



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - May 19, 2022
Briefing Workshop at 5:30 PM
Regular Meeting at 7:00 PM



Mayor – Christine DeLisle

Place 1 – Kathryn Pantalion-Parker

Place 2 – Esme Mattke Longoria

Place 3 – Jason Shaw

Place 4 – Na'Cole Thompson

Place 5 – Chris Czernek

Place 6 – Becki Ross, *Mayor Pro Tem*

City Manager – Rick Beverlin

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

BRIEFING WORKSHOP - CONVENE AT 5:30 PM

1. Open Meeting.
2. Roll Call.
3. Strategic Plan Update
4. Convene into Executive Session pursuant to:
 - (1) Section 551.072, to deliberate the acquisition of property located in Talbot Chambers Survey Abstract No. 125 for the purpose of a temporary access easement along with a work and construction easement for the San Gabriel Elevated Storage Tank (CIP W.41); and
 - (2) Section 551.071, Texas Government Code, and Rule 1.05, Texas Rules of Professional Conduct, to consult with legal counsel regarding enforcement of the City of Leander Home Rule Charter.

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

- (1) Temporary access easement along with a work and construction easement for the San Gabriel Elevated Storage Tank (CIP W.41); and
- (2) Enforcement of the City of Leander Home Rule Charter.

REGULAR MEETING – CONVENE AT 7:00 PM

5. Open Meeting, Invocation and Pledges of Allegiance.
6. Roll Call.

7. Public comments on items not listed in the agenda.

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

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

8. Recognitions/Proclamations/Visitors.
- Oath of Office re-elected Councilmember Place 1
 - Police Appreciation Week (May 15-21)
 - Military Appreciation Month (May)
 - Motorcycle Safety Week (May)

9. Leander History

10. Staff Reports
- Public Works Update

CONSENT AGENDA: ACTION

11. Approval of the minutes for meeting held on May 5, 2022
12. Approval of an Ordinance ordering and establishing procedures, and setting the date for a runoff election for Councilmember Place 3 and Councilmember Place 5 races; providing for the approval of election judges and voting clerks; and providing for related matters.
- Aprobación una Ordenanza que ordena y establece procedimientos, y fija la fecha para una elección de desempate para las carreras Concejal Lugar 3 y Concejal Lugar 5; disponer la aprobación de jueces electorales y secretarios electorales; y la provisión de asuntos relacionados.
13. Approval of an Ordinance establishing a City of Leander Information Technology and Acceptable Use Policy to protect City technology resources; and provide for all related matters.
14. Acceptance of the Quarterly Investment Report for the period ending March 31, 2022.
15. Approval of Amendment No. 3 to Agreement for Professional Services with BGE, Inc., for engineering support services in the amount of \$95,500.00; and authorize the City Manager to negotiate and execute any and all necessary documents.
16. Approval of an extension of a waiver of Article 8.04, Noise, Section 8.04.001(a) (11) approved by the City Council on April 7, 2022, for Lay Construction to provide for remaining concrete pours for the parking lot at the Dairy Queen project site located on Metro Drive for May 20 through June 30; and requiring Lay Construction to post notifications for nearby tenants a minimum of forty-eight (48) hours in advance of the activities.
17. Approval of Change Order No. 2 for the San Gabriel East Pump Station Project (CIP W.21) for changes, additions, and omissions during the construction; and authorize the City Manager to execute any and all necessary documents.

18. Acceptance of Cookie Hotels, Inc. (Holiday Inn Express & Suites Leander) annual budget submission as required in the Chapter 380 Grant Agreement by and between the City of Leander and Cookie Hotels, Inc.
19. Approval of Second Reading of an Ordinance regarding Zoning Case 22-Z-006 to amend the current zoning of SFU/MH-2-B (Single-Family Urban/Manufactured Home) to LC-2-C (Local Commercial) on one (1) parcel of land approximately 0.487 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R035493; and addressed at 607 Crystal Falls Parkway, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

20. Conduct a Public Hearing regarding Zoning Case 22-Z-013 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the 805 S. Bagdad Minor PUD (Planned Unit Development) with the base zoning district of GC-2-A (General Commercial) on one (1) parcel of land approximately 2.26 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R035153; and legally described as Lots 2 & 3, Block B of the Falcon Oaks Sec 1 Subdivision, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case 22-Z-013 as described above.
21. Conduct a Public Hearing regarding Comprehensive Plan Amendment Case 22-CPA-002 to amend the Transportation Master Plan to reclassify Live Oak Road from a Residential Collector to Residential Street generally located west of Live Oak Road and the future extension of Lakeline Boulevard, Leander, Williamson and Travis Counties, Texas.
 - Discuss and consider action regarding Comprehensive Plan Amendment Case 22-CPA-002 as described above.
22. Conduct a Public Hearing regarding Zoning Case 22-Z-008 to amend the current zoning of Interim SFS-2-B (Single-Family Suburban) to GC-3-C (General Commercial) on one (1) parcel of land approximately 2.3 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032240; and more commonly known as 50 High Gabriel East, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case 22-Z-008 as described above.
23. Conduct a Public Hearing regarding Zoning Case 22-Z-010 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to HC-4-D (Heavy Commercial) on one (1) parcel of land approximately 7 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R620745; and approximately twelve hundred (1,200') feet south of the intersection of CR 269 and Hero Way on the south side of Hero Way, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case 22-Z-010 as described above.
24. Conduct a Public Hearing regarding Subdivision Case 22-CP-002 to adopt the Crystal Mesa 2 Concept Plan on three (3) parcels of land approximately 10.33 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcels 354047, 354048, 354050; generally located at the southwest of CR 290 and High Lonesome, Leander, Travis County, Texas.

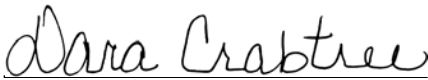
- Discuss and consider action regarding Subdivision Case 22-CP-002 as described above.

REGULAR AGENDA

25. Discuss and consider action on a Resolution supporting proposed projects for fiscal year 2022 in accordance with the interlocal agreement between Capital Metro and the City of Leander, and providing for related matters.
26. Discuss and consider action on appointments to the Old Town Master Plan Advisory Committee.
27. Discuss and consider action on the Second Reading of an Ordinance regarding Special Use Case 22-SU-001 to allow for the temporary residential use of a travel trailer or recreational vehicle for use by an ill, convalescent or otherwise disabled friend or relative needing care from the occupant of the primary residence, or a friend or relative providing necessary care for an ill, convalescent or otherwise disabled occupant; on one parcel of land approximately 0.3856 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R036092; and more commonly known as 107 Bagdad Street, Leander, Williamson County, Texas.
28. Discuss and consider action on approval of award of contract by BCRUA for Phase 2 Raw Water Delivery System Construction Contract to Thalle/SAK Joint Venture in the amount of \$224,786,835.00 for a total base proposal of \$215,499,610.00; additive alternatives amount of \$1,430,225.00; and alternative proposal amount of \$7,857,000.00; and authorize the BCRUA Board President to execute the contract on behalf of City of Leander.
29. Discuss and consider a Resolution calling for a Public Hearing on the Assumptions and Capital Improvements Plan relating to possible adoption of Roadway Impact Fees for the July 7, 2022 Council meeting.
30. Council Member Closing Statements.
31. 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 13 day of May 2022 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Dara Crabtree, City Secretary, TRMC



EXECUTIVE SUMMARY
05/19/2022

AGENDA SUBJECT:

Approval of the minutes for meeting held on May 5, 2022

BACKGROUND:

Attached are minutes for meetings held on May 5, 2022.

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 5, 2022



Mayor – Christine DeLisle
Place 1 – Kathryn Pantalion-Parker
Place 2 – Esme Mattke Longoria
Place 3 – Jason Shaw

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

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

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Opened meeting at 6:00 p.m.
2. Roll call reflected Councilmember Shaw and Councilmember Thompson absent.
3. Convened into Executive Session at 6:01 p.m. pursuant to:
 - (1) Section 551.071, Texas Government Code, and Rule 1.05, Texas Rules of Professional Conduct, to consult with legal counsel regarding vacating Memorandum of Understanding with TxDOT pertaining to traffic signal acquisition; and
 - (2) Section 551.072, to deliberate the acquisition of property located in L.B. Johnson Survey, Abstract 350 for the purpose of a Special Warranty Deed and drainage easement for the San Gabriel Parkway Project (CIP T.11); and
 - (3) Section 551.072 and 551.087, Texas Government Code, Deliberate the purchase, exchange, lease, or value of real property and deliberate proposed economic development incentives for one (1) or more business prospects that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting development negotiations.

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

- (1) Memorandum of Understanding with TxDOT pertaining to traffic signal acquisition; and
- (2) Special Warranty Deed and drainage easement for the San Gabriel Parkway Project (CIP T.11); and
- (3) One or more business prospects.

Motion by Councilmember Becki Ross, Seconded by Councilmember Chris Czernek (Item 1) to authorize the City Attorney and City Manager to negotiate and execute any necessary documents in rescinding the Memorandum of Understanding with TxDOT pertaining to traffic signal acquisition as discussed in executive session.

Vote: 5 - 0

Motion by Councilmember Becki Ross, Seconded by Councilmember Chris Czernek (Item 2) to approve the agreement for acquisition of property located in LB Johnson Survey Abstract 350 for the purpose of a special warranty deed and drainage easement for the San Gabriel Parkway Project (CIP T.11); and authorize the City Manager to execute any necessary documents as discussed in executive session.

Vote: 5 - 0

Motion by Councilmember Becki Ross, Seconded by Councilmember Chris Czernek to approve an Old Town Grant with Smooth Village in the amount of \$2,500.00; and authorize the City Attorney and City Manager to negotiate any necessary documents as discussed in executive session and bring back agreements for Council approval.

Vote: 5 - 0

Briefing Workshop adjourned at 6:45 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Opened meeting at 7:00 p.m., Invocation was provided by Pastor Ryan Hart with Open Cathedral Church, Cub Scout Pack 170 presented the Colors and led the Pledges of Allegiance.
5. Roll call reflected Councilmember Shaw and Councilmember Thompson absent.
6. Leander History was pulled from the agenda due to presenter Historic Preservation Commission Vice-Chair Howell unable to attend.
7. Staff Report
 - Public Works
8. 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.]

James Larsen, 840 Hillrose Drive - commented on unity; Proposition A; individuals without transportation; and will of voters.

Zenobia Joseph, Northeast Austin - commented on Title VI; \$500,000 request for community project; Proposition A; and good people in Leander.

Richard Parson, 2301 Windrift Way, Round Rock; Jennifer White, 2401 Lost Mine Trail; Denise Rodgers, 1711 Lexington Street, Taylor; James Dean, 2513 Costa Del Sol Drive all spoke in support of Leander Pride Day proclamation.

9. Recognitions/Proclamations/Visitors.
- National Day of Prayer (May 5)
 - Leander Pride Day (May 14)
 - National Police Week Proclamation (May 15-21) moved to May 19, 2022 regular city council meeting.

CONSENT AGENDA: ACTION

Motion by Councilmember Esme Mattke Longoria, Seconded by Councilmember Becki Ross to approve consent agenda items 10 through 17.

Vote: 5 - 0

10. Approval of the minutes for meeting held on April 21, 2022.
11. Approval of purchase Microsoft 365 Licenses from SHI Government Solutions, Inc. in the amount of \$157,516.80 utilizing Texas DIR Contract DIR-TSO-4092; and authorize the City Manager to execute any and all necessary documents and renewals.
12. Approval of the award of Solicitation #S22-023 to Lone Star Paving Company for Roadway Rehabilitation FY 2022 in the total amount of \$1,911,312.95; and authorize the City Manager to execute any and all necessary documents.
13. Acceptance of public infrastructure improvements for Bar W Commercial (19-PICP-029).
14. Reject bid for Solicitation #S22-015 regarding Fire Station No. 2 renovation and addition located at 1950 Crystal Falls Parkway.
15. Approval of the Second Reading of an Ordinance regarding Zoning Case 22-TOD-Z-004 to amend the current zoning of SFU-2-B (Single-Family Urban), GC-3-C (General Commercial), and T4 Transect (General Urban Zone) to T5 Transect (Urban Center Zone) on twenty-one parcels of land approximately 6.652 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R036035–R036040, R036043–R036046, R036072, R036074, R036078–R036080, R036087–R036089, R036104, R036105, and R097401; and generally located on the east side of N. Brushy Street between W. Broade Street and W. South Street, and located along Broade Street between Brushy Street and N. West Drive, Leander, Williamson County, Texas.
16. Approval of the Second Reading of an Ordinance regarding Ordinance Case 22-OR-001 to amend the Composite Zoning Ordinance to adopt regulations for Mobile Food Establishments, update accessory structure requirements, updating definitions, and to provide for related matters; Williamson & Travis Counties, Texas.
17. Approval of a letter agreement for Addington Homestead Letter Agreement Case 22-DA-008 regarding the platting process; located at 4508 Valley View Road; Williamson County, Texas.

PUBLIC HEARING: ACTION

18. Mayor Christine opened a Public Hearing at 7:43 p.m. regarding authorizing the issuance of Combination Tax and Revenue Certificates of Obligation, Series 2022A, in an aggregate principal amount not to exceed \$22,500,000.00, for the purpose of paying contractual obligations of the City to be incurred for

1. The construction of city-wide road, street and traffic signalization improvements, and the acquisition of rights-of-way and easements therefor, including but not limited to Hero Way East and
2. The payment of professional services and costs of issuance related thereto.

No one spoke in favor or opposition of the request. The Public Hearing closed at 7:43 p.m.

- Discuss and consider action on an Ordinance authorizing the issuance of Combination Tax and Revenue Certificates of Obligation, Series 2022A; Authorizing the sale thereof; and enacting provisions incident and related to the issuance of said certificates, in an aggregate principal amount not to exceed \$22,500,000.00, for the purpose of paying contractual obligations of the City to be incurred as described above.

Motion by Councilmember Chris Czernek, Seconded by Councilmember Kathryn Pantalione-Parker to approve an Ordinance authorizing the issuance of Combination Tax and Revenue Certificates of Obligation, Series 2022A; Authorizing the sale thereof; and enacting provisions incident and related to the issuance of said certificates, in an aggregate principal amount not to exceed \$22,500,000.00, for the purpose of paying contractual obligations of the City to be incurred for the construction of city-wide road, street and traffic signalization improvements, and the acquisition of rights-of-way and easements therefor, including but not limited to Hero Way East; and the payment of professional services and costs of issuance related thereto, following a discussion.

Vote: 5 - 0

19. Mayor Christine opened a Public Hearing at 7:47 p.m. regarding authorizing the issuance of Combination Tax and Revenue Certificates of Obligation, Series 2022B, in an aggregate principal amount not to exceed \$34,500,000.00, for the purpose of paying contractual obligations of the City to be incurred for

1. The construction, acquisition and installation of additions, improvements and extensions to the City's waterworks and sewer system, including but not limited to the City's participation in the Brushy Creek Regional Wastewater System East Plant expansion and
2. The payment of professional services and costs of issuance related thereto.

No one spoke in favor or opposition of the request. The Public Hearing closed at 7:47 p.m.

- Discuss and consider action on an Ordinance authorizing the issuance of Combination Tax and Revenue Certificates of Obligation, Series 2022B; authorizing the sale thereof; and enacting provisions incident and related to the issuance of said certificates, in an aggregate principal amount not to exceed \$34,500,000.00, for the purpose of paying contractual obligations of the City to be incurred as described above.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Becki Ross to approve an Ordinance authorizing the issuance of Combination Tax and Revenue Certificates of Obligation, Series 2022B; authorizing the sale thereof; and enacting provisions incident and related to the issuance of said certificates, in an aggregate principal amount not to exceed \$34,500,000.00, for the purpose of paying contractual obligations of the City to be incurred for the construction, acquisition and installation of additions, improvements and extensions to the City's waterworks and sewer system, including but not limited to the City's participation in the Brushy Creek Regional Wastewater System East Plant expansion; and the payment of professional services and costs of issuance related thereto.

Vote: 5 - 0

20. Mayor Christine opened a Public Hearing at 7:49 p.m. regarding Zoning Case 22-Z-006 to amend the current zoning of SFU/MH-2-B (Single-Family Urban/Manufactured Home) to LC-2-C (Local Commercial) on one (1) parcel of land approximately 0.487 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R035493; and addressed at 607 Crystal Falls Parkway, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 7:49 p.m.

- Discuss and consider action regarding Zoning Case 22-Z-006 as described above.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Mattke Longoria to approve the First Reading of an Ordinance regarding Zoning Case 22-Z-006 to amend the current zoning of SFU/MH-2-B (Single-Family Urban/Manufactured Home) to LC-2-C (Local Commercial) on one (1) parcel of land approximately 0.487 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R035493; and addressed at 607 Crystal Falls Parkway, Leander, Williamson County, Texas, following a discussion.

Vote: 5 - 0

REGULAR AGENDA

21. Discuss and consider action on the First Reading of an Ordinance regarding Special Use Case 22-SU-001 to allow for the temporary residential use of a travel trailer or recreational vehicle for use by an ill, convalescent or otherwise disabled friend or relative needing care from the occupant of the primary residence, or a friend or relative providing necessary care for an ill, convalescent or otherwise disabled occupant; on one parcel of land approximately 0.3856 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R036092; and more commonly known as 107 Bagdad Street, Leander, Williamson County, Texas.

Motion by Mayor Christine DeLisle, Seconded by Councilmember Esme Mattke Longoria to approve the First Reading of an Ordinance regarding Special Use Case 22-SU-001 to allow for the temporary residential use of a travel trailer or recreational vehicle for use by an ill, convalescent or otherwise disabled friend or relative needing care from the occupant of the primary residence, or a friend or relative providing necessary care for an ill, convalescent or otherwise disabled occupant; on one parcel of land approximately 0.3856 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R036092; and more commonly known as 107 Bagdad Street, Leander, Williamson County, Texas.

Vote: 3 - 2

NAY: Councilmember Chris Czernek

22. Discuss and consider action on Tree Removal Case 21-TRP-002 regarding removal of Significant and Heritage Trees associated with The Square at Crystal Falls Site Development generally located on the southeast of the intersection of Crystal Falls Parkway and S. Bagdad Road, Leander, Williamson County, Texas.

Motion by Councilmember Chris Czernek, Seconded by Councilmember Kathryn Pantalion-Parker to approve Tree Removal Case 21-TRP-002 regarding removal of Significant and Heritage Trees associated with The Square at Crystal Falls Site Development generally located on the southeast of the intersection of Crystal Falls Parkway and S. Bagdad Road, Leander, Williamson County, Texas, following a discussion.

Vote: 5 - 0

23. Discuss and consider action on the creation of an Old Town Master Plan Advisory Committee.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Becki Ross to approve the creation of an Old Town Master Plan Advisory Committee.

Vote: 5 - 0

24. Discuss and consider action on submitting a water contract application to Lower Colorado River Authority (LCRA) for the Second Amendment to the water contract for municipal uses between LCRA and City of Leander; with request to increase the Maximum Annual Quantity (MAQ) to thirty-four thousand (34,000) acre feet; and authorize the City Manager to sign any and all necessary documents.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Mattke Longoria to approve submitting a water contract application to Lower Colorado River Authority (LCRA) for the Second Amendment to the water contract for municipal uses between LCRA and City of Leander; with request to increase the Maximum Annual Quantity (MAQ) to thirty-four thousand (34,000) acre feet; and authorize the City Manager to sign any and all necessary documents.

Vote: 5 - 0

25. Discuss and consider action on a Resolution of the City of Leander, Texas, supporting a comprehensive plan for the management of water system treatment capacity and demand, and providing for related matters.

Motion by Councilmember Chris Czernek, Seconded by Councilmember Becki Ross to approve a Resolution of the City of Leander, Texas, supporting a comprehensive plan for the management of water system treatment capacity and demand, and providing for related matters, following a discussion.

Vote: 5 - 0

26. Discuss and consider action on road closures for Liberty Fest 2022 to be held at Lakewood Park on July 4, 2022.

Motion by Councilmember Becki Ross, Seconded by Mayor Christine DeLisle to approve the road closures for Liberty Fest 2022 to be held at Lakewood Park on July 4, 2022, following a discussion.

Vote: 5 - 0

27. Convene back into Executive Session pursuant to:
(4) Section 551.071, Texas Government Code, and Rule 1.05, Texas Rules of Professional Conduct, to consult with legal counsel regarding enforcement of the City of Leander Home Rule Charter.

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

- (4) Enforcement of the City of Leander Home Rule Charter.

This item was moved to the May 19, 2022 regular City Council meeting.

28. Council Member Closing Statements.

Esme Mattke Longoria - commented on Teacher Appreciation Week; she appreciates Leander High School teachers; and remember to show appreciation to the teachers this week.

Chris Czernek - reminded everyone Saturday, May 7 is Election Day; polls open 7 a.m. - 7 p.m.; go vote; and Sunday, May 8 is Mother's Day; and he is thankful for his mother and wife.

Christine DeLisle - commented Woks It 2U provided dinner tonight; reminded everyone to shop local and keep your money in Leander; Leander is now in Water Conservation Phase 2; and Kitefest is Saturday, May 7.

29. Adjourned at 9:01 p.m.

APPROVED:

MAYOR

ATTEST:

CITY SECRETARY



EXECUTIVE SUMMARY
05/19/2022

AGENDA SUBJECT:

Approval of an Ordinance ordering and establishing procedures, and setting the date for a runoff election for Councilmember Place 3 and Councilmember Place 5 races; providing for the approval of election judges and voting clerks; and providing for related matters.

Aprobación una Ordenanza que ordena y establece procedimientos, y fija la fecha para una elección de desempate para las carreras Concejal Lugar 3 y Concejal Lugar 5; disponer la aprobación de jueces electorales y secretarios electorales; y la provisión de asuntos relacionados.

BACKGROUND:

The General Election was held on May 7, 2022, and no candidate in Councilmember Place 3 or Councilmember Place 5 received a majority of votes, which is required by the City Charter for election to office. If no candidate receives a majority vote, a runoff election for that office is required.

The runoff election for Place 3 and Place 5 will be held on Saturday, June 11, 2022. The City will be contracting with Williamson County Elections Department to serve as the Election Administrator for registered voters in Williamson County. The early voting and election day polling location will be at the Leander Public Library Annex for Williamson County. The voting schedule will be as follows:

- Early Voting days & hours:
 - NO voting Monday, (5/30, Memorial Day),
 - Tuesday, (5/31) thru Saturday, (6/4), 8am-6pm,
 - NO voting Sunday, (6/5)
 - Monday, (6/6) and Tuesday, (6/7), 7am-7pm
- Election Day:
 - Saturday (6/11), 7am-7pm

The City will be contracting with Travis County Elections Department to serve as the Election Administrator for registered voters in Travis County. The early voting and election day polling location in Travis County is to be determined. The voting schedule will be as follows:

- Early Voting days & hours:
 - NO voting Monday, (5/30, Memorial Day),
 - Tuesday, (5/31) thru Saturday, (6/4), 7 am - 7 pm
 - Sunday, (6/5) noon - 6 pm
 - Monday, (6/6) and Tuesday, (6/7), 7 am - 7 pm
- Election Day:
 - Saturday (6/11), 7am - 7pm

PRESENTER:

Dara Crabtree, City Secretary

Attachments

1. Ordinance ordering Runoff (English)
2. Ordinance ordering Runoff (Spanish)

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE ORDERING AND ESTABLISHING PROCEDURES FOR THE 2022 GENERAL RUNOFF ELECTION IN THE CITY OF LEANDER TO ELECT COUNCILMEMBERS FOR THE OFFICES HELD BY PLACE 3 AND PLACE 5; PROVIDING FOR NOTICE OF THE ELECTION; PROVIDING ELECTION PRECINCT AND POLLING PLACES; PROVIDING FOR EARLY VOTING; PROVIDING AN EFFECTIVE DATE AND OPEN MEETINGS CLAUSE; PROVIDING FOR THE CITY MANAGER TO EXECUTE ANY AND ALL NECESSARY DOCUMENTS; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, on May 7, 2022, there was an election held to elect the following officials for this City: Councilmember Place 1; Councilmember Place 3; and Councilmember Place 5; and

WHEREAS, no candidate for the Councilmember Place 3 and Councilmember Place 5 election received a majority vote in the election, which is required by the *City Charter* for a candidate to be elected to office; and

WHEREAS, if no candidate receives a majority vote, a runoff election for that office is required; and

WHEREAS, the Texas Election Code is applicable to said election and this ordinance establishes procedures consistent with the Code, and designates the voting place for the election; and

WHEREAS, the City of Leander lies within the boundaries of Williamson and Travis Counties; and

WHEREAS, the City of Leander, Texas (hereinafter the "City") approves and agrees to conducting the City General Election jointly with other political subdivisions in Williamson and Travis Counties in accordance with *Tex. Elec. Code, Chapter 27l*; and

WHEREAS, the City is making provision to contract with the Williamson County Elections Administrator to conduct the City's election for Williamson County voters and Travis County Elections Administrator to conduct the City's election Travis County voters, pursuant to *Chapter 31, Tex. Elec. Code, and Chapter 791, Tex. Gov't Code* (the "Election Services Contract");

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

Section 1. Runoff Election. A Runoff Election of the City shall be held on Saturday, June 11, 2022 to elect members of the City Council from the city at large for the offices of Place 3 and Place 5 to serve a term of three (3) years each. Candidates The candidates' names appearing on the ballot for the runoff election shall be the names of the two candidates receiving the highest and second highest number of votes cast at the May 7, 2022 General Election for the office of Councilmember Place 3 and Councilmember Place 5, respectively.

Section 2. Ballots. The ballots used for the general election shall comply with the *Texas Election Code* and be in the form provided by the City to the Williamson County Elections Administrator for use on the respective voting devices used by each such jurisdiction.

Section 3. Printed Materials. The official ballots, together with such other election materials as are required by the *Texas Election Code*, as amended, shall be printed in both the English and Spanish languages and shall contain such provisions, markings and language as required by law.

Section 4. Notice of Election. Notice of the election shall be given in the manner as provided in the *Texas Election Code* and the *City Charter*. The notice of election shall be posted on the bulletin board used for posting notice of meetings of the governing body at City Hall and at other locations required by state law not later than the twenty-first (21st) day before the election, and by publishing said notice of election at least once in English and Spanish in a newspaper of general circulation, not earlier than thirty (30) days no later than ten (10) days prior to said election. The Williamson County Elections Administrator and the Travis County Elections Administrator are authorized and shall give all notices for their respective jurisdictions required for the election.

Section 5. Conduct of Election. The Williamson County Elections Administrator and his/her employees and appointees, and the election judges, alternate judges and clerks properly appointed for the election, shall hold and conduct the election for that part of the City located in Williamson County pursuant to the Election Services Contract between the City of Leander and Williamson County. The Travis County Elections Administrator and his/her employees and appointees, and the election judges, alternate judges and clerks properly appointed for the election, shall hold and conduct the election for that part of the City located in Travis County pursuant to the Election Services Contract between the City of Leander and Travis County. The election shall be held and conducted in compliance with the City Charter, state law, and the respective Election Services Contracts.

Section 6. Joint Election. The City agrees to conduct a joint runoff election with other political subdivisions within Williamson County and within Travis County, provided that such political subdivisions held an election on June 11, 2022, in all or part of the same territory as the City (the "Political Subdivisions"). The joint election for Political Subdivisions will be conducted in accordance with state law, this ordinance, and the respective Election Services Contracts.

Section 7. Election Precincts and Election Day Polling Places. The election precincts for the election shall be the election precincts established by Williamson County for the territorial boundaries of the City located in Williamson County, and the election precincts established for Travis County the territorial boundaries of the City located in Travis County, provided that each shall contain and include geographic area that is within the City.

The polling place for each election precinct located in Williamson County shall be the polling place established by Williamson County. The polling place for each election precinct located in Travis County shall be the polling place established by Travis County. The returns will be provided by precinct and the Williamson County Elections Administrator shall tabulate and provide the election returns for votes cast by Williamson County voters. The returns will be provided by precinct and the Travis County Elections Administrator shall tabulate and provide the election returns for votes cast by Travis County voters.

Section 8. Early Voting. (a) Early voting shall commence on Tuesday, May 31, and continue through Tuesday, June 7, 2022 and early voting polls shall remain open for the time specified by the *Texas Election Code* and the respective Elections Administrator.

(b) Early Voting Conducted by the Williamson County Elections Administrator:

1) Early voting, both by personal appearance and by mail will be conducted by the Williamson

County Elections Administrator in accordance with the *Texas Election Code* for the qualified voters of the City residing in Williamson County. Christopher J. Davis is hereby designated and appointed as an Early Voting Clerk for the general election for qualified voters of the City residing in Williamson County.

- 2) Applications for ballot by mail for qualified voters of the City residing in Williamson County shall be mailed to:

Christopher J. Davis
Williamson County Elections Administrator
Williamson County Elections Department

Mailing Address:

PO Box 209
Georgetown, TX 78627

Physical Address:

Williamson County Inner Loop Annex Elections Department
301 SE Inner Loop Ste 104
Georgetown, TX 78626

Telephone Number: (512) 943-1630

Email Address: cjdavis@wilco.org

Website: <https://www.wilco.org/Departments/Elections>

- 3) The main early voting location for qualified voters of the City residing in Williamson County is: Leander Public Library, 1101 S. Bagdad Rd., Leander, Texas 78641.
- 4) Early voting for qualified voters of the City residing in Williamson County shall be held at the dates, times, and location authorized by the Williamson County Elections Administrator. Any early voting polling place may be added or changed by the Administrator upon compliance with applicable law.

(c) Early Voting Conducted by the Travis County Elections Administrator:

- 1) Early voting, both by personal appearance and by mail will be conducted by the Travis County Elections Administrator in accordance with the *Texas Election Code* for the qualified voters of the City residing in Travis County. Rebecca Guerrero, Interim County Clerk, is hereby designated and appointed as an Early Voting Clerk for the general election for qualified voters of the City residing in Travis County.
- 2) Applications for ballot by mail for qualified voters of the City residing in Travis County shall be mailed to:

By mail:

Rebecca Guerrero, Interim County Clerk
Travis County Early Voting Clerk
PO Box 149325
Austin, Texas 78714-9325

By Contract Carriers/ Fedex:

Elections Division
Travis County Clerk
5501 Airport Blvd.
Austin, Texas 78751

Telephone: (512) 238-VOTE

Email: elections@traviscountytexas.gov

Website: <https://countyclerk.traviscountytexas.gov/departments/elections/>

- 3) The main early voting location for qualified voters of the City residing in Travis County is: Christ Episcopal Church, 3520 W Whitestone Blvd, Cedar Park, TX 78613.
- 4) Early voting for qualified voters of the City residing in Travis County shall be held at the dates,

times, and location authorized by the Travis County Elections Administrator. Any early voting polling place may be added or changed by the Administrator upon compliance with applicable law.

Section 9. Election Judges and Clerks. The presiding judges, alternate presiding judges and clerks for the election shall be selected and appointed by Williamson County and Travis County, respectively, in compliance with the requirements of state law, and are hereby designated and appointed election officers for the holding of said election and such appointments are approved. The presiding judges, alternate presiding judges and clerks shall perform the functions and duties of their respective positions that are provided by state law.

Section 10. City Secretary Assistance. The City Secretary is hereby authorized and instructed to aide the Williamson and Travis County Elections Administrators in the acquisition and furnishing of all election supplies and materials necessary to conduct the election. The City Secretary is further authorized to assist with the giving of notices required for the election, and to take such other and further action as is required to conduct the election in compliance with the *Texas Election Code*; provided that, pursuant to the Election Services Contracts between the City and the Travis and Williamson County Elections Administrators, the Travis and Williamson County Elections Administrators shall have the duty and be responsible for organizing and conducting the election in compliance with the *Texas Election Code*; and for providing all services specified to be provided in the Election Services Contracts.

Section 11. Necessary Actions. The Mayor and the City Secretary of the City, in consultation with the City's Attorney, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Code and the Federal Voting Rights Act in carrying out and conducting the Election, whether or not expressly authorized herein, including but not limited to making changes or additions to polling places, ballot language, or procedures to the extent required or desirable or as may become necessary due to circumstances arising after the date of this Ordinance.

Section 12. General. The general election shall be held and conducted by the Williamson and Travis County Elections Administrators in compliance with the *Tex. Elec. Code* and, to the extent not inconsistent therewith, the *City Charter*, and only resident qualified voters of the City shall be eligible to vote at the election. The Election Officers are hereby authorized and instructed to provide and furnish all necessary election supplies, materials, and equipment to conduct said election. Returns of the election shall be made known as soon as possible after the closing of the polls; and the election returns shall be canvassed by the City Council not earlier than June 14, 2022 nor later than June 22, 2022.

Section 13. Authorization to Execute. The Mayor is authorized to execute and the City Secretary is authorized to attest this Ordinance on behalf of the Council; and the Mayor is authorized to do all other things legal and necessary in connection with the holding and consummation of the Election.

Section 14. Effective Date; Election Code; Preamble. This ordinance shall be in full force and effect from and after its passage on the date shown below; provided that if any term or provision of this Ordinance conflicts with, or is inconsistent with, the Texas Elections Code, the Texas Election Code shall govern and control and the Williamson County Elections Administrator and the Travis County Elections Administrator shall comply with the Texas Elections Code. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes as part of the findings of Council.

Section 15. Severability. If any provision, section 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 of the ordinance 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 16. Open Meetings. It is 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 *Chapt. 551, Tex. Gov't. Code*.

PASSED, ADOPTED AND APPROVED on this the 19 day of May, 2022.

CITY OF LEANDER, TEXAS

Christine DeLisle, Mayor

Attest:

Dara Crabtree, City Secretary

UNA ORDENANZA DE LA CIUDAD DE LEANDER, TEXAS

ORDENANZA NMRO.

UNA ORDENANZA QUE ORDENA Y ESTABLECE PROCEDIMIENTOS PARA LA ELECCIÓN GENERAL DE SEGUNDA PARTE DE 2022 EN LA CIUDAD DE LEANDER PARA ELEGIR MIEMBROS DEL CONCEJO PARA LOS CARGOS QUE OCURREN EL LUGAR 3 Y EL LUGAR 5; PROVEER AVISO DE LA ELECCIÓN; PROPORCIONAR PRECINTOS ELECTORALES Y LUGARES DE VOTACIÓN; DISPOSICIONES PARA LA VOTACIÓN ANTICIPADA; PROPORCIONAR UNA FECHA EFECTIVA Y CLÁUSULA DE REUNIONES ABIERTAS; DISPONER QUE EL ADMINISTRADOR DE LA CIUDAD EJECUTE CUALQUIERA Y TODOS LOS DOCUMENTOS NECESARIOS; Y PROVEER PARA ASUNTOS RELACIONADOS.

Dado que el 7 de mayo de 2022, se llevó a cabo una elección para elegir a los siguientes funcionarios de esta Ciudad: Concejal Lugar 3 y Concejal Lugar 5; y

Dado que ningún candidato para la elección de Concejal Puesto 3 y Concejal Puesto 5 recibió un voto mayoritario en la elección, lo cual es requerido por la Carta Constitucional de la Ciudad para que un candidato sea elegido para un cargo; y

Dado que si ningún candidato recibe la mayoría de votos, se requiere una segunda vuelta para ese cargo; y

Dado que estas elecciones se realizarán de acuerdo con lo que el Código Electoral de Texas dispone y que esta ordenanza establecerá -los procedimientos a seguirse que concordarán con dicho Código e identificará los centros de votación a usarse durante estos comicios y

Dado que la ciudad de Leander se encuentra ubicada dentro de los condados de Williamson y Travis;

Dado que la ciudad de Leander (que también se identificará como el ayuntamiento) acatando a lo dispuesto en el *capítulo 271 del Código Electoral de Texas* desea convocar y celebrar estas elecciones generales en conjunto con otras subdivisiones políticas de los condados de Williamson y Travis;

Dado que el ayuntamiento, tal como lo contempla el *capítulo 31 del Código Electoral de Texas* y el *capítulo 791 del Código de Gobernación de Texas*, desea utilizar los contratos de servicios electorales ahí contemplado para contratar a los administradores de elecciones del condado Williamson para que encarguen de efectuar los comicios para aquellos electores que radican en ese condado y a los administradores de elecciones del condado Travis para los votantes que radican en el condado Travis;

POR ESO, POR MEDIO DE LA PRESENTE, EL CONCEJO DE LA CIUDAD DE LEANDER, TEXAS, ORDENA QUE:

Sección 1. Elección de segunda vuelta. Se llevará a cabo una Elección de Desempate de la Ciudad el sábado 11 de junio de 2022 para elegir miembros del Concejo Municipal de la ciudad en general para los cargos de Lugar 3 y Lugar 5 para servir un término de tres (3) años cada uno. Los nombres de los candidatos que aparecen en la boleta para la elección de segunda vuelta serán los nombres de los dos candidatos que recibieron el mayor y el segundo mayor número de votos emitidos en las Elecciones Generales del 7 de mayo de 2022 para el cargo de Concejal Lugar 3 y Concejal Lugar 5 respectivamente.

Sección 2. Las papeletas oficiales. El texto de la papeleta oficial para estas elecciones generales deberá concordar con lo que el *Código Electoral* marca y se preparará utilizando el formulario que el administrador de elecciones del condado Williamson proporcionará para uso con los respectivos equipos de votación cada jurisdicción.

Sección 3. Materiales impresos. Tanto la papeleta oficial como todo otro material que exija el *Código Electoral de Texas* vigente deberá publicarse en inglés y español y cumplirá con todo requisito legal en cuanto a texto, marcas y disposiciones.

Sección 4. Avisos de convocación de elecciones. Todo aviso electoral deberá cumplir con lo dispuesto en el *Código Electoral* estatal y la *Carta Constitutiva* de esta ciudad. El aviso deberá publicarse en la pizarra dónde se fijan los avisos citando las reuniones concejales, tanto en el edificio oficial de la ciudad como en todo otro lugar que exija la ley, 21 (veintiún) días antes de las elecciones. El aviso convocando a elecciones también debe publicarse por lo menos una vez, tanto en inglés como español, en un periódico de cobertura general, no más de 30 (treinta) días ni menos de 10 (diez) días antes de las elecciones. Se les autoriza a los administradores electorales de los condados Williamson y Travis a que publiquen los requeridos avisos en sus jurisdicciones

Sección 5. Celebración de los comicios. Por medio de esta ordenanza, se nombra a los funcionarios electorales del condado Williamson para que funjan como los administradores de estos comicios y así coordinarán, supervisarán, harán cumplir todos los pasos necesarios para realizar estas elecciones dentro de aquellas partes de la ciudad ubicadas dentro de dicho condado en cumplimiento del contrato de servicios electorales, cual incluye la contratación y capacitación de todo el personal electoral necesario. También se nombra a los funcionarios electorales del condado Travis para que funjan como los administradores de estos comicios y así coordinarán, supervisarán, harán cumplir todos los pasos necesarios para realizar estas elecciones dentro de aquellas partes de la ciudad ubicadas dentro de ese condado en cumplimiento del contrato de servicios electorales, inclusive la contratación y capacitación de todo el personal electoral necesario. Estos comicios se celebrarán acatando a tanto la Carta constitutiva, el derecho estatal y los respectivos contratos de servicios electorales.

Sección 6. Elecciones conjuntas. La Ciudad acuerda llevar a cabo una elección de segunda vuelta conjunta con otras subdivisiones políticas dentro del condado de Williamson y dentro del condado de Travis, siempre que dichas subdivisiones políticas celebren una elección el 11 de junio de 2022, en todo o parte del mismo territorio que la Ciudad (el “Condado Político”). Subdivisiones”). La elección conjunta para las Subdivisiones Políticas se llevará a cabo de conformidad con la ley estatal, esta ordenanza y los respectivos Contratos de Servicios Electorales.

Sección 7. Distritos electorales y los Centros de votación a usarse el día de los comicios. En cuanto a estas elecciones, para los votantes que viven dentro del condado Williamson, los distritos electorales serán los establecidos por esa autoridad. Para los votantes que viven dentro del condado Travis, los distritos electorales serán los establecidos por ese condado. Siempre y cuando, cada distrito electoral abarque e incluya territorio que forme parte de esta ciudad

Los funcionarios electorales del condado Williamson fijarán dónde se encontrarán los centros de votación para los distritos electorales en ese condado al igual que los funcionarios del condado Travis fijarán dónde serán los centros de votación para los distritos que se encuentran en ese condado. Los funcionarios del condado Williamson contarán y verificarán los votos de los electores que viven en ese condado y publicarán el resultado de los comicios en cada uno de esos distritos electorales y los funcionarios del condado Travis realizarán esos mismos cargos en cuanto a los votos emitidos por los electores que viven en ese condado.

Sección 8. La votación por anticipado. a) La votación anticipada comenzará el martes 31 de mayo y continuará hasta el martes 7 de junio de 2022 y las urnas de votación anticipada permanecerán abiertas durante el tiempo especificado por el *Código Electoral de Texas* y el Administrador de Elecciones respectivo.

(b) Con respecto a la votación por anticipado realizada en el condado Williamson:

- 1) Toda votación por anticipado, ya sea en persona o por correo, se realizará de acuerdo a lo establecido en el *Código Electoral* estatal bajo la dirección del administrador de elecciones del condado de Williamson y estará disponible a todo votante calificado que viva en ese condado. Al aprobarse esta ordenanza, el Concejo nombra a Christopher J. Davis como el funcionario encargado de administrar los procesos de votación por anticipado en que participarán los electores calificados de esta ciudad que radican en el condado Williamson.
- 2) Todo votante calificado vecino de esta ciudad que viva en el condado Williamson deberá enviar la solicitud de una papeleta por correo a:

Christopher J. Davis
Williamson County Elections Administrator
Williamson County Elections Department

a la siguiente dirección postal:

PO Box 209
Georgetown, TX 78627

o a esta dirección física:

Williamson County Inner Loop Annex Elections Department
301 SE Inner Loop Ste 104
Georgetown, TX 78626
Si desea llamar, marque: (512) 943-1630
o puede enviar un mensaje electrónico a: cjdavis@wilco.org
Para más información visite a: <https://www.wilco.org/Departments/Elections>

- 3) El centro de votación por anticipado principal para los electores calificados que viven en el condado Williamson será: la Biblioteca pública ubicada en 1101 S. Bagdad Road en Leander, Texas 78641.
- 4) Los votantes calificados podrán votar por anticipado en las fechas, a las horas y en los lugares fijados por el administrador de elecciones del condado de Williamson y él podrá agregar o modificar los lugares y horarios, siempre y cuando los cambios concuerden con la ley.

(c) Con respecto a la votación por anticipado realizada en el condado Travis:

- 1) Toda votación por anticipado, ya sea en persona o por correo, se realizará de acuerdo a lo establecido en el *Código Electoral* estatal bajo la dirección del administrador de elecciones del condado de Travis y estará disponible a todo votante calificado que viva en ese condado. Al aprobarse esta ordenanza, el concejo nombra a la secretaria de condado interina, Rebecca Guerrero, como la funcionaria encargada de administrar los procesos de votación por anticipado en que participarán los electores calificados de esta ciudad que radican en ese condado.
- 2) Todo votante calificado vecino de esta ciudad que viva en el condado Travis deberá enviar la solicitud de una papeleta por correo a: la siguiente dirección postal:
la siguiente dirección postal:

Rebecca Guerrero, Interim County Clerk
Travis County Early Voting Clerk
PO Box 149325
Austin, Texas 78714-9325

Si desea enviarla por transportista contratado o Fedex, la dirección indicada es:

Elections Division
Travis County Clerk
5501 Airport Blvd.
Austin, Texas 78751

Si desea información por teléfono, marque (512) 238-VOTE

O mande un mensaje a- elections@traviscountytexas.gov

También puede visitar a: <https://countyclerk.traviscountytexas.gov/departments/elections/>

- 3) El centro de votación por anticipado principal para los electores calificados que viven en el condado Travis será: la iglesia *Christ Episcopal Church* ubicada en 3520 W Whitestone Blvd en Cedar Park, Texas 78613.
- 4) Los votantes calificados podrán votar por anticipado en las fechas, a las horas y en los lugares fijados por el administrador de elecciones del condado Travis y ella podrá agregar o modificar los lugares y horarios, siempre y cuando los cambios concuerden con la ley.

Sección 9. Jueces electorales y sus suplentes. Todo funcionario electoral, inclusive los jueces electorales, sus suplentes y asistentes serán seleccionados y nombrados por los administradores electorales de los condados Williamson y Travis y reunirán todo requisitos especificados por ley. Esta ordenanza confirma su selección y nombramiento. Cada uno de ellos desempeñará los cargos y las responsabilidades que la ley estatal especifica corresponden a su puesto.

Sección 10. La Secretaría municipal. Por medio de la presente se le autoriza e instruye a la Secretaría municipal a ayudar a los funcionarios encargados de los comicios, y a los administradores electorales de los condados Williamson y Travis se les autoriza adquirir y proveer todo mueble, equipo y material necesario para la celebración de estos comicios. También se le autoriza a la Secretaría municipal ayudarles emitir y publicar todo aviso y tomar toda otra medida necesaria para que estas elecciones se lleven a cabo como lo que exige el *Código Electoral de Texas*, siempre y cuando los contratos de servicios electorales que este ayuntamiento celebrará con dichos administradores electorales dispongan que la responsabilidad y el deber de organizar y efectuar estas elecciones de acuerdo a lo establecido en el susodicho Código les corresponde a ellos y que los servicios que los administradores electorales de ambos condados aportarán se han especificado en los contratos de servicios electorales.

Sección 11. Medidas necesarias. Al alcalde y la secretaria municipal, en trabajo concertado con el Asesor Jurídico de este ayuntamiento, se les autoriza e instruye a tomar toda medida necesaria para hacer cumplir lo que el Código Electoral estatal de Texas, la Ley de Derechos Electorales federal disponen para la realización de estos comicios, háyase o no precisado en esta orden, lo cual incluye agregar o cambiar centros de votación, modificar el texto de la papeleta, realizar cualquier cambio necesario o deseado a los procesos a seguirse en respuesta a cambios que surjan después de aprobarse esta ordenanza.

Sección 12. Disposiciones generales. Los Administradores electorales de los condados Williamson y Travis celebrarán y gestionarán las elecciones, tal como establece el *Código Electoral* estatal y la *Carta Constitutiva* de este ayuntamiento, siempre y cuando concuerde con lo establecido en el citado código y solo los votantes calificados que radican dentro de la ciudad tendrán derecho a votar. A los funcionarios electorales se les autoriza e instruye que proporcionen todo lo necesario para celebrar estos comicios. Después de cerrarse las urnas, los resultados de dichas elecciones se harán conocer en forma oportuna y el concejo municipal verificará y aprobará los resultados no antes del 14 de junio de 2022 a más tardar el 22 de junio de 2022.

Sección 13. Autorización para firmar. Al alcalde se le autoriza firmar esta ordenanza a nombre del concejo municipal y la secretaria municipal dará fe de lo mismo. Al alcalde también se le otorgan todas las facultades necesarias para que estos comicios se celebren y consuman.

Sección 14. Fecha de vigencia; código electoral, preámbulo. Siempre y cuando no exista conflicto alguno o que no concuerde con el Código Electoral estatal, esta ordenanza entrará en vigor y tendrá efecto a partir de la fecha en que se apruebe y ésta se indicará a continuación. Los administradores electorales de los condados Williamson y Travis se someterán a lo dispuesto por el Código Electoral estatal dado que ésta gobernará todas sus acciones. Los puntos detallados en preámbulo se determinan ser ciertos y el concejo municipal los incorpora a esta ordenanza para todo uso legal que haya.

Sección 15. Cláusula de salvedad. Si alguna disposición, en forma total o parcial, o si al aplicarse alguna disposición se determina ser inválida, esta invalidez no afectará cualquier otra disposición de la ordenanza ni su aplicación, siempre y cuando dicha aplicación tenga efecto sin utilizarse o aplicarse la parte inválida y por ende se le declara ser divisible.

Sección 16. Reunión abierta al público. Se juzga y determina que la reunión en que se aprobó esta ordenanza cumplió con todos los requisitos impuestos por el *capítulo 551 del Código de Gobernación de Texas* tanto en cuanto a la reunión como el aviso a darse sobre la hora,

SE VOTÓ, APROBÓ Y ADOPTÓ hoy el día 19 de mayo del 2022.

