certify that I currently comply with the Policy;
4. I disclose in the space provided below the following information or facts regarding any Potential Conflict or any actual income, employment, compensation, Conflicting Interest Transaction, Business Opportunity, or pecuniary benefit, or other information or fact that could impact my compliance with the Policy. (If you have no Potential or actual information or facts to disclosure, state "None to Disclose" in the space provided below.)

None to disclose.

5. Upon discovering any information or fact regarding any Potential Conflict or any actual income, employment, compensation, Conflicting Interest Transaction, Business Opportunity, or pecuniary benefit, or other information or fact, that could impact my compliance, or another Official's compliance, with the Policy, I agree to disclose this information or fact to the Cooperative's Board President or Chief Executive Officer; and

Upon not complying with the Policy, I agree to any sanction, disqualification, removal, or other action taken under the Policy, consistent with law and the Cooperative Bylaws.

Printed Name of Official: Carlos St. James

Position of Official: Member

Date: 6-4-2023

Signature of Official: 



Affirmation Directors' Code of Conduct

I, the undersigned, have received, and will comply with PEC's Directors' Code of Conduct.
I have had the opportunity to ask questions and understand PEC's Directors' Code of Conduct.



Signature

Carlos St. James

Printed name

3/20/2023

Date

Emily Pataki



[View Candidate Questionnaire](#)

[View Conflict of Interest Form](#)

[View Code of Conduct Affirmation](#)

**Incumbent District 2 Director
Chair, Audit Committee**

Website: www.EmilyforPEC.com

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FISCAL RESPONSIBILITY AND COST CONTROL

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Pedernales Electric Cooperative, Inc.

Board of Directors: Districts 2 and 3

2023 Nomination by Petition Materials

2023 Prospective Board Member Questionnaire

Candidate Applicant's Name Emily Pataki Board District 2

- 1) What makes PEC's mission meaningful to you, and what interests you about serving on the PEC Board of Directors?

I believe strongly in PEC's mission to deliver affordable electricity to our members, both safely and reliably. My task and purpose in serving on the board and in seeking an additional term is to ensure this mission remains paramount in both our current operations and future plans.

- 2) What education, skills, strengths, or life experiences do you have that would benefit PEC?

I have been blessed with many wonderful life experiences that benefit PEC, including a good education and meaningful work opportunities. Most of all, being the mother of five beautiful children has helped me balance the needs of many while ensuring each person thrives in his or her own way. I believe this skill for promoting the good of the whole while also considering individual needs is very beneficial in serving our large and diverse membership.

- 3) What other boards or committees have you served on or leadership positions have you held in the past?

I currently serve on four other boards, including the Association of Women in Energy (AWE), the Electric Grid Cybersecurity Alliance (EGCA), and Atec, Inc, an aerospace engineering and manufacturing firm based in Houston. I have served on the Texas Sunset Commission and on several other boards in the past.

- 4) Are you familiar with the elements of the cooperative business model?

Yes, as I am finishing my third term on the Board of Directors.

- 5) How would you approach working with your fellow PEC Board of Directors to achieve collaboration and consensus?

I am a big believer in collaboration and working towards consensus, and I have tried to do that in my first three terms on the PEC Board of Directors. If re-elected, I will continue to work alongside my fellow directors for the benefit of the entire PEC membership.



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1. I affirm that I have received or have access to, have read, and understand the most current version of the Policy;
2. I agree to comply with the Policy;
3. Based upon my good faith belief, to the best of my knowledge, and except as disclosed below, I certify that I currently comply with the Policy;
4. I disclose in the space provided below the following information or facts regarding any Potential Conflict or any actual income, employment, compensation, Conflicting Interest Transaction, Business Opportunity, or pecuniary benefit, or other information or fact that could impact my compliance with the Policy. (If you have no Potential or actual information or facts to disclosure, state "None to Disclose" in the space provided below.)

-Board Director, EcoArk Holdings

(Publicly traded corporation with involvement in cryptocurrency among other business lines)

5. Upon discovering any information or fact regarding any Potential Conflict or any actual income, employment, compensation, Conflicting Interest Transaction, Business Opportunity, or pecuniary benefit, or other information or fact, that could impact my compliance, or another Official's compliance, with the Policy, I agree to disclose this information or fact to the Cooperative's Board President or Chief Executive Officer; and

Upon not complying with the Policy, I agree to any sanction, disqualification, removal, or other action taken under the Policy, consistent with law and the Cooperative Bylaws.

Printed Name of Official: Emily L. Pataki

Position of Official: Board Director, District 2

Date: 4/3/2023

Signature of Official: Emily L. Pataki