CIUDAD DE LEANDER, TEXAS

Christine DeLisle, alcalde

Doy fe:

Dara Crabtree, secretaria municipal



EXECUTIVE SUMMARY
05/19/2022

AGENDA SUBJECT:

Approval of an Ordinance establishing a City of Leander Information Technology and Acceptable Use Policy to protect City technology resources; and provide for all related matters.

BACKGROUND:

As the City of Leander has grown and technology resources have become critical to almost every function the City performs for its citizens and stakeholders, it is important to establish rules and procedures for all stakeholders on how technology will be procured, managed, and implemented. The proposed Acceptable Use Policy codifies many existing practices currently being followed by the Information Technology Department into one document, which will make it easier for departments to reference. The proposed policy also requires that the City's designated Information Security Officer be involved in procurement and security reviews of technology solutions so that the City's cyber risk management strategy can be effectively implemented across all departments. An Acceptable Use/Information Technology policy is also required for the City to meet regulatory requirements for accepting credit cards and to meet insurability requirements for cyber liability insurance policies.

RECOMMENDATION:

Staff respectfully recommends approval of the proposed City of Leander Information Technology and Acceptable Use Policy.

PRESENTER:

Stuart Smith, Assistant Director of IT / Information Security Officer

Attachments

1. Ordinance

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

**AN ORDINANCE ESTABLISHING AN INFORMATION TECHNOLOGY
AND ACCEPTABLE USE POLICY FOR THE CITY OF LEANDER; AND
TO PROVIDE FOR ALL RELATED MATTERS.**

WHEREAS, section 9.03.002 of the Code of Ordinances of the City of Leander provides that the city council may, from time to time as necessary and advisable, amend, modify, review and revise comprehensive personnel policies and procedures that shall be applicable to the officers and employees of the city. The city manager shall cause such policies and procedures, and any proposed modifications or amendments, to be drafted, prepared and recommended to the city council for review and action as necessary to serve the best interests of the city and its employees and citizens;

WHEREAS, section 9.03.003 of the Code of Ordinances of the City of Leander provides that all personnel policies and procedures of the city, and all revisions, modifications and amendments thereto, shall be approved by the city council, in its discretion, by resolution or ordinance, and no such policies, procedures, revisions, modifications or amendments shall be in effect except as approved by the city council acting by resolution or ordinance;

WHEREAS, the City Council of the City of Leander does find that it is in the best interest of the city and its employees and citizens to establish an Information Technology and Acceptable Use Policy to help protect the city's information technology infrastructure and assets from loss or misuse;

WHEREAS, the current cyber threat environment requires a coordinated team approach with specific roles and duties to protect the city from cyber security related losses and interruptions;

WHEREAS, the adoption of an Information Technology policy is a best practice which is recommended by both the State of Texas Department of Information Resources and the United States Department of Homeland Security; and

WHEREAS, the City's ability to obtain cyber liability insurance is limited without an Information Technology Acceptable Use Policy in place.

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

SECTION 1. Findings of Fact. The foregoing recitals are incorporated into this Ordinance as true and correct findings of fact.

SECTION 2 Adoption of the Information Technology and Acceptable Use Policy. The Information Technology and Acceptable Use Policy, attached hereto as Appendix A, is hereby adopted by the City Council to enhance the orderly management of the City of Leander.

SECTION 3. Effective Date. This Ordinance shall take effect immediately from and after its passage in accordance with the City Charter.

SECTION 4. Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance was considered 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 of the Texas Government Code.

PASSED AND APPROVED on this the 19th day of May 2022.

THE CITY OF LEANDER, TEXAS

ATTEST:

Christine DeLisle, Mayor

Dara Crabtree, City Secretary

City of Leander Information Technology and Acceptable Use Policy

1. Overview

The City of Leander is committed to protecting its citizens, officials, employees, partners and the City itself from illegal or damaging actions by individuals, either knowingly or unknowingly, in regards to Information Technology (IT) services, equipment and infrastructure.

Internet/Intranet/Extranet-related systems, including but not limited to computer equipment, Wi-Fi access points, network equipment, software, operating systems, storage media, cloud services, servers, and network accounts providing access to city-controlled electronic mail, World Wide Web browsing, and FTP, are the property of the City of Leander. These systems are to be used for business purposes in serving the interests of the city and its citizens in the course of normal operations. There is no expectation of personal privacy on city owned, operated or leased information technology equipment, infrastructure, or services. Please review the *City of Leander Personnel Policy* for further details as to expectations of privacy in the work environment.

The City of Leander's intentions for publishing this Acceptable Use Policy are not to impose restrictions that are contrary to the established organizational culture of openness, trust, and integrity. Effective information security is a team effort involving the participation and support of every employee, official, and affiliate who deals with information and/or information systems. It is the responsibility of every computer equipment and service user to know these guidelines, and to conduct their activities accordingly.

2. Purpose

The purpose of this policy is to outline the acceptable use of computer equipment and services at the City of Leander. These rules are in place to protect officials, employees and the City of Leander. Inappropriate use exposes the City of Leander to risks including virus/ransomware attacks, compromise of network systems and services, and other legal liabilities.

3. Scope

This policy applies to the use of information, electronic and computing devices, and network resources to conduct City of Leander business or interact with internal networks and business systems, whether owned or leased by the City of Leander, the employee, or a third party. All employees, officials, contractors, consultants, temporary, and other workers at the City of Leander and its affiliates are responsible for exercising good judgment regarding appropriate use of information, electronic devices, and network resources in accordance with City of Leander policies and standards, and local laws and regulation.

EXHIBIT A

This policy applies to employees, contractors, consultants, temporaries, officials, affiliates, and other workers at the City of Leander, including all personnel affiliated with third party contractors. This policy applies to all equipment and services that are owned or leased by the City of Leander. Certain systems and users may be subject to additional department-specific policies due to regulatory requirements (e.g. CJIS, HIPAA, and PCI standards).



4. Policy

4.1 General Use and Ownership

- 4.1.1 City of Leander confidential information stored on electronic and computing devices whether owned or leased by the City of Leander, the employee or a third party, remains the sole property of the City of Leander.
 - 4.1.2 All City of Leander officials and employees have a responsibility to comply with data retention and open records requirements as set forth in state law, city ordinances, and city policies.
 - 4.1.3 All individuals covered by this policy have a responsibility to promptly report the theft, loss or unauthorized disclosure of City of Leander confidential information to the city's IT Department.
 - 4.1.4 All individuals covered by this policy may access, use or share City of Leander confidential information only to the extent it is authorized and necessary to fulfill assigned job duties.
 - 4.1.5 Employees are responsible for exercising good judgment regarding the reasonableness of personal use of City of Leander IT resources. Employees may refer to section 2.12 of the *City of Leander Personnel Policy* for examples of reasonable and unreasonable personal use. Employees shall not use City of Leander IT resources for any personal activity which interferes with their assigned job duties (as determined by the employee's supervisor), for personal activity which could interfere with official city business (eg. sending or receiving large numbers of personal emails utilizing the City of Leander email server or personal activities which are bandwidth intensive), or utilization of City of Leander IT resources which would result in the City incurring a specific cost to enable that personal use.
 - 4.1.6 For security and network maintenance purposes, authorized individuals and contractors within the City of Leander IT Department may monitor City of Leander owned, leased and operated equipment, systems, and associated network traffic at any time. Network traffic may be logged and recorded. If unauthorized use or access is detected during monitoring or log review, it may be reported to the appropriate department head or law enforcement agency for action. Unless otherwise required by state or federal law, there is no right to privacy when utilizing any City of Leander owned, leased, or operated computing resources or networks.
-

- 4.1.7 The City of Leander's designated information security officer has the authority to audit and require remediation of vulnerabilities on all City of Leander networks, computing systems, servers, cloud services, and other information technology equipment and services which are owned, leased, contracted, or otherwise utilized for official city business. The information security officer may direct how specific vulnerabilities or cyber security threats are to be remediated or mitigated to protect City of Leander data and systems. This requirement is to ensure City's compliance with applicable federal, state, and local laws, cyber security regulatory requirements, and cyber security best practices. Departments which utilize independent authentication systems (e.g. for a cloud service) shall ensure City of Leander information security staff who have been authorized to perform cybersecurity compliance audits and vulnerability remediation by the City's information security officer can access department-specific cloud systems for audit and compliance purposes.
- 4.1.8 City of Leander owned, leased, or contracted information technology equipment shall not be removed, relocated, transferred, or disposed of without approval from the Information Technology Director or his/her designee.

4.2 Security and Proprietary Information

- 4.2.1 All technology devices, services (including cloud services) and programs must comply with section 4.4 *Minimum Access Policy*.
 - 4.2.2 System level and user level passwords must comply with set password complexity rules and must be changed no later than every six months. If a more restrictive password change policy applies to a system (such as those with access to Criminal Justice Information Service data), that policy controls. A user providing unauthorized access to another individual, either deliberately or through failure to secure access, is prohibited.
 - 4.2.3 All computing devices must be secured with a password-protected screensaver. You must lock the screen or log off when the device is unattended for any amount of time. Specific rules and policies apply to systems which access Criminal Justice Information Service (CJIS) data.
 - 4.2.4 Employees must use extreme caution when opening e-mail attachments and web links received via email, which may contain malware. If you receive a suspicious message, you must immediately contact the Information Technology Department for further instructions and not open the attachment or web link.
 - 4.2.5 All city owned, leased or operated endpoints (desktop computers, laptops, servers, virtual machines, etc) must have the city's chosen Endpoint Detection and Response (EDR) and/or antivirus software installed and functional at all times. Any exceptions must be approved in writing by the City of Leander's designated information security officer. Users shall not circumvent or attempt to circumvent operation of the city's EDR or antivirus programs.
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- 4.2.6 All city owned, leased, or operated endpoints (desktop computers, laptops, servers, virtual machines, or similar) must receive security updates to address application and operating system vulnerabilities on a regular basis. Any computer not receiving security updates may be blocked from access to the city network at the discretion of the city's information security officer.
- 4.2.7 Computing devices not owned, leased, or operated by the City of Leander may not be connected to the city's internal network without prior written approval of the city's information security officer. This includes, but is not limited to, computers owned by third-party contractors or personal computers owned by employees. A department may not sign or request a City Manager signature for a contract which includes a clause mandating a third party be allowed to use third party owned computing resources on the City's internal network unless said clause has been reviewed and approved by the City's information security officer and the city attorney. For purposes of section 4.2.7, the city WiFi network which is available to the general public is not considered to be part of the city's internal network.
- 4.2.8 The City of Leander Information Technology Department may require any city-utilized cloud computing service to utilize Single Sign On (SSO), multifactor authentication (MFA), and/or encryption for data (in flight and at rest) to mitigate information security risks and address cyber liability insurance requirements.
- 4.2.9 City of Leander Data Centers, Data Rooms, Network Closets, Main Distribution Frame Rooms (MDFs), Independent Distribution Frame Rooms (IDFs), and other rooms where Information Technology infrastructure equipment is located are to be classified as secure areas and access shall be limited to protect equipment and meet regulatory requirements. The city's information security officer may require such rooms to be accessible only through the city's access control system with a key override separate from any master keying system at his/her discretion. The Information Technology Director is responsible for determining which individuals need access to these secure areas and maintaining a roster of individuals who have been granted access for a specific business need.

4.3 Unacceptable Use

The following activities are, in general, prohibited. Employees may be exempted from these restrictions during the course of their legitimate job responsibilities (e.g., systems administration staff may have a need to disable the network access of a host if that host is disrupting production services or sworn police personnel with valid authorization may need to perform a denial of service attack as part of a court-ordered website takedown operation).

Under no circumstances is an employee of the City of Leander authorized to engage in any activity that is illegal under local, state, or federal law while utilizing City of Leander information technology resources.

The lists below are by no means exhaustive, but attempt to provide a framework for activities which fall into the category of unacceptable use.

4.3.1 System and Network Activities

The following activities are prohibited:

1. Violations of the rights of any person or company protected by copyright, trade secret, patent or other intellectual property, or similar laws or regulations, including, but not limited to, the installation or distribution of "pirated" or other software products that are not appropriately licensed for use by the City of Leander.
 2. Unauthorized copying or installing of copyrighted material including, but not limited to, the installation of any copyrighted software for which the City of Leander or the end user does not have an active license is strictly prohibited.
 3. Accessing confidential data, City servers, City cloud services, or any City account for any purpose other than conducting City of Leander business.
 4. Exporting software, technical information, encryption software or technology in violation of international or regional export control laws. The Information Technology Department and City Attorney should be consulted prior to export of any material that is in question.
 5. Introduction of malicious programs into the City of Leander network or servers (e.g., viruses, worms, Trojan horses, e-mail bombs, ransomware, etc.).
 6. Revealing your account password to others or allowing use of your account by others. This includes family and other household members when work is being done at home.
 7. Using a City of Leander computing asset or infrastructure (including wireless networks) to actively engage in procuring or transmitting material that is in violation of the *City of Leander Personnel Policy*, sexual harassment, or hostile workplace laws. This section does not apply when such material is procured or transmitted as part of an official police investigation.
 8. Making fraudulent offers of products, items, or services originating from any City of Leander account or network.
 9. Effecting security breaches or disruptions of network communication. Security breaches include, but are not limited to, accessing data of which the employee is not an intended recipient or logging into a server or account that the employee is not expressly authorized to access, unless these duties are within the scope of regular duties. For purposes of this section, "disruption" includes, but is not limited to, network sniffing, ping floods, packet spoofing, MAC spoofing, denial of service, and forged routing information for malicious purposes.
 10. Port scanning or security scanning is expressly prohibited unless written prior approval of the city's information security officer is received.
-

11. Executing any form of network monitoring which will intercept data not intended for the employee's host, unless this activity is a part of the employee's normal job/duty.
12. Circumventing user authentication or security of any host, network or account owned, leased, or operated by the City of Leander or utilizing a City of Leander network connection to circumvent user authentication or security of any host, network or account of any other entity except when properly authorized as part of an employee's normal duties.
13. Introducing honeypots, honeynets, or similar technology on the City of Leander network without prior written approval of the city's information security officer.
14. Interfering with or denying service to any user other than the employee's host (for example, denial of service attack) except when authorized to be done as part of an employee's normal job duties.
15. Using any program/script/command, or sending messages of any kind, with the intent to interfere with, or disable, a user's terminal or network session, via any means, locally or via the Internet/Intranet/Extranet except when authorized to be done as part of an employee's normal duties.
16. Installing or utilizing any type of remote access tool such as "Log Me In", "Go To My PC", or SSH without prior written approval from the City of Leander's information security officer. Remote access to all City of Leander technology infrastructure (including vendor access) will be done solely through computer programs and methods approved and implemented by the City of Leander's Information Technology Department.
17. Installation of any network equipment, including but not limited to: network switches, network hubs, wireless access points, network extenders, network routers, network firewalls or any other network equipment without prior approval of the City of Leander's Information Technology Department.
18. Utilizing or attempting to utilize TOR, VPN, or proxy services to bypass City of Leander firewall or content filtering rules unless prior written approval is received from the City of Leander's information security officer.

4.3.2 Email and Communication Activities

When utilizing city resources to access the Internet, users must realize they represent the city.

The following activities are prohibited:

1. Sending unsolicited email messages, including the sending of "junk mail" or other advertising material to individuals who did not specifically request such material (email spam) unless a specific unsolicited email message campaign has been reviewed and approved in advance by the city's Public Information Officer.
 2. Any form of harassment via email, telephone, paging or texting, whether through language, frequency, or size of messages.
-

3. Unauthorized use, or forging, of email header information.
4. Solicitation of email for any other email address, other than that of the poster's account, with the intent to harass or to collect replies.
5. Creating or forwarding "chain letters", "Ponzi" or other "pyramid" schemes of any type.
6. Utilizing a recorded voice or text message system (whether city owned or not) in a manner which violates the Telephone Consumer Protection Act (TCPA).

4.3.3 Blogging and Social Media

All individuals subject to this policy shall comply with the *City of Leander Social Media Participation Policy* in regards to use of social media and blogging tools.

4.4 Minimum Access Policy

It is the policy of the City of Leander to provide the minimum amount of access necessary to information technology servers, cloud services, files, and directories for an individual to efficiently complete their assigned work.

1. City of Leander data custodians shall grant the minimum amount of access on files, directories, ERP solutions, and cloud services as possible. All access granted to information technology systems will be tailored to the individual's role and position.
2. All requests to grant access to information technology systems will be submitted in writing from the data owner to the appropriate data custodian.
3. Data owners shall ensure that the minimum level of access needed for an individual to successfully complete their work is requested from data custodians and/or the City of Leander's Information Technology Department.

4.5 Information Technology Procurement Policy

The purpose of the Information Technology Procurement Policy is to ensure that the procurement of information technology hardware, software, and services follow established City of Leander policies, guidelines and procedures, that due diligence is performed to ensure compatibility with existing systems and policies, that appropriate plans are associated with technology acquisition, that information security concerns have been addressed, and that the approval of the Information Technology Director is obtained prior to expenditure of city funds or contractual commitment of the City of Leander as it relates to technology acquisition.

This policy applies to all technology resources and related services owned, used, or operated by the City of Leander, regardless of the source of funding, location or intended purpose. These resources include but are not limited to: Computers and servers of any form factor; Software and information systems; cloud computing services; technology services, consulting, and maintenance contracts; Peripheral equipment (e.g. printers, scanners, etc.); surveillance and electronic door locking equipment, including specifications of surveillance and electronic door locking equipment in new construction or renovations. Covert surveillance equipment acquired by the police department for criminal investigations and not intended to be connected to City of Leander network infrastructure is exempt from this policy.

1. Approval of the Information Technology Director or his/her designee shall be obtained before any technology equipment or services are acquired by the City of Leander.
2. It is the responsibility of the individual departments to obtain written approval from the Information Technology Director or his/her designee before a request is submitted to Purchasing. Requisitions submitted to Purchasing without prior approval of the Information Technology Director or his/her designee are subject to being returned to the submitting Department.
3. When negotiating with a vendor for technology equipment or services (including cloud-based computing services), Departments shall ensure that the Information Technology Director has been made aware that the department is considering purchase of technology equipment or services and the Information Technology Department has had a chance to submit feedback and contract revision requests to the department prior to a purchase order or contract signature being requested from Purchasing or the City Manager.

5.0 Policy Violations

An employee found to have violated this policy is subject to disciplinary action, up to and including termination of employment including acceleration of the City of Leander's disciplinary and escalation procedures. Violations by appointed or elected officials will be reported in writing to the City Manager for referral to the appropriate person or entity.



EXECUTIVE SUMMARY
05/19/2022

AGENDA SUBJECT:

Acceptance of the Quarterly Investment Report for the period ending March 31, 2022.

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, 2022, through March 31, 2022.

As of March 31, 2022, the City's investment portfolio totaled \$207,544,193.00. Interest earnings for the quarter were \$156,696.00, and the fiscal year-to-date interest earnings totaled \$239,431.00. The average yield to maturity on the investment fund was 0.447% and the weighted average maturity was 319 days.

RECOMMENDATION:

Approval and acceptance of the Quarterly Investment Report for the period ending March 31, 2022.

PRESENTER:

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

Attachments

1. Quarterly Investment Report 3-31-2022



QUARTERLY INVESTMENT REPORT

City of Leander

MARCH 31, 2022



MEEDER

PUBLIC FUNDS
PATTERSON GROUP

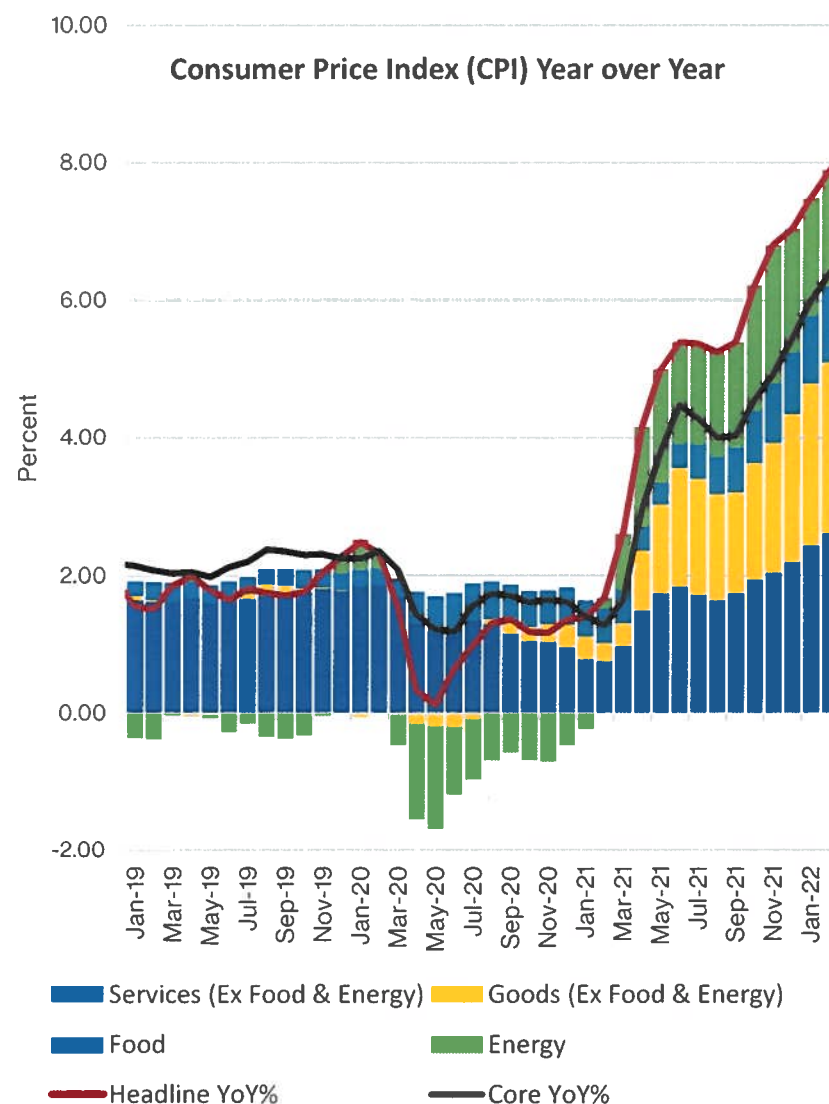
The Fed Steps In

After raising overnight rates in March for the first time in 3 years the Fed has outlined a plan for aggressive ongoing rate increases (perhaps 6 in 2022). This is in response to runaway inflation. The Fed recognizes the potential of high and fast hikes to control inflation may also deliberately undermine the economy, but they appear that they may move to do so regardless. Most central banks agree.

The persistent price pressures from supply chains and fiscal stimulus have created a solid upward trajectory in costs. The ideal scenario would be for the Fed to raise rates enough to slow demand and guide inflation lower without forcing the economy into recession. Such a soft landing has been historically difficult, if not impossible. The Fed intends to take measured steps knowing increases can take 4 quarters to impact the economy.

The markets are way ahead of the Fed. There is a dichotomy between the two because the markets are pummeled by immense and immediate cross-currents and all those result in major volatility. The fear now is that the curve has been moving to inversion which historically has been a precursor of recessions. However, as some prominent economists have noted it may be different this time given the distortion of the markets due primarily to extreme monetary policy manipulation.

Even an inverted curve will clearly not stop the Fed. So much of the controlling factors now are out of anyone's control. The Fed will focus on its primary objective to reduce inflation.



SOURCE: BLOOMBERG 3/31/2022

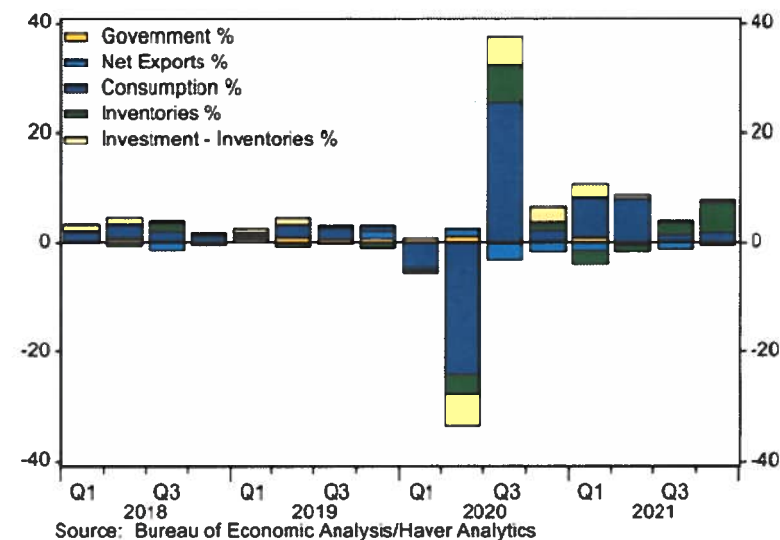
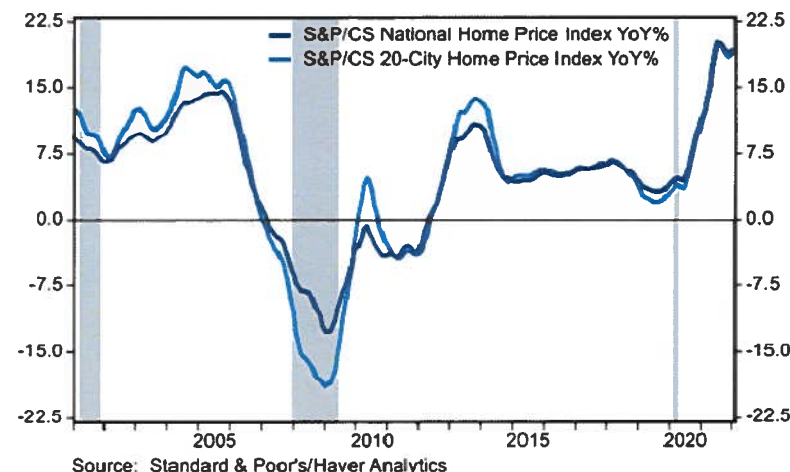
Cross Currents: Fire and Ice

The global economy is reflecting a fragile balance where inflation has become 'too hot' and growth could become 'too cold.'

On the inflation side, every scenario is clouded by factors driving inflation steadily up. Russia's invasion of Ukraine, the global sanctions applied and resulting massive gyrations in commodity markets and Covid cast a thick layer of uncertainty. Russia accounts for only 1.5% of global trade but has a large footprint in energy and non-energy commodities. (Oil hit \$130 a barrel in March.) Ukraine is a large producer of grain (which US growers cannot makeup in one season) but it is also an important supplier for Europe's auto industry and materials for chips. Shortages in such raw materials have outsized impact on prices. Now China is closing its doors again on a new Covid resurgence.

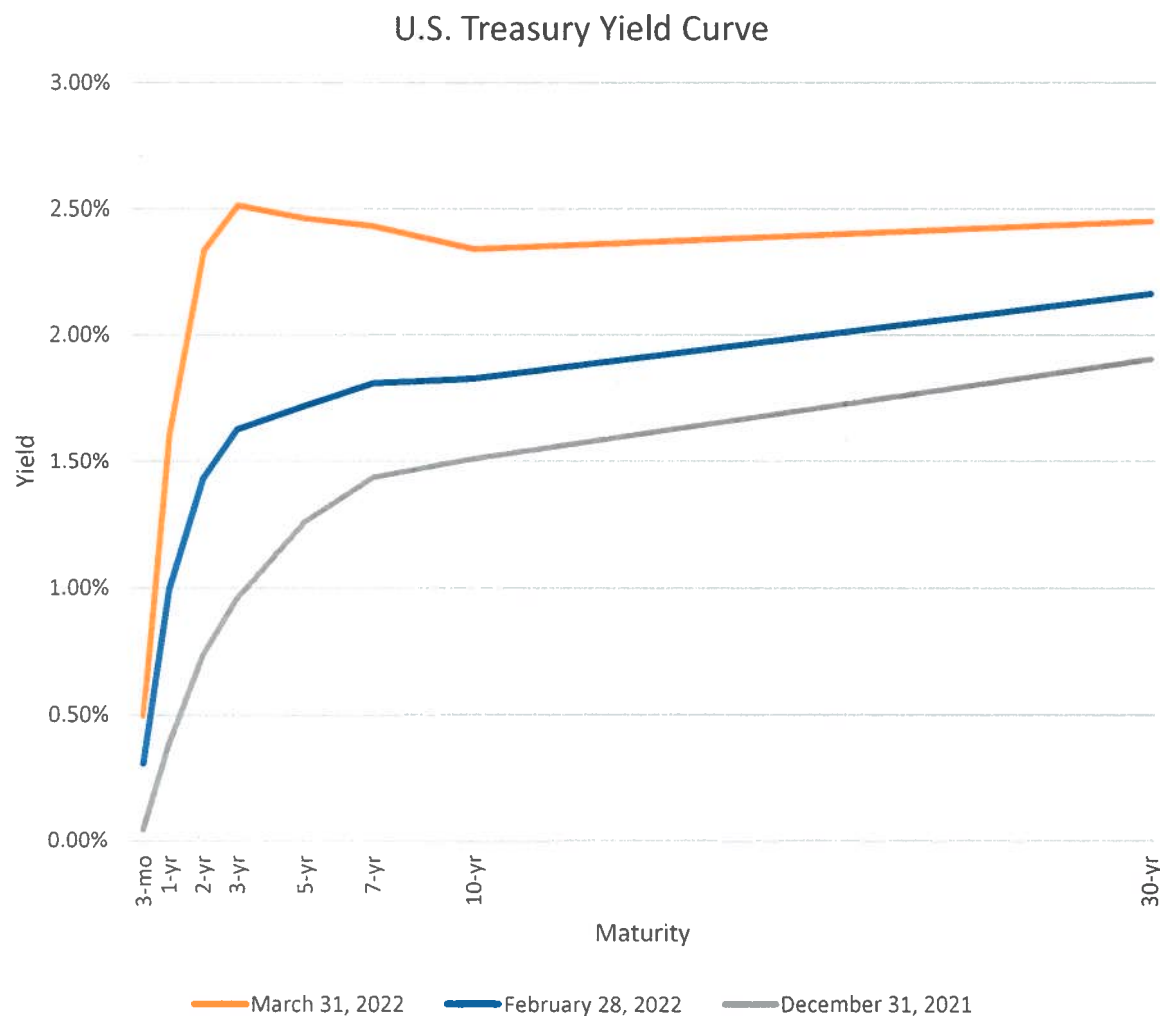
US growth remains strong. The growth is supported by post-pandemic economic re-openings and solid pent-up demand as well as increased salaries aimed at luring employees back to work. US growth is solid with consumer consumption strong as well as consumer sentiment and confidence.

Inflation may begin to decline as supply chains re-open and jobs are filled, but extended supply chain woes with tighter financial conditions could lower confidence for both business and the consumer. If so, that will begin to slow growth.



Fed Moves Foretell More Curve Changes

- The Federal Reserve's increase in the overnight rate in March has finally moved the curve off zero.
- The Fed's *hawkish* tone has the market and some Fed Governors calling for six or more hikes this year. That will bring the short end up to meet the long end.
- The market had already moved in anticipation of the Fed hike rising in the *belly of the curve*.
- As the short end rises on Fed moves it produces a flatter curve while cross currents at the long end have brought on-and-off inversions.



City of Leander, Texas

Quarterly Investment Report
January – March 2022
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, 2021</u>		<u>Portfolio as of March 31, 2022</u>	
Beginning Book Value	\$ 191,872,833	Ending Book Value	\$ 207,544,193
Beginning Market Value	\$ 191,389,915	Ending Market Value	\$ 204,978,988
Unrealized Gain/Loss	\$ (482,918)	Investment Income for the period	\$ 156,696
		Unrealized Gain/Loss	\$ (2,565,205)
		Change in Unrealized Gain/Loss	\$ (2,082,287)
WAM at Beginning Period Date ¹	254 days	WAM at Ending Period Date ¹	319 days
		Change in Market Value ²	\$ 13,589,073
Average Yield to Maturity for period		0.362%	
Average Yield 6 month T-bill for period		0.610%	
Average Yield 1 year Treasury for period		0.970%	
Average Yield 2 year Treasury for period		1.450%	

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.

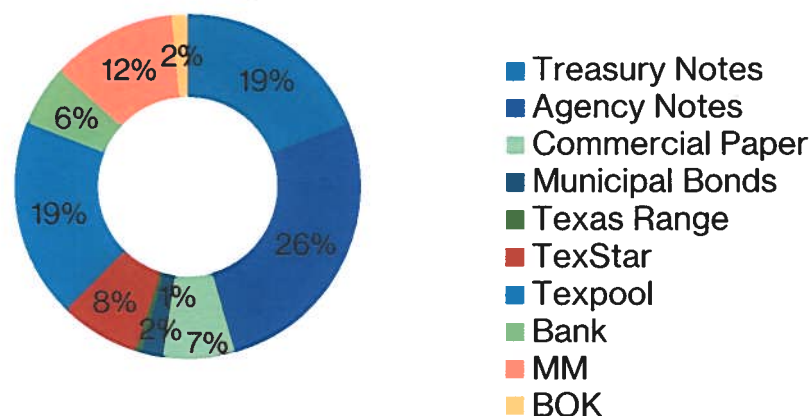
Your Portfolio

Your Portfolio Statistics

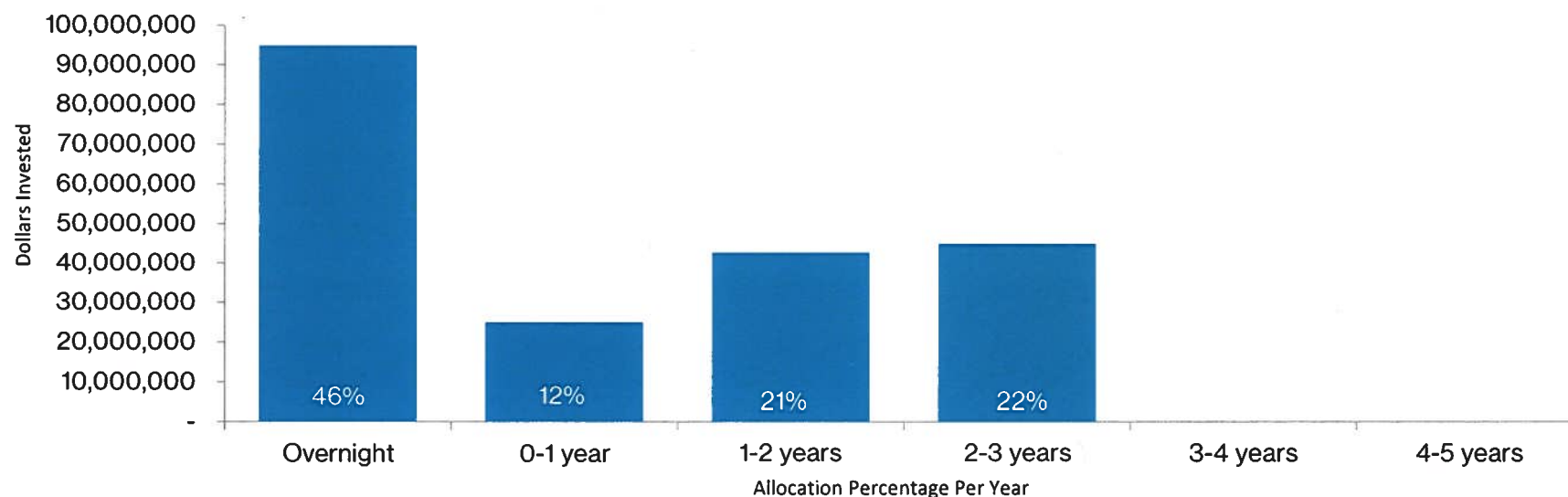
Weighted Average Maturity 0.87 years

Weighted Average Yield (All Funds) 0.447%

Your Asset Allocation



Your Maturity Distribution



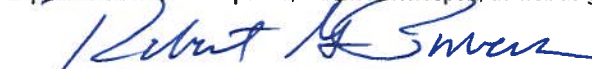
**City of Leander, Texas
 Portfolio Management
 Portfolio Summary
 March 31, 2022**

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	3,183,469.77	3,183,469.77	3,183,469.77	1.53	1	1	0.010
Commercial Paper Disc. -Amortizing	14,000,000.00	13,998,250.00	13,999,416.67	6.75	263	10	0.168
Federal Agency Coupon Securities	55,000,000.00	53,006,604.45	54,999,034.26	26.50	1,037	774	0.542
Treasury Coupon Securities	40,000,000.00	39,034,955.00	39,546,409.62	19.05	598	554	1.137
Municipal Bonds	4,125,000.00	4,064,846.25	4,125,000.00	1.99	904	371	0.492
Texpool	38,701,551.51	38,701,551.51	38,701,551.51	18.65	1	1	0.154
TexStar	15,638,095.71	15,638,095.71	15,638,095.71	7.53	1	1	0.107
Texas Range	1,112,483.80	1,112,483.80	1,112,483.80	0.54	1	1	0.140
Money Market Funds	24,395,337.66	24,395,337.66	24,395,337.66	11.75	1	1	0.212
Bank Accounts	11,843,393.98	11,843,393.98	11,843,393.98	5.71	1	1	0.063
	<u>207,999,332.43</u>	<u>204,978,988.13</u>	<u>207,544,192.98</u>	<u>100.00%</u>	<u>425</u>	<u>319</u>	<u>0.447</u>
Investments							
Cash and Accrued Interest							
Accrued Interest at Purchase		6,218.01	6,218.01				
Subtotal		<u>6,218.01</u>	<u>6,218.01</u>				
Total Cash and Investments	<u>207,999,332.43</u>	<u>204,985,206.14</u>	<u>207,550,410.99</u>		<u>425</u>	<u>319</u>	<u>0.447</u>

Total Earnings	March 31 Month Ending	Fiscal Year To Date
Current Year	69,909.95	239,431.23

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.

 5/9/22
 Robert Powers, Executive Finance Director



City of Leander, Texas
Summary by Type
March 31, 2022
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	2,830,345.92	2,830,345.92	1.36	0.154	1
Subtotal	1	2,830,345.92	2,830,345.92	1.36	0.154	1
Fund: Certs of Obligation 2016						
Federal Agency Coupon Securities	1	2,500,000.00	2,500,000.00	1.20	1.000	994
TexStar	1	2,722,382.47	2,722,382.47	1.31	0.107	1
Subtotal	2	5,222,382.47	5,222,382.47	2.51	0.534	476
Fund: Certs of Obligation 2018A						
TexStar	1	2,273,725.27	2,273,725.27	1.10	0.107	1
Subtotal	1	2,273,725.27	2,273,725.27	1.10	0.107	1
Fund: Certs of Obligation 2018B						
TexStar	1	740,267.69	740,267.69	0.36	0.107	1
Subtotal	1	740,267.69	740,267.69	0.36	0.107	1
Fund: Certs of Obligation 2021						
TexStar	1	73.37	73.37	0.00	0.000	1
Subtotal	1	73.37	73.37	0.00	0.000	1
Fund: Debt Service						
Texpool	1	17,011,371.94	17,011,371.94	8.20	0.154	1
Subtotal	1	17,011,371.94	17,011,371.94	8.20	0.154	1
Fund: General Consolidated						
Federal Agency Coupon Securities	11	51,000,000.00	50,999,034.26	24.57	0.506	757
Municipal Bonds	3	4,125,000.00	4,125,000.00	1.99	0.492	371
Money Market Funds	4	24,395,337.66	24,395,337.66	11.75	0.212	1
Commercial Paper Disc. -Amortizing	2	10,000,000.00	9,999,416.67	4.82	0.165	14

City of Leander, Texas
Summary by Type
March 31, 2022
Grouped by Fund

Page 2

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Fund: General Consolidated						
Bank Accounts	4	11,843,393.98	11,843,393.98	5.71	0.063	1
Treasury Coupon Securities	8	40,000,000.00	39,546,409.62	19.05	1.137	554
Texpool	5	18,331,196.99	18,331,196.99	8.83	0.154	1
TexStar	2	1,318,721.86	1,318,721.86	0.64	0.107	1
Texas Range	1	1,112,483.80	1,112,483.80	0.54	0.140	1
Subtotal	40	162,126,134.29	161,670,994.84	77.90	0.516	385
Fund: GO 2016 - Parks						
TexStar	1	0.00	0.00	0.00	0.000	0
Subtotal	1	0.00	0.00	0.00	0.000	0
Fund: GO 2016 - Senior Center						
TexStar	1	103,304.05	103,304.05	0.05	0.107	1
Subtotal	1	103,304.05	103,304.05	0.05	0.107	1
Fund: GO 2016 - Transportation						
TexStar	1	384,196.71	384,196.71	0.19	0.107	1
Subtotal	1	384,196.71	384,196.71	0.19	0.107	1
Fund: GO 2018 - Parks						
TexStar	1	287,710.02	287,710.02	0.14	0.107	1
Subtotal	1	287,710.02	287,710.02	0.14	0.107	1
Fund: GO 2018 - Rec Center						
TexStar	1	369,530.05	369,530.05	0.18	0.107	1
Subtotal	1	369,530.05	369,530.05	0.18	0.107	1
Fund: GO 2018 - Senior Center						
Federal Agency Coupon Securities	1	1,500,000.00	1,500,000.00	0.72	1.000	994
TexStar	1	1,806,472.39	1,806,472.39	0.87	0.107	1
Subtotal	2	3,306,472.39	3,306,472.39	1.59	0.512	451
Fund: GO 2018 - Transportation						

City of Leander, Texas
Summary by Type
March 31, 2022
Grouped by Fund

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Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Fund: GO 2018 - Transportation						
Commercial Paper Disc. -Amortizing	1	4,000,000.00	4,000,000.00	1.93	0.176	0
TexStar	1	5,631,711.83	5,631,711.83	2.71	0.107	1
Subtotal	2	9,631,711.83	9,631,711.83	4.64	0.135	1
Fund: PID Crystal Springs						
BOK Financial - MM Funds	1	1,103,406.40	1,103,406.40	0.53	0.010	1
Subtotal	1	1,103,406.40	1,103,406.40	0.53	0.010	1
Fund: PID Deerbrooke NIA						
BOK Financial - MM Funds	1	424,839.51	424,839.51	0.20	0.010	1
Texpool	1	5.07	5.07	0.00	0.000	1
Subtotal	2	424,844.58	424,844.58	0.20	0.010	1
Fund: PID Deerbrooke SIA						
BOK Financial - MM Funds	1	1,064,068.86	1,064,068.86	0.51	0.010	1
Texpool	1	528,631.59	528,631.59	0.25	0.154	1
Subtotal	2	1,592,700.45	1,592,700.45	0.76	0.058	1
Fund: PID Oak Creek						
BOK Financial - MM Funds	1	591,155.00	591,155.00	0.28	0.010	1
Subtotal	1	591,155.00	591,155.00	0.28	0.010	1
Total and Average	62	207,999,332.43	207,544,192.98	100.00	0.447	319



MEEDER
PUBLIC FUNDS | PATTERSON GROUP

City of Leander, Texas
Fund ARPA21 - ARPA 2021
Investments by Fund
March 31, 2022

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	2,830,345.92	2,830,345.92	2,830,345.92	0.154	0.151	0.153	1
Subtotal and Average				2,830,345.92	2,830,345.92	2,830,345.92		0.151	0.154	1
Total Investments and Average				2,830,345.92	2,830,345.92	2,830,345.92		0.151	0.154	1

Fund CO2016 - Certs of Obligation 2016
Investments by Fund
March 31, 2022

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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										
3130AQM3	10194	FHLB Call Note	12/20/2021	2,500,000.00	2,500,000.00	2,412,838.05	1.000	0.986	1.000	12/20/2024 994
Subtotal and Average				2,500,000.00	2,500,000.00	2,412,838.05		0.986	1.000	994
TexStar										
20163	10028	TexStar	11/22/2016	2,722,382.47	2,722,382.47	2,722,382.47	0.107	0.105	0.107	1
Subtotal and Average				2,722,382.47	2,722,382.47	2,722,382.47		0.106	0.107	1
Total Investments and Average				5,222,382.47	5,222,382.47	5,135,220.52		0.527	0.534	476

Fund CO2018A - Certs of Obligation 2018A
Investments by Fund
March 31, 2022

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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										
20184	10104	TexStar	11/06/2018	2,273,725.27	2,273,725.27	2,273,725.27	0.107	0.105	0.107	1
Subtotal and Average				2,273,725.27	2,273,725.27	2,273,725.27		0.106	0.107	1
Total Investments and Average				2,273,725.27	2,273,725.27	2,273,725.27		0.106	0.107	1

Fund CO2018B - Certs of Obligation 2018B
Investments by Fund
March 31, 2022

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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	740,267.69	740,267.69	740,267.69	0.107	0.105	0.107	1
Subtotal and Average				740,267.69	740,267.69	740,267.69		0.106	0.107	1
Total Investments and Average				740,267.69	740,267.69	740,267.69		0.106	0.107	1

Fund CO2021 - Certs of Obligation 2021
Investments by Fund
March 31, 2022

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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										
20210	10171	TexStar	01/14/2021	73.37	73.37	73.37				1
Subtotal and Average				73.37	73.37	73.37		0.000	0.000	1
Total Investments and Average				73.37	73.37	73.37		0.000	0.000	1

**Fund DS - Debt Service
Investments by Fund
March 31, 2022**

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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	17,011,371.94	17,011,371.94	17,011,371.94	0.154	0.151	0.153	1
Subtotal and Average				17,011,371.94	17,011,371.94	17,011,371.94		0.151	0.154	1
Total Investments and Average				17,011,371.94	17,011,371.94	17,011,371.94		0.151	0.154	1

**Fund GEN - General Consolidated
Investments by Fund
March 31, 2022**

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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
Commercial Paper Disc. -Amortizing										
53948BD14	10182	Lloyds Bank Corp CP	07/14/2021	5,000,000.00	5,000,000.00	4,999,950.00		0.173	0.175	04/01/2022 0
78009BDV1	10184	Royal Bank of Canada CP	08/05/2021	4,999,416.67	5,000,000.00	4,998,340.00		0.152	0.154	04/29/2022 28
Subtotal and Average				9,999,416.67	10,000,000.00	9,998,290.00		0.163	0.165	14
Federal Agency Coupon Securities										
31422XMV1	10188	FRMAC Call Note	10/04/2021	5,000,000.00	5,000,000.00	4,747,492.30	0.500	0.493	0.500	10/04/2024 917
3133ENGQ7	10191	FFCB Note	12/09/2021	4,999,103.70	5,000,000.00	4,809,884.55	0.920	0.914	0.926	12/09/2024 983
3133EMCQ3	10165	FFCB Call Note	10/15/2020	5,000,000.00	5,000,000.00	4,867,061.55	0.280	0.313	0.317	10/13/2023 560
3133EMVD1	10173	FFCB Call Note	04/05/2021	4,999,930.56	5,000,000.00	4,804,274.20	0.330	0.366	0.371	04/05/2024 735
3133ENML1	10198	FFCB Call Note	01/27/2022	5,000,000.00	5,000,000.00	4,941,996.20	0.740	0.729	0.740	04/27/2023 391
3130ALJ70	10172	FHLB Call Note	03/12/2021	5,000,000.00	5,000,000.00	4,812,938.20	0.400	0.394	0.400	03/12/2024 711
3130ALVY7	10176	FHLB Call Note	04/15/2021	5,000,000.00	5,000,000.00	4,805,405.00	0.400	0.394	0.400	04/15/2024 745
3130AMEZ1	10180	FHLB Call Note	05/28/2021	5,000,000.00	5,000,000.00	4,783,648.70	0.400	0.394	0.400	05/24/2024 784
3130AMT85	10181	FHLB Call Note	06/28/2021	5,000,000.00	5,000,000.00	4,808,261.95	0.400	0.394	0.400	06/28/2024 819
3130ANNS5	10186	FHLB Call Note	08/30/2021	5,000,000.00	5,000,000.00	4,799,965.70	0.500	0.493	0.500	08/28/2024 880
3130AQM3	10193	FHLB Call Note	12/20/2021	1,000,000.00	1,000,000.00	965,135.22	1.000	0.986	1.000	12/20/2024 994
Subtotal and Average				50,999,034.26	51,000,000.00	49,146,063.57		0.499	0.506	757
Treasury Coupon Securities										
91282ZD5	10195	T Note	01/12/2022	4,997,930.70	5,000,000.00	4,946,095.00	0.500	0.536	0.543	03/15/2023 348
91282CBE0	10196	T Note	01/12/2022	4,930,643.55	5,000,000.00	4,813,865.00	0.125	0.895	0.908	01/15/2024 654
91282CCN9	10197	T Note	01/25/2022	4,951,851.22	5,000,000.00	4,876,170.00	0.125	0.840	0.852	07/31/2023 486
91282CBN0	10200	T Note	02/22/2022	4,956,874.37	5,000,000.00	4,933,595.00	0.125	1.063	1.077	02/28/2023 333
91282CCU3	10201	T Note	02/22/2022	4,915,034.13	5,000,000.00	4,866,795.00	0.125	1.325	1.344	08/31/2023 517
91282CBM2	10202	T Note	02/22/2022	4,877,868.91	5,000,000.00	4,804,490.00	0.125	1.430	1.450	02/15/2024 685
912828U3	10203	T Note	03/23/2022	4,956,111.40	5,000,000.00	4,933,985.00	1.875	2.219	2.250	08/31/2024 883
91282CAK7	10204	T Note	03/29/2022	4,960,095.34	5,000,000.00	4,859,960.00	0.125	0.668	0.677	09/15/2023 532
Subtotal and Average				39,546,409.62	40,000,000.00	39,034,955.00		1.121	1.137	554
Municipal Bonds										
419792ZH2	10166	State of Hawaii	10/29/2020	1,000,000.00	1,000,000.00	995,770.00	0.429	0.422	0.428	10/01/2022 183
419792ZJ8	10167	State of Hawaii	10/29/2020	1,125,000.00	1,125,000.00	1,098,056.25	0.571	0.562	0.570	10/01/2023 548
59333NN90	10164	Miami-Dade County FL	09/30/2020	2,000,000.00	2,000,000.00	1,971,020.00	0.375	0.473	0.480	04/01/2023 365

Portfolio LEND
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**Fund GEN - General Consolidated
Investments by Fund
March 31, 2022**

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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				4,125,000.00	4,125,000.00	4,064,846.25		0.486	0.492	370
Texpool										
60000001	10015	Texpool	09/01/2016	1,592,900.80	1,592,900.80	1,592,900.80	0.154	0.151	0.153	1
60000002	10016	Texpool	09/01/2016	16,242,565.84	16,242,565.84	16,242,565.84	0.154	0.151	0.153	1
60000005	10018	Texpool	09/01/2016	160,917.60	160,917.60	160,917.60	0.154	0.151	0.153	1
60000008	10019	Texpool	09/01/2016	323,574.30	323,574.30	323,574.30	0.154	0.151	0.153	1
60000009	10020	Texpool	09/01/2016	11,238.45	11,238.45	11,238.45	0.154	0.151	0.153	1
Subtotal and Average				18,331,196.99	18,331,196.99	18,331,196.99		0.151	0.154	1
TexStar										
11890	10013	TexStar	09/01/2016	1,314,637.84	1,314,637.84	1,314,637.84	0.107	0.105	0.107	1
23010	10014	TexStar	09/01/2016	4,084.02	4,084.02	4,084.02	0.107	0.105	0.107	1
Subtotal and Average				1,318,721.86	1,318,721.86	1,318,721.86		0.106	0.107	1
Texas Range										
1168	10011	Texas Range Texas Daily	09/01/2016	1,112,483.80	1,112,483.80	1,112,483.80	0.140	0.138	0.140	1
Subtotal and Average				1,112,483.80	1,112,483.80	1,112,483.80		0.138	0.140	1
Money Market Funds										
4242	10008	East West Bank MM	09/01/2016	19,391,185.88	19,391,185.88	19,391,185.88	0.150	0.147	0.150	1
2142	10117	Invesco Gov't & Agency-Res	01/25/2019	0.00	0.00	0.00	0.030	0.029	0.030	1
026	10199	NexBank ICS	01/19/2022	5,004,151.78	5,004,151.78	5,004,151.78	0.450	0.443	0.450	1
380	10189	Texas Capital Bank ICS	10/08/2021	0.00	0.00	0.00	0.150	0.147	0.150	1
Subtotal and Average				24,395,337.66	24,395,337.66	24,395,337.66		0.209	0.212	1
Bank Accounts										
5446	10003	BBVA-PNC Business Checking	09/01/2016	490.85	490.85	490.85				1
8172	10004	Frost Bk Public Fund Checking	09/01/2016	6,806,569.10	6,806,569.10	6,806,569.10				1
8156	10005	Frost Bk Public Fund Checking	09/01/2016	29,346.57	29,346.57	29,346.57				1
380B	10205	Texas Capital Bank Public Chkg	03/22/2022	5,006,987.46	5,006,987.46	5,006,987.46	0.150	0.147	0.150	1
Subtotal and Average				11,843,393.98	11,843,393.98	11,843,393.98		0.063	0.063	1
Total Investments and Average				161,670,994.84	162,126,134.29	159,245,289.11		0.509	0.516	385

Portfolio LEND
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Report Ver. 7.3.6.1

**Fund GO16PK - GO 2016 - Parks
Investments by Fund
March 31, 2022**

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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										
20161	10026	TexStar	11/22/2016	0.00	0.00	0.00				1
Subtotal and Average				0.00	0.00	0.00		0.000	0.000	0
Total Investments and Average				0.00	0.00	0.00		0.000	0.000	0

**Fund GO16SC - GO 2016 - Senior Center
Investments by Fund
March 31, 2022**

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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	103,304.05	103,304.05	103,304.05	0.107	0.105	0.107	1
Subtotal and Average				103,304.05	103,304.05	103,304.05		0.106	0.107	1
Total Investments and Average				103,304.05	103,304.05	103,304.05		0.106	0.107	1

Fund GO16TR - GO 2016 - Transportation
Investments by Fund
March 31, 2022

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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	384,196.71	384,196.71	384,196.71	0.107	0.105	0.107	1
Subtotal and Average				384,196.71	384,196.71	384,196.71		0.106	0.107	1
Total Investments and Average				384,196.71	384,196.71	384,196.71		0.106	0.107	1

Fund GO18PK - GO 2018 - Parks
Investments by Fund
March 31, 2022

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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	287,710.02	287,710.02	287,710.02	0.107	0.105	0.107	1
Subtotal and Average				287,710.02	287,710.02	287,710.02		0.106	0.107	1
Total Investments and Average				287,710.02	287,710.02	287,710.02		0.106	0.107	1

Fund GO18REC - GO 2018 - Rec Center
Investments by Fund
March 31, 2022

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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										
20180	10107	TexStar	11/06/2018	369,530.05	369,530.05	369,530.05	0.107	0.105	0.107	1
Subtotal and Average				369,530.05	369,530.05	369,530.05		0.106	0.107	1
Total Investments and Average				369,530.05	369,530.05	369,530.05		0.106	0.107	1

**Fund GO18SC - GO 2018 - Senior Center
Investments by Fund
March 31, 2022**

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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										
3130AQM3	10192	FHLB Call Note	12/20/2021	1,500,000.00	1,500,000.00	1,447,702.83	1.000	0.986	1.000	12/20/2024 994
Subtotal and Average				1,500,000.00	1,500,000.00	1,447,702.83		0.986	1.000	994
TexStar										
20183	10108	TexStar	11/06/2018	1,806,472.39	1,806,472.39	1,806,472.39	0.107	0.105	0.107	1
Subtotal and Average				1,806,472.39	1,806,472.39	1,806,472.39		0.106	0.107	1
Total Investments and Average				3,306,472.39	3,306,472.39	3,254,175.22		0.505	0.512	451

Fund GO18TR - GO 2018 - Transportation
Investments by Fund
March 31, 2022

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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
Commercial Paper Disc. -Amortizing										
53948BD14	10183	Lloyds Bank Corp CP	07/14/2021	4,000,000.00	4,000,000.00	3,999,960.00	0.170	0.173	0.175	04/01/2022 0
Subtotal and Average				4,000,000.00	4,000,000.00	3,999,960.00		0.173	0.176	0
TexStar										
20181	10109	TexStar	11/06/2018	5,631,711.83	5,631,711.83	5,631,711.83	0.107	0.105	0.107	1
Subtotal and Average				5,631,711.83	5,631,711.83	5,631,711.83		0.106	0.107	1
Total Investments and Average				9,631,711.83	9,631,711.83	9,631,671.83		0.134	0.135	0

Fund PIDCS - PID Crystal Springs
Investments by Fund
March 31, 2022

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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)	10/01/2021	1,103,406.40	1,103,406.40	1,103,406.40	0.010	0.009	0.010	1
Subtotal and Average				1,103,406.40	1,103,406.40	1,103,406.40		0.010	0.010	1
Total Investments and Average				1,103,406.40	1,103,406.40	1,103,406.40		0.010	0.010	1

Fund PIDDBN - PID Deerbrooke NIA
Investments by Fund
March 31, 2022

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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)	10/01/2021	424,839.51	424,839.51	424,839.51	0.010	0.009	0.010	1
Subtotal and Average				424,839.51	424,839.51	424,839.51		0.010	0.010	1
Texpool										
60000012	10147	Texpool	01/30/2020	5.07	5.07	5.07				1
Subtotal and Average				5.07	5.07	5.07		0.000	0.000	1
Total Investments and Average				424,844.58	424,844.58	424,844.58		0.010	0.010	1

Fund PIDDBS - PID Deerbrooke SIA
Investments by Fund
March 31, 2022

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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)	10/01/2021	1,064,068.86	1,064,068.86	1,064,068.86	0.010	0.009	0.010	1
Subtotal and Average				1,064,068.86	1,064,068.86	1,064,068.86		0.010	0.010	1
Texpool										
60000011	10124	Texpool	03/06/2019	528,631.59	528,631.59	528,631.59	0.154	0.151	0.153	1
Subtotal and Average				528,631.59	528,631.59	528,631.59		0.151	0.154	1
Total Investments and Average				1,592,700.45	1,592,700.45	1,592,700.45		0.057	0.058	1

Fund PIDOC - PID Oak Creek
Investments by Fund
March 31, 2022

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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)	10/01/2021	591,155.00	591,155.00	591,155.00	0.010	0.009	0.010	1
Subtotal and Average				591,155.00	591,155.00	591,155.00		0.010	0.010	1
Total Investments and Average				591,155.00	591,155.00	591,155.00		0.010	0.010	1

City of Leander, Texas
Cash Reconciliation Report
 For the Period January 1, 2022 - March 31, 2022
 Grouped by Fund

Patterson & Associates
 901 S. MoPac
 Suite 195
 Austin, TX 78746
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Trans. Date	Investment #	Fund	Trans. Type	Security ID	Par Value	Security Description	Maturity Date	Purchases	Interest	Redemptions	Cash
Certs of Obligation 2016											
01/18/2022	10179	CO2016	Maturity	06742XDV6	2,000,000.00	BARCBK 2.0M 0.24% Mat.	01/18/2022	0.00	0.00	2,000,000.00	2,000,000.00
Subtotal								0.00	0.00	2,000,000.00	2,000,000.00
Certs of Obligation 2018A											
01/03/2022	10175	CO2018A	Maturity	89233HA38	3,500,000.00	TOYMCC 3.5M 0.22% Mat.	01/03/2022	0.00	0.00	3,500,000.00	3,500,000.00
Subtotal								0.00	0.00	3,500,000.00	3,500,000.00
General Consolidated											
01/12/2022	10195	GEN	Purchase	912828ZD5	5,000,000.00	TNOTE 5.0M 0.50% Mat. 03/15/2023	03/15/2023	-4,997,460.94	-8,218.23	0.00	-5,005,679.17
01/12/2022	10196	GEN	Purchase	91282CBE0	5,000,000.00	TNOTE 5.0M 0.13% Mat. 01/15/2024	01/15/2024	-4,922,265.63	-3,074.05	0.00	-4,925,339.68
01/15/2022	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
01/25/2022	10197	GEN	Purchase	91282CCN9	5,000,000.00	TNOTE 5.0M 0.13% Mat. 07/31/2023	07/31/2023	-4,945,312.50	-3,023.10	0.00	-4,948,335.60
01/27/2022	10198	GEN	Purchase	3133ENML1	5,000,000.00	FFCBC 5.0M 0.74% Mat. 04/27/2023	04/27/2023	-5,000,000.00	0.00	0.00	-5,000,000.00
01/31/2022	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
02/01/2022	10185	GEN	Maturity	80285QB17	5,000,000.00	SANTAN 5.0M 0.00% Mat.	02/01/2022	0.00	0.00	5,000,000.00	5,000,000.00
02/22/2022	10200	GEN	Purchase	91282CBN0	5,000,000.00	TNOTE 5.0M 0.13% Mat. 02/28/2023	02/28/2023	-4,951,953.13	-3,021.41	0.00	-4,954,974.54
02/22/2022	10201	GEN	Purchase	91282CCU3	5,000,000.00	TNOTE 5.0M 0.13% Mat. 08/31/2023	08/31/2023	-4,908,789.06	-3,021.41	0.00	-4,911,810.47
02/22/2022	10202	GEN	Purchase	91282CBM2	5,000,000.00	TNOTE 5.0M 0.13% Mat. 02/15/2024	02/15/2024	-4,871,093.75	-120.86	0.00	-4,871,214.61
02/28/2022	10186	GEN	Interest	3130ANNS5	5,000,000.00	FHLBC 5.0M 0.50% Mat. 08/28/2024	08/28/2024	0.00	12,361.11	0.00	12,361.11
02/28/2022	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
02/28/2022	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
03/12/2022	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
03/15/2022	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
03/23/2022	10203	GEN	Purchase	9128282U3	5,000,000.00	TNOTE 5.0M 1.88% Mat. 08/31/2024	08/31/2024	-4,955,664.06	-5,859.38	0.00	-4,961,523.44
03/29/2022	10204	GEN	Purchase	91282CAK7	5,000,000.00	TNOTE 5.0M 0.13% Mat. 09/15/2023	09/15/2023	-4,959,870.31	-237.77	0.00	-4,960,108.08
Subtotal								-44,512,409.38	20,784.90	5,000,000.00	-39,491,624.48
GO 2018 - Rec Center											
01/03/2022	10174	GO18REC	Maturity	89233HA38	1,500,000.00	TOYMCC 1.5M 0.00% Mat.	01/03/2022	0.00	0.00	1,500,000.00	1,500,000.00
Subtotal								0.00	0.00	1,500,000.00	1,500,000.00
GO 2018 - Senior Center											
01/18/2022	10177	GO18SC	Maturity	06742XDV6	2,000,000.00	BARCBK 2.0M 0.00% Mat.	01/18/2022	0.00	0.00	2,000,000.00	2,000,000.00
Subtotal								0.00	0.00	2,000,000.00	2,000,000.00
GO 2018 - Transportation											
01/18/2022	10178	GO18TR	Maturity	06742XDV6	2,000,000.00	BARCBK 2.0M 0.24% Mat.	01/18/2022	0.00	0.00	2,000,000.00	2,000,000.00
Subtotal								0.00	0.00	2,000,000.00	2,000,000.00

City of Leander, Texas
Cash Reconciliation Report
For the Period January 1, 2022 - March 31, 2022

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Trans. Date	Investment #	Fund	Trans. Type	Security ID	Par Value	Security Description	Maturity Date	Purchases	Interest	Redemptions	Cash
							Total	-44,512,409.38	20,784.90	16,000,000.00	-28,491,624.48

City of Leander, Texas
Purchases Report
Sorted by Fund - Fund
January 1, 2022 - March 31, 2022

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

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	
General Consolidated														
912828ZD5	10195	GEN	TRC	TNOTE	5,000,000.00	01/12/2022	03/15 - 09/15	4,997,460.94	Received	0.500	03/15/2023	0.543	4,997,930.70	
91282CBE0	10196	GEN	TRC	TNOTE	5,000,000.00	01/12/2022	01/15 - 07/15	4,922,265.63	Received	0.125	01/15/2024	0.908	4,930,643.55	
026	10199	GEN	RR4	NXBICS	5,000,000.00	01/19/2022	/ - Monthly	5,000,000.00		0.400		0.400	5,004,151.78	
91282CCN9	10197	GEN	TRC	TNOTE	5,000,000.00	01/25/2022	01/31 - 07/31	4,945,312.50	Received	0.125	07/31/2023	0.853	4,951,851.22	
3133ENML1	10198	GEN	FAC	FFCBC	5,000,000.00	01/27/2022	07/27 - 01/27	5,000,000.00		0.740	04/27/2023	0.740	5,000,000.00	
91282CBN0	10200	GEN	TRC	TNOTE	5,000,000.00	02/22/2022	02/28 - 08/31	4,951,953.13	Received	0.125	02/28/2023	1.078	4,956,874.37	
91282CCU3	10201	GEN	TRC	TNOTE	5,000,000.00	02/22/2022	02/28 - 08/31	4,908,789.06	Received	0.125	08/31/2023	1.344	4,915,034.13	
91282CBM2	10202	GEN	TRC	TNOTE	5,000,000.00	02/22/2022	08/15 - 02/15	4,871,093.75	120.86	0.125	02/15/2024	1.450	4,877,868.91	
380B	10205	GEN	RR5	TCBPFC	5,000,000.00	03/22/2022	/ - Monthly	5,000,000.00		0.150		0.150	5,006,987.46	
9128282U3	10203	GEN	TRC	TNOTE	5,000,000.00	03/23/2022	08/31 - 02/28	4,955,664.06	5,859.38	1.875	08/31/2024	2.251	4,956,111.40	
91282CAK7	10204	GEN	TRC	TNOTE	5,000,000.00	03/29/2022	09/15 - 03/15	4,959,870.31	237.77	0.125	09/15/2023	0.678	4,960,095.34	
Subtotal					55,000,000.00			54,512,409.38	6,218.01					54,557,548.86
Total Purchases					55,000,000.00			54,512,409.38	6,218.01					54,557,548.86

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

City of Leander, Texas
Maturity Report
Sorted by Maturity Date
 Receipts during January 1, 2022 - March 31, 2022

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

CUSIP	Investment #	Fund	Sec. Type	Issuer	Par Value	Maturity Date	Purchase Date	Rate at Maturity	Book Value at Maturity	Interest	Maturity Proceeds	Net Income
89233HA38	10174	GO18REC	ACP	TOYMCC	1,500,000.00	01/03/2022	04/08/2021		1,500,000.00	0.00	1,500,000.00	0.00
89233HA38	10175	CO2018A	ACP	TOYMCC	3,500,000.00	01/03/2022	04/08/2021	0.220	3,500,000.00	0.00	3,500,000.00	0.00
06742XDV6	10177	GO18SC	ACP	BARCBK	2,000,000.00	01/18/2022	04/23/2021		2,000,000.00	0.00	2,000,000.00	0.00
06742XDV6	10178	GO18TR	ACP	BARCBK	2,000,000.00	01/18/2022	04/23/2021	0.240	2,000,000.00	0.00	2,000,000.00	0.00
06742XDV6	10179	CO2016	ACP	BARCBK	2,000,000.00	01/18/2022	04/23/2021	0.240	2,000,000.00	0.00	2,000,000.00	0.00
80285QB17	10185	GEN	ACP	SANTAN	5,000,000.00	02/01/2022	08/11/2021		5,000,000.00	0.00	5,000,000.00	0.00
Total Maturities					16,000,000.00				16,000,000.00	0.00	16,000,000.00	0.00

City of Leander, Texas
Interest Earnings
Sorted by Fund - Fund
January 1, 2022 - March 31, 2022
Yield on Average 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	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: ARPA 2021												
60000013	10187	ARPA21	RRP	2,830,345.92	2,829,749.14	2,829,862.22		0.154	0.086	596.78	0.00	596.78
			Subtotal	2,830,345.92	2,829,749.14	2,829,862.22			0.086	596.78	0.00	596.78
Fund: Certs of Obligation 2016												
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
20163	10028	CO2016	RR2	2,722,382.47	2,722,090.25	2,722,116.19		0.107	0.044	292.22	0.00	292.22
06742XDV6	10179	CO2016	ACP	0.00	1,999,773.33	377,757.63	01/18/2022	0.240	0.243	0.00	226.67	226.67
			Subtotal	5,222,382.47	7,221,863.58	5,599,873.82			0.490	6,542.22	226.67	6,768.89
Fund: Certs of Obligation 2018A												
20184	10104	CO2018A	RR2	2,273,725.27	2,273,481.40	2,273,502.97		0.107	0.044	243.87	0.00	243.87
89233HA38	10175	CO2018A	ACP	0.00	3,499,957.22	77,777.54	01/03/2022	0.220	0.223	0.00	42.78	42.78
			Subtotal	2,273,725.27	5,773,438.62	2,351,280.51			0.049	243.87	42.78	286.65
Fund: Certs of Obligation 2018B												
20185	10105	CO2018B	RR2	740,267.69	740,188.35	740,195.35		0.107	0.043	79.34	0.00	79.34
			Subtotal	740,267.69	740,188.35	740,195.35			0.043	79.34	0.00	79.34
Fund: Certs of Obligation 2021												
20210	10171	CO2021	RR2	73.37	73.37	73.37				0.00	0.00	0.00
			Subtotal	73.37	73.37	73.37				0.00	0.00	0.00
Fund: Debt Service												
60000003	10017	DS	RRP	17,011,371.94	3,926,751.68	12,748,403.40		0.154	0.100	3,132.48	0.00	3,132.48
			Subtotal	17,011,371.94	3,926,751.68	12,748,403.40			0.100	3,132.48	0.00	3,132.48
Fund: General Consolidated												
3133ENGQ7	10191	GEN	FAC	5,000,000.00	4,999,020.37	4,999,062.53	12/09/2024	0.920	0.940	11,500.00	83.33	11,583.33
91282CBM2	10202	GEN	TRC	5,000,000.00	0.00	2,058,151.98	02/15/2024	0.125	1.464	656.07	6,775.16	7,431.23
91282CAK7	10204	GEN	TRC	5,000,000.00	0.00	165,334.01	09/15/2023	0.125	0.677	50.95	225.03	275.98
91282CCN9	10197	GEN	TRC	5,000,000.00	0.00	3,628,996.36	07/31/2023	0.125	0.858	1,137.81	6,538.72	7,676.53

City of Leander, Texas
Interest Earnings
January 1, 2022 - March 31, 2022

										Adjusted Interest Earnings		
CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: General Consolidated												
91282CBN0	10200	GEN	TRC	5,000,000.00	0.00	2,091,890.92	02/28/2023	0.125	1.080	647.07	4,921.24	5,568.31
9128282U3	10203	GEN	TRC	5,000,000.00	0.00	495,591.26	08/31/2024	1.875	2.242	2,292.79	447.34	2,740.13
91282CCU3	10201	GEN	TRC	5,000,000.00	0.00	2,073,952.92	08/31/2023	0.125	1.348	647.07	6,245.07	6,892.14
912828ZD5	10195	GEN	TRC	5,000,000.00	0.00	4,386,868.94	03/15/2023	0.500	0.546	5,436.66	469.76	5,906.42
91282CBE0	10196	GEN	TRC	5,000,000.00	0.00	4,324,378.91	01/15/2024	0.125	0.914	1,363.10	8,377.92	9,741.02
3130AQC3	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
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
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
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
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
60000005	10018	GEN	RRP	160,917.60	160,883.67	160,890.10		0.154	0.086	33.93	0.00	33.93
60000002	10016	GEN	RRP	16,242,565.84	45,586,231.02	31,477,726.85		0.154	0.069	5,381.00	0.00	5,381.00
60000008	10019	GEN	RRP	323,574.30	323,506.07	323,519.00		0.154	0.086	68.23	0.00	68.23
60000001	10015	GEN	RRP	1,592,900.80	1,592,565.00	1,592,628.62		0.154	0.086	335.80	0.00	335.80
60000009	10020	GEN	RRP	11,238.45	11,236.25	11,236.65		0.154	0.079	2.20	0.00	2.20
23010	10014	GEN	RR2	4,084.02	4,083.64	4,083.64		0.107	0.039	0.39	0.00	0.39
11890	10013	GEN	RR2	1,314,637.84	1,314,496.83	1,314,509.32		0.107	0.044	141.01	0.00	141.01
1168	10011	GEN	RR3	1,112,483.80	1,112,323.64	1,112,340.36		0.140	0.058	160.16	0.00	160.16
4242	10008	GEN	RR4	19,391,185.88	19,384,015.55	19,386,482.48		0.150	0.150	7,170.33	0.00	7,170.33
5446	10003	GEN	RR5	490.85	500.85	497.41				0.00	0.00	0.00
8156	10005	GEN	RR5	29,346.57	29,610.06	28,518.29				0.00	0.00	0.00
8172	10004	GEN	RR5	6,806,569.10	3,631,608.62	5,238,104.86				0.00	0.00	0.00
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
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
3133ENML1	10198	GEN	FAC	5,000,000.00	0.00	3,555,555.56	04/27/2023	0.740	0.750	6,577.78	0.00	6,577.78
3133EMVD1	10173	GEN	FAC	5,000,000.00	4,998,368.06	4,999,158.56	04/05/2024	0.330	0.461	4,125.00	1,562.50	5,687.50
80285QB17	10185	GEN	ACP	0.00	4,999,354.17	1,722,114.58	02/01/2022		0.152	0.00	645.83	645.83
59333NN90	10164	GEN	MC1	2,000,000.00	2,000,000.00	2,000,000.00	04/01/2023	0.375	0.380	1,875.00	0.00	1,875.00
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
419792ZH2	10166	GEN	MC1	1,000,000.00	1,000,000.00	1,000,000.00	10/01/2022	0.429	0.435	1,072.50	0.00	1,072.50
53948BD14	10182	GEN	ACP	5,000,000.00	4,997,875.00	4,998,949.31	04/01/2022		0.172	0.00	2,125.00	2,125.00
78009BDV1	10184	GEN	ACP	5,000,000.00	4,997,541.67	4,998,489.58	04/29/2022		0.152	0.00	1,875.00	1,875.00
380	10189	GEN	RR4	0.00	10,003,493.32	9,059,847.20		0.150	0.150	3,350.09	0.00	3,350.09
026	10199	GEN	RR4	5,004,151.78	0.00	4,001,041.59		0.450	0.421	4,151.78	0.00	4,151.78
380B	10205	GEN	RR5	5,006,987.46	0.00	389,422.75		0.150	0.150	144.05	0.00	144.05
Subtotal				162,126,134.29	148,271,713.79	158,724,344.55			0.354	98,426.71	40,291.90	138,718.61

City of Leander, Texas
Interest Earnings
January 1, 2022 - March 31, 2022

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											Adjusted Interest Earnings	
CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: GO 2016 - Senior Center												
20160	10025	GO16SC	RR2	103,304.05	103,292.97	103,293.96		0.107	0.044	11.08	0.00	11.08
			Subtotal	103,304.05	103,292.97	103,293.96			0.044	11.08	0.00	11.08
Fund: GO 2016 - Transportation												
20162	10027	GO16TR	RR2	384,196.71	384,155.33	384,159.06		0.107	0.044	41.38	0.00	41.38
			Subtotal	384,196.71	384,155.33	384,159.06			0.044	41.38	0.00	41.38
Fund: GO 2018 - Parks												
20182	10106	GO18PK	RR2	287,710.02	287,679.08	287,681.85		0.107	0.044	30.94	0.00	30.94
			Subtotal	287,710.02	287,679.08	287,681.85			0.044	30.94	0.00	30.94
Fund: GO 2018 - Rec Center												
20180	10107	GO18REC	RR2	369,530.05	369,490.46	369,493.93		0.107	0.043	39.59	0.00	39.59
89233HA38	10174	GO18REC	ACP	0.00	1,499,981.67	33,333.23	01/03/2022		0.223	0.00	18.33	18.33
			Subtotal	369,530.05	1,869,472.13	402,827.17			0.058	39.59	18.33	57.92
Fund: GO 2018 - Senior Center												
3130AOCM3	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
20183	10108	GO18SC	RR2	1,806,472.39	1,806,278.75	1,806,295.83		0.107	0.043	193.64	0.00	193.64
06742XDV6	10177	GO18SC	ACP	0.00	1,999,773.33	377,757.63	01/18/2022		0.243	0.00	226.67	226.67
			Subtotal	3,306,472.39	5,306,052.08	3,684,053.46			0.459	3,943.64	226.67	4,170.31
Fund: GO 2018 - Transportation												
20181	10109	GO18TR	RR2	5,631,711.83	5,631,107.66	5,631,161.14		0.107	0.044	604.17	0.00	604.17
06742XDV6	10178	GO18TR	ACP	0.00	1,999,773.33	377,757.63	01/18/2022	0.240	0.243	0.00	226.67	226.67
53948BD14	10183	GO18TR	ACP	4,000,000.00	3,998,300.00	3,999,159.44	04/01/2022	0.170	0.172	0.00	1,700.00	1,700.00
			Subtotal	9,631,711.83	11,629,180.99	10,008,078.22			0.103	604.17	1,926.67	2,530.84
Fund: PID Crystal Springs												
822864	10118	PIDCS	LA2	1,103,406.40	1,173,253.67	1,176,099.05		0.010	0.010	28.97	0.00	28.97
			Subtotal	1,103,406.40	1,173,253.67	1,176,099.05			0.010	28.97	0.00	28.97
Fund: PID Deerbrooke NIA												
60000012	10147	PIDDBN	RRP	5.07	4.82	1,324.57			0.077	0.25	0.00	0.25
822454	10119	PIDDBN	LA2	424,839.51	369,441.30	388,530.10		0.010	0.024	22.88	0.00	22.88
			Subtotal	424,844.58	369,446.12	389,854.67			0.024	23.13	0.00	23.13

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City of Leander, Texas
Interest Earnings
January 1, 2022 - March 31, 2022

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										Adjusted Interest Earnings		
CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: PID Deerbrooke SIA												
60000011	10124	PIDDBS	RRP	528,631.59	369,395.95	573,183.98		0.154	0.086	121.24	0.00	121.24
822451	10120	PIDDBS	LA2	1,064,068.86	999,699.12	1,024,775.96		0.010	0.024	60.49	0.00	60.49
Subtotal				1,592,700.45	1,369,095.07	1,597,959.94			0.046	181.73	0.00	181.73
Fund: PID Oak Creek												
829908	10121	PIDOC	LA2	591,155.00	617,427.17	626,835.06		0.010	0.024	37.17	0.00	37.17
Subtotal				591,155.00	617,427.17	626,835.06			0.024	37.17	0.00	37.17
Total				207,999,332.43	191,872,833.14	201,654,875.67			0.315	113,963.20	42,733.02	156,696.22

City of Leander, Texas
Amortization Schedule
January 1, 2022 - March 31, 2022
Sorted By Fund - Fund

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

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 01/01/2022	Amount Amortized This Period	Amt Amortized Through 03/31/2022	Amount Unamortized Through 03/31/2022
Certs of Obligation 2016										
10179	CO2016	01/18/2022	2,000,000.00	1,996,400.00	-3,600.00	0.00	3,373.33	226.67	3,600.00	0.00
Barclays Bank CP			0.240				-226.67			
	Subtotal			1,996,400.00	-3,600.00	0.00	3,373.33	226.67	3,600.00	0.00
							-226.67			
Certs of Obligation 2018A										
10175	CO2018A	01/03/2022	3,500,000.00	3,494,225.00	-5,775.00	0.00	5,732.22	42.78	5,775.00	0.00
Toyota Motor Credit Corp CP			0.220				-42.78			
	Subtotal			3,494,225.00	-5,775.00	0.00	5,732.22	42.78	5,775.00	0.00
							-42.78			
General Consolidated										
10191	GEN	12/09/2024	5,000,000.00	4,999,000.00	-1,000.00	4,999,103.70	20.37	83.33	103.70	-896.30
FFCB Note			0.920				-979.63			
10165	GEN	10/13/2023	5,000,000.00	4,994,350.00	-5,650.00	5,000,000.00	5,650.00	0.00	5,650.00	0.00
FFCB Call Note		10/13/2021	0.280				0.00			
10173	GEN	04/05/2024	5,000,000.00	4,993,750.00	-6,250.00	4,999,930.56	4,618.06	1,562.50	6,180.56	-69.44
FFCB Call Note		04/05/2022	0.330				-1,631.94			
10182	GEN	04/01/2022	5,000,000.00	4,993,837.50	-6,162.50	5,000,000.00	4,037.50	2,125.00	6,162.50	0.00
Lloyds Bank Corp CP							-2,125.00			
10164	GEN	04/01/2023	2,000,000.00	1,994,780.00	-5,220.00	2,000,000.00	5,220.00	0.00	5,220.00	0.00
Miami-Dade County FL		10/01/2021	0.375				0.00			
10184	GEN	04/29/2022	5,000,000.00	4,994,437.50	-5,562.50	4,999,416.67	3,104.17	1,875.00	4,979.17	-583.33
Royal Bank of Canada CP							-2,458.33			
10185	GEN	02/01/2022	5,000,000.00	4,996,375.00	-3,625.00	0.00	2,979.17	645.83	3,625.00	0.00
Santander UK CP							-645.83			
10195	GEN	03/15/2023	5,000,000.00	4,997,460.94	-2,539.06	4,997,930.70	0.00	469.76	469.76	-2,069.30
T Note			0.500				-2,539.06			
10196	GEN	01/15/2024	5,000,000.00	4,922,265.63	-77,734.37	4,930,643.55	0.00	8,377.92	8,377.92	-69,356.45
T Note			0.125				-77,734.37			
10197	GEN	07/31/2023	5,000,000.00	4,945,312.50	-54,687.50	4,951,851.22	0.00	6,538.72	6,538.72	-48,148.78
T Note			0.125				-54,687.50			
10200	GEN	02/28/2023	5,000,000.00	4,951,953.13	-48,046.87	4,956,874.37	0.00	4,921.24	4,921.24	-43,125.63
T Note			0.125				-48,046.87			
10201	GEN	08/31/2023	5,000,000.00	4,908,789.06	-91,210.94	4,915,034.13	0.00	6,245.07	6,245.07	-84,965.87
T Note			0.125				-91,210.94			

City of Leander, Texas
Amortization Schedule
January 1, 2022 - March 31, 2022

Investment #	Maturity Date	Beginning Par Value					Amounts Amortized	Amount Amortized	Amt Amortized	Amount Unamortized
Issuer	Fund	Amort. Date	Current Rate	Purchase Principal	Original Premium or Discount	Ending Book Value	And Unamortized As of 01/01/2022	This Period	Through 03/31/2022	Through 03/31/2022
General Consolidated										
10202 T Note	GEN	02/15/2024	5,000,000.00 0.125	4,871,093.75	-128,906.25	4,877,868.91	0.00 -128,906.25	6,775.16	6,775.16	-122,131.09
10203 T Note	GEN	08/31/2024	5,000,000.00 1.875	4,955,664.06	-44,335.94	4,956,111.40	0.00 -44,335.94	447.34	447.34	-43,888.60
10204 T Note	GEN	09/15/2023	5,000,000.00 0.125	4,959,870.31	-40,129.69	4,960,095.34	0.00 -40,129.69	225.03	225.03	-39,904.66
Subtotal				71,478,939.38	-521,060.62	66,544,860.55	25,629.27 -495,431.35	40,291.90	65,921.17	-455,139.45
GO 2018 - Rec Center										
10174 Toyota Motor Credit Corp CP	GO18REC	01/03/2022	1,500,000.00	1,497,525.00	-2,475.00	0.00	2,456.67 -18.33	18.33	2,475.00	0.00
Subtotal				1,497,525.00	-2,475.00	0.00	2,456.67 -18.33	18.33	2,475.00	0.00
GO 2018 - Senior Center										
10177 Barclays Bank CP	GO18SC	01/18/2022	2,000,000.00	1,996,400.00	-3,600.00	0.00	3,373.33 -226.67	226.67	3,600.00	0.00
Subtotal				1,996,400.00	-3,600.00	0.00	3,373.33 -226.67	226.67	3,600.00	0.00
GO 2018 - Transportation										
10178 Barclays Bank CP	GO18TR	01/18/2022	2,000,000.00 0.240	1,996,400.00	-3,600.00	0.00	3,373.33 -226.67	226.67	3,600.00	0.00
10183 Lloyds Bank Corp CP	GO18TR	04/01/2022	4,000,000.00 0.170	3,995,070.00	-4,930.00	4,000,000.00	3,230.00 -1,700.00	1,700.00	4,930.00	0.00
Subtotal				5,991,470.00	-8,530.00	4,000,000.00	6,603.33 -1,926.67	1,926.67	8,530.00	0.00
Total				86,454,959.38	-545,040.62	70,544,860.55	47,168.15 -497,872.47	42,733.02	89,901.17	-455,139.45

City of Leander, Texas
Projected Cashflow Report
Sorted by Monthly
For the Period April 1, 2022 - October 31, 2022

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 2022										
04/01/2022	10164	GEN	59333NN90	Interest	Miami-Dade County FL	0.00	0.00	0.00	3,750.00	3,750.00
04/01/2022	10166	GEN	419792ZH2	Interest	State of Hawaii	0.00	0.00	0.00	2,145.00	2,145.00
04/01/2022	10167	GEN	419792ZJ8	Interest	State of Hawaii	0.00	0.00	0.00	3,211.88	3,211.88
04/01/2022	10182	GEN	53948BD14	Maturity	Lloyds Bank Corp CP	5,000,000.00	4,993,837.50	5,000,000.00	0.00	5,000,000.00
04/01/2022	10183	GO18TR	53948BD14	Maturity	Lloyds Bank Corp CP	4,000,000.00	3,995,070.00	4,000,000.00	0.00	4,000,000.00
04/04/2022	10188	GEN	31422XMV1	Interest	FRMAC Call Note	0.00	0.00	0.00	12,500.00	12,500.00
04/05/2022	10173	GEN	3133EMVD1	Interest	FFCB Call Note	0.00	0.00	0.00	8,250.00	8,250.00
04/05/2022	10173	GEN	3133EMVD1	Call	FFCB Call Note	5,000,000.00	4,993,750.00	5,000,000.00	0.00	5,000,000.00
04/12/2022	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
04/13/2022	10165	GEN	3133EMCQ3	Interest	FFCB Call Note	0.00	0.00	0.00	7,000.00	7,000.00
04/15/2022	10176	GEN	3130ALVY7	Interest	FHLB Call Note	0.00	0.00	0.00	10,000.00	10,000.00
04/15/2022	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
04/29/2022	10184	GEN	78009BDV1	Maturity	Royal Bank of Canada CP	5,000,000.00	4,994,437.50	5,000,000.00	0.00	5,000,000.00
Total for April 2022						29,000,000.00	28,977,095.00	29,000,000.00	46,856.88	29,046,856.88
May 2022										
05/24/2022	10180	GEN	3130AMEZ1	Interest	FHLB Call Note	0.00	0.00	0.00	10,000.00	10,000.00
05/24/2022	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
05/28/2022	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
Total for May 2022						10,000,000.00	10,000,000.00	10,000,000.00	10,000.00	10,010,000.00
June 2022										
06/09/2022	10191	GEN	3133ENGQ7	Interest	FFCB Note	0.00	0.00	0.00	23,000.00	23,000.00
06/20/2022	10192	GO18SC	3130AQCM3	Interest	FHLB Call Note	0.00	0.00	0.00	7,500.00	7,500.00
06/20/2022	10193	GEN	3130AQCM3	Interest	FHLB Call Note	0.00	0.00	0.00	5,000.00	5,000.00
06/20/2022	10194	CO2016	3130AQCM3	Interest	FHLB Call Note	0.00	0.00	0.00	12,500.00	12,500.00
06/28/2022	10181	GEN	3130AMT85	Interest	FHLB Call Note	0.00	0.00	0.00	10,000.00	10,000.00
06/28/2022	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 2022						5,000,000.00	5,000,000.00	5,000,000.00	58,000.00	5,058,000.00
July 2022										
07/15/2022	10196	GEN	91282CBE0	Interest	T Note	0.00	0.00	0.00	3,125.00	3,125.00
07/27/2022	10198	GEN	3133ENML1	Interest	FFCB Call Note	0.00	0.00	0.00	18,500.00	18,500.00
07/27/2022	10198	GEN	3133ENML1	Call	FFCB Call Note	5,000,000.00	5,000,000.00	5,000,000.00	0.00	5,000,000.00
07/31/2022	10197	GEN	91282CCN9	Interest	T Note	0.00	0.00	0.00	3,125.00	3,125.00

City of Leander, Texas
Projected Cashflow Report
For the Period April 1, 2022 - October 31, 2022

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Projected Trans. Date	Investment #	Fund	Security ID	Transaction Type	Issuer	Par Value	Original Cost	Principal	Interest	Total
Total for July 2022						5,000,000.00	5,000,000.00	5,000,000.00	24,750.00	5,024,750.00
August 2022										
08/15/2022	10202	GEN	91282CBM2	Interest	T Note	0.00	0.00	0.00	3,125.00	3,125.00
08/28/2022	10186	GEN	3130ANNS5	Interest	FHLB Call Note	0.00	0.00	0.00	12,500.00	12,500.00
08/31/2022	10200	GEN	91282CBN0	Interest	T Note	0.00	0.00	0.00	3,125.00	3,125.00
08/31/2022	10201	GEN	91282CCU3	Interest	T Note	0.00	0.00	0.00	3,125.00	3,125.00
08/31/2022	10203	GEN	9128282U3	Interest	T Note	0.00	0.00	0.00	46,875.00	46,875.00
Total for August 2022						0.00	0.00	0.00	68,750.00	68,750.00
September 2022										
09/12/2022	10172	GEN	3130ALJ70	Interest	FHLB Call Note	0.00	0.00	0.00	10,000.00	10,000.00
09/15/2022	10195	GEN	912828ZD5	Interest	T Note	0.00	0.00	0.00	12,500.00	12,500.00
09/15/2022	10204	GEN	91282CAK7	Interest	T Note	0.00	0.00	0.00	3,125.00	3,125.00
Total for September 2022						0.00	0.00	0.00	25,625.00	25,625.00
October 2022										
10/01/2022	10164	GEN	59333NN90	Interest	Miami-Dade County FL	0.00	0.00	0.00	3,750.00	3,750.00
10/01/2022	10164	GEN	59333NN90	Call	Miami-Dade County FL	2,000,000.00	1,994,780.00	2,000,000.00	0.00	2,000,000.00
10/01/2022	10166	GEN	419792ZH2	Maturity	State of Hawaii	1,000,000.00	1,000,000.00	1,000,000.00	2,145.00	1,002,145.00
10/01/2022	10167	GEN	419792ZJ8	Interest	State of Hawaii	0.00	0.00	0.00	3,211.88	3,211.88
10/04/2022	10188	GEN	31422XMV1	Interest	FRMAC Call Note	0.00	0.00	0.00	12,500.00	12,500.00
10/04/2022	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
10/05/2022	10173	GEN	3133EMVD1	Interest	FFCB Call Note	0.00	0.00	0.00	8,250.00	8,250.00
10/13/2022	10165	GEN	3133EMCQ3	Interest	FFCB Call Note	0.00	0.00	0.00	7,000.00	7,000.00
10/15/2022	10176	GEN	3130ALVY7	Interest	FHLB Call Note	0.00	0.00	0.00	10,000.00	10,000.00
Total for October 2022						8,000,000.00	7,994,780.00	8,000,000.00	46,856.88	8,046,856.88
GRAND TOTALS:						57,000,000.00	56,971,875.00	57,000,000.00	280,838.76	57,280,838.76

City of Leander, Texas
Texas Compliance Change in Val Report
Sorted by Fund
January 1, 2022 - March 31, 2022

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

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	596.78	2,829,749.14	596.78	0.00	596.78	2,830,345.92
60000013	2,830,345.92	0.153	/ /	596.78	2,829,749.14	596.78	0.00	596.78	2,830,345.92
Sub Totals For: Fund: ARPA 2021				596.78	2,829,749.14	596.78	0.00	596.78	2,830,345.92
				596.78	2,829,749.14	596.78	0.00	596.78	2,830,345.92
Fund: Certs of Obligation									
10028	TXSTAR	CO2016	11/22/2016	292.22	2,722,090.25	292.22	0.00	292.22	2,722,382.47
20163	2,722,382.47	0.107	/ /	292.22	2,722,090.25	292.22	0.00	292.22	2,722,382.47
10179	BARCBK	CO2016	04/23/2021	0.00	1,999,773.33	0.00	2,000,000.00	-1,999,773.33	0.00
06742XDV6	0.00	0.000	01/18/2022	0.00	1,998,220.00	0.00	2,000,000.00	-1,998,220.00	0.00
10194	FHLBC	CO2016	12/20/2021	6,250.00	2,500,000.00	0.00	0.00	0.00	2,500,000.00
3130AQM3	2,500,000.00	1.000	12/20/2024	0.00	2,498,707.95	0.00	0.00	-85,869.90	2,412,838.05
Sub Totals For: Fund: Certs of Obligation				6,542.22	7,221,863.58	292.22	2,000,000.00	-1,999,481.11	5,222,382.47
				292.22	7,219,018.20	292.22	2,000,000.00	-2,083,797.68	5,135,220.52
Fund: Certs of Obligation									
10104	TXSTAR	CO2018A	11/06/2018	243.87	2,273,481.40	243.87	0.00	243.87	2,273,725.27
20184	2,273,725.27	0.107	/ /	243.87	2,273,481.40	243.87	0.00	243.87	2,273,725.27
10175	TOYMCC	CO2018A	04/08/2021	0.00	3,499,957.22	0.00	3,500,000.00	-3,499,957.22	0.00
89233HA38	0.00	0.000	01/03/2022	0.00	3,499,982.50	0.00	3,500,000.00	-3,499,982.50	0.00
Sub Totals For: Fund: Certs of Obligation				243.87	5,773,438.62	243.87	3,500,000.00	-3,499,713.35	2,273,725.27
				243.87	5,773,463.90	243.87	3,500,000.00	-3,499,738.63	2,273,725.27
Fund: Certs of Obligation									
10105	TXSTAR	CO2018B	11/06/2018	79.34	740,188.35	79.34	0.00	79.34	740,267.69
20185	740,267.69	0.107	/ /	79.34	740,188.35	79.34	0.00	79.34	740,267.69

Portfolio LEND

City of Leander, Texas
Texas Compliance Change in Val Report
January 1, 2022 - March 31, 2022

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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
Sub Totals For: Fund: Certs of Obligation				79.34	740,188.35	79.34	0.00	79.34	740,267.69
				79.34	740,188.35	79.34	0.00	79.34	740,267.69
Fund: Certs of Obligation									
10171	TXSTAR	CO2021	01/14/2021	0.00	73.37	0.00	0.00	0.00	73.37
20210	73.37	0.000	/ /	0.00	73.37	0.00	0.00	0.00	73.37
Sub Totals For: Fund: Certs of Obligation				0.00	73.37	0.00	0.00	0.00	73.37
				0.00	73.37	0.00	0.00	0.00	73.37
Fund: Debt Service									
10017	TXPOOL	DS	09/01/2016	3,132.48	3,926,751.68	15,359,957.76	2,275,337.50	13,084,620.26	17,011,371.94
60000003	17,011,371.94	0.153	/ /	3,132.48	3,926,751.68	15,359,957.76	2,275,337.50	13,084,620.26	17,011,371.94
Sub Totals For: Fund: Debt Service				3,132.48	3,926,751.68	15,359,957.76	2,275,337.50	13,084,620.26	17,011,371.94
				3,132.48	3,926,751.68	15,359,957.76	2,275,337.50	13,084,620.26	17,011,371.94
Fund: General Consolidated									
10003	BBVAPC	GEN	09/01/2016	0.00	500.85	194.00	204.00	-10.00	490.85
5446	490.85	0.000	/ /	0.00	500.85	194.00	204.00	-10.00	490.85
10004	FBPFC	GEN	09/01/2016	0.00	3,631,608.62	104,181,556.10	101,006,595.62	3,174,960.48	6,806,569.10
8172	6,806,569.10	0.000	/ /	0.00	3,631,608.62	104,181,556.10	101,006,595.62	3,174,960.48	6,806,569.10
10005	FBPFC	GEN	09/01/2016	0.00	29,610.06	36,711.96	36,975.45	-263.49	29,346.57
8156	29,346.57	0.000	/ /	0.00	29,610.06	36,711.96	36,975.45	-263.49	29,346.57
10008	EWBMM	GEN	09/01/2016	7,170.33	19,384,015.55	7,170.33	0.00	7,170.33	19,391,185.88
4242	19,391,185.88	0.150	/ /	7,170.33	19,384,015.55	7,170.33	0.00	7,170.33	19,391,185.88
10011	TXTERM	GEN	09/01/2016	160.16	1,112,323.64	160.16	0.00	160.16	1,112,483.80
1168	1,112,483.80	0.140	/ /	160.16	1,112,323.64	160.16	0.00	160.16	1,112,483.80
10013	TXSTAR	GEN	09/01/2016	141.01	1,314,496.83	141.01	0.00	141.01	1,314,637.84
11890	1,314,637.84	0.107	/ /	141.01	1,314,496.83	141.01	0.00	141.01	1,314,637.84
10014	TXSTAR	GEN	09/01/2016	0.39	4,083.64	0.39	0.01	0.38	4,084.02
23010	4,084.02	0.107	/ /	0.39	4,083.64	0.39	0.01	0.38	4,084.02

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10015	TXPOOL	GEN	09/01/2016	335.80	1,592,565.00	335.80	0.00	335.80	1,592,900.80
60000001	1,592,900.80	0.153	/ /	335.80	1,592,565.00	335.80	0.00	335.80	1,592,900.80
10016	TXPOOL	GEN	09/01/2016	5,381.00	45,586,231.02	33,348,160.10	62,691,825.28	-29,343,665.18	16,242,565.84
60000002	16,242,565.84	0.153	/ /	5,381.00	45,586,231.02	33,348,160.10	62,691,825.28	-29,343,665.18	16,242,565.84
10018	TXPOOL	GEN	09/01/2016	33.93	160,883.67	33.93	0.00	33.93	160,917.60
60000005	160,917.60	0.153	/ /	33.93	160,883.67	33.93	0.00	33.93	160,917.60
10019	TXPOOL	GEN	09/01/2016	68.23	323,506.07	68.23	0.00	68.23	323,574.30
60000008	323,574.30	0.153	/ /	68.23	323,506.07	68.23	0.00	68.23	323,574.30
10020	TXPOOL	GEN	09/01/2016	2.20	11,236.25	2.20	0.00	2.20	11,238.45
60000009	11,238.45	0.153	/ /	2.20	11,236.25	2.20	0.00	2.20	11,238.45
10117	INVESC	GEN	01/25/2019	0.00	0.00	0.00	0.00	0.00	0.00
2142	0.00	0.000	/ /	0.00	0.00	0.00	0.00	0.00	0.00
10164	MIAMI	GEN	09/30/2020	1,875.00	2,000,000.00	0.00	0.00	0.00	2,000,000.00
59333NN90	2,000,000.00	0.480	04/01/2023	0.00	1,989,340.00	0.00	0.00	-18,320.00	1,971,020.00
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	4,963,939.95	0.00	0.00	-96,878.40	4,867,061.55
10166	HAWAII	GEN	10/29/2020	1,072.50	1,000,000.00	0.00	0.00	0.00	1,000,000.00
419792ZH2	1,000,000.00	0.428	10/01/2022	0.00	999,860.00	0.00	0.00	-4,090.00	995,770.00
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	1,120,511.25	0.00	0.00	-22,455.00	1,098,056.25
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	4,943,779.50	0.00	0.00	-130,841.30	4,812,938.20
10173	FFCBC	GEN	04/05/2021	4,125.00	4,998,368.06	0.00	0.00	1,562.50	4,999,930.56
3133EMVD1	5,000,000.00	0.371	04/05/2024	0.00	4,940,476.50	0.00	0.00	-136,202.30	4,804,274.20
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	4,967,264.35	0.00	0.00	-161,859.35	4,805,405.00

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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	4,927,653.30	0.00	0.00	-144,004.60	4,783,648.70
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	4,958,709.20	0.00	0.00	-150,447.25	4,808,261.95
10182	LLOYDS	GEN	07/14/2021	0.00	4,997,875.00	0.00	0.00	2,125.00	5,000,000.00
53948BD14	5,000,000.00	0.173	04/01/2022	0.00	4,997,205.00	0.00	0.00	2,745.00	4,999,950.00
10184	RBCCP	GEN	08/05/2021	0.00	4,997,541.67	0.00	0.00	1,875.00	4,999,416.67
78009BDV1	5,000,000.00	0.152	04/29/2022	0.00	4,995,880.00	0.00	0.00	2,460.00	4,998,340.00
10185	SANTAN	GEN	08/11/2021	0.00	4,999,354.17	0.00	5,000,000.00	-4,999,354.17	0.00
80285QB17	0.00	0.000	02/01/2022	0.00	4,999,625.00	0.00	5,000,000.00	-4,999,625.00	0.00
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	12,361.11	4,959,372.40	0.00	0.00	-159,406.70	4,799,965.70
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	4,884,611.80	0.00	0.00	-137,119.50	4,747,492.30
10189	TCBICS	GEN	10/08/2021	3,350.09	10,003,493.32	3,350.09	10,006,843.41	-10,003,493.32	0.00
380	0.00	0.000	/ /	3,350.09	10,003,493.32	3,350.09	10,006,843.41	-10,003,493.32	0.00
10191	FFCB	GEN	12/09/2021	11,500.00	4,999,020.37	0.00	0.00	83.33	4,999,103.70
3133ENGQ7	5,000,000.00	0.926	12/09/2024	0.00	4,993,757.05	0.00	0.00	-183,872.50	4,809,884.55
10193	FHLBC	GEN	12/20/2021	2,500.00	1,000,000.00	0.00	0.00	0.00	1,000,000.00
3130AQCM3	1,000,000.00	1.000	12/20/2024	0.00	999,483.18	0.00	0.00	-34,347.96	965,135.22
10195	TNOTE	GEN	01/12/2022	5,436.66	0.00	4,997,460.94	0.00	4,997,930.70	4,997,930.70
912828ZD5	5,000,000.00	0.543	03/15/2023	4,281.77	0.00	4,997,460.94	0.00	4,946,095.00	4,946,095.00
10196	TNOTE	GEN	01/12/2022	1,363.10	0.00	4,922,265.63	0.00	4,930,643.55	4,930,643.55
91282CBE0	5,000,000.00	0.908	01/15/2024	50.95	0.00	4,922,265.63	0.00	4,813,865.00	4,813,865.00
10197	TNOTE	GEN	01/25/2022	1,137.81	0.00	4,945,312.50	0.00	4,951,851.22	4,951,851.22
91282CCN9	5,000,000.00	0.852	07/31/2023	101.90	0.00	4,945,312.50	0.00	4,876,170.00	4,876,170.00

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10198	FFCBC	GEN	01/27/2022	6,577.78	0.00	5,000,000.00		0.00	5,000,000.00	5,000,000.00	
3133ENML1	5,000,000.00	0.740	04/27/2023	0.00	0.00	5,000,000.00		0.00	4,941,996.20	4,941,996.20	
10199	NXBICS	GEN	01/19/2022	4,151.78	0.00	5,004,151.78		0.00	5,004,151.78	5,004,151.78	
026	5,004,151.78	0.450	/ /	4,151.78	0.00	5,004,151.78		0.00	5,004,151.78	5,004,151.78	
10200	TNOTE	GEN	02/22/2022	647.07	0.00	4,951,953.13		0.00	4,956,874.37	4,956,874.37	
91282CBN0	5,000,000.00	1.077	02/28/2023	103.59	0.00	4,951,953.13		0.00	4,933,595.00	4,933,595.00	
10201	TNOTE	GEN	02/22/2022	647.07	0.00	4,908,789.06		0.00	4,915,034.13	4,915,034.13	
91282CCU3	5,000,000.00	1.344	08/31/2023	103.59	0.00	4,908,789.06		0.00	4,866,795.00	4,866,795.00	
10202	TNOTE	GEN	02/22/2022	656.07	0.00	4,871,093.75		0.00	4,877,868.91	4,877,868.91	
91282CBM2	5,000,000.00	1.450	02/15/2024	0.00	0.00	4,871,093.75		0.00	4,804,490.00	4,804,490.00	
10203	TNOTE	GEN	03/23/2022	2,292.79	0.00	4,955,664.06		0.00	4,956,111.40	4,956,111.40	
9128282U3	5,000,000.00	2.250	08/31/2024	0.00	0.00	4,955,664.06		0.00	4,933,985.00	4,933,985.00	
10204	TNOTE	GEN	03/29/2022	50.95	0.00	4,959,870.31		0.00	4,960,095.34	4,960,095.34	
91282CAK7	5,000,000.00	0.677	09/15/2023	0.00	0.00	4,959,870.31		0.00	4,859,960.00	4,859,960.00	
10205	TCBPFC	GEN	03/22/2022	144.05	0.00	10,006,987.46		5,000,000.00	5,006,987.46	5,006,987.46	
380B	5,006,987.46	0.150	/ /	144.05	0.00	10,006,987.46		5,000,000.00	5,006,987.46	5,006,987.46	
Sub Totals For: Fund: General Consolidated				98,426.71	148,271,713.79	197,101,432.92	183,742,443.77	13,399,281.05	161,670,994.84		
				47,941.88	147,796,023.00	197,101,432.92	183,742,443.77	11,449,266.11	159,245,289.11		
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	0.00	0.00	
Fund: GO 2016 - Senior Cen											
10025	TXSTAR	GO16SC	11/22/2016	11.08	103,292.97	11.08		0.00	11.08	103,304.05	
20160	103,304.05	0.107	/ /	11.08	103,292.97	11.08		0.00	11.08	103,304.05	

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Sub Totals For: Fund: GO 2016 - Senior Cen				11.08	103,292.97	11.08	0.00	11.08	103,304.05
				11.08	103,292.97	11.08	0.00	11.08	103,304.05
Fund: GO 2016 - Transporta									
10027	TXSTAR	GO16TR	11/22/2016	41.38	384,155.33	41.38	0.00	41.38	384,196.71
20162	384,196.71	0.107	/ /	41.38	384,155.33	41.38	0.00	41.38	384,196.71
Sub Totals For: Fund: GO 2016 - Transporta				41.38	384,155.33	41.38	0.00	41.38	384,196.71
				41.38	384,155.33	41.38	0.00	41.38	384,196.71
Fund: GO 2018 - Parks									
10106	TXSTAR	GO18PK	11/06/2018	30.94	287,679.08	30.94	0.00	30.94	287,710.02
20182	287,710.02	0.107	/ /	30.94	287,679.08	30.94	0.00	30.94	287,710.02
Sub Totals For: Fund: GO 2018 - Parks				30.94	287,679.08	30.94	0.00	30.94	287,710.02
				30.94	287,679.08	30.94	0.00	30.94	287,710.02
Fund: GO 2018 - Rec Center									
10107	TXSTAR	GO18REC	11/06/2018	39.59	369,490.46	39.59	0.00	39.59	369,530.05
20180	369,530.05	0.107	/ /	39.59	369,490.46	39.59	0.00	39.59	369,530.05
10174	TOYMCC	GO18REC	04/08/2021	0.00	1,499,981.67	0.00	1,500,000.00	-1,499,981.67	0.00
89233HA38	0.00	0.000	01/03/2022	0.00	1,499,992.50	0.00	1,500,000.00	-1,499,992.50	0.00
Sub Totals For: Fund: GO 2018 - Rec Center				39.59	1,869,472.13	39.59	1,500,000.00	-1,499,942.08	369,530.05
				39.59	1,869,482.96	39.59	1,500,000.00	-1,499,952.91	369,530.05
Fund: GO 2018 - Senior Cen									
10108	TXSTAR	GO18SC	11/06/2018	193.64	1,806,278.75	193.64	0.00	193.64	1,806,472.39
20183	1,806,472.39	0.107	/ /	193.64	1,806,278.75	193.64	0.00	193.64	1,806,472.39
10177	BARCBK	GO18SC	04/23/2021	0.00	1,999,773.33	0.00	2,000,000.00	-1,999,773.33	0.00
06742XDV6	0.00	0.000	01/18/2022	0.00	1,998,220.00	0.00	2,000,000.00	-1,998,220.00	0.00
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	1,499,224.77	0.00	0.00	-51,521.94	1,447,702.83

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Sub Totals For: Fund: GO 2018 - Senior Cen				3,943.64	5,306,052.08	193.64	2,000,000.00	-1,999,579.69	3,306,472.39
				193.64	5,303,723.52	193.64	2,000,000.00	-2,049,548.30	3,254,175.22
Fund: GO 2018 - Transporta									
10109	TXSTAR	GO18TR	11/06/2018	604.17	5,631,107.66	604.17	0.00	604.17	5,631,711.83
20181	5,631,711.83	0.107	/ /	604.17	5,631,107.66	604.17	0.00	604.17	5,631,711.83
10178	BARCBK	GO18TR	04/23/2021	0.00	1,999,773.33	0.00	2,000,000.00	-1,999,773.33	0.00
06742XDV6	0.00	0.000	01/18/2022	0.00	1,998,220.00	0.00	2,000,000.00	-1,998,220.00	0.00
10183	LLOYDS	GO18TR	07/14/2021	0.00	3,998,300.00	0.00	0.00	1,700.00	4,000,000.00
53948BD14	4,000,000.00	0.173	04/01/2022	0.00	3,997,764.00	0.00	0.00	2,196.00	3,999,960.00
Sub Totals For: Fund: GO 2018 - Transporta				604.17	11,629,180.99	604.17	2,000,000.00	-1,997,469.16	9,631,711.83
				604.17	11,627,091.66	604.17	2,000,000.00	-1,995,419.83	9,631,671.83
Fund: PID Crystal Springs									
10118	CAVHIL	PIDCS	10/01/2021	28.97	1,173,253.67	226,060.67	295,907.94	-69,847.27	1,103,406.40
822864	1,103,406.40	0.010	/ /	27.54	1,173,253.67	226,060.67	295,907.94	-69,847.27	1,103,406.40
Sub Totals For: Fund: PID Crystal Springs				28.97	1,173,253.67	226,060.67	295,907.94	-69,847.27	1,103,406.40
				27.54	1,173,253.67	226,060.67	295,907.94	-69,847.27	1,103,406.40
Fund: PID Deerbrooke NIA									
10119	FED	PIDDBN	10/01/2021	22.88	369,441.30	194,235.71	138,837.50	55,398.21	424,839.51
822454	424,839.51	0.010	/ /	22.44	369,441.30	194,235.71	138,837.50	55,398.21	424,839.51
10147	TXPOOL	PIDDBN	01/30/2020	0.25	4.82	118,769.77	118,769.52	0.25	5.07
60000012	5.07	0.000	/ /	0.25	4.82	118,769.77	118,769.52	0.25	5.07
Sub Totals For: Fund: PID Deerbrooke NIA				23.13	369,446.12	313,005.48	257,607.02	55,398.46	424,844.58
				22.69	369,446.12	313,005.48	257,607.02	55,398.46	424,844.58
Fund: PID Deerbrooke SIA									
10120	FED	PIDDBS	10/01/2021	60.49	999,699.12	495,888.16	431,518.42	64,369.74	1,064,068.86
822451	1,064,068.86	0.010	/ /	60.33	999,699.12	495,888.16	431,518.42	64,369.74	1,064,068.86

Portfolio LEND

City of Leander, Texas
Texas Compliance Change in Val Report
January 1, 2022 - March 31, 2022

Page 8

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
10124	TXPOOL	PIDDBS	03/06/2019	121.24	369,395.95	537,739.57	378,503.93	159,235.64	528,631.59
60000011	528,631.59	0.153	/ /	121.24	369,395.95	537,739.57	378,503.93	159,235.64	528,631.59
Sub Totals For: Fund: PID Deerbrooke SIA				181.73	1,369,095.07	1,033,627.73	810,022.35	223,605.38	1,592,700.45
				181.57	1,369,095.07	1,033,627.73	810,022.35	223,605.38	1,592,700.45
Fund: PID Oak Creek									
10121	CAVHIL	PIDOC	10/01/2021	37.17	617,427.17	123,696.37	149,968.54	-26,272.17	591,155.00
829908	591,155.00	0.010	/ /	34.26	617,427.17	123,696.37	149,968.54	-26,272.17	591,155.00
Sub Totals For: Fund: PID Oak Creek				37.17	617,427.17	123,696.37	149,968.54	-26,272.17	591,155.00
				34.26	617,427.17	123,696.37	149,968.54	-26,272.17	591,155.00
Report Grand Totals:				113,963.20	191,872,833.14	214,159,913.94	198,531,287.12	15,671,359.84	207,544,192.98
				53,473.43	191,389,915.19	214,159,913.94	198,531,287.12	13,589,072.94	204,978,988.13

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
05/19/2022

AGENDA SUBJECT:

Approval of Amendment No. 3 to Agreement for Professional Services with BGE, Inc., for engineering support services in the amount of \$95,500.00; and authorize the City Manager to negotiate and execute any and all necessary documents.

BACKGROUND:

Due to the continued need for Engineering Staff, and lack of suitable candidates, Staff reached out to BGE, Inc. for engineering support in August 2021. BGE provided a proposal to supplement City staff by providing engineering support at our location to assist in reviewing plan submissions. The proposal in the amount of \$47,750.00, and the subsequent two (2) amendments, have since expired. Staff has recently hired two (2) full-time employees with one (1) starting in April and the other starting at the end of May. In the meantime, the Department lost two (2) full-time staff engineers in January and February of this year. This still leaves a vacancy for one (1) additional engineer on staff.

Staff, having discussed the need for continued engineering support with BGE, has negotiated that BGE personnel will work from their office, partially due to space limitation. Also, BGE has started training an Engineer in Training to perform plan reviews, resulting in reduced expenses for the City of Leander.

BGE has submitted Amendment 3 to the task order in a not-to-exceed amount of \$95,500.00 to continue providing staffing support for engineering plan reviews. Funding for this contract comes from unspent salaries due to vacancies in the department.

HISTORY/TIMELINE:

08/11/2021 - Task Order BGE-1 for \$47,750.00 - Signed by City Manager
11/18/2021 - Council approved Amendment 1 to Task Order BGE-1 for \$47,750.00
02/03/2022 - Council approved Amendment 2 to Task Order BGE-1 for \$95,500.00

RECOMMENDATION:

Staff recommends approval of Amendment 3 to Task Order BGE-2, increasing the budget by \$95,500.00 to a new total of \$191,000.00; and authorize the City Manager to negotiate and execute all appropriate documentation.

PRESENTER:

Ross E. Blackketter, P. E., City Engineer

Fiscal Impact

<u>Amount requested:</u>	\$95,500.00
<u>Approved in current budget (Yes / No):</u>	Yes
<u>Expenditure (New / Amended):</u>	Amended
<u>Recurring or one-time:</u>	One-time
<u>Fund source (Operating / Utility / etc.):</u>	Staff Contract Labor

Attachments

1. Amendment 3 to Task Order BGE-1

TASK ORDER FOR PROFESSIONAL SERVICES

Amendment 3 to Task Order BGE-1

This Task Order is issued pursuant to that Professional Services Agreement (Agreement) between the City of Leander, Texas (Owner) and BGE, Inc. (Engineer) effective _____, 2022 and constitutes authorization by Owner, for Engineer to proceed with the following described engineering services.

General Engineering Support Services

A. PROJECT DESCRIPTION

The scope of the Agreement is to provide professional engineering services required for Engineer to perform project support for the Owner in an on-call capacity. Professional services may include reviewing submittals for compliance with City codes and criteria; researching, analyzing, and providing technical recommendations; planning; generating plans, specifications and estimates; and providing general consulting services in the areas identified herein.

B. SCOPE OF SERVICES

BGE Inc. will provide design services as described in the attached Scope of Services.

C. DELIVERABLES

BGE Inc. will provide deliverables as described in the attached Scope of Services.

D. BASIS OF COMPENSATION

The total compensation for the General Engineering Support Services shall be based on an hourly rate as defined in the Hourly Rate Table. We propose to perform this work on an hourly basis not to exceed \$95,500.00 without prior authorization. City shall make payments to the Engineer for performing the engineering services described on a monthly billing basis in accordance with monthly statements submitted by the Engineer and approved by the City. Final payment shall be due upon completion of the services described.

E. TIME FOR COMPLETION

The Engineer will work expeditiously to complete the services described herein. Services will be provided on an as-needed basis.

BGE Inc. will begin work as soon as authorized and as services are requested.

APPROVED:

CITY OF LEANDER, TEXAS

By _____

Title: City Manager

Attest _____

Date _____

ACCEPTED:

BGE, INC.

By Brian D. Rice

Title: Director

Attest [Signature]

Date 5/9/22

SCOPE OF SERVICES

BGE, Inc. (BGE) will provide staff to support the City of Leander (City) with general engineering services. Specific tasks will include, but are not limited to, the following:

- Review of plat, site development and site plan applications for residential and commercial development to verify compliance with the City's Unified Development Code and other applicable regulatory documents;
- Review of public improvement projects including studies, analyses and construction plans for infrastructure projects (including, but not limited to, water, wastewater, utilities, drainage, traffic and transportation);
- Modeling support for water, wastewater, drainage, and transportation systems to evaluate existing and future developments;
- Preparation of technical memorandums and reports to support requests by the City Engineer;
- Consulting services for the planning, analysis, design or construction administration services of public infrastructure projects.

These services will be provided to the City on an as-needed basis. This can include providing staff to be co-located within the City's Engineering Department offices.

ASSUMPTIONS:

- The Engineer will provide staff support at the City's offices, when requested.
- The Engineer will provide a laptop, computer screens, keyboard, etc. for the staff to be co-located at the City's offices.
- The City will provide access to the City's Engineering Department computer network, as needed.
- Mileage will be compensated as a reimbursable expense at IRS rates for travel to the City offices, project sites etc. Mileage to the City offices based on the distance from the BGE North Austin office.

COMPENSATION

The hourly fee schedule is provided below. All compensation will be on an hourly, not to exceed, basis in accordance with the terms of the Professional Services Agreement.

Professional Staff	Hourly Bill Rate	Example Staff
ENG I (EIT I)	\$105	Layne Perry
ENG II (EIT II)	\$120	Daniel Lacour
ENG III (EIT III)	\$130	Lizzie Wilson
Sr. Engineering Technician	\$135	Shana Dollery, Melody Strozewski
ENG IV (Project Engineer I)	\$145	Brittany Johs-Gori, Niki Lambrou
ENG V (Project Engineer II)	\$160	Thomas Pharr, Ted Schneider
ENG VI (Sr. Engineer I)	\$180	Eren Ulusoy,
ENG VI (Sr. Engineer II, PM)	\$220	Stacey Gould, Greg Calkins, Shawn Spivey
ENG VII (Sr. Engineer III, Sr. PM)	\$240	Francisco Arce, John Colquhoun
ENG VIII (Principal / Director)	\$260	Roman Grijalva, Brian Rice

Note: Billing Rates are subject to adjustments annually in January of each year.



EXECUTIVE SUMMARY
05/19/2022

AGENDA SUBJECT:

Approval of an extension of a waiver of Article 8.04, Noise, Section 8.04.001(a) (11) approved by the City Council on April 7, 2022, for Lay Construction to provide for remaining concrete pours for the parking lot at the Dairy Queen project site located on Metro Drive for May 20 through June 30; and requiring Lay Construction to post notifications for nearby tenants a minimum of forty-eight (48) hours in advance of the activities.

BACKGROUND:

Lay Construction requested a noise variance to construction activities to Council on April 7, 2022. They were not able to complete their concrete pours in the time-frame they had requested (through April 30) due to weather conditions and scheduling conflicts. They are requesting permission to extend their noise variance request for construction activities to be between the hours of 3:00 a.m. and 7:00 a.m. from May 20 through June 30 for concrete pours at the Dairy Queen Project site (see attached request). Lay Construction will make every attempt to notify the tenants of the hotel and multi-family units that are adjacent to the jobsite and they will also post forty-eight (48)- hour notices in and around the property for the residents to view.

HISTORY/TIMELINE:

04/07/2022 - Council approval of Noise Variance to Construction Activities for overnight concrete pours for April 2022.

RECOMMENDATION:

Staff recommends approval for a an extension to the Variance of the City's Noise Ordinance for construction activities as described in the attached request from Lay Construction for the Dairy Queen Job site.

PRESENTER:

Ross E. Blackketter, City Engineer

Attachments

1. Noise Variance Form Dairy Queen



Engineering 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 and 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.

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

CONCRETE POURS FOR PARKING LOT AT THE DAIRY QUEEN PROJECT SITE

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

CONCRETE TRUCKS, LIGHT PLANT

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 HORNS, WHISTLES OR ALARMS WILL BE USED DURING POUR. NOTIFICATIONS WILL BE POSTED TO NEARBY AREAS 48-HOURS IN ADVANCE OF CONCRETE POURS

Engineering Department
Temporary Noise Variance Application

Project Address: 141 W METRO DR. OR Location: DAIRY QUEEN PROJECT SITE

Description of Work:

CONCRETE POURS (PARKING LOT...APPROXIMATELY 1 ACRE AREA - 4 MORE POURS - 2 LARGE AND 2 SMALLER POURS)

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

NOTE: Schedule dependent on weather conditions.

Start Date: May 20, 2022

Start Time: 3:00 AM

Finish Date: June 30, 2022

Finish Time: 7:00 PM

Applicant Information:

Name: **JEFF STRANGE** Company **LAY CONSTRUCTION** Position: **SUPERINTENDENT**

Address: P.O. BOX 5380 TYLER, TX Phone: 903.736.7038 E-mail: Jeff.strange@layconstructionllc.com

Contractor Information:

Name: **JUSTIN THOMPSON** Company **THOMPSON CONCRETE** Position: **OWNER/OPERATOR**

Address: 153 CABELAS DR. BUDA, TX Phone: 512.6281281 E-mail: justin@thompsonconcretetx.com



EXECUTIVE SUMMARY
05/19/2022

AGENDA SUBJECT:

Approval of Change Order No. 2 for the San Gabriel East Pump Station Project (CIP W.21) for changes, additions, and omissions during the construction; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:

The construction of San Gabriel East Pump Station and related water lines, designed by K. Friese and Associates, was contracted to Prota Construction Inc. in October 2018, in the amount of \$4,992,784.00. The project had received Change Order No.1 in November 2019 for \$33,731.00. During the three (3) years of construction, the project experienced multiple changes and additions, as well reductions and omissions, as noted in Change Order No. 2. This final change order reconciles the totality of those changes, with \$48,228.00 in additions and \$221,601.71 in credits, for a total contract change of \$173,373.71 to be credited back to the City, for a final contract amount of \$4,853,141.29.

RECOMMENDATION:

Staff recommends approval of Change Order No. 2 for project 18-CIP-003 (CIP W.21), with the credit amount of \$173,373.71; and authorize the City Manager to execute all appropriate documents.

PRESENTER:

Tony Bettis, PMP, CIP Project Manager

Fiscal Impact

Amount requested: (\$173,373.71)

Approved in current budget (Yes / No): Yes

Expenditure (New / Amended): Amended

Recurring or one-time: one-time

Fund source (Operating / Utility / etc.): Utility

Attachments

1. Change Order 2-Reconciliation

Change Order No. 2

Date of Issuance: March 4, 2022

Effective Date: March 4, 2022

Project: San Gabriel East Pump Station	Owner: City of Leander	Owner's Contract No.: 18-CIP-003
Contract: N/A		Date of Contract: February 4, 2019
Contractor: Prota Construction Inc. and Prota Inc., Joint Venture		Engineer's Project No.: 0507

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

Installation of a 24" x 12" tee, 12" gate valve, and 12" plug on the 24" discharge waterline (+\$7,354.00).

Installation of 30-ft Rohn 25G self-supporting antenna tower and base (+\$2,450.00).

Repair of surge drain valve erosion, regrading, placement of rip-rap, and installation of concrete splash pad (+\$10,319.00)

Installation of 16"x8" tee, drain valve assembly, and sidewalk (+\$12,805.00)

Installation of 8-ft Chain Link Fence (+\$15,300.00)

Scope reduction for open-cut steel casing, iron fence, stone fence, drainage infrastructure, MSE retaining wall, cast-in-place retaining wall, & site grading (-\$221,601.71).

Attachments (list documents supporting change):

Quantity and cost breakdown for each item is attached.

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$4,992,784.00

Increase from previously approved Change Orders No. 1 to No. 1:

\$33,731.00

Contract Price prior to this Change Order:

\$5,026,515.00

Decrease of this Change Order:

\$173,373.71

Contract Price incorporating this Change Order:

\$4,853,141.29

CHANGE IN CONTRACT TIMES:

Original Contract Times: ☐ Working days ☒ Calendar days

Substantial completion (days or date): November 1, 2019

Ready for final payment (days or date): December 1, 2019

Increase from previously approved Change Orders No. N/A to No. N/A:

Substantial completion (days): N/A

Ready for final payment (days): N/A

Contract Times prior to this Change Order:

Substantial completion (days or date): November 1, 2019

Ready for final payment (days or date): December 1, 2019

Increase of this Change Order:

Substantial completion (days or date): 0

Ready for final payment (days or date): 0

Contract Times with all approved Change Orders:

Substantial completion (days or date): November 1, 2019

Ready for final payment (days or date): December 1, 2019

RECOMMENDED:

By: [Signature]

Engineer (Authorized Signature)

Date: 03/15/2022

Approved by Funding Agency (if applicable):

ACCEPTED:

By: _____

Owner (Authorized Signature)

Date: _____

ACCEPTED:

By: [Signature]

Contractor (Authorized Signature)

Date: April 27th, 2022

Date: _____

February 15th, 2022

Eng. Dale Murphy, P.E.
K. Friese & Associates, Inc.
1120 S. Capital of Texas Hwy.
II-100
Austin, Texas 78746

**RE: Change Order Proposal
SAN GABRIEL EAST PUMPS STATION LEANDER, TEXAS**

Eng. Murphy,

Below, you will find our change order proposal cost for the revised plan sent by email on September 10, 2020. The proposal is divided by the works that were removed from the original contract, additional works and unit price items not performed. Our proposal cost includes the following:

- **Works to be Removed from the Original Contract:**
 - **Wrought Iron Fence**
 - Length – 148 lf - \$ 7,400.00
 - **Stone Fence**
 - Length – 296 lf – \$ 27,232.00
 - **3' Wide Personnel Gate** – 1 Ea - \$ 350.00
 - **Drop Inlet and Junction Box** – 1 Ea - \$ 4,500.00
 - **Safety End Treatment** – 1 Ea - \$ 7,500.00
 - **MSE Retaining Wall** (Include Excavation, fill, RipRap, 6" Underdrain Pipe, 2"x2" Stone, Filter Fabric)
 - Area – 3105.5 Sf - \$108,027.66
 - **Cast-In-Place Retaining Wall**
 - Area – 463 Sf – \$30,173.71
 - **Site Grading** (Less than Original Designed) – 1 Ls - \$ 5,00.00
 - **Profit and Overhead** - \$ 19,018.34

The total credit cost for the works above indicated is for the quantity of **Two Hundred, Nine Thousand, Two Hundred One Dollars with Seventy-One Cents (\$ 209,201.71)**. This proposal cost includes Labor, Equipment, Material, Sub-Contractor and Profit.

- **Additional Works:**
 - **24" x 12" Stub Out including 12" Gate Valve and 12" Plug**
 - Lump Sum - \$ 7,354.00
 - **30 Ft Rohn 25G Self Supporting Antenna Tower and Base**
 - Lump Sum - \$ 2,450.00
 - **Surge Drain Valve Erosion Repair**
 - Lump Sum - \$ 10,319.00
 - **Drain Valve Assembly for Surge Valve**
 - Lump Sum - \$ 8,552.00

- **Sidewalk**
 - Lump Sum - \$ 4,253.00
- **8 Ft Chain Link Fence**
 - Lump Sum - \$ 15,300.00

The total additional cost for the works above indicated is for the quantity of **Forty-Eight Thousand, Two Hundred, Twenty-Eight Dollars with No Cents (\$ 48,228.00)**. This proposal cost includes Labor, Equipment, Material, Sub-Contractor and Profit.

- **Unit Price Items Not Performed**
 - **No Inst. 36-Inch Steel Casing Pipe via Open Cut Construction**
 - 20 Lf at \$ 252.00/Lf - \$ 5,040.00
 - **No Inst. 48-Inch Steel Casing Pipe via Open Cut Construction**
 - 20 Lf at \$ 368.00/Lf - \$ 7,360.00

The total credit cost for the unitary works not performed is for the quantity of **Twelve Thousand, Four Hundred Dollars with No Cents (\$ 12,400.00)**. This proposal cost includes Labor, Equipment, Material, Sub-Contractor and Profit.

Please feel free to contact us, if you have any questions or comments.

Sincerely,



Kermith M. Flores García
PROTA, Inc.



EXECUTIVE SUMMARY
05/19/2022

AGENDA SUBJECT:

Acceptance of Cookie Hotels, Inc. (Holiday Inn Express & Suites Leander) annual budget submission as required in the Chapter 380 Grant Agreement by and between the City of Leander and Cookie Hotels, Inc.

BACKGROUND:

The City of Leander entered into a Chapter 380 Agreement with Cookie Hotels, Inc. in January 2020. The Chapter 380 agreement provided a rebate of a percentage of ad valorem taxes generated by the project that would not exceed the total amount of hotel occupancy taxes generated by the project during any calendar year.

The rebate for 2022 totals \$9,694.66. Per the Chapter 380 Agreement, the rebate is required to be used towards:

- Salaries and benefits of sales & marketing personnel at the hotel
- Advertising materials
- Print, television, radio, internet, website, or other media advertising and promotions
- Guest loyalty programs
- Third party and franchisor reservation fees or expenses
- National marketing or advertising fees
- Comped room for referral sources
- Other expenses if approved in advance in the annual budget (that still comply with rules for hotel occupancy taxes)

The rebate makes up a total of 8.43% of the planned allowable expenses for the 2022 Marketing Budget. Cookie Hotels, Inc. is required to submit these planned expenses for approval by City Council on an annual basis before utilizing the rebate towards the categories described above.

Attachments

1. Cookie Hotels, Inc. 2022 Marketing Budget
2. Exhibit B - Grant Certification

Cookie Hotels, Inc.
Annual Budget & Allowed Uses of Rebate Funds

Budget Summary and Background

The City of Leander entered into a Chapter 380 Agreement with Cookie Hotels, Inc. in January 2020. The Chapter 380 agreement provided a rebate of a percentage of city taxes generated by the project that would not exceed the total amount of hotel occupancy taxes generated by the project during any calendar year.

The rebate for 2022 totals \$9,694.66. Per the Chapter 380 Agreement, the rebate is required to be used towards:

- Salaries and benefits of sales & marketing personnel at the hotel
- Advertising materials
- Print, television, radio, internet, website, or other media advertising and promotions
- Guest loyalty programs
- Third party and franchisor reservation fees or expenses
- National marketing or advertising fees
- Comped room for referral sources
- Other expenses if approved in advance in the annual budget (that still comply with rules for hotel occupancy taxes)

The rebate makes up a total of 8.43% of the planned allowable expenses for the 2022 Marketing Budget. Cookie Hotels, Inc. is required to submit these planned expenses for approval by City Council on an annual basis before utilizing the rebate towards the categories described above. The full marketing budget can be seen below in Exhibit A.

Exhibit A. 2022 Marketing Budget – Cookie Hotels, Inc.

Item #	Marketing Expense Type	2022 Budget
1	Guest Loyalty Program- IHG Rewards	\$15,000
2	Revenue Mangement Sales	\$12,000
3	IHG Rewards Marketing	\$12,000
4	Chamber of Commerce Membership	\$3,000
5	Advertising Materials	\$3,000
6	Travel Agent Reservations Fees	\$35,000
7	Salary and Benefits	\$35,000

EXHIBIT B

CITY OF LEANDER ANNUAL CHAPTER 380 AGREEMENT (THE "AGREEMENT") GRANT REPORT FORM

Annual Grant Certification – Tax Year _____

PROJECT STATUS – Fill this section out for Tax Year 1 only; this section may be deleted for subsequent years.

Certificate of Occupancy for the Hotel issued _____.

Please provide each of the following documents as an attachment to this Certification:

- ☐ Certificate of Occupancy.
- ☐ By my signature below, I certify that the Hotel is open for business and is currently operating.

ONGOING CRITERIA

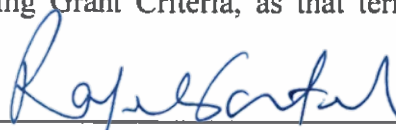
- ☒ Proof of payment of the property and business taxes for the Eligible Property; AND
- ☒ Proof of payment of state hotel occupancy taxes and copies of the tax reports required by state law for the four quarters preceding the date of this certification; AND
- ☒ Proof of Local Hotel Occupancy Taxes and copies of the Tax Reports filed with the City for the four quarters preceding the date of this certification; payment of the property and business taxes for the Eligible Property.

CERTIFICATION

I certify that to the best of my knowledge and belief, the information and attached documents provided in this Annual Grant Certification are true and accurate and in compliance with the terms of the Chapter 380 Agreement with the City of Leander. I further certify that to the best of my knowledge and belief, I am have been the requirements of the Threshold Grant Criteria/Ongoing Grant Criteria, as that terms is defined in the Agreement.

RAJESH PATEL

Printed Name and Title of Certifying Officer


Signature of Certifying Officer

<u>04/04/2022</u>	<u>512 762 4862</u>	<u>austinhotels@icloud.com</u>
Date	Telephone Number	Email Address

NOTE: This Annual Grant Certification shall be filed annually on or before April 30 of each calendar year beginning with 2019 and each year thereafter so long as the Chapter 380 Agreement is in existence.



EXECUTIVE SUMMARY
05/19/2022

AGENDA SUBJECT:

Approval of Second Reading of an Ordinance regarding Zoning Case 22-Z-006 to amend the current zoning of SFU/MH-2-B (Single-Family Urban/Manufactured Home) to LC-2-C (Local Commercial) on one (1) parcel of land approximately 0.487 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R035493; and addressed at 607 Crystal Falls Parkway, Leander, Williamson County, Texas.

BACKGROUND:

This request is the final step in the zoning process.

HISTORY/TIMELINE:

04/14/2022 Planning & Zoning Commission, 1st Public Hearing

05/05/2022 City Council, 2nd Public Hearing & 1st Reading of the Ordinance

APPLICANT/AGENT:

TDi Engineering, LLC (Awandit Giri) on behalf of Polar Lane Group, LLC (Ravi Kumar Pulimi)

RECOMMENDATION:

The City Council approved the request during the May 5, 2022 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 Notice Map
5. Proposed Zoning Map
6. Aerial Map
7. Letter of Intent
8. Summary of Neighborhood Outreach
9. Ordinance
10. P&Z Minutes



PLANNING ANALYSIS

ZONING CASE 22-Z-006
607 CRYSTAL FALLS PARKWAY

GENERAL INFORMATION

Owner/Agent: TDi Engineering, LLC (Awandit Giri) on behalf of Polar Lane Group, LLC (Ravi Kumar Pulimi).

Current Zoning: SFU/MH-2-B (Single-family Urban/Manufactured Home)

Proposed Zoning: LC-2-C (Local Commercial)

Size and Location: One (1) parcel of land approximately 0.487 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R035493; and addressed at 607 Crystal Falls Pkwy, Leander, Williamson County, Texas.

Staff Contact: Cory Dale,
Planner

APPLICANT REQUEST

This request is the first step in the zoning process. The applicant has submitted a request to change the designated zoning district of their property in order to develop a commercial office condo.

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see pages 2 & 3*
- ☒ ☐ Does the proposal comply with the goal statements of the Comprehensive Plan? *see pages 3 & 4*
- ☐ ☒ Does the proposal warrant any other special considerations? *See below.*

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	SFU/MH-2-B	Residential (High Chaparral Subdivision)
EAST	GC-3-C	Commercial (Clarity Eye Center)
SOUTH	PUD-LC GC-3-C	Commercial (The Oaks on Crystal Falls – Office Condos) Commercial (Leander Dental)
WEST	GC-3-C	Vacant

SURROUNDING AREA:

Encompassing the subject property is the High Chaparral Subdivision which includes commercial lots along Crystal Falls Parkway and SFU/MH lots. To the south is the Oaks on Crystal Falls Office Condo PUD and additional commercial.

PHYSICAL AND NATURAL FEATURES:

This property contains no floodplain and many trees scattered over the site. Tree preservation and mitigation will be addressed at time of site development.

PROPERTY HISTORY:

This property is platted as part of the High Chaparral Subdivision (Lot 9, Block 3).

MAJOR CORRIDORS:

This property has access onto Crystal Falls Parkway.

TRANSPORTATION PLAN REQUIREMENTS:

This property includes potential ROW dedication along Crystal Falls Parkway along with an (8') sidewalk. At the time of site development plan submittal, the applicant will submit either a Traffic Impact Analysis (TIA) or a fee in lieu of TIA as determined by the City Engineer. Per Transportation Master Plan, the proposed project will also include the east-west trails segment for Crystal Falls Parkway Trail.

EXISTING UTILITIES:

This property has access to both water and sewer within the Crystal Falls Parkway ROW.

CURRENT LAND USES:

This property is currently undeveloped.

PROPOSED ZONING DISTRICT:**USE COMPONENT****LC – LOCAL COMMERCIAL:**

Features: Any use in LO plus retail sales and services, restaurants, banks, nursery or greenhouse, grocery sales, pharmacies, fitness centers, dance and music academies, artist studio, colleges and universities, bed and breakfast. Hours of operation: 5:00 a.m. to 10:00 p.m. Sun.-Thurs., 5:00 a.m. to 11:00 p.m. Fri. and Sat.

Intent: Development of small scale, limited impact commercial, retail, personal services and office uses located in close proximity to their primary customers, which cater to the everyday needs of the nearby residents, and which may be located near residential neighborhoods. Access should be provided by a collector or higher classification street.

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 C (non-residential only):

Features: 3 or more architectural features.

Intent:

- (1) The Type C architectural component is intended to be utilized only in the LO, LC, GC, HC and HI use components for intermediate quality development.
- (2) Combined with appropriate use and site components, this component can help to provide for harmonious land use transitions from districts that are less restricted to districts that are more restricted.
- (3) This component is not intended for the majority of the LO and LC use components except those that may be adjacent to less restricted districts.

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

- Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy;
- Prioritize commercial growth through the use of zoning;
- Provide new Commercial development opportunity;

Applicable Future Land Use categories

MULTI-USE CORRIDOR

- The Multi-Use Corridor future development category is intended for mixed-use areas to be developed at a higher density/intensity and with uses not primarily supported in Neighborhood Residential. These areas are intended to provide for a mix of both commercial and residential uses that are not integrated into neighborhoods but maintain a seamless, compatible transition between residential and commercial uses.

Multi-Use Corridors are not intended for strip commercial nor are they expected to be predominantly commercial. These corridors have been identified as opportunity areas for businesses and daily services, high-intensity residential such as townhouses, civic and employment uses, but also traditional single-family neighborhoods where streets access these corridors.

These areas are intended to be developed with an auto-oriented character, which means vehicles and parking areas are a primary visual characteristic from the street. Access management is recommended to maintain safe traffic movement along these streets. Appropriate bufferyards are required to ensure compatibility with adjacent Neighborhood Residential.

DESIRED MIX: 40-60% Non-Residential, 0-40% Residential

COMPATIBLE ZONING: SFT, TF, CH LO, LC, GC (*Priority Corridors Only), PUD

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

This proposal was reviewed by all applicable departments within the City of Leander. All plans submitted will be reviewed by City Staff.

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was held with Staff on September 20, 2021. No changes have been made to the project since the development meeting was held.

NOTIFICATION

3/24/2022 - Public Notice on Hill Country News
3/30/2022 - Mail Notification to Property Owners within 200'
3/30/2022 - Public Hearing Signage Posted on Property
4/14/2022 - Planning and Zoning Commission Public Hearing
5/05/2022 - City Council Public Hearing & First Reading of the Ordinance
5/19/2022 - City Council Second & Final Reading of the Ordinance

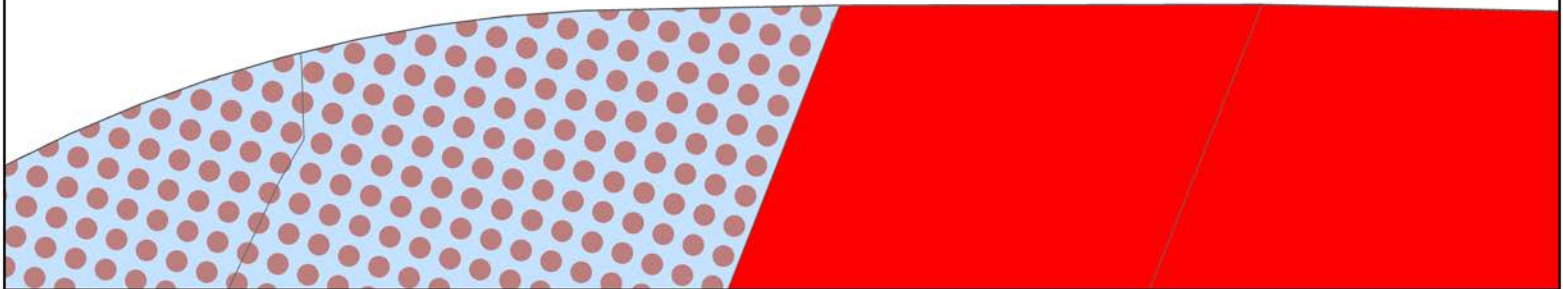
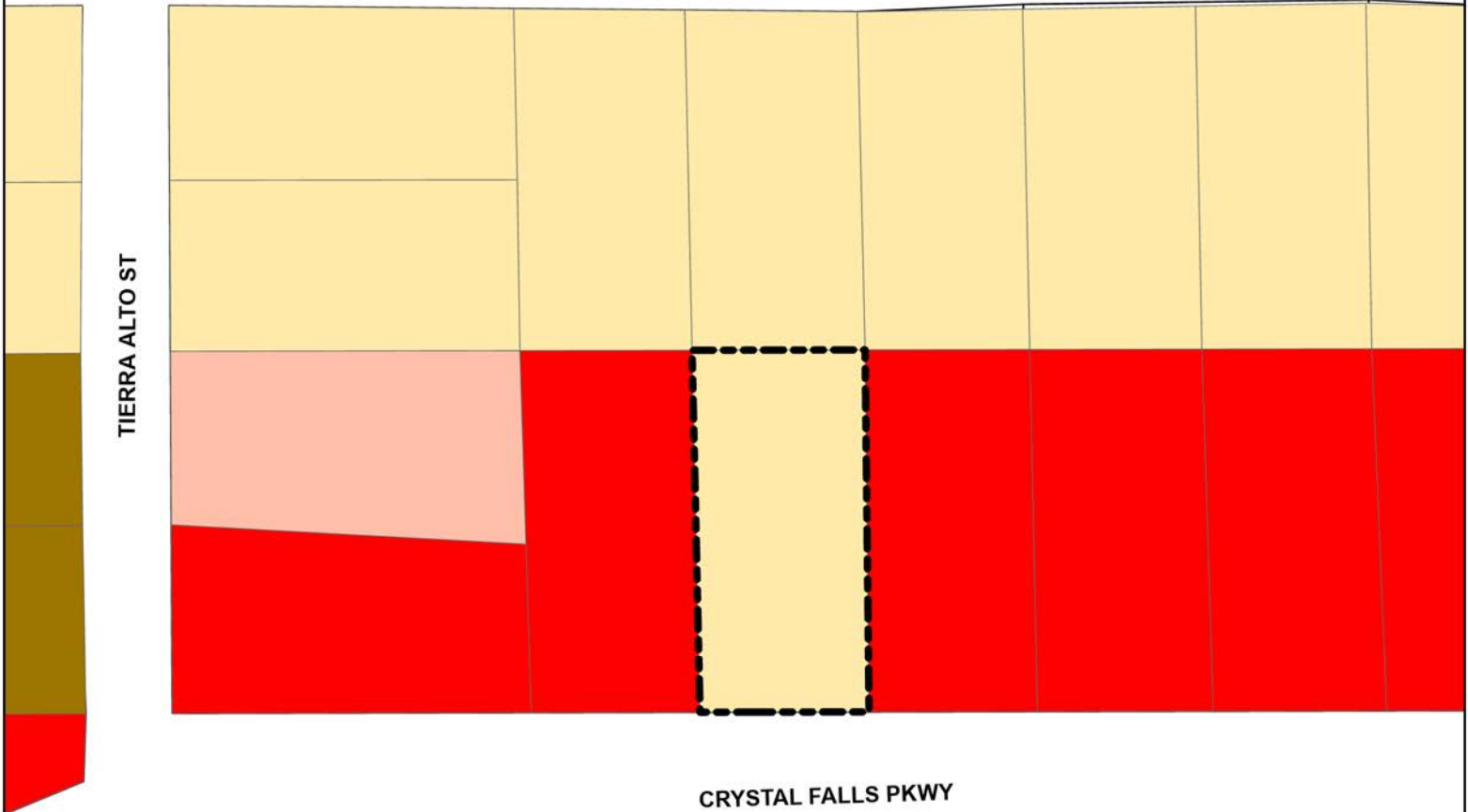
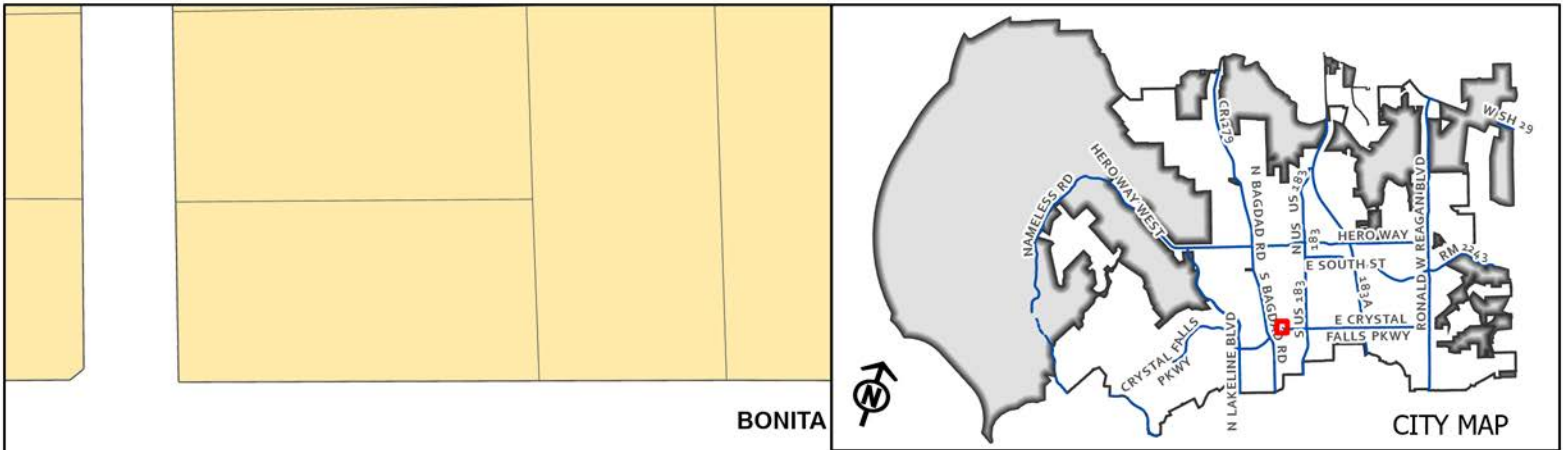
PUBLIC NOTIFICATION:

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. Per the applicant all owners have been notified via mail and no concerns have been raised.

Please see the full report from the applicant included in the packet as attachment 8.

APPROVAL CRITERIA:

This zoning request is consistent with the future land use map designation of Multi-Use Corridor and the proposed development would be compatible and comparable with the surrounding land uses along Crystal Falls Parkway.



CASE: 22-Z-006 **ATTACHMENT #2** **CRYSTAL FALLS PKWY**

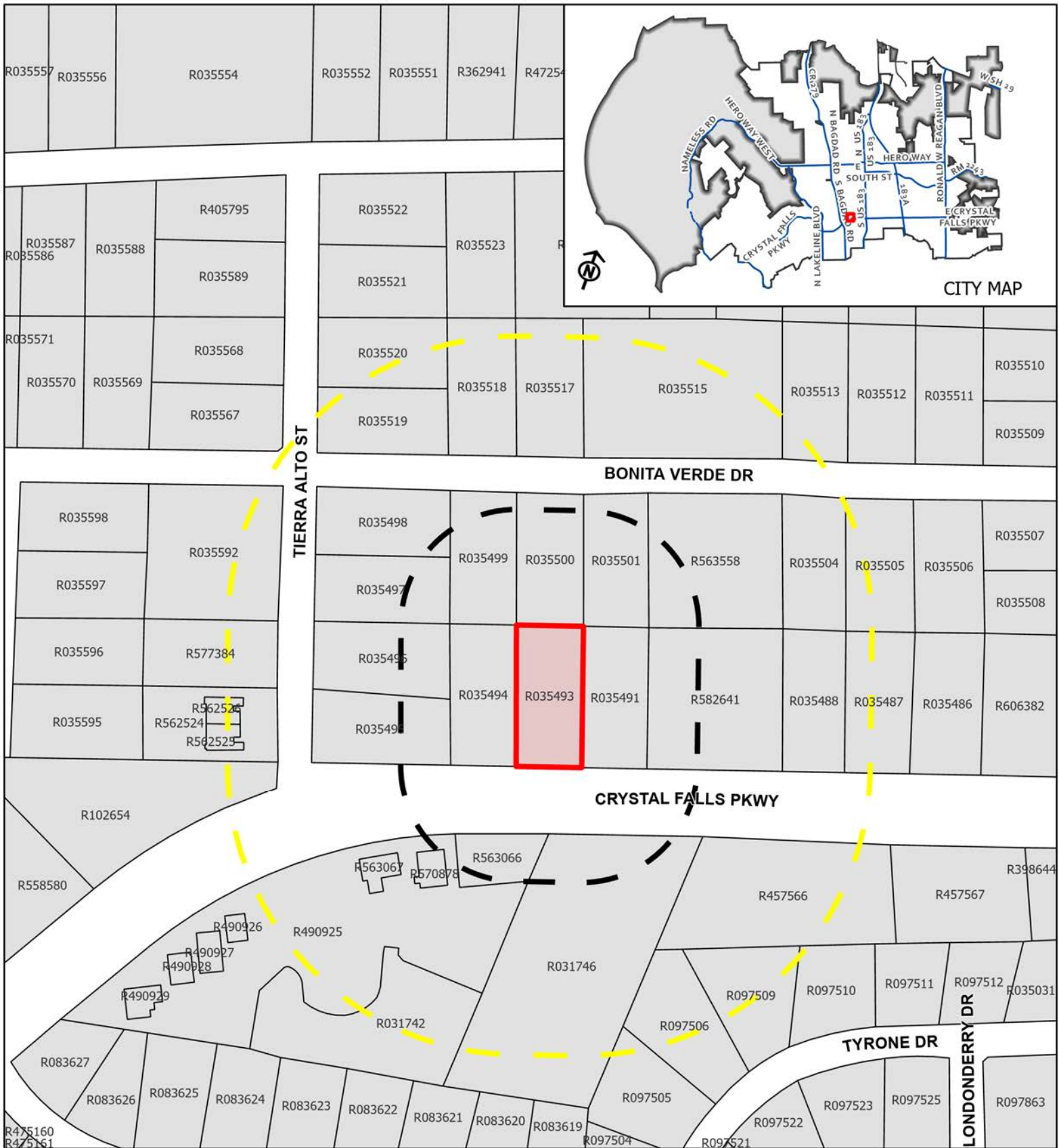
Current Zoning Map

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.

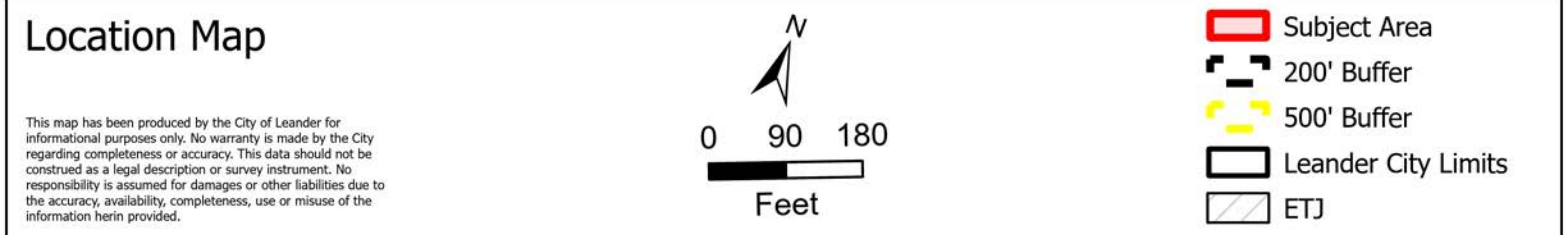
- Leander City Limits
- Leander ETJ
- Subject Area
- SFU/MH - Single-Family Urban/Manufactured Home
- TF - Two Family
- LO - Local Office
- GC - General Commercial
- PUD - Local Commercial

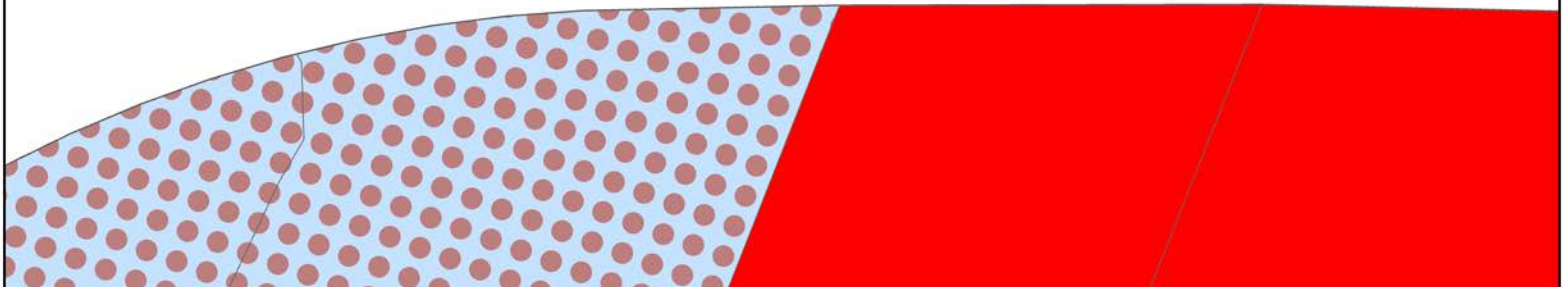
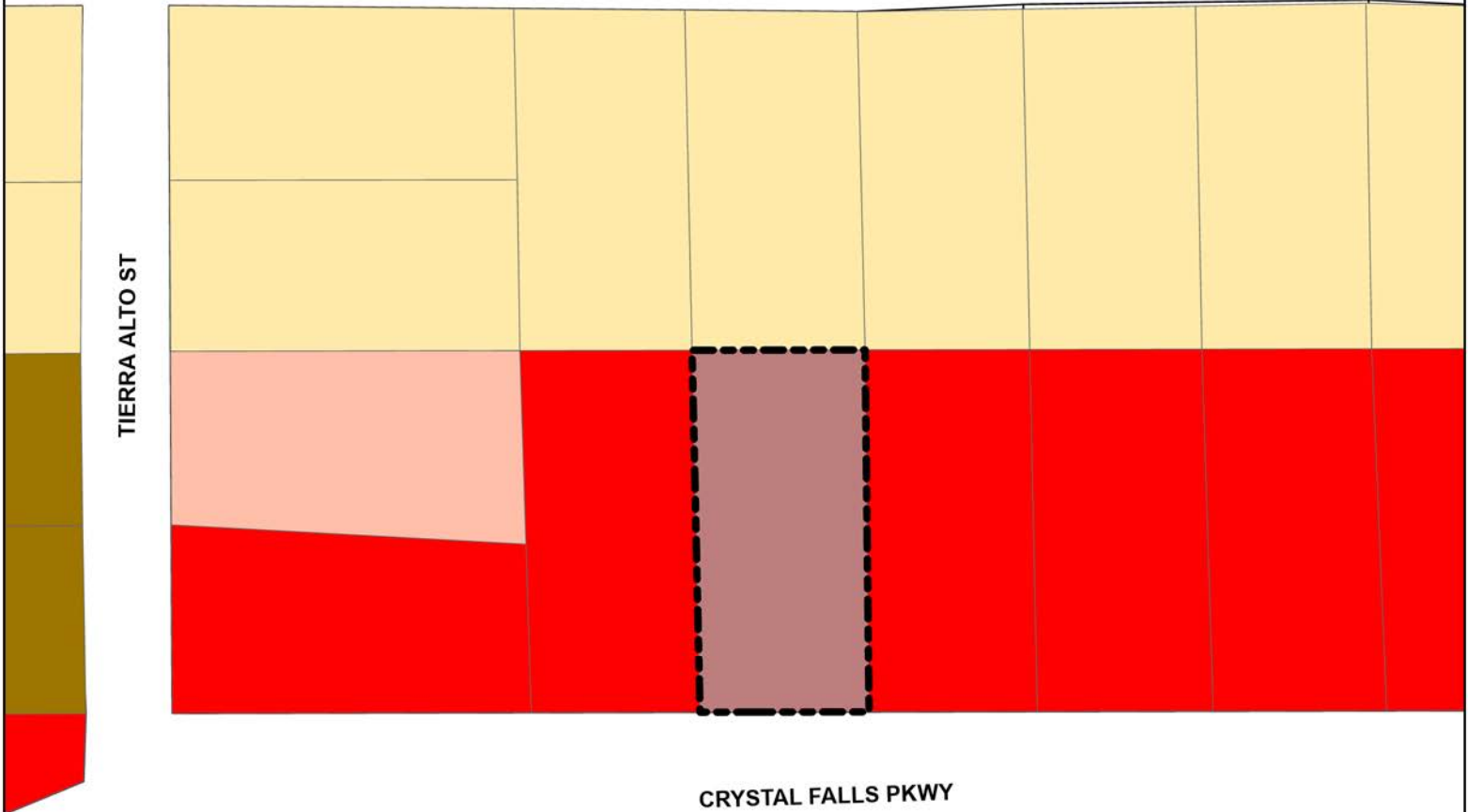
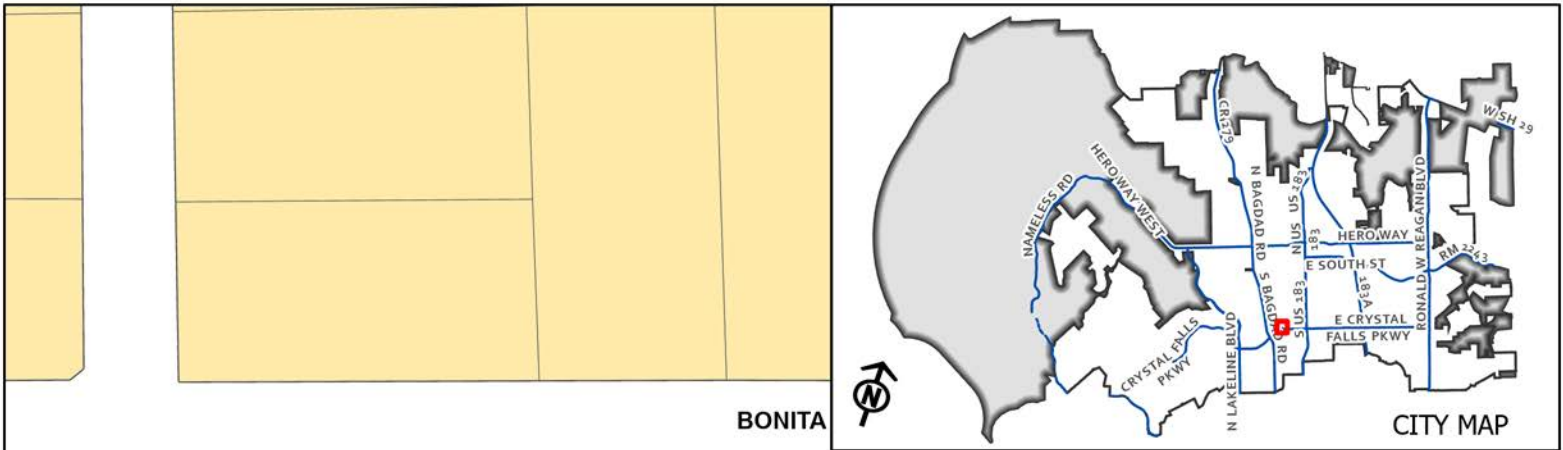
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Feet



CASE: 22-Z-006 ATTACHMENT #4 CRYSTAL FALLS PKWY





CASE: 22-Z-006

ATTACHMENT #5

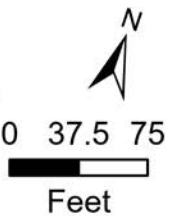
CRYSTAL FALLS PKWY

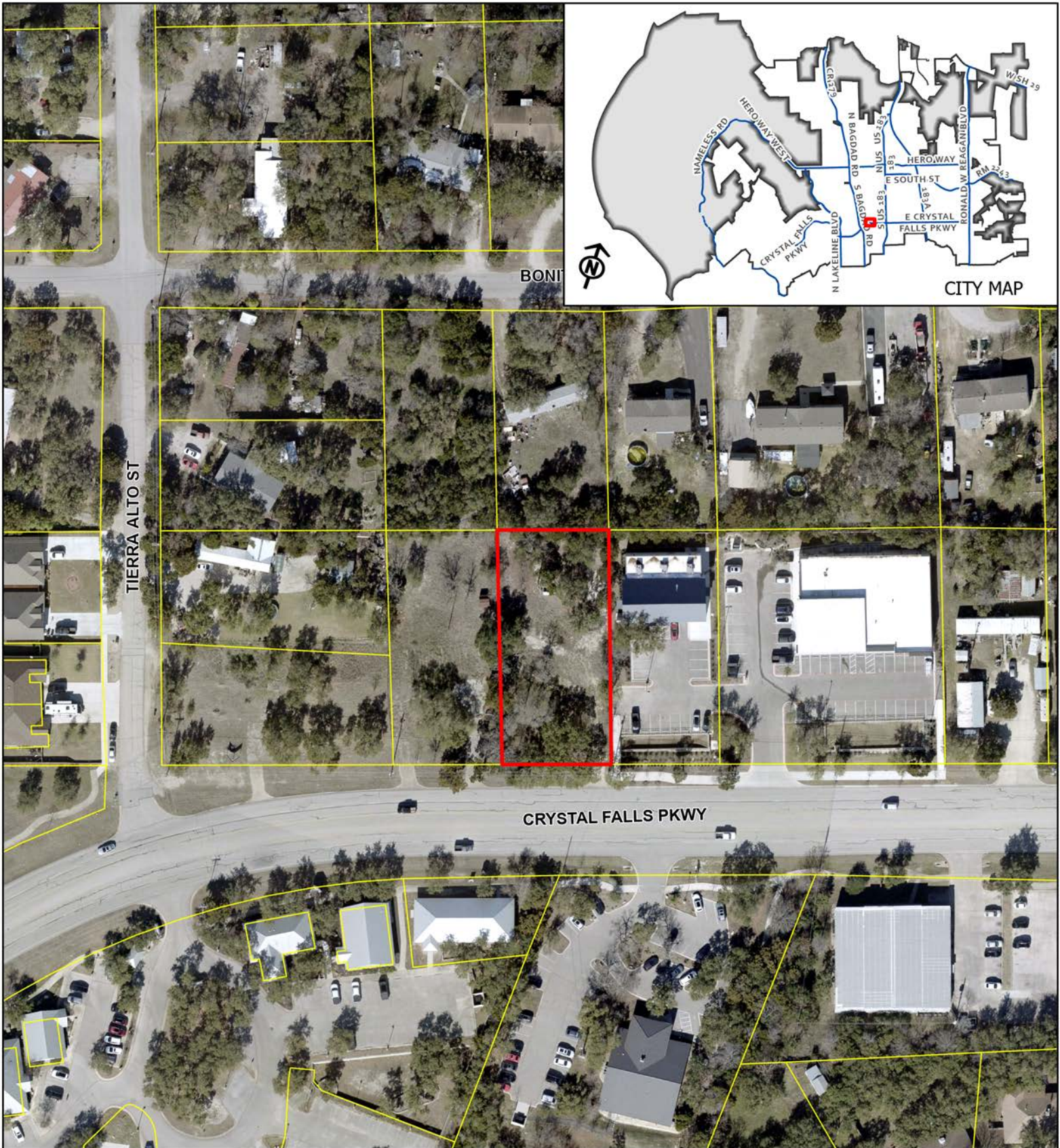
Proposed Zoning Map

- Leander City Limits
- Leander ETJ
- Subject Area
- SFU/MH - Single-Family Urban/Manufactured Home
- TF - Two Family

- LO - Local Office
- LC - Local Commercial
- GC - General Commercial
- PUD - Local Commercial

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.





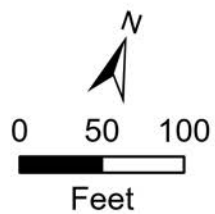
CASE: 22-Z-006

ATTACHMENT #6

CRYSTAL FALLS PKWY

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
- Leander ETJ
- Subject Area



5906 Old Fredericksburg Road
Suite 300
Austin, Texas 78749

(512) 301-3389
www.tdi-llc.net

March 3, 2022

City of Leander Planning Department
201 North Brushy Street
Leander, Texas 78646
Phone 512-528-2763

RE: Crystal Falls Office Zoning Change Request Letter – (SFU/MH to LC-2-C)
607 Crystal Falls Pkwy, Leander, TX, 78641
Lot 9, Block 3, High Chaparral Ranchettes

Dear Reviewer:

This letter is to serve as our formal zoning change request from the current zoning, SFU/MH (Single Family Urban/Manufactured Home), to the proposed zoning classification LC-2-C (Local Commercial). The subject Lot 9, is currently a vacant lot. The Lot 8, to the east is zoned GC and has a Clarity Eye Centre (commercial use). The adjacent Lot 10, to the west is also vacant and is zoned as GC. Both lots on either side of the subject lot tract are zoned GC. Both Lot 9 and Lot 10 are owned by same entity, Polar Lane Group, LLC. The owner of the property wants to develop a commercial office condo on a combined Lot 9 and Lot 10.

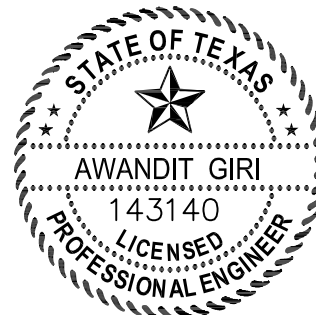
The future land use map shows this lot to be a multi-use corridor. This category is compatible with SFT, TF, CH, LO, LC, and GC.

For this reason, we strongly encourage the city to approve our zoning change request. Should you need additional information please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Awandit Giri".

Awandit Giri, P.E.



3/29/2022

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.

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.

3. What concerns were raised during these communications?

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:  _____ Date: _____

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 SFU/MH-2-B (SINGLE-FAMILY URBAN/MANUFACTURED HOME) AND LC-2-C (LOCAL COMMERCIAL); 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 parcels of land being including 0.487 acres ±; being more particularly described in Exhibit "A"; addressed at 607 Crystal Falls Pkwy; identified by Williamson Central Appraisal District tax identification number R035493; more particularly described in Instrument Number 2021097002 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 SFU/MH-2-B (Single-Family Urban/Manufactured Home) and LC-2-C (Local Commercial) 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 21st day of April, 2022.

FINALLY PASSED AND APPROVED on this the 5th day of May, 2022.

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 14, 2022 at 7:00 PM



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

Place 5 – Gary Hampton, Jr.
Place 6 – Laura Lantrip
Place 7 – Rick Carpenter

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

1. Call to Order at 7:00 p.m.
2. Roll Call
All Commissioners are present.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the April 7, 2022, meeting
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case 21-TOD-FP-030 regarding Bryson Phase 8, 9, and 12 Final Plat on one parcel of land approximately 54.957 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R485834; generally located south east of Bryson Ridge Trail and South Chitalpa Street, Leander, Williamson County, Texas.
7. Approval of Minutes.

Motion made by Commissioner May and seconded by Vice Chair Mahan to approve the consent agenda items 6 and 7.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-006 to amend the current zoning of SFU/MH-2-B (Single-Family Urban/Manufactured Home) to LC-2-C (Local Commercial) on one parcel of land approximately 0.487 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R035493; and addressed at 607 Crystal Falls Pkwy, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-006 as described above.

Motion made by Commissioner Laura Lantrip, seconded by Commissioner Deirdre Moss to approve the zoning request.

AYE: Chair John Cosgrove, Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

7 - 0 Passed

REGULAR AGENDA

9. Discuss and consider action on Tree Removal Case 21-TRP-002 regarding removal of Significant and Heritage Trees associated with The Square at Crystal Falls Site Development generally located on the southeast of the intersection of Crystal Falls Parkway and S Bagdad Road, Leander, Williamson County, Texas.

- Discuss and consider action regarding Tree Removal Case 21-TRP-002 as described above.

Motion made by Commissioner Ron May, seconded by Commissioner Deirdre Moss to approve the tree removal.

AYE: Chair John Cosgrove, Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

7 - 0 Passed

10. Discuss and consider action regarding Ordinance Case 22-OR-001 to amend the Composite Zoning Ordinance to adopt regulations for Mobile Food Establishments, update accessory structure requirements, updating definitions, and to provide for related matters; Williamson & Travis Counties, Texas.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Rick Carpenter to approve with the condition that the hours of operation for a temporary mobile food establishment are update to match the LO (Local Office) use component.

AYE: Chair John Cosgrove, Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

7 - 0 Passed

11. Discuss and consider action on recommendations from the Planning & Zoning Commission for the FY 2022/2023 City Budget and CIP Plan.

Motion made by Commissioner Ron May, seconded by Commissioner Rick Carpenter to approve 2022/2023 City Budget and CIP Plan.

AYE: Chair John Cosgrove, Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

7 - 0 Passed

12. Adjournment at 7:30 p.m.

APPROVED:

CHAIRMAN COSGROVE

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
05/19/2022

AGENDA SUBJECT:

Conduct a Public Hearing regarding Zoning Case 22-Z-013 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the 805 S. Bagdad Minor PUD (Planned Unit Development) with the base zoning district of GC-2-A (General Commercial) on one (1) parcel of land approximately 2.26 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R035153; and legally described as Lots 2 & 3, Block B of the Falcon Oaks Sec 1 Subdivision, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-013 as described above.

BACKGROUND:

This request is the second step in the zoning process. The Planning & Zoning Commission reviewed this request during the April 28, 2022 meeting and postponed action to allow staff time to work with the applicant to add additional conditions to the PUD. The Commission expressed concerns regarding the increased intensity and building height. The applicant has agreed to change the zoning district to LC-2-A (Local Commercial) with the condition that a self-storage facility is allowed. This change would not allow for more intense commercial uses. It would be limited to retail and restaurants.

The height limit is thirty-five feet for the LC-2-A district as well as the adjacent residential district.

HISTORY/TIMELINE:

03/26/2017 - Annexed

04/28/2022 - Planning & Zoning Commission, 1st Public Hearing

05/12/2022 - Planning & Zoning Commission, Action

APPLICANT/AGENT:

Drenner Group, PC (Amanda Swor) on behalf of David Meyer, Kenneth L. Solt, and Joi A. Solt).

RECOMMENDATION:

The Planning & Zoning Commission unanimously recommended approval on May 12, 2022.

PRESENTER:

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

Attachments

1. Planning Analysis
2. Current Zoning
3. FLU Map
4. Public Notification
5. Proposed Zoning
6. Aerial
7. PUD Notes
8. Letter of Intent

9. Neighborhood Outreach Report

10. Ordinance

11. P&Z Minutes



PLANNING ANALYSIS

ZONING CASE 22-Z-013
805 S. BAGDAD MINOR PUD

GENERAL INFORMATION

Owner/Agent: Drenner Group, PC (Amanda Swor) on behalf of David Meyer, Kenneth L. Solt, and Joi A. Solt).

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

Proposed Zoning: Minor PUD (Planned Unit Development) GC-2-A (General Commercial)

Size and Location: The property is located at 805 S. Bagdad Road and is 2.26 acres in size.

Staff Contact: Justin Hunt, Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property from Interim Single-Family Rural to a Minor PUD with the General Commercial base zoning district. This request is to continue and expand the use as a self-storage facility. The existing use on the property was built prior to the annexation of the property into the city limits. This request would bring the current use into compliance with the City's zoning regulation, provide enhancements to the existing uses, and expand the self-storage 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

This property is currently developed as a self-storage facility with outdoor storage. The developer wishes to add additional buildings. The facility existed prior to annexation and the property is zoned with interim residential zoning that was established with annexation. The proposed zoning will allow for the expansion of this use while not expanding the permitted uses that could be detrimental to the adjacent neighborhood.

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

	ZONING	LAND USE
NORTH	LC-2-A	Counter top store- Granite Radiance
EAST	SFU-2-B	Single-family residence
SOUTH	PUD-GC	Central Texas Society for Prevention of Cruelty to Animals
WEST	SFE-2-B	Single-family residence- Falcon Oaks Subdivision

SURROUNDING AREA:

This property is located at the northwest quadrant of the S Bagdad and Falcon Oaks Drive intersection. To the north is a local commercial parcel and to the south is the Central Texas SPCA. The subject property is adjacent to S Bagdad Road which separates the residential properties to the west. To the east is the falcon oaks subdivision zoned SFE-2-B.

PHYSICAL AND NATURAL FEATURES:

This property is currently developed with light tree coverage on the northwest corner of the lot.

PROPERTY HISTORY:

This property was annexed into the City of Leander on 03/16/2017.

MAJOR CORRIDORS:

This property has access onto S. Bagdad Road.

TRANSPORTATION PLAN REQUIREMENTS:

This property includes Hero Way West improvements.

EXISTING UTILITIES:

This property has access to an 8" waterline along Falcon Oaks Drive and an 18" waterline along N. Bagdad Road. A 10" wastewater line located to the north at North Austin Pediatrics.

CURRENT LAND USES:

This property is currently being used as a self-storage and mini-storage.

PROPOSED ZONING DISTRICT:**USE COMPONENT****GC – GENERAL COMMERCIAL:**

Features: Any use in LC plus bar, nightclub, entertainment venues, hospital, hotel, liquor store, office/warehouse, vehicle and equipment sales, leasing and repair, furniture sales, pet shop, wholesale activities less than 3,500 sq. ft.

Intent: Development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.

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 A:**

Features: 5 or more architectural features.

Intent:

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) This component may be utilized for any high profile development, for any property in a prominent location or at an important gateway to the community.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

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

- Facilitate quality commercial development through targeted marketing and a commitment by the City to help businesses grow and expand.

Applicable Future Land Use categories

The **Multi-Use Corridor** future development category is intended for mixed-use areas to be developed at a higher density/intensity and with uses not primarily supported in Neighborhood Residential. These areas are intended to provide for a mix of both commercial and residential uses that are not integrated into neighborhoods but maintain a seamless, compatible transition between residential and commercial uses.

Multi-Use Corridors are not intended for strip commercial nor are they expected to be predominantly commercial. These corridors have been identified as opportunity areas for businesses and daily services, high-intensity residential such as townhouses, civic and employment uses, but also traditional single-family neighborhoods where streets access these corridors. These areas are intended to be developed with an auto-oriented character, which means vehicles and parking areas are a primary visual characteristic from the street. Access management is recommended to maintain safe traffic movement along these streets. Appropriate buffer yards are required to ensure compatibility with adjacent Neighborhood Residential.

DESIRED MIX: 40-60% Non-Residential, 0-40% Residential

SFT, TF, CH LO, LC, GC (Priority Corridors*), PUD

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

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

SCHEDULE:**DEVELOPMENT MEETING**

A development meeting was held with staff on November 22nd, 2021 to expand the self-storage use. No changes have been made to the project since the meeting was held.

NOTIFICATION

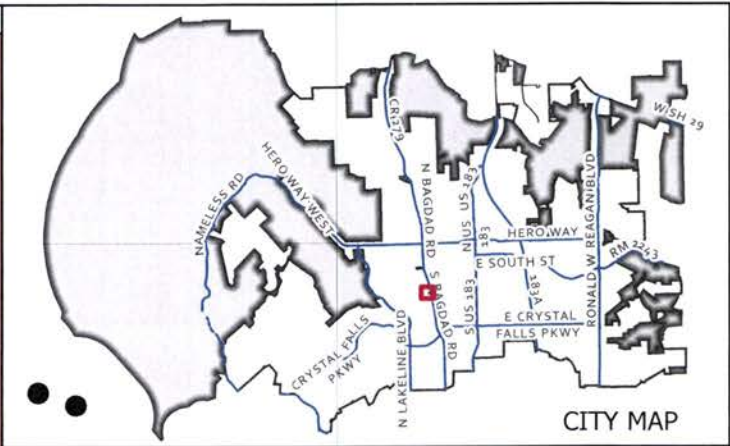
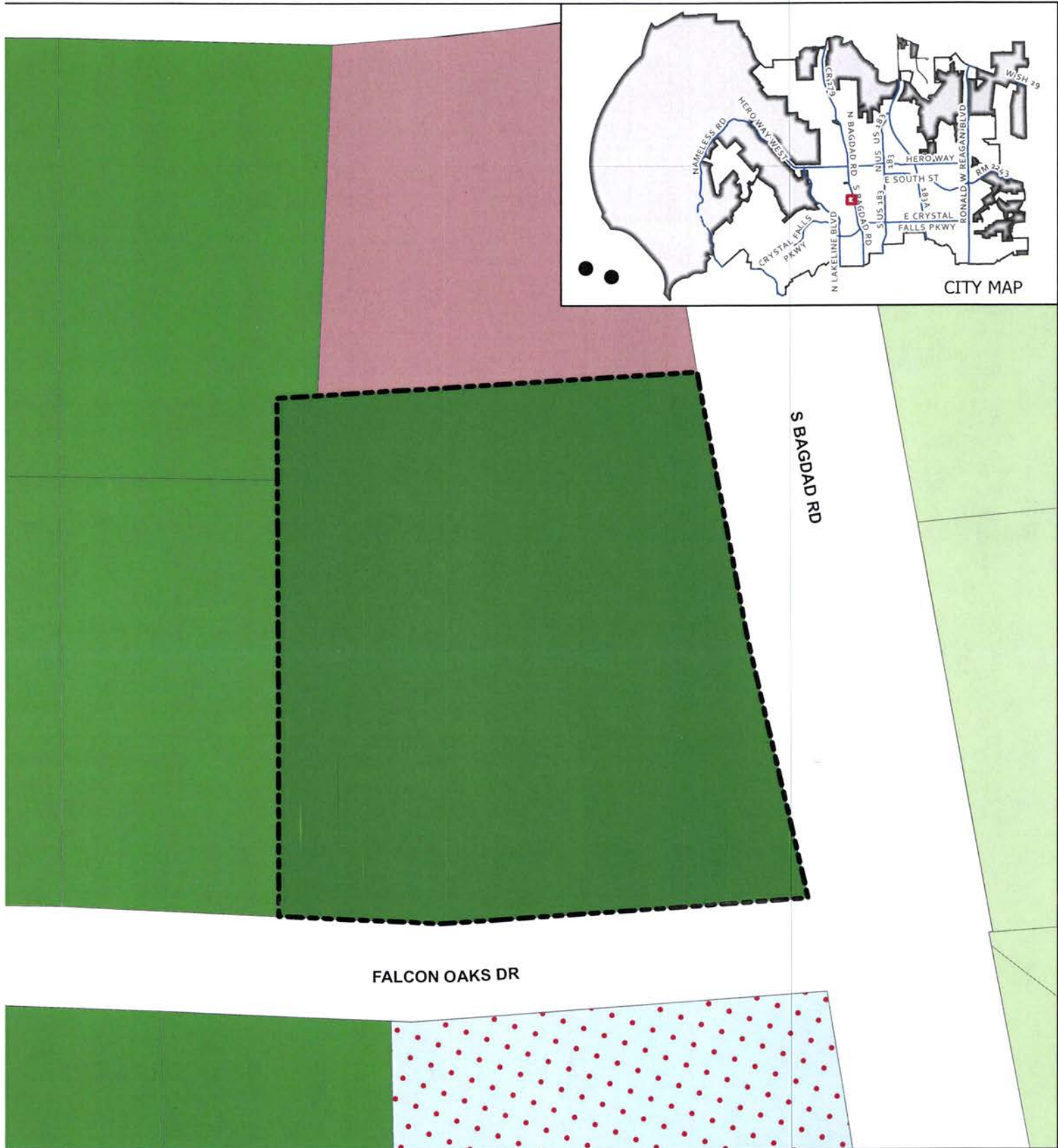
- 4/7/2022 - Public Notice on Hill Country News
- 4/13/2022 - Mail Notification to Property Owners within 200'
- 4/13/2022 - Public Hearing Signage Posted on Property
- 4/28/2022 - Planning and Zoning Commission Public Hearing
- 5/19/2022 - City Council Public Hearing & First Reading of the Ordinance
- 6/2/2022 - 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. No concerns have been brought up. Please see the full report from the applicant attached.

APPROVAL CRITERIA:

This zoning change proposal would bring the continued use into compliance with our composite zoning ordinance and is compatible with our future land use map.



CASE: 22-Z-013

ATTACHMENT #2

805 S. BAGDAD

Current Zoning Map

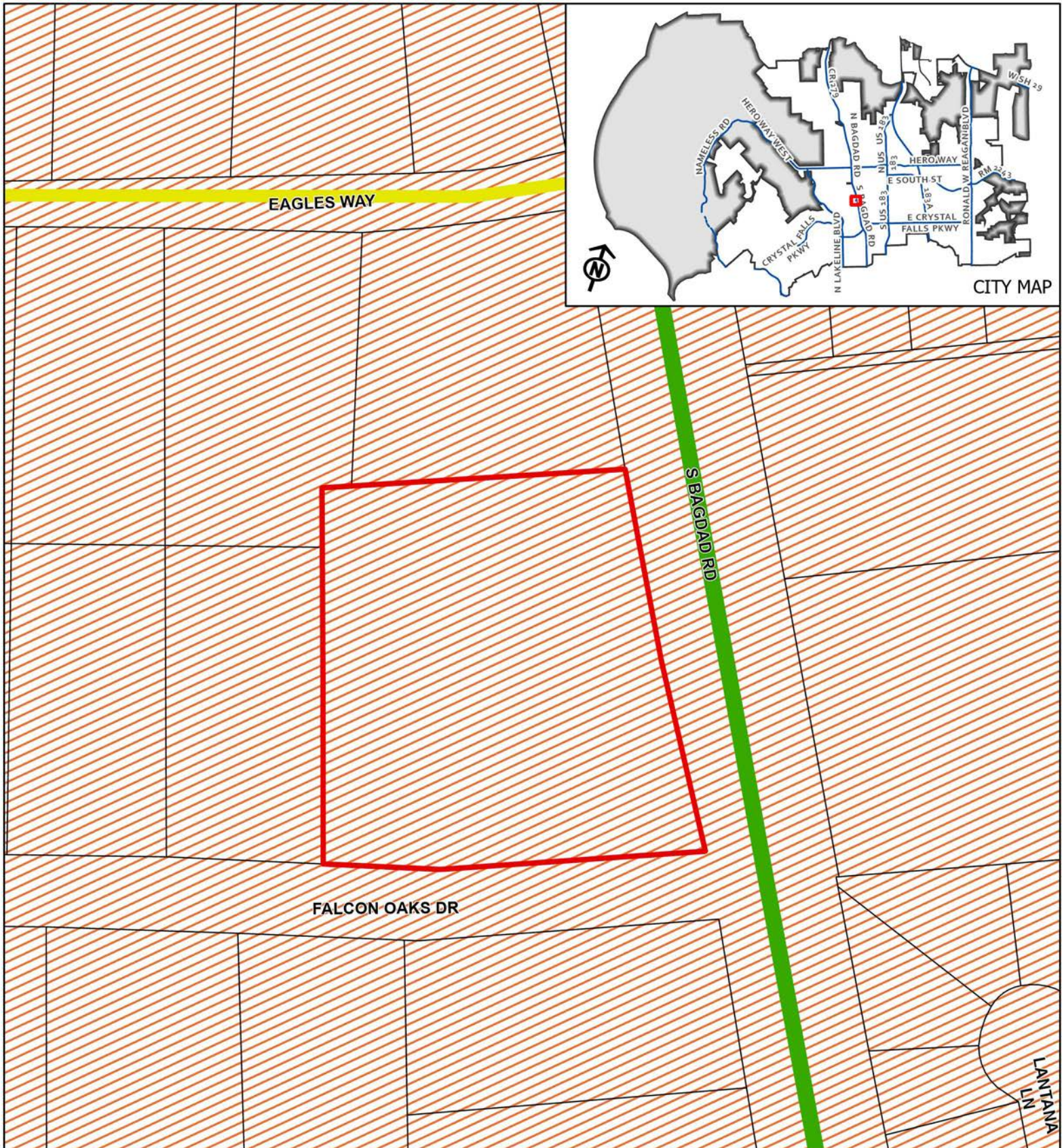
- Leander City Limits
- Leander ETJ
- Subject Area
- SFR - Single-Family Rural
- SFE - Single-Family Estate

- SFU - Single-Family Urban
- SFL - Single-Family Limited
- LC - Local Commercial
- PUD - General Commercial

0 30 60

 Feet

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.



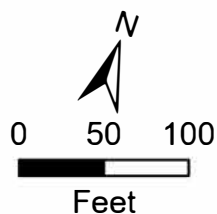
CASE: 22-Z-013

ATTACHMENT #3

805 S BAGDAD

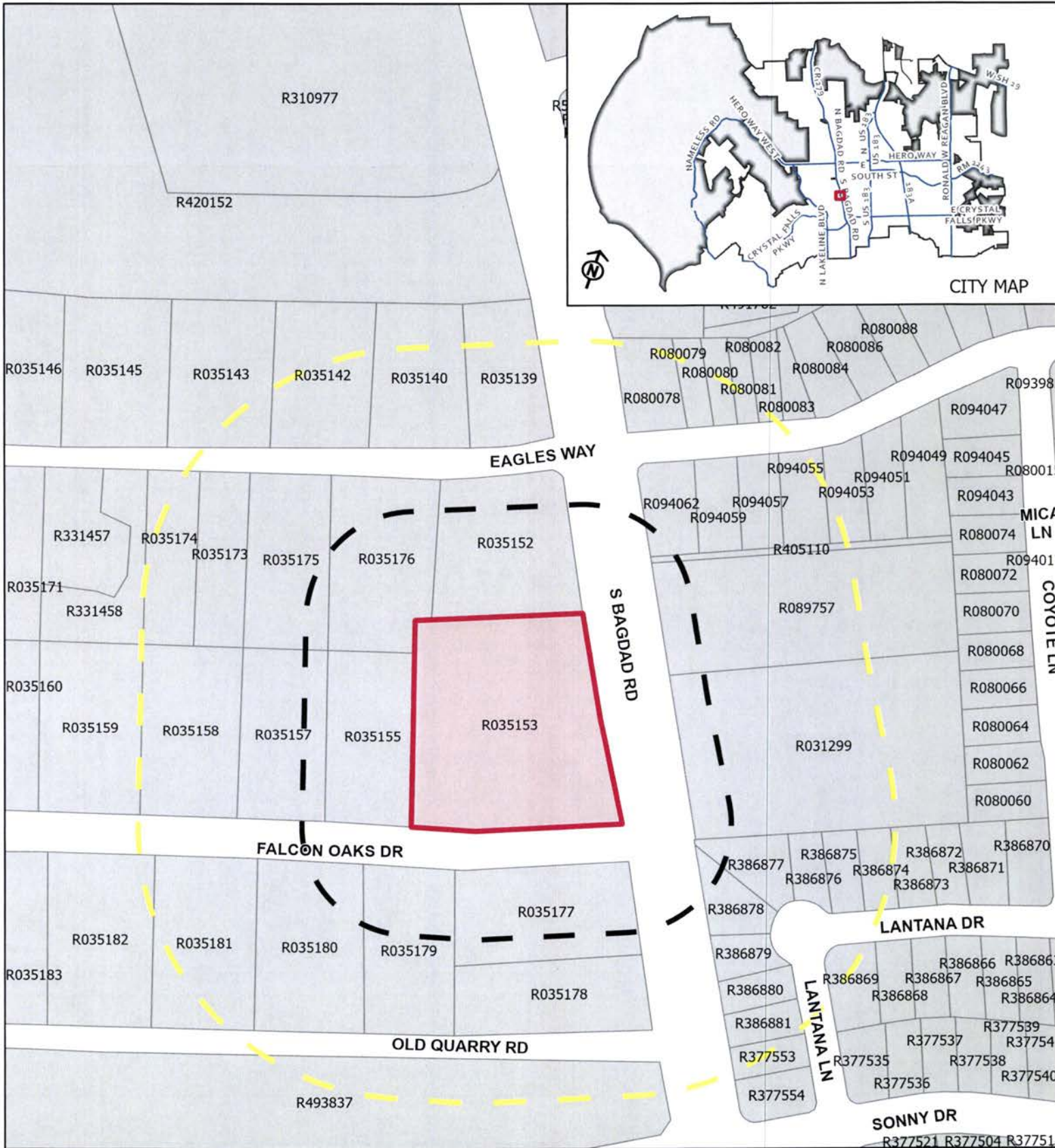
Future Land Use Map

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
- Leander ETJ
- Subject Area
- Arterial 6 Lane, Existing

- Collector, Existing
- Future Land Use**
- Multi-Use Corridor



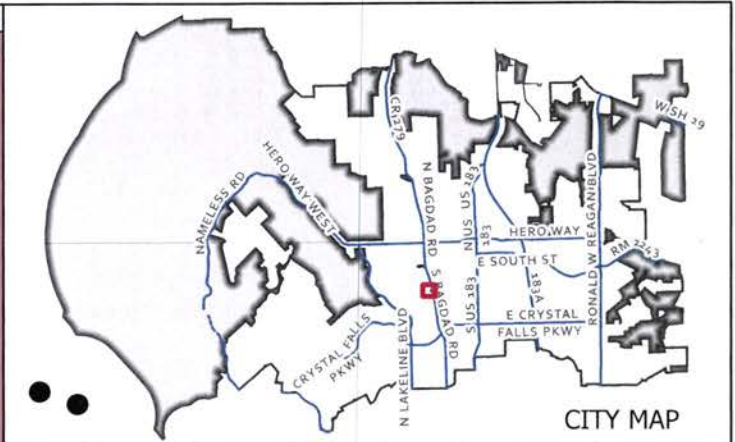
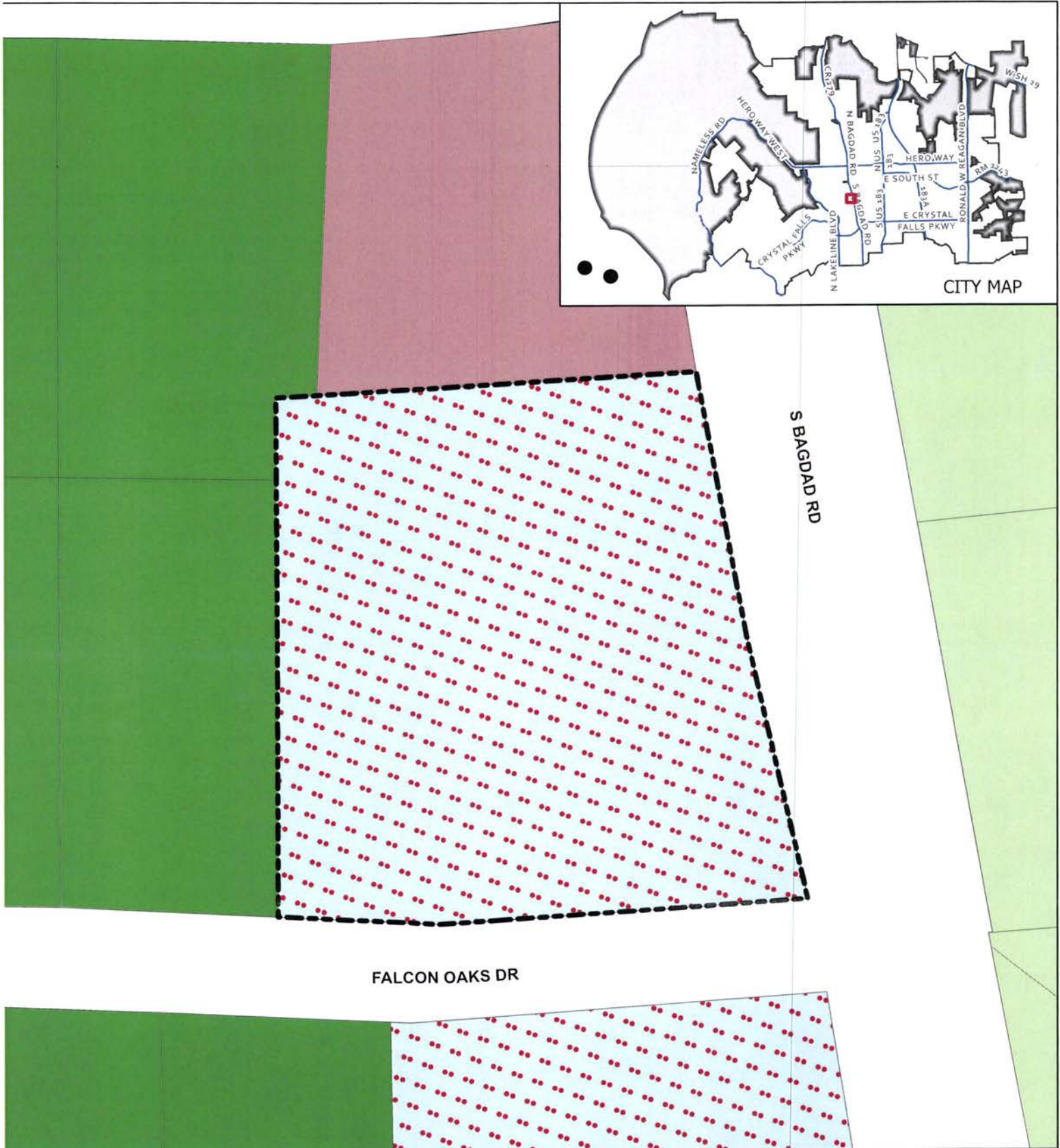
CASE: 22-Z-013 ATTACHMENT #4 805 S. BAGDAD

Public Notification

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0 95 190
Feet

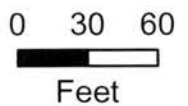
- Subject Area
- 200' Buffer
- 500' Buffer
- Leander City Limits
- ETJ



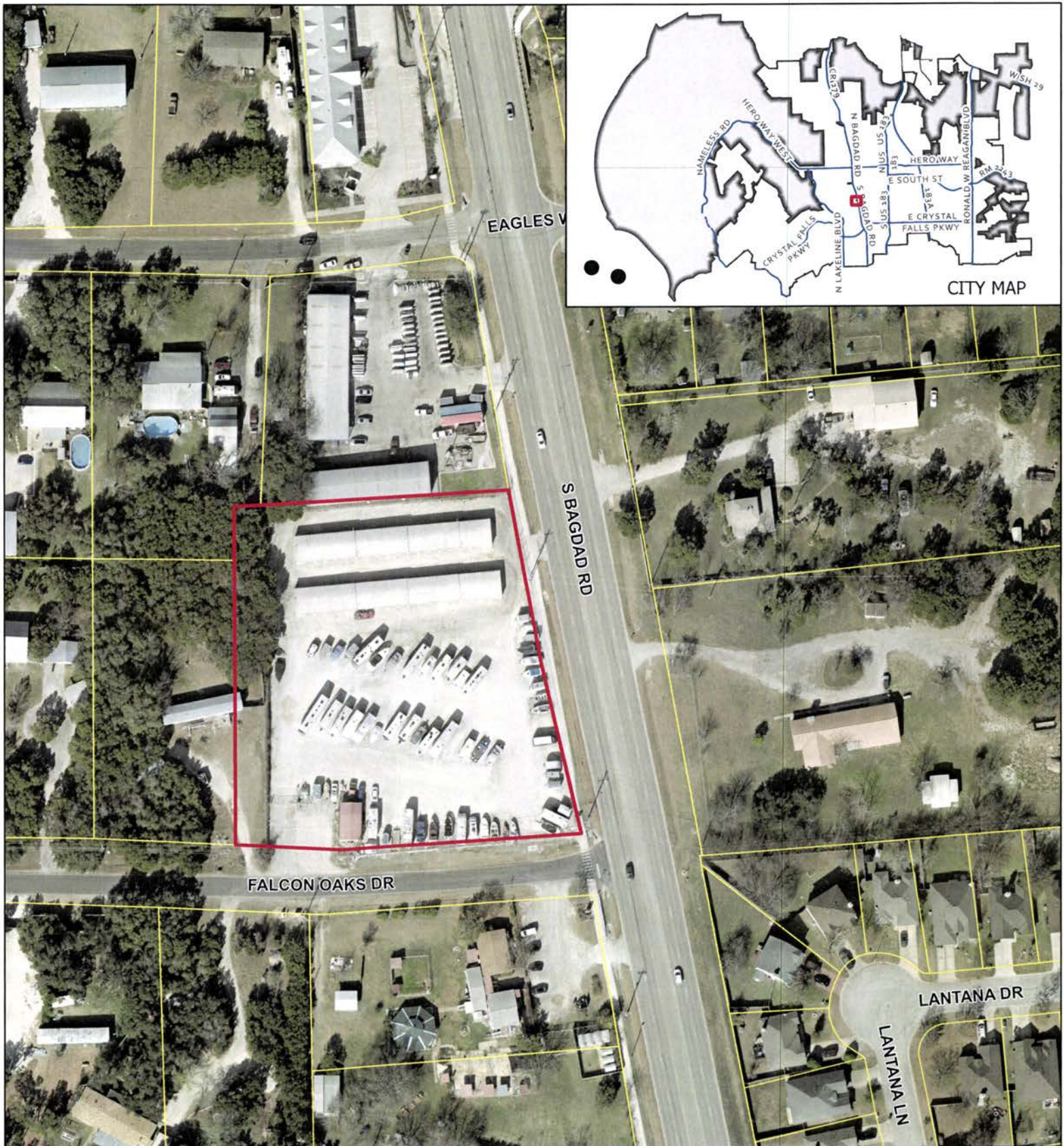
CASE: 22-Z-013 ATTACHMENT #5 805 S. BAGDAD

Proposed Zoning Map

- | | | | |
|--|----------------------------|--|-----------------------------|
| | Leander City Limits | | SFU - Single-Family Urban |
| | Leander ETJ | | SFL - Single-Family Limited |
| | Subject Area | | LC - Local Commercial |
| | SFE - Single-Family Estate | | PUD - General Commercial |



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CASE: 22-Z-013

ATTACHMENT #6

805 S. BAGDAD

Aerial Map

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0 50 100
Feet

- Leander City Limits
- Leander ETJ
- Subject Area

EXHIBIT A

805 S. Bagdad Minor Planned Unit Development

A. Purpose and Intent

1. The 805 S. Bagdad PUD is comprised of approximately 2.26 acres, as shown in **Exhibit B.** The development of this property includes a self-storage facility as well as other commercial uses.

B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled **Exhibit A.**
2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Composite Zoning Ordinance.

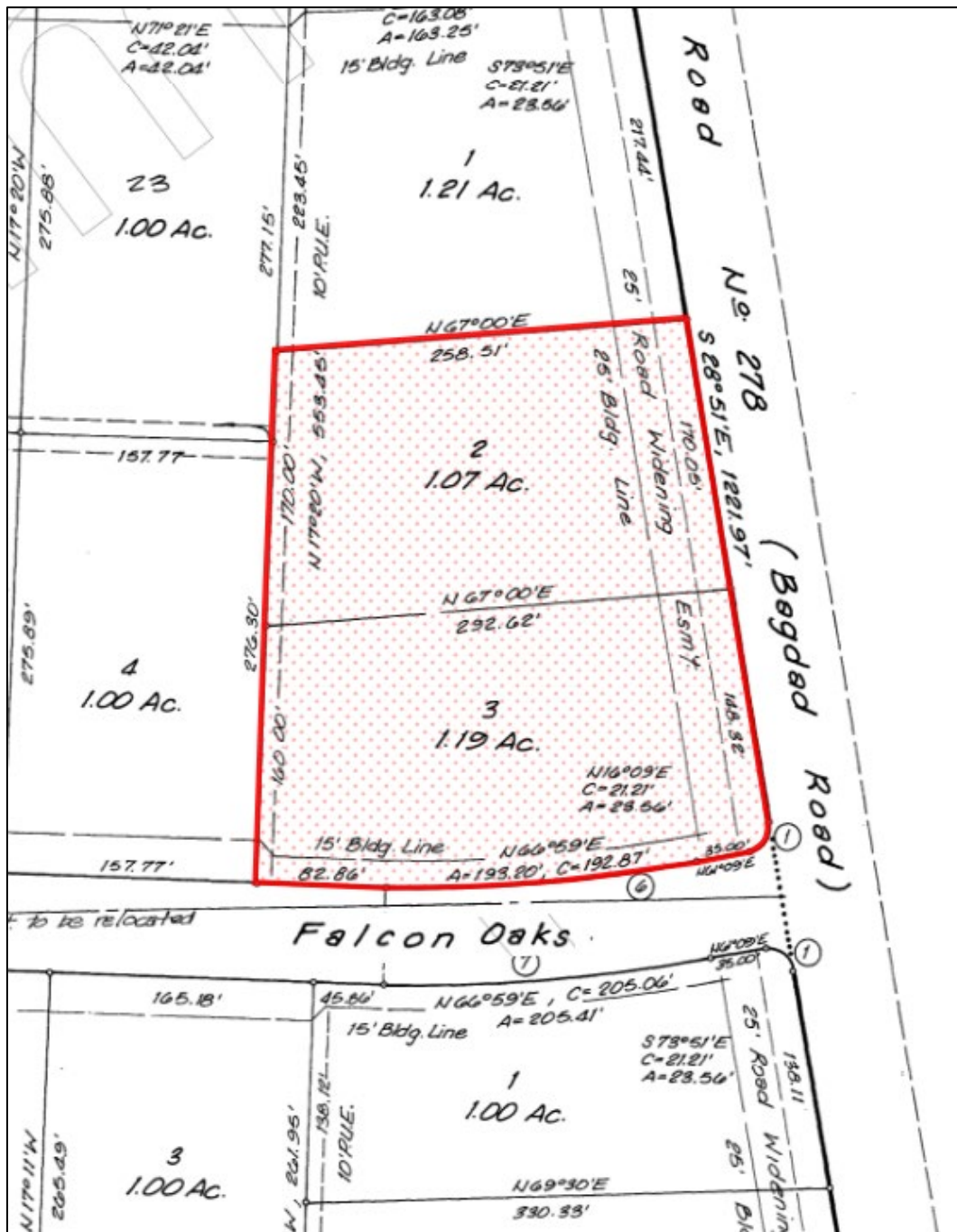
LC-2-A (Local Commercial)

C. Allowable / Prohibited Uses

1. The allowable uses shall include all uses permitted in the LC use component with the addition of a self-service storage facility in compliance with the ordinance requirements.

EXHIBIT B

805 S. Bagdad Minor Planned Unit Development



DRENNER GROUP

Amanda Swor
direct dial: (512) 807-2904
aswor@drennergroupp.com

March 21, 2022

City of Leander
Robin M. Griffin, AICP
Executive Director of Development Services
201 N. Brushy Street
Leander, Texas 78641

Via Electronic Delivery

Re: Minor Planned Unit Development (PUD) Application – 805 South Bagdad Road –
Minor PUD application for the 2.26-acre piece of property located northwest of
the intersection of South Bagdad Road and Falcon Oaks Drive, Leander,
Williamson County, Texas (the “Property”)

Dear Ms. Griffin:

As representatives of the owner of the Property, we respectfully submit the enclosed Minor Planned Unit Development application package. The project is titled 805 South Bagdad Road, consists of 2.26 acres, and is located northwest of the intersection of South Bagdad Road and Falcon Oaks Drive. The Property is currently developed as a self-storage facility.

The Property is currently zoned Interim SFR-1-B (Single-Family Rural). The intent of the application is to rezone to Minor Planned Unit Development (PUD GC-2-A) to allow the use of Self-Storage within the General Commercial (GC) base zoning district. The existing self-storage use on the Property was built prior to the annexation of the Property into the City of Leander City Limits. Therefore, this rezoning request will bring the existing use into compliance with the City’s zoning regulations. The owners of the Property intend to provide enhancements to the existing use.

The Future Land Use Map indicates the area as Multi-Use Corridor. The recent City-led Comprehensive Plan Amendment was approved and published in March of 2022. This use falls in line with that vision, and will allow for revitalization of a dilapidated center along a major corridor of the City of Leander.

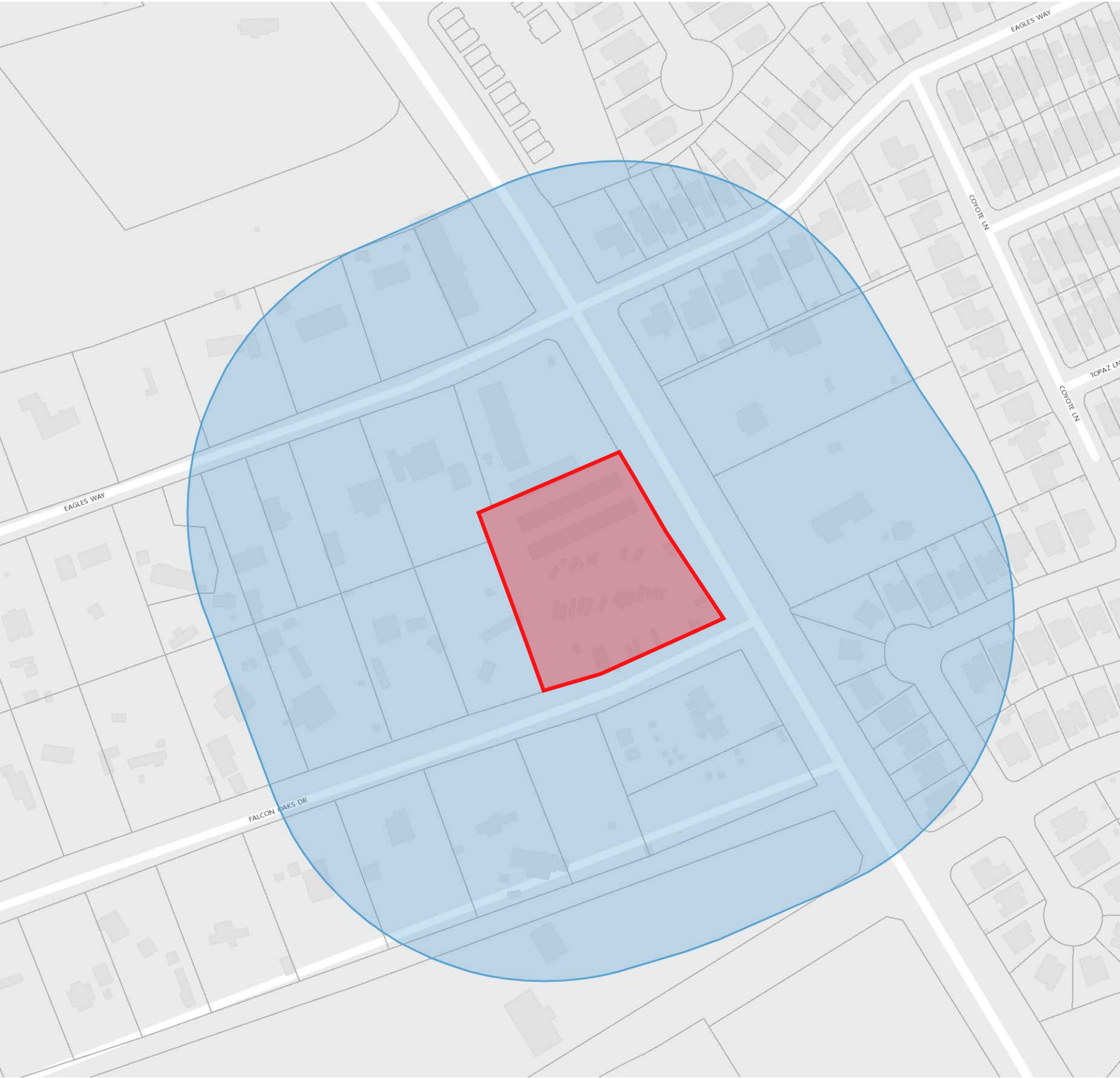
Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in blue ink that reads "Amanda Swor". The signature is fluid and cursive, with the first letter of each name being capitalized and prominent.

Amanda Swor

MINOR PUD 6b



WilCo Parcel Number	Owner Name	Parcel Address	Owner Mailing Address
R035158	ZARAGOZA, JORGE MATA & MINERVA S	1205 FALCON OAKS DR, LEANDER, TX 78641	PO BOX 2766 CEDAR PARK, TX 78630
R377535	MARTINEZ, ROBYN S	1005 SONNY DR, LEANDER, TX 78641	1005 SONNY DR LEANDER, TX 78641
R094057	MONTALVO, CARLOS X & CARMEN S	1004 EAGLES WAY, LEANDER, TX 78641	24719 AHAVA SAN ANTONIO, TX 78261-2250
R094055	AGUIRRE, JOSEPH & EVA LIBERTY	1000 EAGLES WAY, LEANDER, TX 78641	1000 EAGLES WAY LEANDER, TX 78641
R094053	WILM, FRANK H III & PAMELA D	920 EAGLES WAY, LEANDER, TX 78641	920 EAGLES WAY LEANDER, TX 78641-8703
R386878	WILKS, CAMERON & RACHEL	1009 LANTANA LN, LEANDER, TX 78641	500 RUMMEL RANCH RUN CEDAR PARK, TX 78613-4096
R031299	KEMPER, STEVEN M	806 BAGDAD RD S, LEANDER, TX 78641	2019 VALLEY VIEW LN DALLAS, TX 75234-8920
R035181	BENTON WANDA SUE TUBBS (TOD)	1204 FALCON OAKS DR, LEANDER, TX 78641	1204 FALCON OAKS DR LEANDER, TX 78641
R386879	WANG, XUTONG & ZENGRONG SUN	1011 LANTANA LN, LEANDER, TX 78641	10071 CIRCLEVIEW DR AUSTIN, TX 78733
R386881	MG PARTNERING CAPITAL LLC	1015 LANTANA LN, LEANDER, TX 78641	PO BOX 368 CEDAR PARK, TX 78630-0368
R386869	UNKNOWN	1002 LANTANA DR, LEANDER, TX 78641	Unknown
R080079	SMITH, STEVEN ROBERT	1009 EAGLES WAY, LEANDER, TX 78641	1009 EAGLES WAY LEANDER, TX 78641
R094062	BURNETT, CARRIE L & JEFFREY S	1012 EAGLES WAY, LEANDER, TX 78641	1012 EAGLES WAY LEANDER, TX 78641-8741
R080082	GILLETTE, DAVID W, JR	1003 EAGLES WAY, LEANDER, TX 78641	1003 EAGLES WAY LEANDER, TX 78641
R386874	MALCOLM, JEFFREY & SANDRA	1001 LANTANA DR, LEANDER, TX 78641	1001 LANTANA DR LEANDER, TX 78641
R035178	CENTRAL TEXAS SOCIETY FOR PREVENTION OF CRUELTY TO ANIMALS	FALCON OAKS DR, LEANDER, TX 78641	PO BOX 98 CEDAR PARK, TX 78630-0098
R035174	BENTON, SCOTT B & SUSAN E	1204 EAGLES WAY, LEANDER, TX 78641	1204 EAGLES WAY LEANDER, TX 78641-8808
R035176	FIERO, DANNY	1106 EAGLES WAY, LEANDER, TX 78641	1106 EAGLES WAY LEANDER, TX 78641-8869
R080078	YUAN, LIN	1011 EAGLES WAY, LEANDER, TX 78641	9805 PICKFAIR DR AUSTIN, TX 78750-3900
R035153	SOLT, KENNETH L & JOI A & DAVID MEYER	805 BAGDAD RD, LEANDER, TX 78641	606 APACHE TRL LEANDER, TX 78641-2340
R094051	ANDARY, MICHAEL	916 EAGLES WAY, LEANDER, TX 78641	916 EAGLES WAY LEANDER, TX 78641
R386875	JONES, AARON M & ELISABETH A HIEBELER	1003 LANTANA LN, LEANDER, TX 78641	1003 LANTANA LN LEANDER, TX 78641-8727
R386872	HUGHES, SHERRIE J	913 LANTANA DR, LEANDER, TX 78641	913 LANTANA LN LEANDER, TX 78641
R035179	AMAYA, OSCAR	1100 FALCON OAKS DR, LEANDER, TX 78641	600 S COUGAR AVE CEDAR PARK, TX 78613-3122
R331457	MARTINEZ, MARCELO & LAURA E	1208 EAGLES WAY, LEANDER, TX 78641	1208 EAGLES WAY LEANDER, TX 78641
R035140	RETZOLK, SHELLY MARIE & ROBERT J	1103 EAGLES WAY, LEANDER, TX 78641	1103 EAGLES WAY LEANDER, TX 78641-8870
R035152	GARDED HOLDINGS LLC	801 S BAGDAD RD, LEANDER, TX 78641	801 S BAGDAD RD LEANDER, TX 78641
R586059	LEANDER OFFICE CONDOMINIUMS LLC	660 BAGDAD RD, LEANDER, TX 78641	606 S BAGDAD RD # 610 LEANDER, TX 78641-8782
R080084	PRATT, STEVEN & DAWN	925 EAGLES WAY, LEANDER, TX 78641	412 MESA GRANDE LEANDER, TX 78641
R386880	BONDS, CHRISTOPHER R	1013 LANTANA LN, LEANDER, TX 78641	1013 LANTANA LN LEANDER, TX 78641
R035145	PALOMINO, JUAN LUIS	1205 EAGLES WAY, LEANDER, TX 78641	1700 FALCON OAKS DR LEANDER, TX 78641
R331458	ESCAMILLA, CRECENSIO R SUAREZ	1206 EAGLES WAY, LEANDER, TX 78641	14004 LAYNE LOOP LEANDER, TX 78641
R035155	BORDERS, KEITH S & TRACI	1201 FALCON OAKS DR, LEANDER, TX 78641	1201 FALCON OAKS DR LEANDER, TX 78641-8801
R080080	TEWKSBURY, LEE	1007 EAGLES WAY, LEANDER, TX 78641	1007 EAGLES WAY LEANDER, TX 78641-8742
R491762	ZELDER, GEOFF & ASHLEY	729 MORGAN DR, LEANDER, TX 78641	729 MORGAN DR LEANDER, TX 78641
R386877	THOMAS, FREDERICK W & NICOLE	1007 LANTANA LN, LEANDER, TX 78641	1007 LANTANA LN LEANDER, TX 78641-8727
R386873	BENNETT, JACOB GLEN	915 LANTANA DR, LEANDER, TX 78641	915 LANTANA DR LEANDER, TX 78641
R035182	BRENT, SHANNAN K	1210 FALCON OAKS DR, LEANDER, TX 78641	1210 FALCON OAKS DR LEANDER, TX 78641-8806
R035180	AMAYA, OSCAR	1200 FALCON OAKS DR, LEANDER, TX 78641	600 S COUGAR AVE CEDAR PARK, TX 78613-3122
R377554	BUCKLEY, DAVID	1019 LANTANA LN, LEANDER, TX 78641	1019 LANTANA LN LEANDER, TX 78641-3929
R035173	PEEL, SUSIE I	1200 EAGLES WAY, LEANDER, TX 78641	1200 EAGLES WAY LEANDER, TX 78641-8808

R035175	WALLACE, JESSE J & SHANNON N	1108 EAGLES WAY, LEANDER, TX 78641	1108 EAGLES WAY LEANDER, TX 78641-8869
R035139	KV&LE HOLDINGS LLC	709 BAGDAD RD, LEANDER, TX 78641	709 S BAGDAD RD LEANDER, TX 78641
R080081	QUEST IRA INC FBO MICHAEL LARAMIE	1005 EAGLES WAY, LEANDER, TX 78641	17171 PARK ROW #STE 100 HOUSTON, TX 77084
R094059	MAYNARD, MATTHEW & COURTNEY LEANN	1008 EAGLES WAY, LEANDER, TX 78641	1008 EAGLES WAY LEANDER, TX 78641
R080083	SHORT, ALVIN W & CAROL A	1001 EAGLES WAY, LEANDER, TX 78641	1001 EAGLES WAY LEANDER, TX 78641
R405110	HEINE, TED ESTATE	BAGDAD RD, LEANDER, TX 78641	RT 4 BOX 350 MARBLE FALLS, TX 78654
R486511	WESTVIEW MEADOWS HOMEOWNERS ASSOCIATION INC	710 MORGAN DR, LEANDER, TX 78641	PO BOX 4579 DEPT 400 HOUSTON, TX 77210-4579
R386867	JONES, AISHA	916 LANTANA DR, LEANDER, TX 78641	916 LANTANA DR LEANDER, TX 78641
R035157	WENTWORTH, JERRY DON	1203 FALCON OAKS DR, LEANDER, TX 78641	1203 FALCON OAKS DR LEANDER, TX 78641-8801
R493837	LIVEOAK CHURCH A PRESBYTERIAN CONGREGATION	1195 SONNY DR, LEANDER, TX 78641	PO BOX 701 LEANDER, TX 78641
R377553	BOND, TAMMY	1017 LANTANA LN, LEANDER, TX 78641	1017 LANTANA LN LEANDER, TX 78641-3929
R035143	SMITH, HARRY & LORETTA	1203 EAGLES WAY, LEANDER, TX 78641	1203 EAGLES WAY LEANDER, TX 78641-8807
R386876	HUNN, ERIC SCOTT & KRISTEN AMELIA	1005 LANTANA DR, LEANDER, TX 78641	1005 LANTANA DR LEANDER, TX 78641
R035159	POST, PATRICIA & NANITA PAYN	1209 FALCON OAKS DR, LEANDER, TX 78641	1209 FALCON OAKS DR LEANDER, TX 78641-8801
R035177	CENTRAL TEXAS SOCIETY FOR PREVENTION OF CRUELTY TO ANIMALS	909 S BAGDAD RD, LEANDER, TX 78641	PO BOX 98 CEDAR PARK, TX 78630-0098
R035142	HENSLEY, RANDY	1107 EAGLES WAY, LEANDER, TX 78641	PO BOX 524 LEANDER, TX 78646-0524
R420152	CITY OF LEANDER	BAGDAD RD, LEANDER, TX 78641	PO BOX 319 LEANDER, TX 78646-0319
R089757	SALINAS, FELIX G & ROSIE	802 BAGDAD RD S, LEANDER, TX 78641	802 S BAGDAD RD LEANDER, TX 78641-8784
R386868	ARREDONDO, ALEX & VIRGINIA	1000 LANTANA DR, LEANDER, TX 78641	1000 LANTANA DR LEANDER, TX 78641

DRENNER GROUP

Amanda Swor
direct dial: (512) 807-2904
aswor@drennergroupp.com

March 16, 2022

Via Post Office Delivery

Re: Minor Planned Unit Development (PUD) Application – 805 South Bagdad Road –
Minor PUD application for the 2.26-acre piece of property located northwest of
the intersection of South Bagdad Road and Falcon Oaks Drive, Leander,
Williamson County, Texas (the “Property”)

Dear Resident:

As representatives of the owner of the Property, we are writing to inform you of our redevelopment. The project is titled 805 South Bagdad Road, consists of 2.26 acres, and is located northwest of the intersection of South Bagdad Road and Falcon Oaks Drive. A location map is below:



Even though the Property is currently developed as a self-storage facility, the site is zoned Interim SFR-1-B (Single-Family Rural). Our intent is to retain the self-storage use, but beautify this dilapidated facility to more closely match the vision of the City of Leander, particularly along one of its most major corridors.

We have submitted a Minor Planned Unit Development (PUD) application package to the City of Leander. The intent of the application is to rezone to Minor Planned Unit Development (PUD) to allow the use of Self-Storage within the General Commercial (GC) base zoning district.

The recent City recently led a Comprehensive Plan Amendment which was approved and published in March of 2022. This use falls in line with that vision, and will allow for revitalization along a major corridor of the City of Leander.

It is our intent to address any concerns or issues you have regarding this project. You will receive several notices from the City of Leander related to this redevelopment, including public hearing notices for Planning & Zoning Commission as well as City Council. Should you have any thoughts or questions, please reach out to me at aswor@drennergroupp.com. Thank you so much for your time and attention.

Very truly yours,

A handwritten signature in blue ink that reads "Amanda Swor". The signature is fluid and cursive, with the first name "Amanda" and last name "Swor" clearly distinguishable.

Amanda Swor

MINOR PUD 6a

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

This summary is only required for a PUD or a Minor PUD.

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.

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.

3. What concerns were raised during these communications?

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: *Amanda Swor* Date _____

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY CREATING THE 805 S BAGDAD MINOR PUD (PLANNED UNIT DEVELOPMENT) WITH THE BASE ZONING DISTRICT OF LC-2-A (LOCAL COMMERCIAL); 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 2.26 acres, ±; being more particularly described in Exhibit "B"; and identified by tax identification number R035153; more particularly described in Instrument Number 1998043063 recorded in the Official Public Records of Williamson County, Texas.

SECTION 4. Property Rezoned. The Zoning Ordinance is hereby amended by creating the 805 S Bagdad Rd Minor PUD (Planned Unit Development) with the base zoning district of LC-2-A (Local Commercial). The Minor PUD shall be developed and occupied in accordance with this Ordinance, the PUD plan attached as Exhibits "A" and "B", which are hereby adopted and incorporated herein for all purposes, and the Composite Zoning Ordinance to the extent not amended by this Ordinance. In the event of a conflict between the Composite Zoning Ordinance and the requirements for the Property set forth in this Ordinance, this Ordinance shall control.

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 19th day of May, 2022.

FINALLY PASSED AND APPROVED on this the 2nd day of June, 2022.

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 12, 2022 at 7:00 PM



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

Place 5 – Gary Hampton, Jr.
Place 6 – Laura Lantrip
Place 7 – Rick Carpenter

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

1. Call to Order at 7:00 p.m.

2. Roll Call.

All Commissioners were present except Chair John Cosgrove.

3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the May 5, 2022 meeting.

4. Review of meeting protocol.

5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

6. Reapproval of Subdivision Case 20-SFP-011 regarding Hazlewood Phase 6, Lot 52-A, 52-B, 52-C, and 52-D Short Form Final Plat on two parcels of land approximately 15.692 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R485234, R599650; generally located southwest of Ronald W. Reagan Blvd. and Republic Trails Blvd., Leander, Williamson County, Texas.

7. Approval of Subdivision Case 21-TOD-FP-029 regarding Bryson Phase 14 Final Plat on one parcel of land approximately 14.846 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032196; generally located at the north west corner of E. San Gabriel Pkwy and CR 270, Leander, Williamson County, Texas.

8. Approval of Minutes.

Motion made by Commissioner Rick Carpenter and seconded by Commissioner Ron May to approve the consent agenda items 6 through 8.

Vote 6 to 0

PUBLIC HEARING: ACTION

9. Conduct a Public Hearing regarding Subdivision Case 22-CP-002 to adopt the Crystal Mesa 2 Concept Plan on three parcels of land approximately 10.33 acres ± in size, more particularly described by Travis Central Appraisal District Parcels 354047, 354048, 354050; generally located at the south west of CR 290 and High Lonesome, Leander, Travis County, Texas.

- Discuss and consider action regarding Subdivision Case 22-CP-002 as described above.

Motion made by Commissioner Gary Hampton, Jr., seconded by Commissioner Laura Lantrip to recommended approval of the concept plan.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

6 - 0 Passed

10. Conduct a Public Hearing and consider action on a Subdivision Variance request from Article III, Section 42 (b) (2) (iii) of the Subdivision Ordinance that requires a developer to extend streets and trails to the boundary lines of the tract and Article III, Section 42 (b) (2) (vi) of the Subdivision Ordinance that requires street and trail right-of-way shall be dedicated and constructed with the Plat associated with 114.68 acres ± in size; more particularly described as Devine Lake Ph. 3 Subdivision; generally located to the west of N. Bagdad Rd. and south of San Gabriel Pkwy., Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-VA-002 as described above.

Elizabeth Shires and Lisa Lackey Birkman were against.

No one spoke in favor.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Rick Carpenter to approve to postpone the Variance case to the May 26, 2022, meeting per the applicant's request.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

6 - 0 Passed

11. Conduct a Public Hearing and consider action regarding Zoning Case 21-Z-036 to amend the current Knight PUD (Planned Unit Development) with the base zoning districts GC-3-A (General Commercial) and MF-2-A (Multi-Family) on one parcel of land approximately 9.938 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R583665; and generally located to the south of the intersection of US 183 and County Glen Drive, to the west of the railroad tracks, and north of the southern City Limits, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 21-Z-036 as described above.

Nathan Chelstrom was in favor.

No one spoke against.

Motion made by Commissioner Laura Lantrip, no one seconded the motion to approve the zoning request.

Motion Failed

Motion made by Commissioner Rick Carpenter, seconded by Commissioner Deirdre Moss to approve the zoning request with the following conditions:

1. Restrict use of the dome to allow for the tennis venue only.
2. Provide 100% garage parking for multi-family uses.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Ron May

NAY: Commissioner Gary Hampton, Jr., Vice Chair Donnie Mahan

4 - 2 Passed

REGULAR AGENDA

12. Discuss and consider action regarding Zoning Case 22-Z-008 to amend the current zoning of Interim SFS-2-B (Single-Family Suburban) to GC-3-C (General Commercial) on one parcel of land approximately 2.3 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032240; and more commonly known as 50 High Gabriel East, Leander, Williamson County, Texas.

Mark McIlheran spoke in favor.

No one spoke against.

Motion made by Commissioner Ron May, seconded by Commissioner Deirdre Moss to approve the zoning request.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

6 - 0 Passed

13. Discuss and consider action regarding Zoning Case 22-Z-013 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the 805 S. Bagdad PUD (Planned Unit Development) with the base zoning district of GC-2-A (General Commercial) on one parcel of land approximately 2.26 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R035153; and legally described as Lots 2 & 3, Block B of the Falcon Oaks Sec 1 Subdivision, Leander, Williamson County, Texas.

Pat Post was against.

No one spoke in favor.

Motion made by Commissioner Ron May, seconded by Commissioner Rick Carpenter to approve the zoning request.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

6 - 0 Passed

14. Adjournment

APPROVED:

CHAIRMAN COSGROVE

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
05/19/2022

AGENDA SUBJECT:

Conduct a Public Hearing regarding Comprehensive Plan Amendment Case 22-CPA-002 to amend the Transportation Master Plan to reclassify Live Oak Road from a Residential Collector to Residential Street generally located west of Live Oak Road and the future extension of Lakeline Boulevard, Leander, Williamson and Travis Counties, Texas.

- Discuss and consider action regarding Comprehensive Plan Amendment Case 22-CPA-002 as described above.

BACKGROUND:

This request is in response to staff comments during the Preliminary Plat review which is the second step in the subdivision process. The Comprehensive Plan Amendment is required to be approved before the Preliminary Plat may be approved. If the amendment is not approved, then the applicant will need to update the Preliminary Plat to be in compliance with the Transportation Master Plan.

The Comprehensive Plan Amendment includes reclassifying Live Oak Road from a Residential Collector to a Residential Street classification. This change will reduce the size of the roadway as well as allow for homes to front onto Live Oak Road. The Composite Zoning Ordinance prohibits residential lots fronting on to collector class roadways.

The Leander Estates Concept Plan was approved November 4, 2021. The next step in the subdivision process is the Preliminary Plat. During the review of the Preliminary Plat, the applicant had concerns with the access and alignment of Live Oak Rd. through the subdivision. The applicant and staff have met regarding reclassification of Live Oak Rd. from a Residential Collector to Residential Street.

Staff agrees that the proposed reclassification is appropriate considering the current property lines, existing ROW alignments, and the proposed land uses in the area. The Residential Street will allow more flexibility in alignment and would be compatible with the existing nature of Live Oak Road.

HISTORY/TIMELINE:

11/04/2021 - Concept Plan Approved

04/28/2022 - Planning & Zoning Commission, 1st Public Hearing

APPLICANT/AGENT:

Jones Carter (Eric Vann) on behalf of Leander 210, LLC (James McVaugh).

RECOMMENDATION:

The Planning & Zoning Commission unanimously recommended approval during the April 28, 2022 meeting.

PRESENTER:

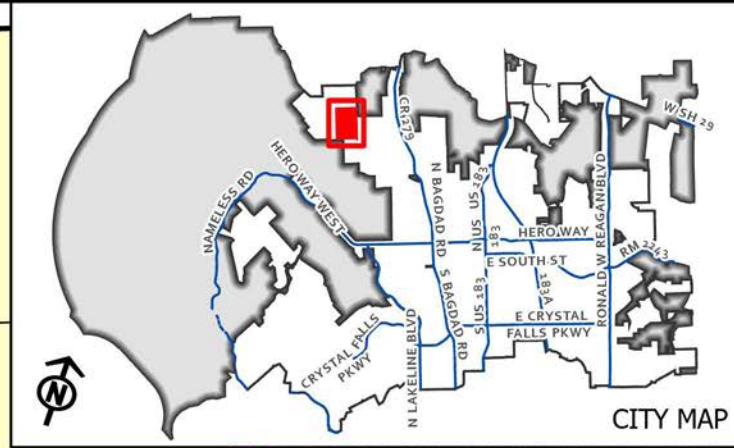
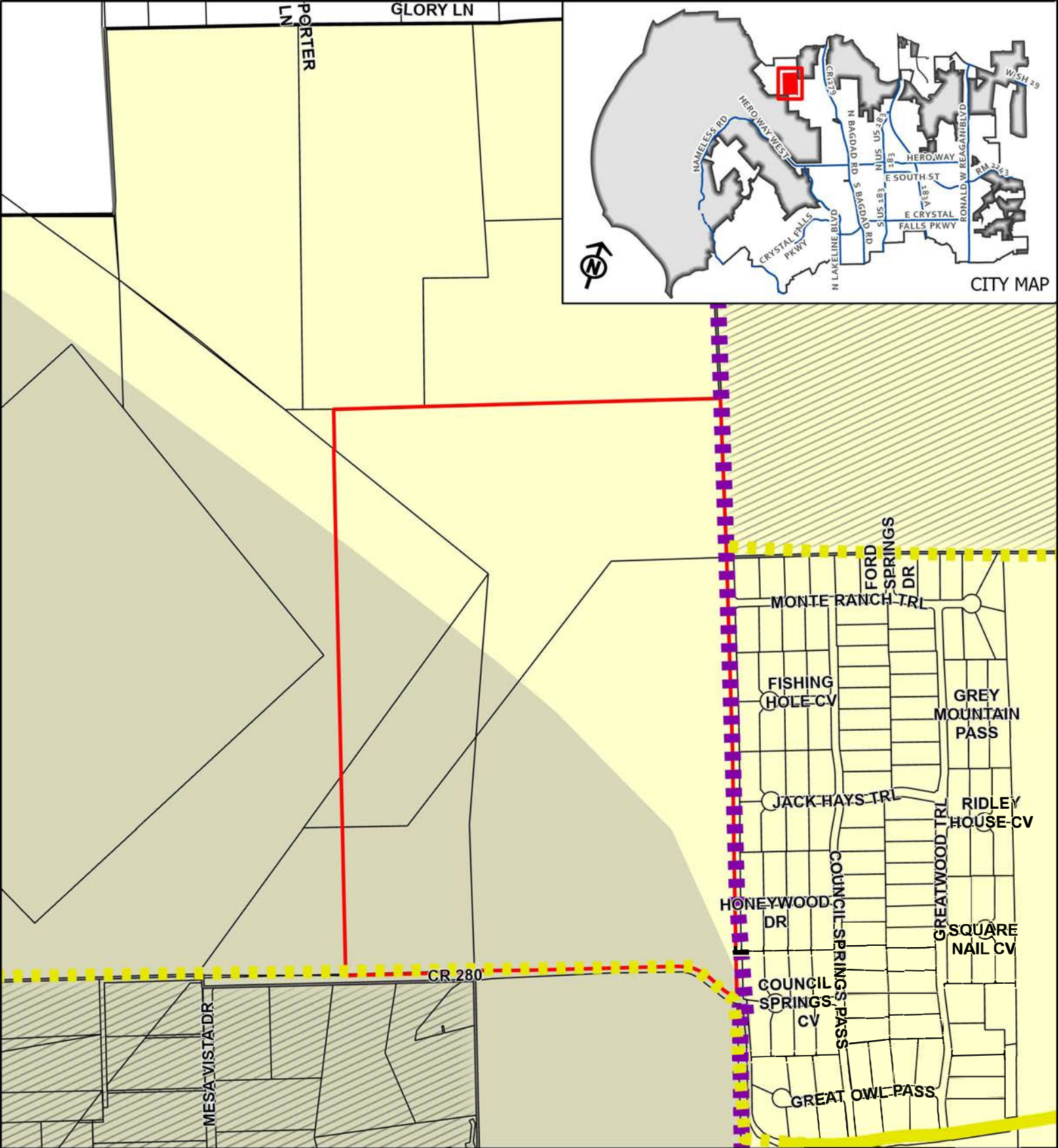
Robin M. Griffin, AICP, Executive Director of Development Services

Attachments

1. Future Land Use Map

2. Proposed Future Land Use Map
3. Public Notification
4. Aerial
5. Ordinance
6. P&Z Minutes

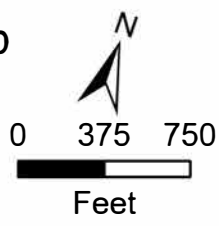
- Leander City Limits
 Leander ETJ
 Subject Area
 Proposed Reclassification
 Collector, Existing
 Rural, Existing
 Arterial 4 Lane, Proposed
 Collector, Proposed
 Rural, Proposed
Future Land Use
 Rural
 Neighborhood Residential



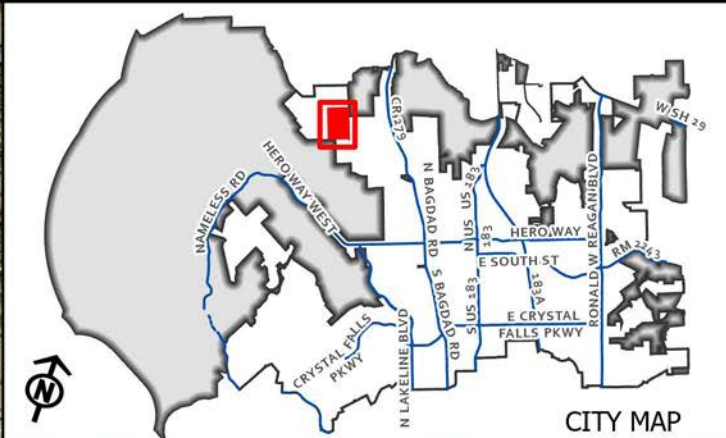
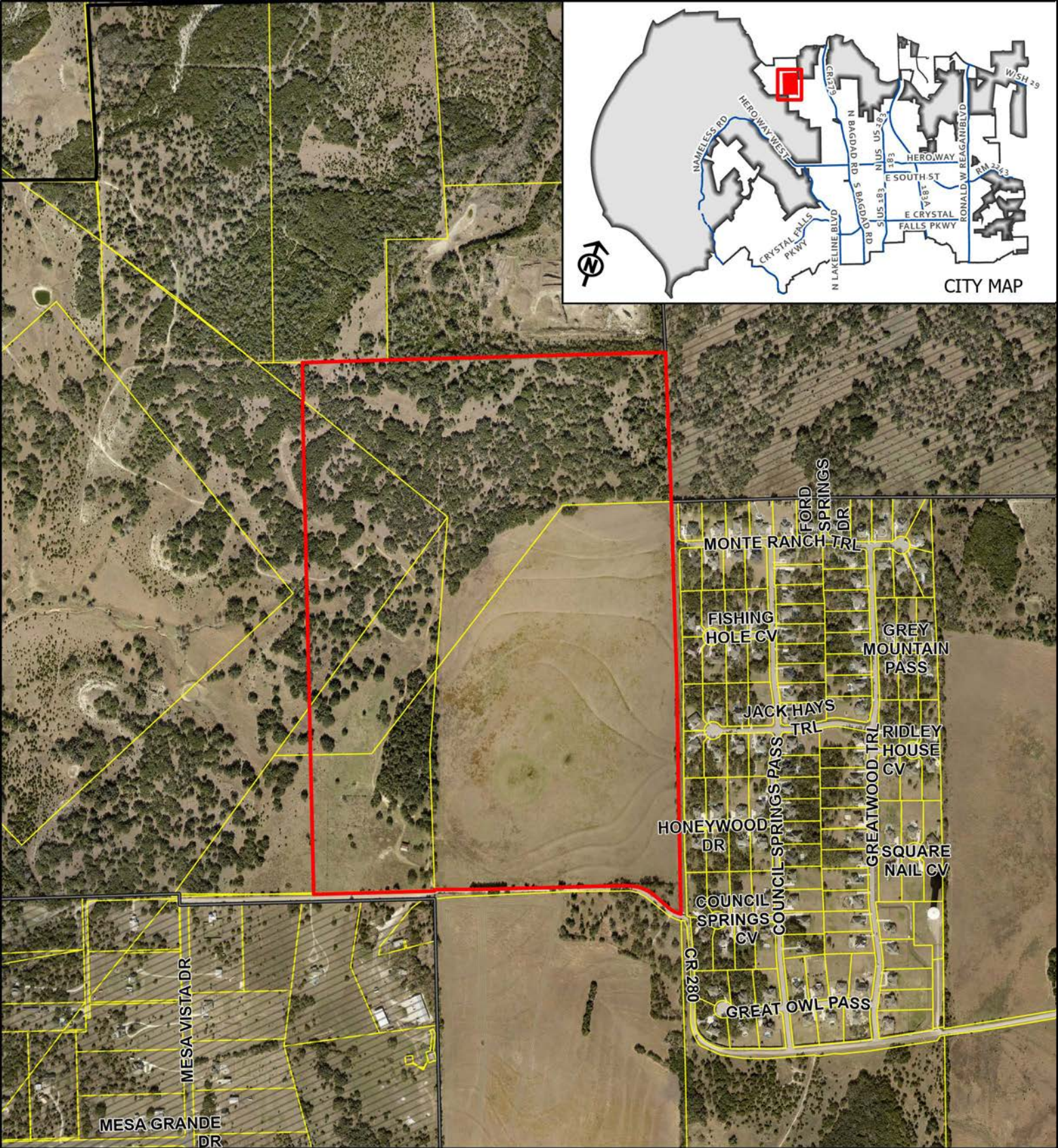
CASE: 22-CPA-002 ATTACHMENT #2 LEANDER ESTATES

Proposed Future Land Use 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 | Collector, Proposed |
| Leander ETJ | Future Land Use |
| Subject Area | Rural |
| Collector, Existing | Neighborhood Residential |
| Arterial 4 Lane, Proposed | |



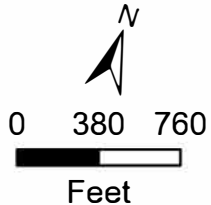
CASE: 22-CPA-002

ATTACHMENT #4

LEANDER ESTATES

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
- Leander ETJ
- Subject Area

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. 21-105-00 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 19th day of May, 2022.

ATTEST:

THE CITY OF LEANDER, TEXAS

Dara Crabtree, City Secretary

Christine Sederquist, Mayor



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

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

April 28, 2022 at 7:00 PM



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

Place 5 – Gary Hampton, Jr.
Place 6 – Laura Lantrip
Place 7 – Rick Carpenter

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

1. Call to Order at 7:00 p.m.
2. Roll Call
All Commissioners were present except Commissioner Hampton Jr.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the April 21, 2022, meeting
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

6. Reapproval of Subdivision Case 21-FP-011 regarding Bar W Ranch W Phase 6 Final Plat on four parcels of land approximately 30.374 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R619969, R523943, R590400, and R542848; generally located south east of Bobtail Pass and Jay Bird Ln., Leander, Williamson County, Texas.
7. Approval of Subdivision Case 21-FP-031 regarding Palmera Ridge Sec 12 Final Plat on one parcel of land approximately 8.26 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R473797; generally located to the southwest corner of Palmera Ridge Blvd and Ronald W Reagan Blvd, Leander, Williamson County, Texas.

8. Approval of Minutes.

Motion made by Commissioner May and seconded by Commissioner Carpenter to approve the consent agenda items 6 through 8.

Vote 6 to 0

PUBLIC HEARING: ACTION

9. Discuss and consider action regarding Comprehensive Plan Amendment Case 22-CPA-002 to amend the Transportation Master Plan to reclassify Live Oak Rd from a Residential Collector to Residential Street generally located west of Live Oak Rd and the future extension of Lakeline Blvd, Leander, Williamson and Travis Counties, Texas.

- Discuss and consider action regarding Comprehensive Plan Amendment Case 22-CPA-002 as described above.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Deirdre Moss to approve the amendment to the Comprehensive Plan Amendment.

AYE: Chair John Cosgrove, Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

6 - 0 Passed

10. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-008 to amend the current zoning of Interim SFS-2-B (Single-Family Suburban) to GC-3-C (General Commercial) on one parcel of land approximately 2.3 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032240; and more commonly known as 50 High Gabriel East, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-008 as described above.

Motion made by Commissioner Ron May, seconded by Commissioner Deirdre Moss to approve the zoning case.

AYE: Chair John Cosgrove, Commissioner Deirdre Moss, Commissioner Ron May
NAY: Commissioner Laura Lantrip, Commissioner Rick Carpenter, Vice Chair Donnie Mahan

3 - 3 Failed

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Laura Lantrip to postpone the zoning case to the May 12th meeting to allow staff time to review the Commission's concerns and discussion of options with the City Attorney.

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

6 - 0 Passed

11. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-010 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to HC-4-D (Heavy Commercial) on one parcel of land approximately seven acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R620745; and approximately 1,200 feet south of the intersection of CR 269 and Hero Way on the south side of Hero Way, Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case 22-Z-010 as described above.

Motion made by Commissioner Laura Lantrip, seconded by Commissioner Rick Carpenter to approve the zoning case.

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

6 - 0 Passed

12. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-013 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the 805 S. Bagdad PUD (Planned Unit Development) with the base zoning district of GC-2-A (General Commercial) on one parcel of land approximately 2.26 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R035153; and legally described as Lots 2 & 3, Block B of the Falcon Oaks Sec 1 Subdivision, Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case 22-Z-013 as described above.

Bernadette Marez spoke of concerns.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Rick Carpenter to postpone the zoning case to the May 12th meeting to allow staff time to review the Commission's concerns and update the PUD Notes.

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

6 - 0 Passed

REGULAR AGENDA

13. Discuss and consider action regarding the Roadway Impact Fee study maximum impact fee and provide comments to council regarding the roadway impact fee ordinance.

Motion made by Commissioner Rick Carpenter, seconded by Vice Chair Donnie Mahan to set the collection rate for the following amounts: 50% of the maximum and Non-Residential - 10% of the maximum for 2 years, 15% thereafter until study update required and to recommend setting the effective date of the ordinance one year after ordinance adoption exempting all properties with a final plat, approved TIA, or development agreement at adoption date of ordinance for Roadway Impact Fees.

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

6 - 0 Passed

14. Adjournment at 8:37 p.m.

APPROVED:

CHAIRMAN COSGROVE

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
05/19/2022

AGENDA SUBJECT:

Conduct a Public Hearing regarding Zoning Case 22-Z-008 to amend the current zoning of Interim SFS-2-B (Single-Family Suburban) to GC-3-C (General Commercial) on one (1) parcel of land approximately 2.3 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032240; and more commonly known as 50 High Gabriel East, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-008 as described above.

BACKGROUND:

This request is the second step in the zoning process. The Planning & Zoning Commission postponed action on the case during the April 28, 2022 meeting to allow staff time to review the Commission's concerns regarding the permitted uses and to consult with the City attorney.

HISTORY/TIMELINE:

04/28/2022 - Planning & Zoning Commission, 1st Public Hearing

05/12/2022 - Planning & Zoning Commission, Action

APPLICANT/AGENT:

Kirkman Engineering, LLC (Shea Kirkman) on behalf of Sharon Lockhart Seaman, Gary Seaman, and Joel Seaman.

RECOMMENDATION:

The Planning & Zoning Commission recommended approval during the May 12, 2022 meeting.

PRESENTER:

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

Attachments

1. Planning Analysis
2. Current Zoning
3. FLU Map
4. Public Notification
5. Proposed Zoning Map
6. Aerial Map
7. PUD Notes
8. Letter of Intent
9. Neighborhood Outreach Summary
10. Ordinance
11. P&Z Minutes



PLANNING ANALYSIS

ZONING CASE 22-Z-008
50 HIGH GABRIEL

GENERAL INFORMATION

Owner/Agent: Kirkman Engineering, LLC (Shea Kirkman) on behalf of Sharon Lockhart/Seaman.

Current Zoning: SFS-2-B (Single-Family Suburban)

Proposed Zoning: GC-3-C (General Commercial)

Size and Location: The property is located at 50 High Gabriel East, including approximately 2.3 acres.

Staff Contact: Michael Chenausky AICP
Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to develop the property as commercial.

STAFF CONCLUSIONS

Y N

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

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	SFS-2-B, ETJ	Undeveloped and Large lot residential
EAST	ETJ	Large lot residential
SOUTH	PUD	The Cottages at Bryson and the Bryson subdivision.
WEST	PUD	Monarch PUD under review

SURROUNDING AREA:

This property is located off 183A Toll Rd. south of High Gabriel East. The property is bound by the Cottages at Bryson (under construction) and the Bryson residential subdivision to the south. The western portion of the property fronts the 183A Toll Rd. across from the Monarch PUD which includes commercial and residential development currently under review. The properties to the north and east include both undeveloped lots and large lot residential which fall under the Multi-Use Corridor and ETJ respectively.

PHYSICAL AND NATURAL FEATURES:

This property shows significant tree cover which will need to comply with the City's tree preservation requirements. The site will be evaluated for drainage criteria later in the development process.

PROPERTY HISTORY:

This property was annexed in to the City of Leander on March 23, 2005.

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- No previous zoning cases.

MAJOR CORRIDORS:

This property has access onto 183A Toll Rd. and High Gabriel East.

TRANSPORTATION PLAN REQUIREMENTS:

Driveways along High Gabriel East will be reviewed by Engineering staff at a later development stage. The driveway spacing along High Gabriel East will be dictated by the Austin Transportation Criteria Manual. The ultimate build out of High Gabriel East may be determined by the Engineering Department during the development process.

SUBDIVISIONS:

The following subdivision cases were previously submitted for this property:

- No previous subdivision cases.

EXISTING UTILITIES:

This property has access to an 8" water and 8" wastewater line located in the Bryson subdivision.

CURRENT LAND USES:

This property is currently undeveloped.

PROPOSED ZONING DISTRICT:**USE COMPONENT****GC – GENERAL COMMERCIAL:**

Features: Any use in LC plus bar, nightclub, entertainment venues, hospital, hotel, liquor store, office/warehouse, vehicle and equipment sales, leasing and repair, furniture sales, pet shop, wholesale activities less than 3,500 sq. ft.

Intent: Development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.

SITE COMPONENT**TYPE 3:**

Features: Accessory buildings up to 30% of primary building; accessory dwellings; drive-thru service; limited outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors, no indoor parking required.

Intent:

- (1) A Type 3 site component is intended to be utilized with LO and LC use components where adjacent to less restricted districts to provide for a land use transition.
- (2) This component is intended to be utilized with residential components where accessory dwellings or additional accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.
- (3) This component is intended to be combined with LO, LC, GC, HC and HI components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.
- (4) Compliance with Type 1 or 2 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT**TYPE C (non-residential only):**

Features: 3 or more architectural features.

Intent:

- (1) The Type C architectural component is intended to be utilized only in the LO, LC, GC, HC and HI use components for intermediate quality development.
- (2) Combined with appropriate use and site components, this component can help to provide for harmonious land use transitions from districts that are less restricted to districts that are more restricted.
- (3) This component is not intended for the majority of the LO and LC use components except those that may be adjacent to less restricted districts.

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.

Applicable Future Land Use categories**MULTI-USE CORRIDOR**

- The Multi-Use Corridor future development category is intended for mixed-use areas to be developed at a higher density/intensity and with uses not primarily supported in Neighborhood Residential. These areas are intended to provide for a mix of both commercial and residential uses that are not integrated into neighborhoods but maintain a seamless, compatible transition between residential and commercial uses.

Multi-Use Corridors are not intended for strip commercial nor are they expected to be predominantly commercial. These corridors have been identified as opportunity areas for businesses and daily services, high-intensity residential such as townhouses, civic and employment uses, but also traditional single-family neighborhoods where streets access these corridors.

These areas are intended to be developed with an auto-oriented character, which means vehicles and parking areas are a primary visual characteristic from the street. Access management is recommended to maintain safe traffic movement along these streets. Appropriate bufferyards are required to ensure compatibility with adjacent Neighborhood Residential.

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

A development meeting was held with Staff on 12/20/2021. The following changes were made to the project since the development meeting was held:

- No significant changes.

The following ordinance changes occurred following the development meeting which may have impacted this project.

- No applicable changes.

NOTIFICATION

04/07/2022 - Public Notice on Hill Country News
04/13/2022 - Mail Notification to Property Owners within 200'
04/13/2022 - Public Hearing Signage Posted on Property
04/28/2022 - Planning and Zoning Commission Public Hearing
05/19/2022 - City Council Public Hearing & First Reading of the Ordinance
06/02/2022 - 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.

See attachment 7 in the packet for the Neighborhood Outreach form. Below is a list of comments/concerns that were discussed during the meeting:

- Traffic, noise and light pollution to surrounding properties.

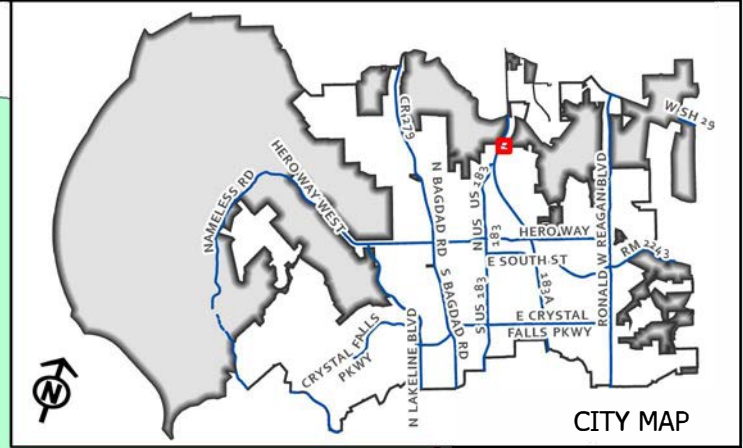
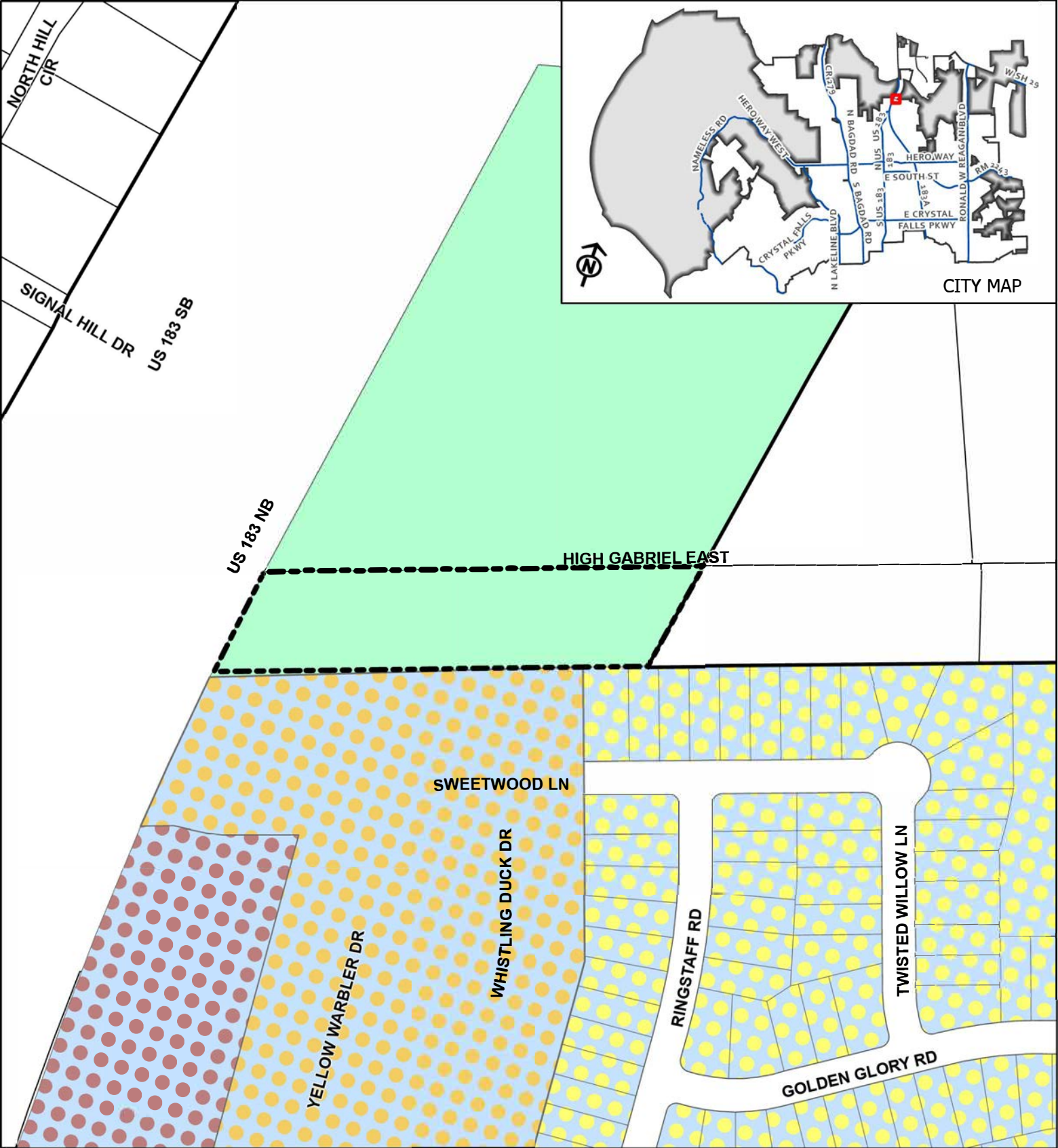
The following changes were made to address issues discussed.

- Access to the site proposed off 183A Toll Rd. Proposed site design with buildings backing to residential to reduce noise and maintain privacy.

Please see the full report from the applicant attached.

APPROVAL CRITERIA:

The Future Land Use map identifies 183A Toll Rd as a Priority Multi-Use Corridor, which is compatible with commercial retail, office, and personal service uses.

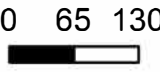


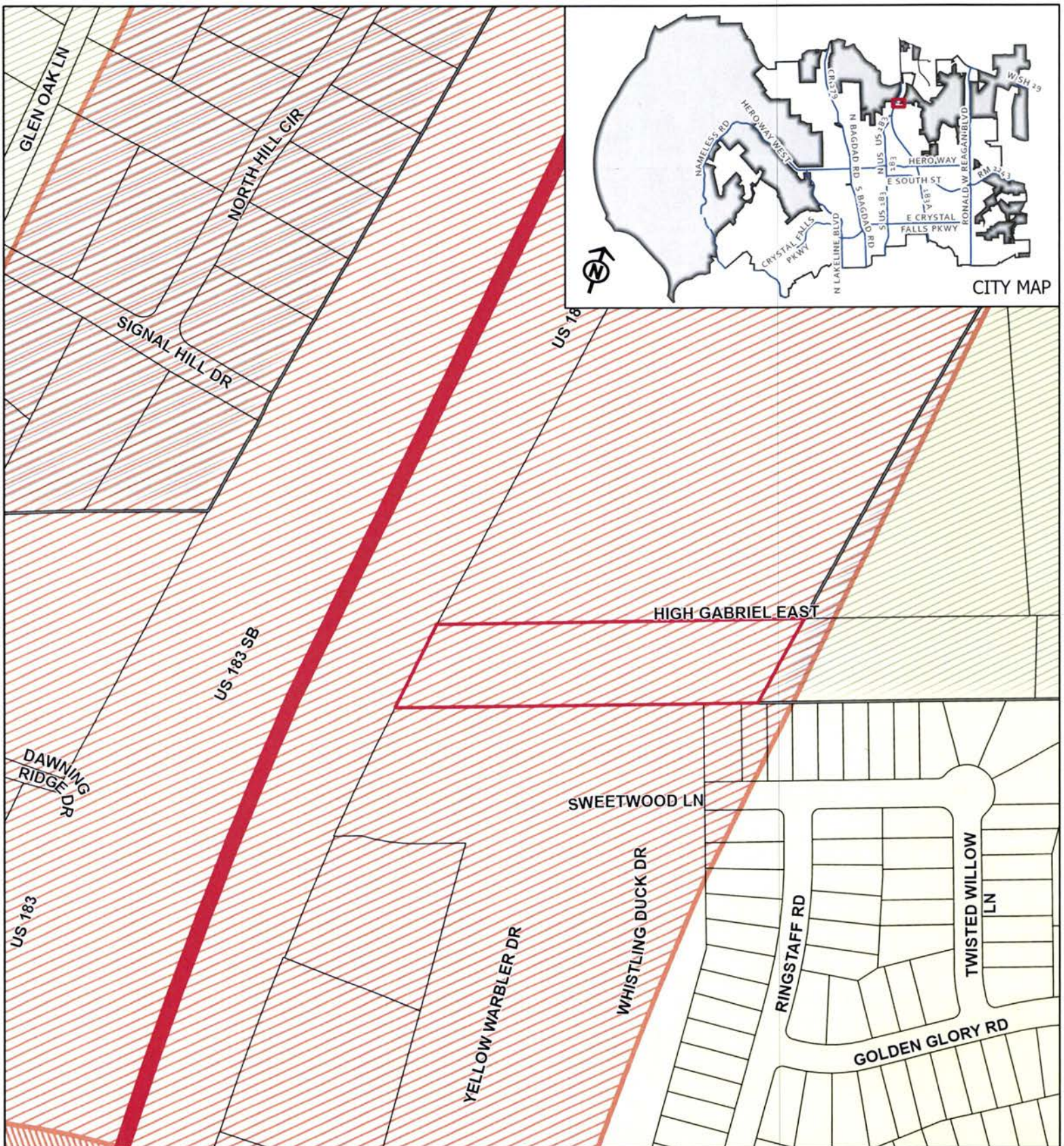
CASE: 22-Z-008 ATTACHMENT #2 50 HIGH GABRIEL EAST

Current Zoning Map

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	Leander City Limits		LC - Local Commercial
	Leander ETJ		PUD - Single-Family
	Subject Area		PUD-CH
	SFS - Single-Family Suburban		PUD - Local Commercial



Feet



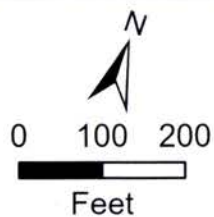
CASE: 22-Z-008

ATTACHMENT #3

50 HIGH
GABRIEL EAST

Future Land Use Map

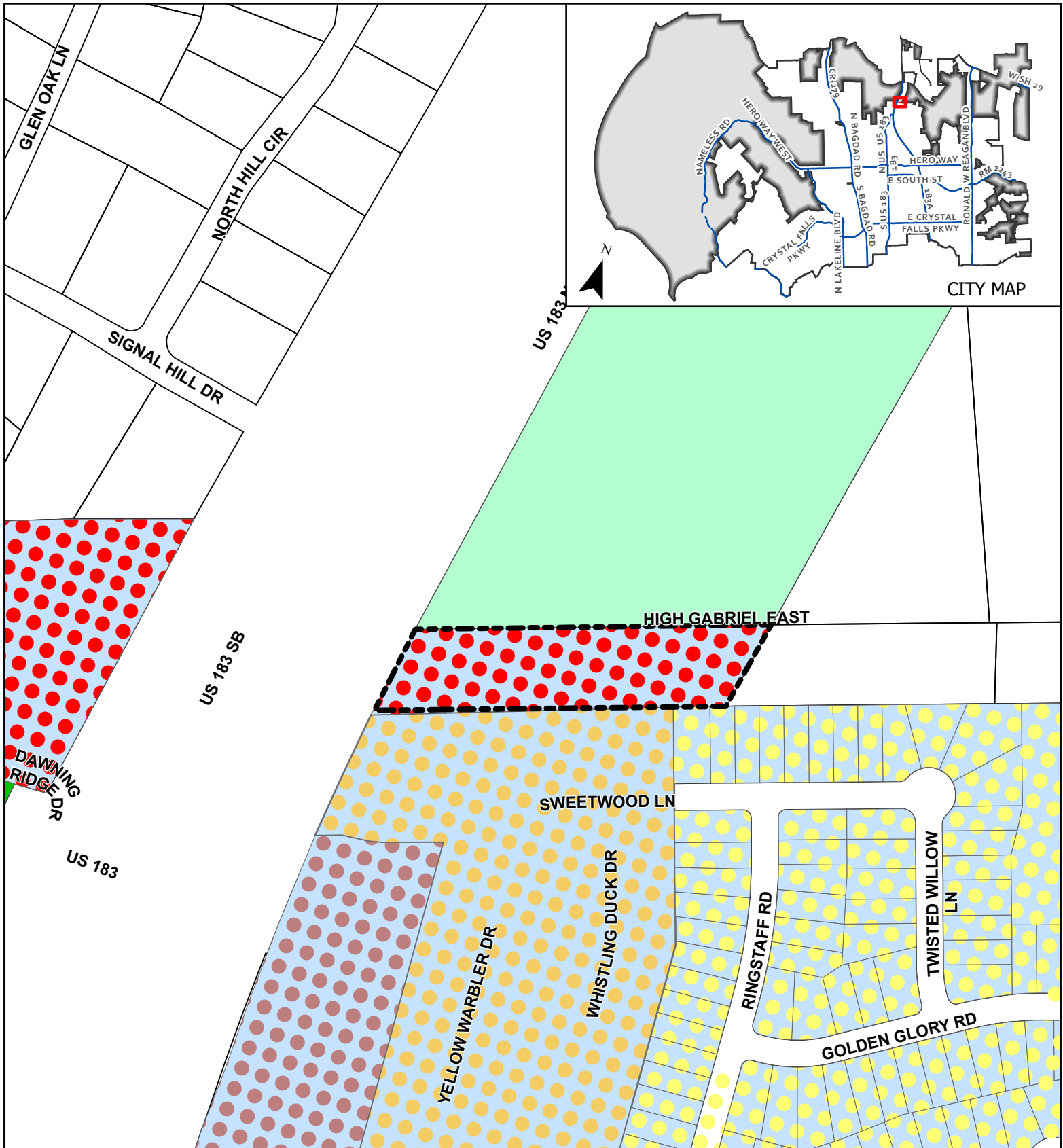
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- Leander City Limits
- Leander ETJ
- Subject Area
- Access Controlled, Existing

Future Land Use

- Neighborhood Residential
- Multi-Use Corridor - Priority Corridor
- Neighborhood Center - Priority Corridor



CASE: 22-Z-008

ATTACHMENT #5

50 HIGH
GABRIEL EAST

Proposed Zoning Map



Subject Area



SFR - Single-Family Rural



SFS - Single-Family Suburban



LC - Local Commercial



PUD - Single-Family



PUD-CH

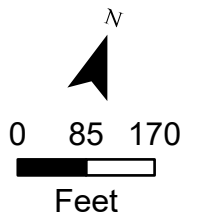


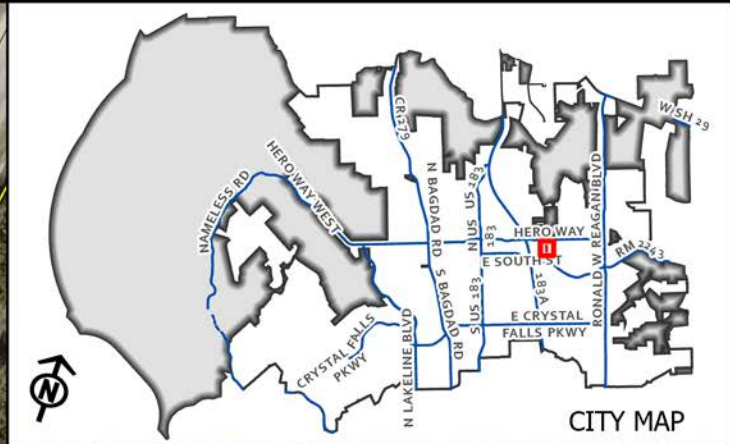
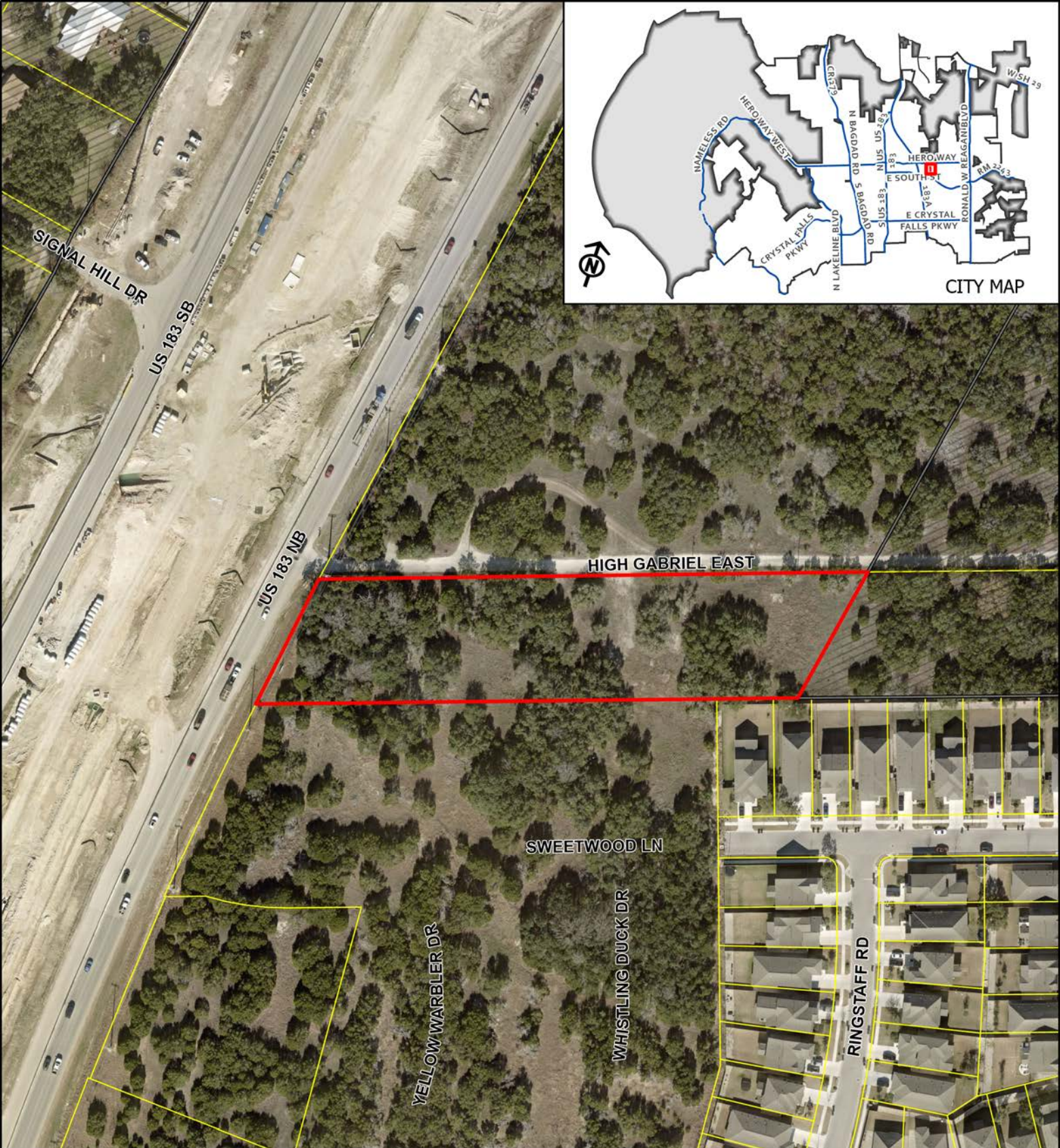
PUD - Local Commercial



PUD - General Commercial

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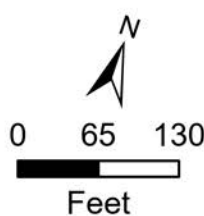
CASE: 22-Z-008

ATTACHMENT #6

50 HIGH
GABRIEL EAST

Aerial Map

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- Leander City Limits
- Leander ETJ
- Subject Area

EXHIBIT A

50 High Gabriel East Minor Planned Unit Development

A. Purpose and Intent

1. The 50 High Gabriel East PUD is comprised of approximately 2.3 acres, as shown in **Exhibit B.** The development of this property includes commercial uses.

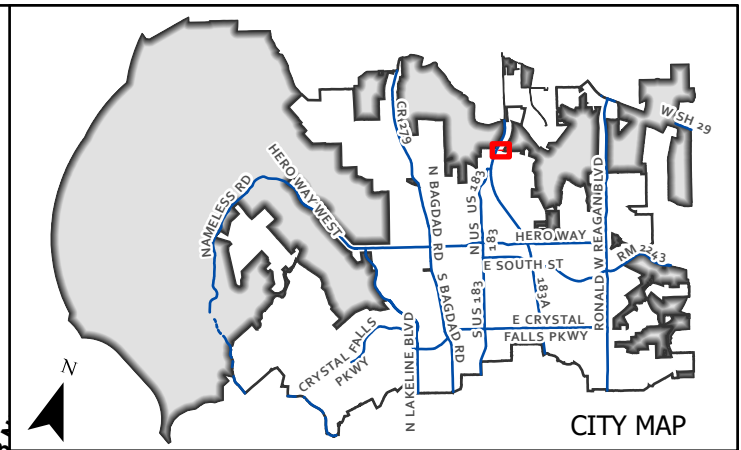
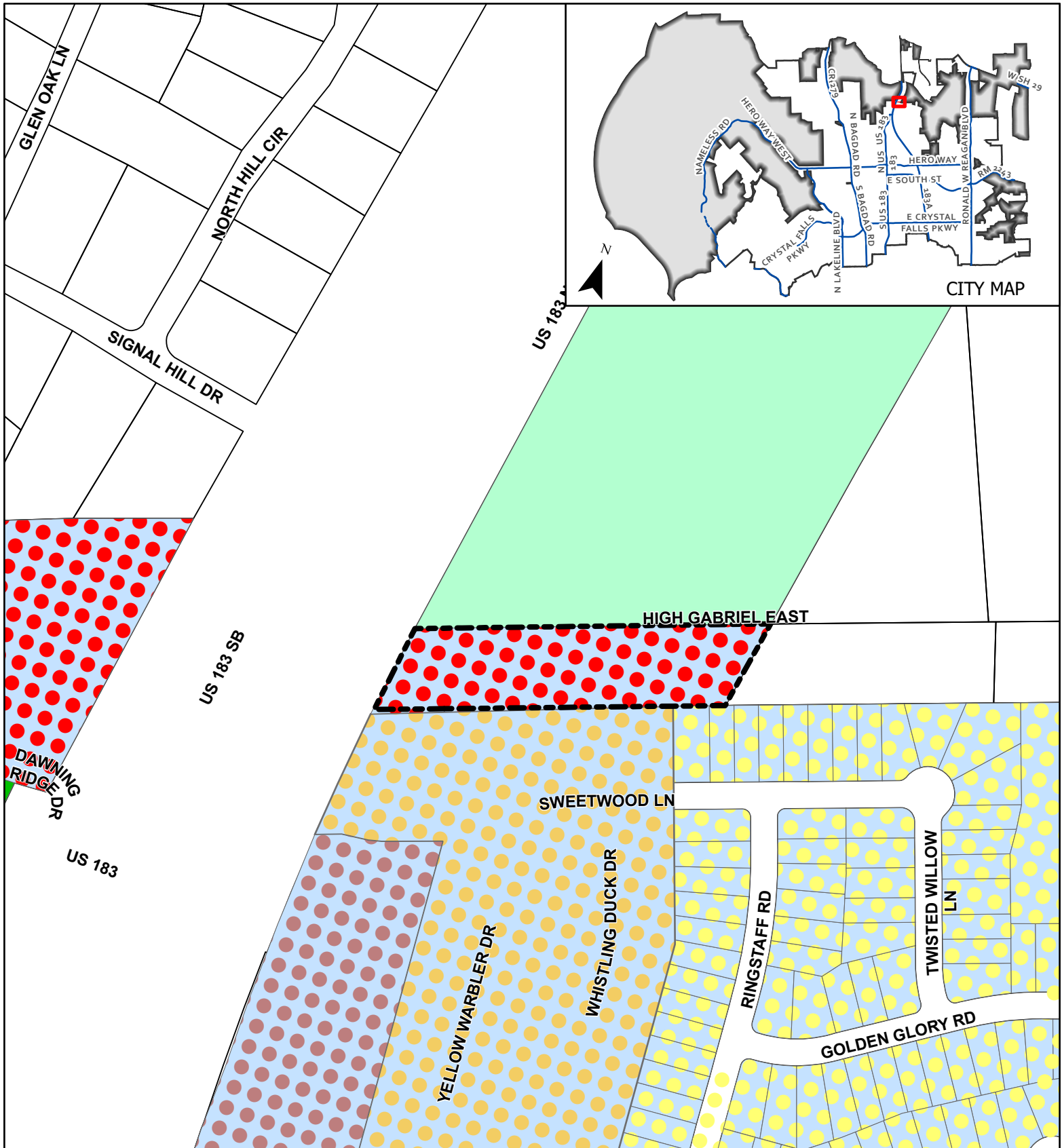
B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled **Exhibit A.**
2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Composite Zoning Ordinance.

GC-3-A (General Commercial)

C. Allowable / Prohibited Uses

1. The allowable uses shall include those permitted items within GC-3-A General Commercial District.
2. The prohibited uses shall include:
 - a. Animal boarding
 - b. Bar, nightclub or private club
 - c. Entertainment venues including bowling alleys, golf practice ranges, miniature golf establishments, theaters, amusement parks, arcades, arenas, stadiums, gymnasiums, skating rinks, commercial sports venues, indoor shooting range, etc. Equipment and furniture or other similar goods sales, repair and service
 - d. Farms or truck gardens, limited to the propagation and cultivation of plants and provided further that no poultry or livestock shall be housed within two hundred (200) feet of any property line.
 - e. Liquor store
 - f. Funeral home, including embalming and crematory facilities associated with an on-site funeral home or cemetery.
 - g. Manufactured housing sales and accessory building sales
 - h. Transportation related facilities including commercial parking lots, passenger terminals, taxi cab stations and mass transit terminals
 - i. New vehicle and major equipment sales, rental or leasing, repair of new or used vehicles, body shop
 - j. Outdoor nursery
 - k. Wholesale activities with less than 3,500 square feet of gross area of the business.



CASE: 22-Z-008

EXHIBIT B

50 HIGH
GABRIEL EAST

Property Location



Subject Area



SFR - Single-Family Rural



SFS - Single-Family Suburban



LC - Local Commercial



PUD - Single-Family



PUD-CH

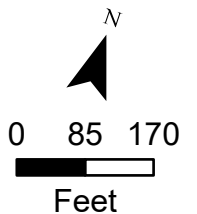


PUD - Local Commercial



PUD - General Commercial

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Kirkman Engineering
5200 State Highway 121
Colleyville, TX 76034
817.488.4960



February 23, 2022

City of Leander Planning Department
P.O. Box 319
Leander, Texas 78646

Zoning Change Request: 50 High Gabriel East, Leander TX

On behalf of the property owner, I am applying for a zoning change on the property located at 50 High Gabriel East (Williamson County Appraisal District Parcel ID R032240) and more particularly described below.

The property is currently undeveloped with moderate tree coverage and sloping terrain. The property is bound along the south by the Bryson residential community, to the north by existing High Gabriel Road and undeveloped property, to the east by residential acreage and to the west by Highway 183A.

The existing zoning for the property is SFS-2-B (Single Family Suburban) with a change to GC-3-C (General Commercial) zoning being proposed. This change in zoning will provide for the ability to develop office and retail uses on the property consistent with the Leander future land use plan.

I look forward to working with the Leander team on this project. Please don't hesitate to contact me at 817-488-4960 if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Shea', with a stylized flourish extending to the right.

Shea Kirkman, P.E.

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.

1/19/22 - Applicant (Shea Kirkman) met with Mark and Cherri McElherran of 450 & 501 High Gabriel East (immediately adjacent to and most impacted).
1/28/22 - mailed a Zone Change Summary Letter and Concept Plan to all adjacent property owners describing the rezoning request
2/3/22 - 2nd attempt at contacting Bryson HOA.

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.

HOA (Bryson) and all adjacent owners have been contacted.

3. What concerns were raised during these communications?

Minimal concerns at time of this application. The proposed project has limited impact of traffic, noise and light to the surrounding properties.

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

All access will come from 183A (No neighborhood traffic expected).

Site design proposes buildings backing to adjacent residents to reduce noise and maintain privacy.

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

Signature: _____

Date: _____

2/3/22

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY CREATING THE 50 HIGH GABRIEL MINOR PUD (PLANNED UNIT DEVELOPMENT) WITH THE BASE ZONING DISTRICT OF GC-3-A (GENERAL COMMERCIAL); 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 2.3 acres, ±; being more particularly described in Exhibit "B"; and identified by tax identification number R032240; more particularly described in Instrument Number 2006057416 recorded in the Official Public Records of Williamson County, Texas.

SECTION 4. Property Rezoned. The Zoning Ordinance is hereby amended by creating the 50 High Gabriel Minor PUD (Planned Unit Development) with the base zoning district of GC-3-A (General Commercial). The Minor PUD shall be developed and occupied in accordance with this Ordinance, the PUD plan attached as Exhibits "A" and "B", which are hereby adopted and incorporated herein for all purposes, and the Composite Zoning Ordinance to the extent not amended by this Ordinance. In the event of a conflict between the Composite Zoning Ordinance and the requirements for the Property set forth in this Ordinance, this Ordinance shall control.

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 19th day of May, 2022.
FINALLY PASSED AND APPROVED on this the 2nd day of June, 2022.

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 12, 2022 at 7:00 PM



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

Place 5 – Gary Hampton, Jr.
Place 6 – Laura Lantrip
Place 7 – Rick Carpenter

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

1. Call to Order at 7:00 p.m.

2. Roll Call.

All Commissioners were present except Chair John Cosgrove.

3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the May 5, 2022 meeting.

4. Review of meeting protocol.

5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

6. Reapproval of Subdivision Case 20-SFP-011 regarding Hazlewood Phase 6, Lot 52-A, 52-B, 52-C, and 52-D Short Form Final Plat on two parcels of land approximately 15.692 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R485234, R599650; generally located southwest of Ronald W. Reagan Blvd. and Republic Trails Blvd., Leander, Williamson County, Texas.

7. Approval of Subdivision Case 21-TOD-FP-029 regarding Bryson Phase 14 Final Plat on one parcel of land approximately 14.846 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032196; generally located at the north west corner of E. San Gabriel Pkwy and CR 270, Leander, Williamson County, Texas.

8. Approval of Minutes.

Motion made by Commissioner Rick Carpenter and seconded by Commissioner Ron May to approve the consent agenda items 6 through 8.

Vote 6 to 0

PUBLIC HEARING: ACTION

9. Conduct a Public Hearing regarding Subdivision Case 22-CP-002 to adopt the Crystal Mesa 2 Concept Plan on three parcels of land approximately 10.33 acres ± in size, more particularly described by Travis Central Appraisal District Parcels 354047, 354048, 354050; generally located at the south west of CR 290 and High Lonesome, Leander, Travis County, Texas.

- Discuss and consider action regarding Subdivision Case 22-CP-002 as described above.

Motion made by Commissioner Gary Hampton, Jr., seconded by Commissioner Laura Lantrip to recommended approval of the concept plan.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

6 - 0 Passed

10. Conduct a Public Hearing and consider action on a Subdivision Variance request from Article III, Section 42 (b) (2) (iii) of the Subdivision Ordinance that requires a developer to extend streets and trails to the boundary lines of the tract and Article III, Section 42 (b) (2) (vi) of the Subdivision Ordinance that requires street and trail right-of-way shall be dedicated and constructed with the Plat associated with 114.68 acres ± in size; more particularly described as Devine Lake Ph. 3 Subdivision; generally located to the west of N. Bagdad Rd. and south of San Gabriel Pkwy., Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-VA-002 as described above.

Elizabeth Shires and Lisa Lackey Birkman were against.

No one spoke in favor.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Rick Carpenter to approve to postpone the Variance case to the May 26, 2022, meeting per the applicant's request.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

6 - 0 Passed

11. Conduct a Public Hearing and consider action regarding Zoning Case 21-Z-036 to amend the current Knight PUD (Planned Unit Development) with the base zoning districts GC-3-A (General Commercial) and MF-2-A (Multi-Family) on one parcel of land approximately 9.938 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R583665; and generally located to the south of the intersection of US 183 and County Glen Drive, to the west of the railroad tracks, and north of the southern City Limits, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 21-Z-036 as described above.

Nathan Chelstrom was in favor.

No one spoke against.

Motion made by Commissioner Laura Lantrip, no one seconded the motion to approve the zoning request.

Motion Failed

Motion made by Commissioner Rick Carpenter, seconded by Commissioner Deirdre Moss to approve the zoning request with the following conditions:

1. Restrict use of the dome to allow for the tennis venue only.
2. Provide 100% garage parking for multi-family uses.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Ron May

NAY: Commissioner Gary Hampton, Jr., Vice Chair Donnie Mahan

4 - 2 Passed

REGULAR AGENDA

12. Discuss and consider action regarding Zoning Case 22-Z-008 to amend the current zoning of Interim SFS-2-B (Single-Family Suburban) to GC-3-C (General Commercial) on one parcel of land approximately 2.3 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032240; and more commonly known as 50 High Gabriel East, Leander, Williamson County, Texas.

Mark McIlheran spoke in favor.

No one spoke against.

Motion made by Commissioner Ron May, seconded by Commissioner Deirdre Moss to approve the zoning request.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

6 - 0 Passed

13. Discuss and consider action regarding Zoning Case 22-Z-013 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the 805 S. Bagdad PUD (Planned Unit Development) with the base zoning district of GC-2-A (General Commercial) on one parcel of land approximately 2.26 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R035153; and legally described as Lots 2 & 3, Block B of the Falcon Oaks Sec 1 Subdivision, Leander, Williamson County, Texas.

Pat Post was against.

No one spoke in favor.

Motion made by Commissioner Ron May, seconded by Commissioner Rick Carpenter to approve the zoning request.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

6 - 0 Passed

14. Adjournment

APPROVED:

CHAIRMAN COSGROVE

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
05/19/2022

AGENDA SUBJECT:

Conduct a Public Hearing regarding Zoning Case 22-Z-010 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to HC-4-D (Heavy Commercial) on one (1) parcel of land approximately 7 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R620745; and approximately twelve hundred (1,200') feet south of the intersection of CR 269 and Hero Way on the south side of Hero Way, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-010 as described above.

BACKGROUND:

This request is the second step in the zoning process.

HISTORY/TIMELINE:

01/21/2016 - Annexation Date

04/28/2022 - Planning & Zoning Commission, 1st Public Hearing

APPLICANT/AGENT:

Goode Faith Engineering (Anthony Goode) on behalf of 2773 Hero Way, LLC (Spencer Filmore)

RECOMMENDATION:

The Planning & Zoning Commission unanimously recommended approval of the request during the April 28, 2022 meeting.

PRESENTER:

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

Attachments

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



PLANNING ANALYSIS

ZONING CASE 22-Z-010
2773 HERO WAY

GENERAL INFORMATION

Owner/Agent: Goode Faith Engineering (Anthony Goode) on behalf of 2773 Hero Way, LLC (Spencer Filmore).

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

Proposed Zoning: HC-4-D (Heavy Commercial)

Size and Location: The property is generally located 1,200 feet south of the intersection of CR 269 and Hero Way on the south side of Hero Way, Leander, Williamson County, Texas.

Staff Contact: Justin Hunt
Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property from Single-Family Rural to Heavy Commercial. This request is to allow for anticipation of manufacturing, light industrial, warehouse and heavy commercial uses for this property and included as allowable uses under the employment center future land use category.

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?

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	Interim- SFR-1-B	Single-family residence
EAST	HC-4-D	Single-family residence
SOUTH	Interim- SFR-1-B	Lea Chapman Construction- outdoor storage
WEST	HC-4-D	Undeveloped land

SURROUNDING AREA:

This property is located south of Hero Way West and to the east of 183 A Toll Road. The surrounding parcels have a mix of interim single-family zoning and commercial, but most of the parcels are used as single-family residential or are undeveloped.

PHYSICAL AND NATURAL FEATURES:

This property contains scattered trees, but is mostly open area.

PROPERTY HISTORY:

This property was annexed into the City of Leander on 01/13/2013.

MAJOR CORRIDORS:

This property has access onto Hero Way West

TRANSPORTATION PLAN REQUIREMENTS:

This property includes Hero Way West improvements.

EXISTING UTILITIES:

This property has access to a 12" waterline along Hero Way West and would need to extend wastewater from 183 A Toll Road or from the east approximately 1,400 LF.

CURRENT LAND USES:

This property is currently undeveloped land.

PROPOSED ZONING DISTRICT:

USE COMPONENT

HC – HEAVY COMMERCIAL:

Features: Any use in GC plus commercial laundry, contractor storage yard, lumber yards, indoor manufacture, assembly and processing, mini-warehouse, RV, trailer and boat storage, testing and research, warehouse and distribution, wholesale, wrecker impoundment.

Intent: Development of a variety of light manufacturing, assembly and processing businesses, storage, warehouses and lumber sales. Access should be provided by an industrial or commercial collector street.

SITE COMPONENT

TYPE 4 (non-residential only):

Features: Accessory buildings up to 60% of primary building; drive-thru service; outdoor fueling and washing of vehicles; overhead service doors; maximum outdoor display; substantial outdoor storage; outdoor entertainment venues and animal boarding.

Intent:

- (1) The Type 4 site component is intended to be utilized in combination with GC, HC or HI components where appropriate for moderately intense outdoor site requirements and a need to utilize the outdoor site area for significant outdoor display, storage and accessory buildings and similar permitted uses.
- (2) This site component is intended only for industrial or heavy commercial uses and may be utilized only with GC, HC or HI use components.
- (3) This site component is not intended for retail or office development not requiring the available limits of outdoor storage and accessory buildings or adjacent to residential neighborhoods where not adequately buffered from residential uses.
- (4) Compliance with Type 1, 2 or 3 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT**TYPE D (non-residential only):**

Features: 2 or more architectural features.

Intent:

- (1) This architectural component is intended only for industrial warehouse, heavy commercial service and other similar applications and shall be utilized only with GC, HC or HI use components.
- (2) This component is not intended to be utilized with the majority of GC districts.
- (3) This component is not intended for retail or office development or adjacent to residential neighborhoods where not adequately buffered from residential uses.
- (4) This site component is discouraged along major thoroughfares and is intended to be utilized within industrial park development.

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

- Facilitate quality commercial development through targeted marketing and a commitment by the City to help businesses grow and expand.

Applicable Future Land Use categories

The Employment Center future development category is for primary jobs and business in strategic locations. These areas are intended for regional-serving employment in planned campus-like environments for office, research, medical, manufacturing, light industrial, warehouse, and heavy commercial uses. To remain competitive in today's corporate marketplace, contemporary workforce-supporting elements such as amenities, retail and high-density residential are also encouraged in an integrated development pattern.

The Employment Center area is focused on meeting the plan goals of an attractive, high-quality business environment for investors to bring to Leander and grow/diversify the tax base. It complements other nearby regional mixed-use areas, but provides opportunities for larger-footprint, single-tenant buildings that can accommodate numerous employees. These areas may be developed with an auto-oriented, traditional character, or in a mixed-use urban design. In a planned environment, upper-story vertical mixed-residential is encouraged along with limited, integrated high-density residential-only buildings. Such scenarios should be tightly regulated to ensure the proper mix.

DESIRED MIX: 80-100% Non-Residential, 0-20% Residential

Allowed Uses: LO, LC, GC, HC, PUD

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

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

SCHEDULE:**DEVELOPMENT MEETING**

No development meeting was held

NOTIFICATION

- 04/07/2022 - Public Notice on Hill Country News
- 04/13/2022 - Mail Notification to Property Owners within 200'
- 04/13/2022 - Public Hearing Signage Posted on Property
- 04/28/2022 - Planning and Zoning Commission Public Hearing
- 05/19/2022 - City Council Public Hearing & First Reading of the Ordinance
- 06/02/2022 - City Council Second & Final Reading of the Ordinance

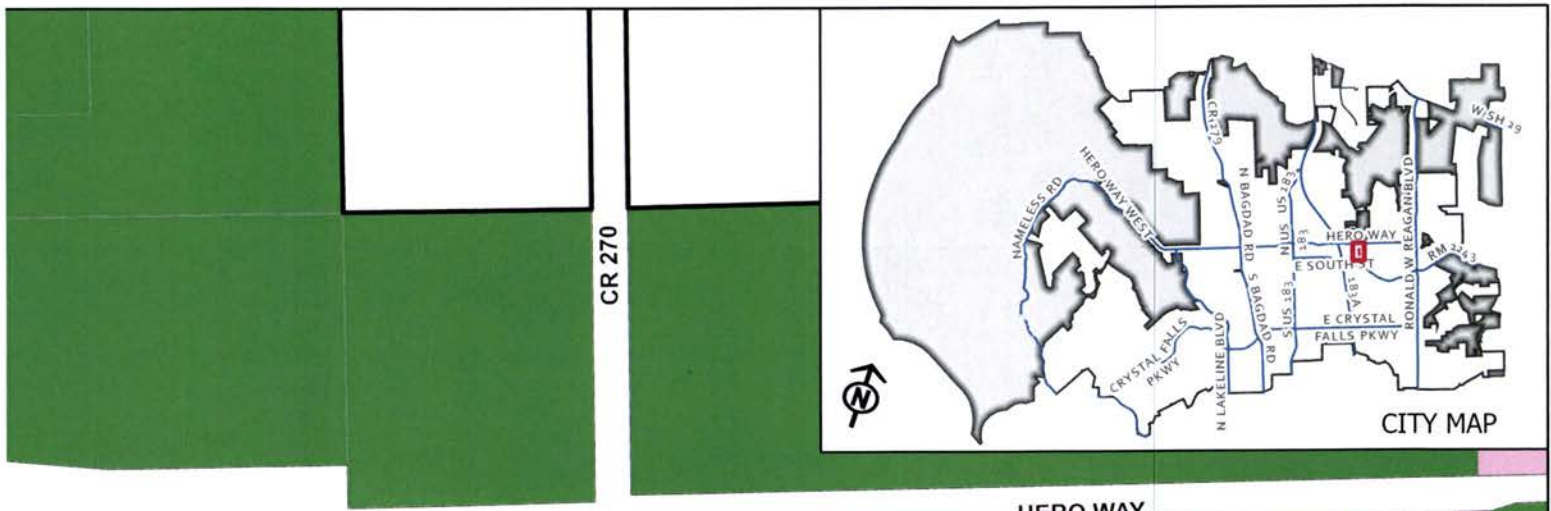
PUBLIC NOTIFICATION:

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. No concerns have been brought up.

Please see the full report from the applicant attached.

APPROVAL CRITERIA:

This zoning change proposal is compatible with surrounding zonings, land uses, and our future land use map.

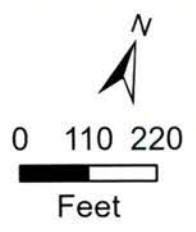


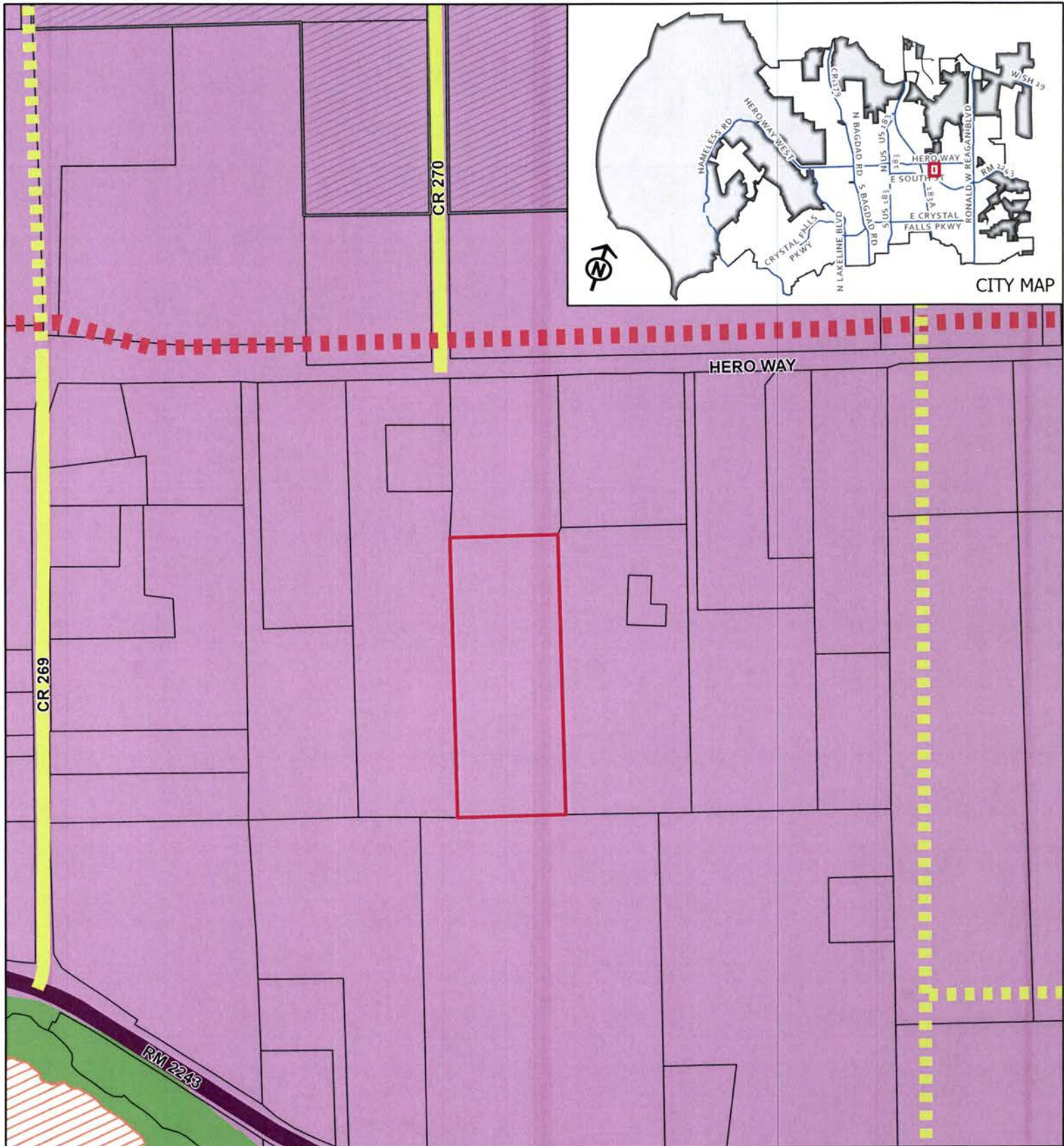
CASE: 22-Z-010 ATTACHMENT #2 2773 HERO WAY

Current Zoning Map

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- Leander City Limits
- Leander ETJ
- Subject Area
- SFR - Single-Family Rural
- SFS - Single-Family Suburban
- GC - General Commercial
- HC - Heavy Commercial
- HI - Heavy Industrial
- PUD - Heavy Commercial





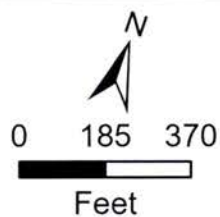
CASE: 22-Z-010

ATTACHMENT #3

2773 HERO WAY

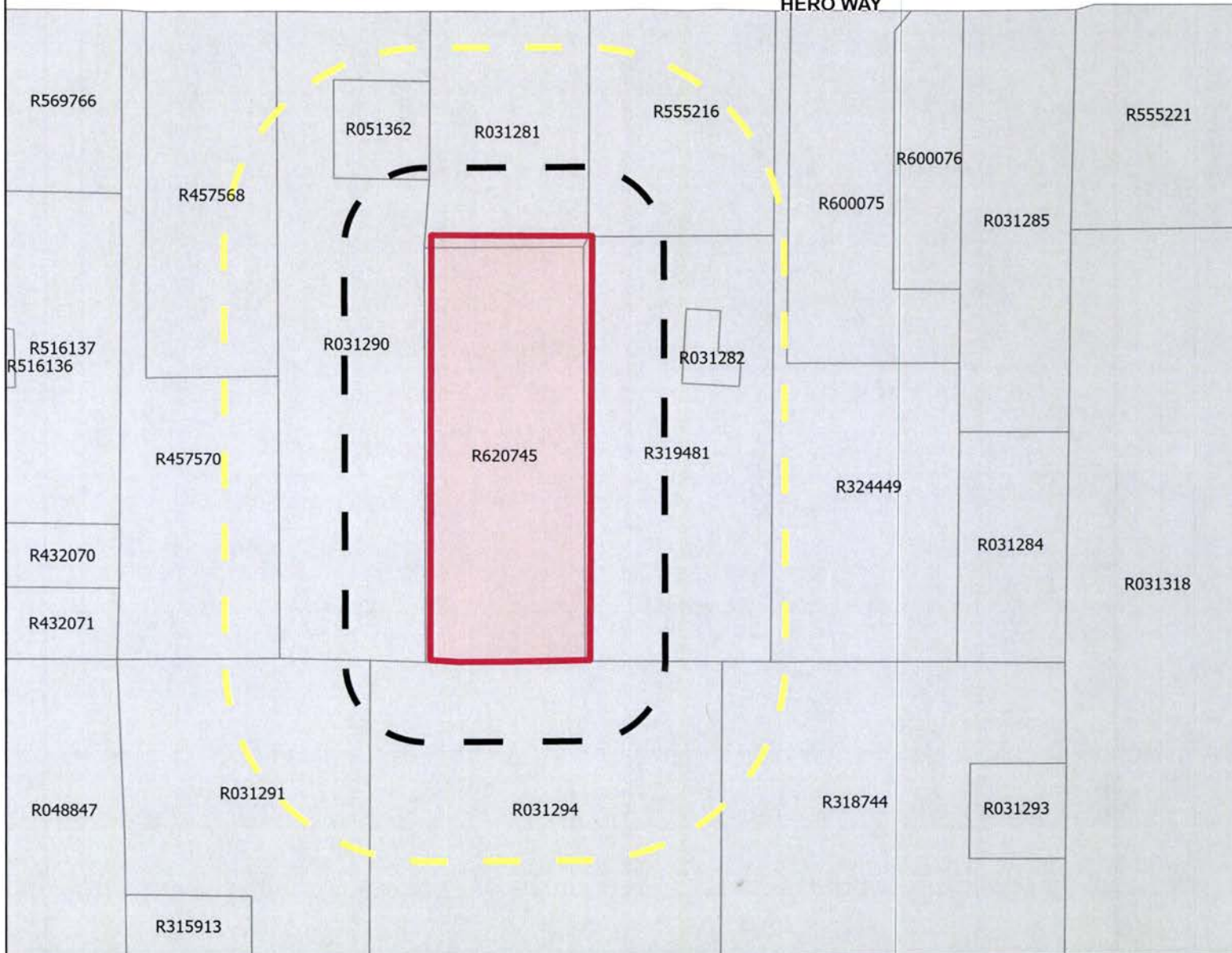
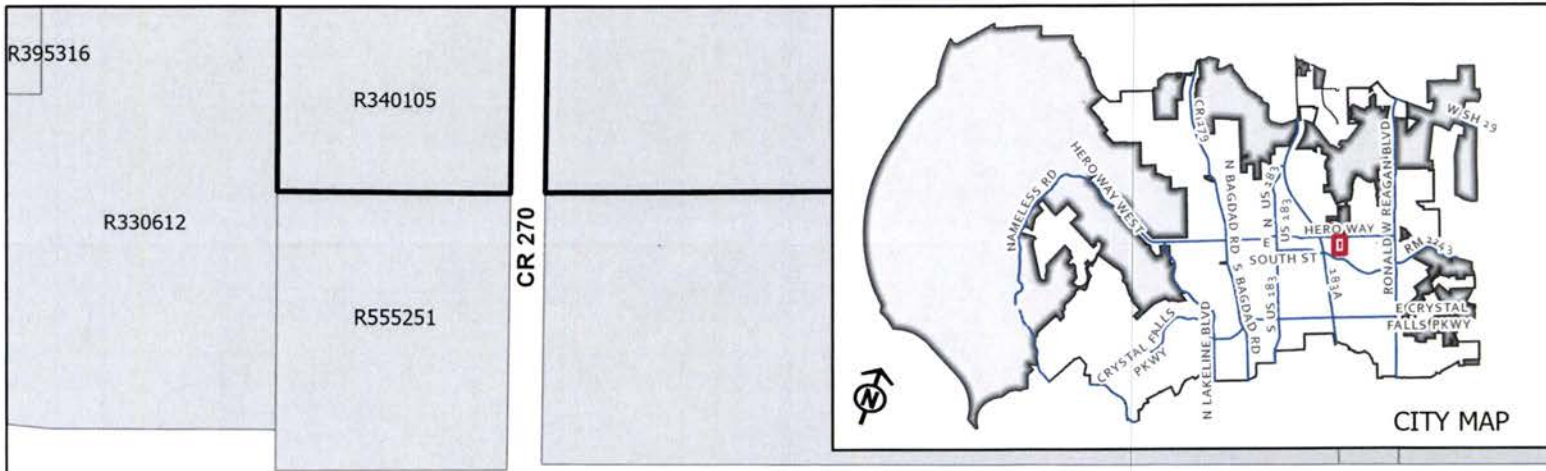
Future Land Use Map

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
- Leander ETJ
- Subject Area
- Arterial 4 Lane, Existing
- Collector, Existing
- Access Controlled, Proposed

- Collector, Proposed
- Future Land Use**
- Neighborhood Residential
- Multi-Use Corridor - Priority Corridor
- Employment Center
- Greenway



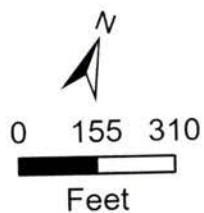
CASE: 22-Z-010

ATTACHMENT #4

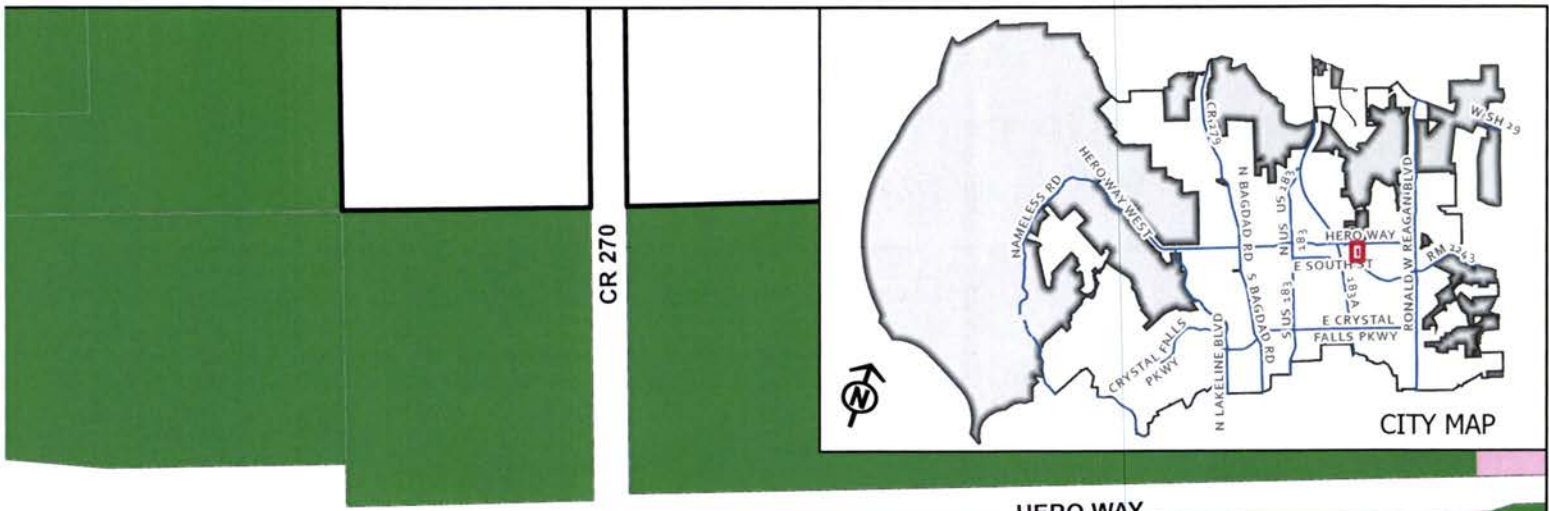
2773 HERO WAY

Public Notification

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.



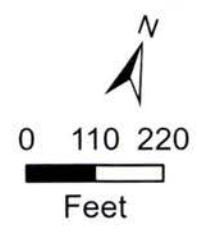
- Subject Area
- 200' Buffer
- 500' Buffer
- Leander City Limits
- ETJ



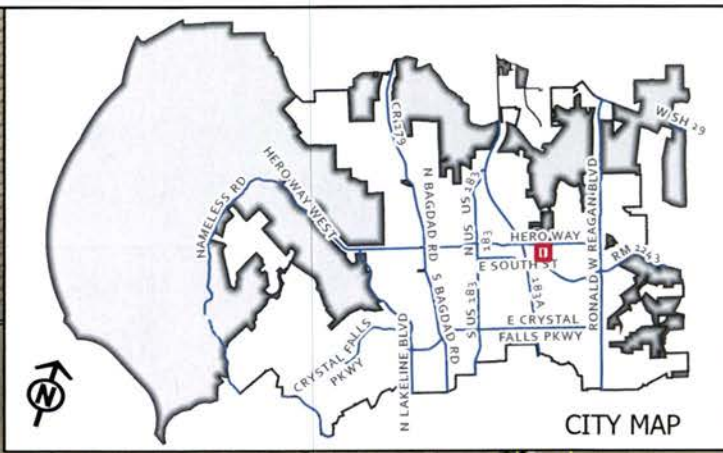
CASE: 22-Z-010 ATTACHMENT #5 2773 HERO WAY

Proposed Zoning Map

- | | |
|------------------------------|-------------------------|
| Leander City Limits | GC - General Commercial |
| Leander ETJ | HC - Heavy Commercial |
| Subject Area | HI - Heavy Industrial |
| SFR - Single-Family Rural | PUD - Heavy Commercial |
| SFS - Single-Family Suburban | |



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2773 HERO WAY

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-  Leander City Limits
 Leander ETJ
 Subject Area

March 22, 2022

City of Leander Planning Department
PO Box 319
Leander, Texas 78646

Subject: 2773 Hero Way (R620745)
Zoning Change Letter of Intent

Please find attached an application requesting a zoning change for 2773 Hero Way. The property is currently zoned for Single-Family Rural, and a zoning change to Heavy Commercial is being requesting.

The property consists of a 7-acre tract from AW0006 – Harmon, E.D. Survey located east of 183A and south of Hero Way, Parcel number R620745. The property does not have frontage on any road and is located about 500' south of Hero Way.

The parcel was sold out of a 10-acre tract with the frontage containing the home site. The 7 acres is open land with no improvements. The South property line is adjacent to an industrial storage yard for HL Chapman Pipeline Construction. The east and west adjacent properties are open pasture with the western 10-acre tract under the same owner that was recently zoned for heavy commercial.

The lot is approximately 890' long and is approximately 340' wide. The lot is rather flat with most of the property being at a 1-2% slope. The lot has a few trees along the fence lines and in the low areas. The trees do not appear significant in size are most are not hardwoods. There appears to be less than 100 acres of drainage that is conveyed through the site from north to south on the eastern side. A defined channel appears to start at the western property line about 400' from the south property line but is generally located on the western adjacent property.

The Zoning request is for Heavy Commercial for the entire tract. We are anticipating manufacturing, light industrial, warehouse and heavy commercial uses for this property as included in the Future Land Use designation of employment center.

Thank you for your consideration of this zoning change.

Sincerely,



Anthony Goode

Spencer Fillmore
2773 Hero Way LLC
737-808-0845
Spencer@tbgproperties.com

March 2, 2022

Dear Neighbors,

2773 Hero Way LLC is submitting a zoning change request for the 7-acre tract on the back portion of 2773 Hero Way (500 feet from Hero Way frontage). The picture below shows the portion of property that will be rezoned. The request is to amend the current zoning of Single-Family Rural to Heavy Commercial which will allow for the potential development of office/warehouse or storage on the property.



If you would like more information or have any questions or concerns, please don't hesitate to contact me.

Kindest Regards,

Spencer Fillmore

Address within 500 feet of R620745 (2773 Hero Way)			
Parcel	Owner	Site Address	Mailing Address
R031281	GOLDEN BOBBY & CHRISTINE	2773 HERO WAY, LEANDER, TX 78641	2773 HERO WAY, LEANDER, TX 78641
R457568	GOLDEN SUN ENTERPRISE, LLP	2689 HERO WAY, LEANDER, TX 78641	2689 HERO WAY, LEANDER, TX 78641
R324449	MAUCK PROPERTIES LLC	2967 HERO WAY, LEANDER, TX 78641	2967 HERO WAY, LEANDER, TX 78641
R600075	PRELUDE VENTURES LLC	HERO WAY, LEANDER, TX 78641	315 COUNTY ROAD 205 LIBERTY HILL, TX 78642
R031290	MAJESTIC OAK RV RESORT LLC	2739 HERO WAY, LEANDER, TX 78641	5411 WILLIAMS DR #STE 303 GEORGETOWN, TX 78633
R051362	MAJESTIC OAK RV RESORT LLC	2739 HERO WAY, LEANDER, TX 78641	5411 WILLIAMS DR #STE 303 GEORGETOWN, TX 78633
R031282	VIVEK MAHENDRU MD	2871 HERO WAY, LEANDER, TX 78641	8010 MULEY DR AUSTIN, TX 78759-6902
R319481	VIVEK MAHENDRU MD	2871 HERO WAY, LEANDER, TX 78641	8010 MULEY DR AUSTIN, TX 78759-6902
R555216	VIVEK MAHENDRU MD	2871 HERO WAY, LEANDER, TX 78641	8010 MULEY DR AUSTIN, TX 78759-6902
R031291	HARDWOOD PRODUCTS & DOORS INC	FM 2243, LEANDER, TX 78641	C/O JOSE ADAME PRES PO BOX 645 LEANDER, TX 78646-0645
R031294	CHAPMAN H L INVESTMENTS LTD	9250 FM 2243, LEANDER, TX 78641	PO BOX 4109 CEDAR PARK, TX 78630-4109
R457570	MERRY E MOTLEY	2677 HERO WAY, LEANDER, TX 78641	PO BOX 512 CEDAR PARK, TX 78630-0512
R318744	TEX MIX LAND LTD	9200 RR 2243, LEANDER, TX 78641	PO BOX 830 LEANDER, TX 78646-0830

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 HC-4-5 (HEAVY COMMERCIAL); 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 7 acres ±; being more particularly described in Exhibit "A"; generally located approximately 1,200 feet south of the intersection of CR 269 and Hero Way on the south side of Hero Way; identified by Williamson Central Appraisal District tax identification number R620745; more particularly described in Instrument Number 2022000454 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 HC-4-D (Heavy Commercial) 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 19th day of May, 2022.
FINALLY PASSED AND APPROVED on this the 2nd day of June, 2022.

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 28, 2022 at 7:00 PM



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

Place 5 – Gary Hampton, Jr.
Place 6 – Laura Lantrip
Place 7 – Rick Carpenter

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

1. Call to Order at 7:00 p.m.
2. Roll Call
All Commissioners were present except Commissioner Hampton Jr.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the April 21, 2022, meeting
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

6. Reapproval of Subdivision Case 21-FP-011 regarding Bar W Ranch W Phase 6 Final Plat on four parcels of land approximately 30.374 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R619969, R523943, R590400, and R542848; generally located south east of Bobtail Pass and Jay Bird Ln., Leander, Williamson County, Texas.
7. Approval of Subdivision Case 21-FP-031 regarding Palmera Ridge Sec 12 Final Plat on one parcel of land approximately 8.26 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R473797; generally located to the southwest corner of Palmera Ridge Blvd and Ronald W Reagan Blvd, Leander, Williamson County, Texas.

8. Approval of Minutes.

Motion made by Commissioner May and seconded by Commissioner Carpenter to approve the consent agenda items 6 through 8.

Vote 6 to 0

PUBLIC HEARING: ACTION

9. Discuss and consider action regarding Comprehensive Plan Amendment Case 22-CPA-002 to amend the Transportation Master Plan to reclassify Live Oak Rd from a Residential Collector to Residential Street generally located west of Live Oak Rd and the future extension of Lakeline Blvd, Leander, Williamson and Travis Counties, Texas.

- Discuss and consider action regarding Comprehensive Plan Amendment Case 22-CPA-002 as described above.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Deirdre Moss to approve the amendment to the Comprehensive Plan Amendment.

AYE: Chair John Cosgrove, Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

6 - 0 Passed

10. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-008 to amend the current zoning of Interim SFS-2-B (Single-Family Suburban) to GC-3-C (General Commercial) on one parcel of land approximately 2.3 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032240; and more commonly known as 50 High Gabriel East, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-008 as described above.

Motion made by Commissioner Ron May, seconded by Commissioner Deirdre Moss to approve the zoning case.

AYE: Chair John Cosgrove, Commissioner Deirdre Moss, Commissioner Ron May
NAY: Commissioner Laura Lantrip, Commissioner Rick Carpenter, Vice Chair Donnie Mahan

3 - 3 Failed

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Laura Lantrip to postpone the zoning case to the May 12th meeting to allow staff time to review the Commission's concerns and discussion of options with the City Attorney.

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

6 - 0 Passed

11. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-010 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to HC-4-D (Heavy Commercial) on one parcel of land approximately seven acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R620745; and approximately 1,200 feet south of the intersection of CR 269 and Hero Way on the south side of Hero Way, Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case 22-Z-010 as described above.

Motion made by Commissioner Laura Lantrip, seconded by Commissioner Rick Carpenter to approve the zoning case.

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

6 - 0 Passed

12. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-013 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the 805 S. Bagdad PUD (Planned Unit Development) with the base zoning district of GC-2-A (General Commercial) on one parcel of land approximately 2.26 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R035153; and legally described as Lots 2 & 3, Block B of the Falcon Oaks Sec 1 Subdivision, Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case 22-Z-013 as described above.

Bernadette Marez spoke of concerns.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Rick Carpenter to postpone the zoning case to the May 12th meeting to allow staff time to review the Commission's concerns and update the PUD Notes.

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

6 - 0 Passed

REGULAR AGENDA

13. Discuss and consider action regarding the Roadway Impact Fee study maximum impact fee and provide comments to council regarding the roadway impact fee ordinance.

Motion made by Commissioner Rick Carpenter, seconded by Vice Chair Donnie Mahan to set the collection rate for the following amounts: 50% of the maximum and Non-Residential - 10% of the maximum for 2 years, 15% thereafter until study update required and to recommend setting the effective date of the ordinance one year after ordinance adoption exempting all properties with a final plat, approved TIA, or development agreement at adoption date of ordinance for Roadway Impact Fees.

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

6 - 0 Passed

14. Adjournment at 8:37 p.m.

APPROVED:

CHAIRMAN COSGROVE

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
05/19/2022

AGENDA SUBJECT:

Conduct a Public Hearing regarding Subdivision Case 22-CP-002 to adopt the Crystal Mesa 2 Concept Plan on three (3) parcels of land approximately 10.33 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcels 354047, 354048, 354050; generally located at the southwest of CR 290 and High Lonesome, Leander, Travis County, Texas.

- Discuss and consider action regarding Subdivision Case 22-CP-002 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.

HISTORY/TIMELINE:

12/15/2021 - Annexation & Zoning Approved

05/12/2022 - Planning & Zoning Commission, 1st Public Hearing

APPLICANT/AGENT:

Cunningham Allen, Inc. (Sean Friend) on behalf of G3B Investments, LLC/ dba Group Three Builders, LLC (Seth Robinson)

RECOMMENDATION:

The proposal includes nine (9) single-family lots. Staff recommends approval of this request. The Planning & Zoning Commission unanimously recommended approval during the May 12, 2022 meeting.

PRESENTER:

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

Attachments

1. Concept Plan
2. Location Exhibit
3. P&Z Draft Minutes

CRYSTAL MESA 2 SUBDIVISION

CONCEPT PLAN AND PARKS PLAN

PROJECT #22-CP-002

OWNER/DEVELOPER:

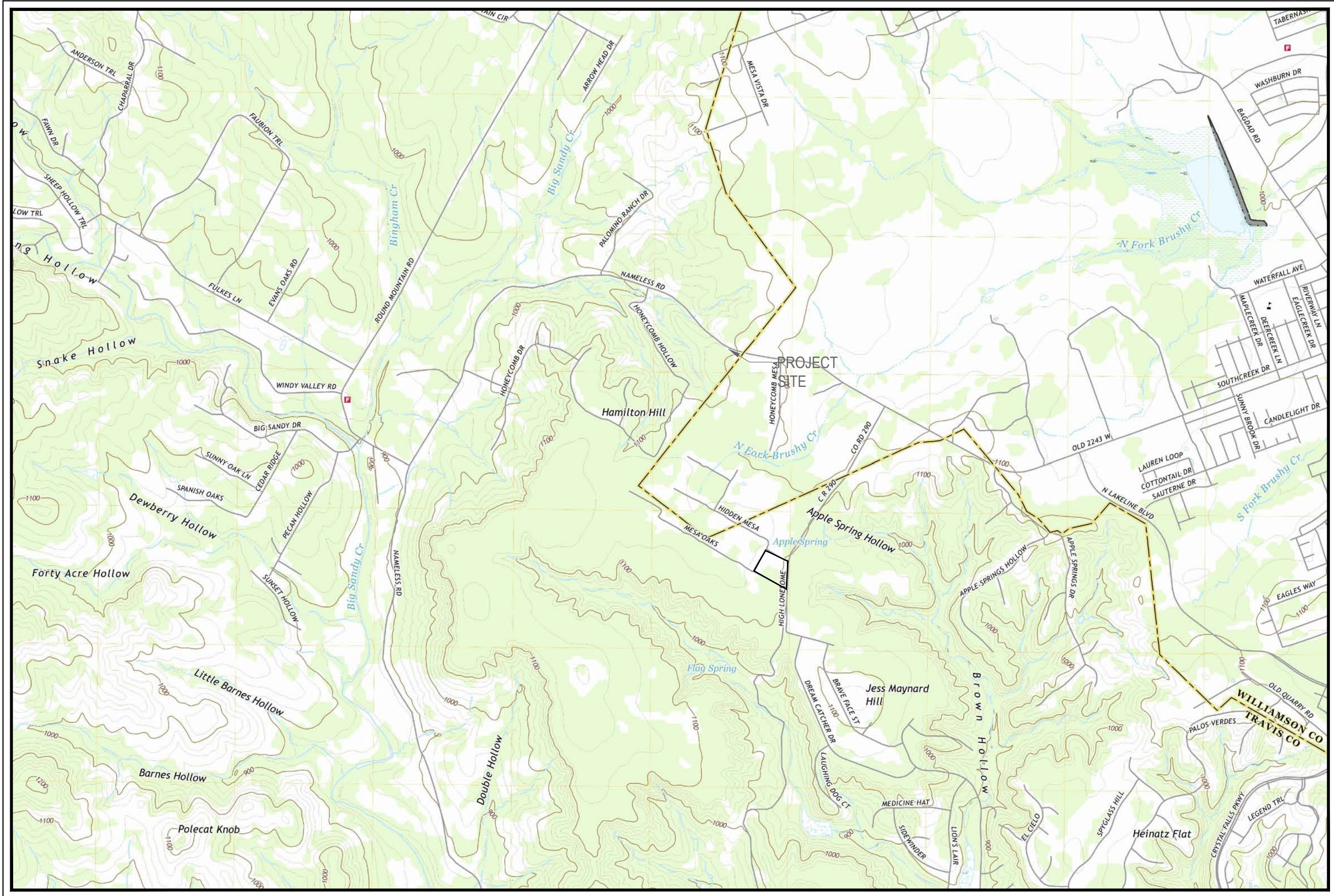
G3B INVESTMENTS LLC, DBA GROUP THREE BUILDERS LLC
3650 LAKELINE BLVD, STE 170 #1711
LEANDER, TEXAS 78641
SETH ROBINSON
PH: 512-402-4446
EMAIL: seth@groupthreebuilders.com

ENGINEER:

CUNNINGHAM-ALLEN, INC.
3103 BEE CAVES ROAD, SUITE 202
AUSTIN, TEXAS 78746
PH: (512) 327-2946
CONTACT: SEAN FRIEND, P.E.

SURVEYOR:

STEVEN WARNER WOMACK, RPLS, PLS, NCEES
EMAIL: SWRPLS@GMAIL.COM
PH: (512) 638-0220
CONTACT: STEVEN WARNER WOMACK



LOCATION MAP

SCALE: 1"=2000'

FILING DATE:01/25/2022
ZONING: SFR-2-B
FUTURE LAND USE CATEGORY: NEIGHBORHOOD RESIDENTIAL

SUBDIVISION LOT TABLE		
LOT NO.	ACRES	PROPOSED USE
1	1.41 AC	RURAL RESIDENTIAL
2	1.08 AC	RURAL RESIDENTIAL
3	1.08 AC	RURAL RESIDENTIAL
4	1.08 AC	RURAL RESIDENTIAL
5	1.10 AC	RURAL RESIDENTIAL
6	1.10 AC	RURAL RESIDENTIAL
7	1.07 AC	RURAL RESIDENTIAL
8	1.07 AC	RURAL RESIDENTIAL
9	1.34 AC	RURAL RESIDENTIAL
9 TOTAL LOTS	10.33 AC	

Sheet Number	Sheet Title
1	COVER SHEET
2	CONCEPT PLAN AND PARKS PLAN

REVISION DESC. DATE

SEAL

DISCLAIMER



CRYSTAL MESA 2
1051 CR 290
LEANDER, TEXAS 78641
COVER SHEET

DATE: 03/22/2022

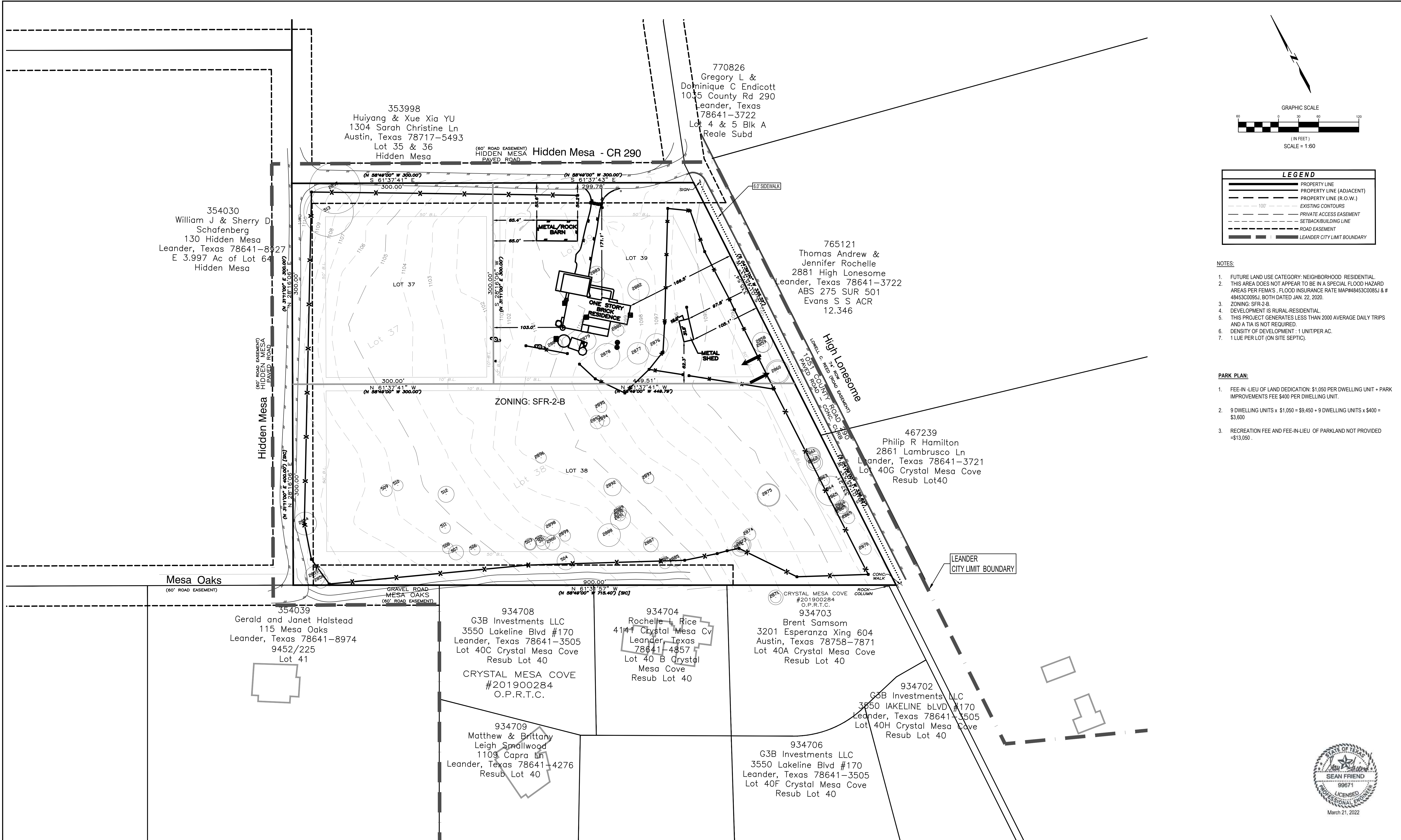
PROJECT No.: 7500101

CREW & F.B.:

DRAWN BY: RCB, BG

1

OF 2

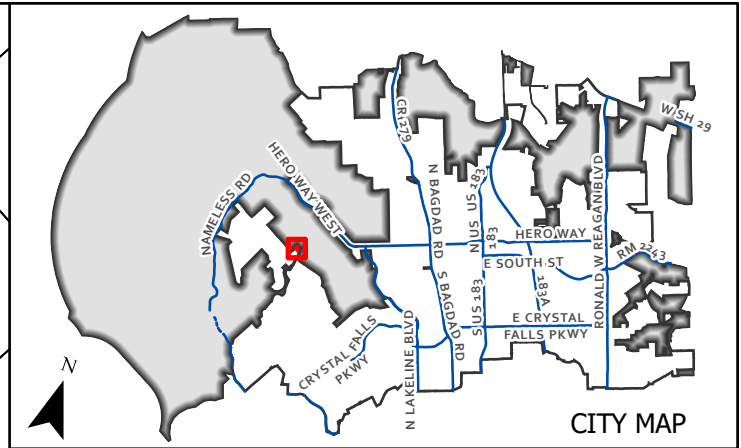
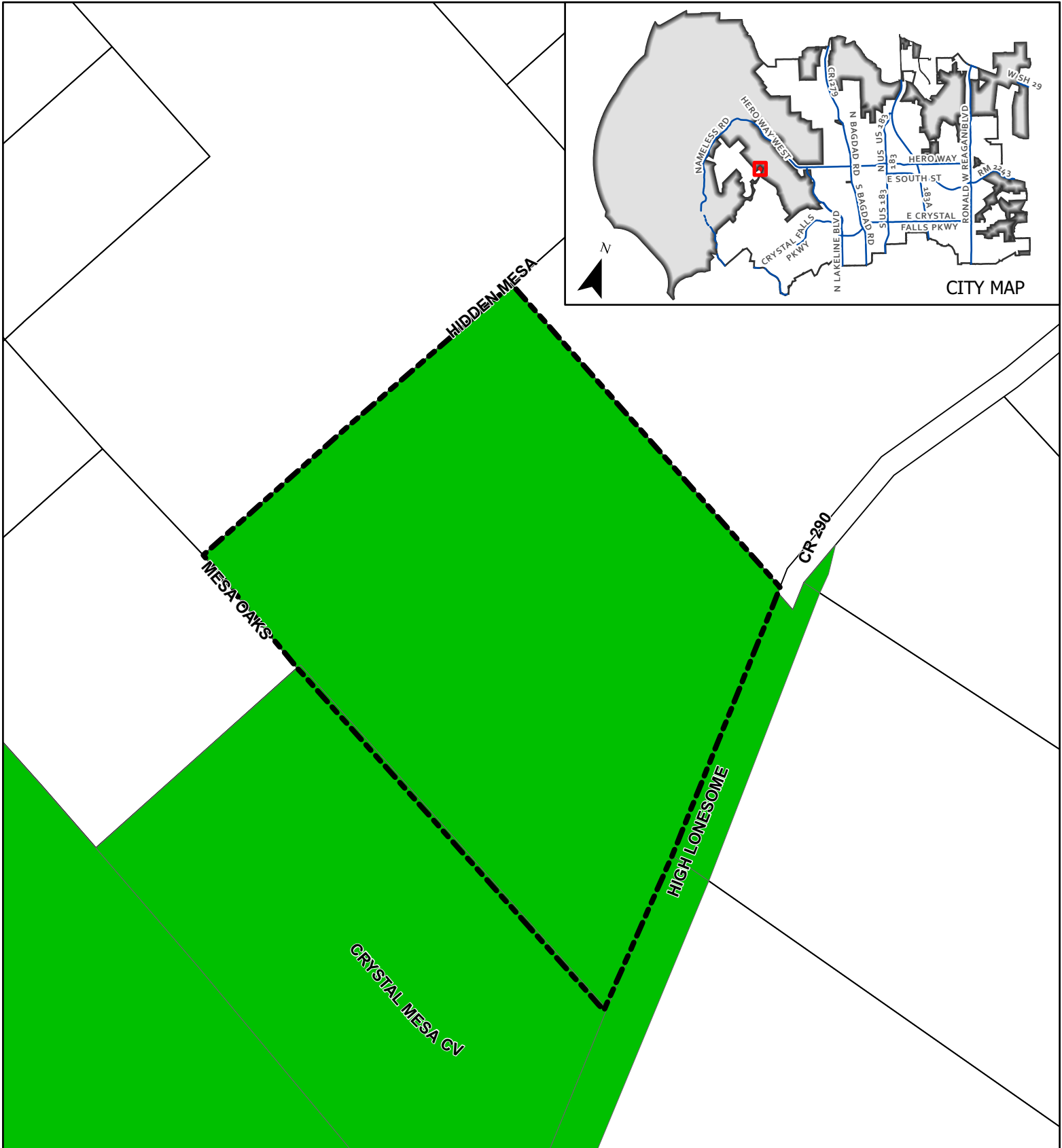


PROJECT:

CRYSTAL MESA 2 CONCEPT PLAN AND PARKS PLAN



Cunningham | Allen, Inc.
Engineers • Surveyors • Planners
Tel: (512) 327-2946
www.cunningham-allen.com
TBPE REG. NO. F-284
TBPLS FIRM NO. 10000900



CASE: 22-CP-002

ATTACHMENT #2

CRYSTAL MESA 2

Site Location

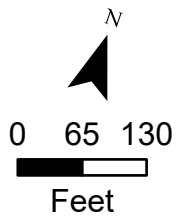


Subject Area



SFR - Single-Family Rural

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

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

May 12, 2022 at 7:00 PM



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

Place 5 – Gary Hampton, Jr.
Place 6 – Laura Lantrip
Place 7 – Rick Carpenter

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

1. Call to Order at 7:00 p.m.

2. Roll Call.

All Commissioners were present except Chair John Cosgrove.

3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the May 5, 2022 meeting.

4. Review of meeting protocol.

5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

6. Reapproval of Subdivision Case 20-SFP-011 regarding Hazlewood Phase 6, Lot 52-A, 52-B, 52-C, and 52-D Short Form Final Plat on two parcels of land approximately 15.692 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R485234, R599650; generally located southwest of Ronald W. Reagan Blvd. and Republic Trails Blvd., Leander, Williamson County, Texas.

7. Approval of Subdivision Case 21-TOD-FP-029 regarding Bryson Phase 14 Final Plat on one parcel of land approximately 14.846 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032196; generally located at the north west corner of E. San Gabriel Pkwy and CR 270, Leander, Williamson County, Texas.

8. Approval of Minutes.

Motion made by Commissioner Rick Carpenter and seconded by Commissioner Ron May to approve the consent agenda items 6 through 8.

Vote 6 to 0

PUBLIC HEARING: ACTION

9. Conduct a Public Hearing regarding Subdivision Case 22-CP-002 to adopt the Crystal Mesa 2 Concept Plan on three parcels of land approximately 10.33 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcels 354047, 354048, 354050; generally located at the south west of CR 290 and High Lonesome, Leander, Travis County, Texas.

- Discuss and consider action regarding Subdivision Case 22-CP-002 as described above.

Motion made by Commissioner Gary Hampton, Jr., seconded by Commissioner Laura Lantrip to recommended approval of the concept plan.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

6 - 0 Passed

10. Conduct a Public Hearing and consider action on a Subdivision Variance request from Article III, Section 42 (b) (2) (iii) of the Subdivision Ordinance that requires a developer to extend streets and trails to the boundary lines of the tract and Article III, Section 42 (b) (2) (vi) of the Subdivision Ordinance that requires street and trail right-of-way shall be dedicated and constructed with the Plat associated with 114.68 acres $\pm$ in size; more particularly described as Devine Lake Ph. 3 Subdivision; generally located to the west of N. Bagdad Rd. and south of San Gabriel Pkwy., Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-VA-002 as described above.

Elizabeth Shires and Lisa Lackey Birkman were against.

No one spoke in favor.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Rick Carpenter to approve to postpone the Variance case to the May 26, 2022, meeting per the applicant's request.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

6 - 0 Passed

11. Conduct a Public Hearing and consider action regarding Zoning Case 21-Z-036 to amend the current Knight PUD (Planned Unit Development) with the base zoning districts GC-3-A (General Commercial) and MF-2-A (Multi-Family) on one parcel of land approximately 9.938 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R583665; and generally located to the south of the intersection of US 183 and County Glen Drive, to the west of the railroad tracks, and north of the southern City Limits, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 21-Z-036 as described above.

Nathan Chelstrom was in favor.

No one spoke against.

Motion made by Commissioner Laura Lantrip, no one seconded the motion to approve the zoning request.

Motion Failed

Motion made by Commissioner Rick Carpenter, seconded by Commissioner Deirdre Moss to approve the zoning request with the following conditions:

1. Restrict use of the dome to allow for the tennis venue only.
2. Provide 100% garage parking for multi-family uses.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Ron May

NAY: Commissioner Gary Hampton, Jr., Vice Chair Donnie Mahan

4 - 2 Passed

REGULAR AGENDA

12. Discuss and consider action regarding Zoning Case 22-Z-008 to amend the current zoning of Interim SFS-2-B (Single-Family Suburban) to GC-3-C (General Commercial) on one parcel of land approximately 2.3 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032240; and more commonly known as 50 High Gabriel East, Leander, Williamson County, Texas.

Mark McIlheran spoke in favor.

No one spoke against.

Motion made by Commissioner Ron May, seconded by Commissioner Deirdre Moss to approve the zoning request.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

6 - 0 Passed

13. Discuss and consider action regarding Zoning Case 22-Z-013 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the 805 S. Bagdad PUD (Planned Unit Development) with the base zoning district of GC-2-A (General Commercial) on one parcel of land approximately 2.26 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R035153; and legally described as Lots 2 & 3, Block B of the Falcon Oaks Sec 1 Subdivision, Leander, Williamson County, Texas.

Pat Post was against.

No one spoke in favor.

Motion made by Commissioner Ron May, seconded by Commissioner Rick Carpenter to approve the zoning request.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

6 - 0 Passed

14. Adjournment

APPROVED:

CHAIRMAN COSGROVE

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
05/19/2022

AGENDA SUBJECT:

Discuss and consider action on a Resolution supporting proposed projects for fiscal year 2022 in accordance with the interlocal agreement between Capital Metro and the City of Leander, and providing for related matters.

BACKGROUND:

In April 2022, the City of Leander and Capital Metro executed an interlocal agreement to allow for Leander sales tax revenue allocated to Capital Metro to be used for certain transportation projects in the community under guidelines established by Capital Metro's Build Central Texas (BCT) Program. Two funding sources were described in the agreement with certain amounts available for use in 2022, including the BCT Program Fund (\$1,921,057.00) and the Transit Supported Infrastructure Fund (\$7,417,923.00) for a total amount of \$9,338,980.00 in available funds.

The purpose of a project proposed for Capital Metro-supported funding must be for transit-related capital improvements as defined by the BCT Program. City of Leander projects proposed in fiscal year 2022 consist of existing short- and long-range Capital Improvement Program projects, as well as planning projects intended to identify future improvements. A total amount of \$9,230,000.00 is estimated for the following proposed projects:

- Old Town Master Plan (\$130,000)
- US 183 Corridor Study (\$500,000)
- South Street Improvements (\$2,300,000)
- West Drive Improvements (\$4,000,000)
- Downtown Fire Improvements (\$1,500,000)
- San Gabriel Pkwy Right Turn (\$800,000)

RECOMMENDATION:

Staff recommends Council approve the resolution supporting proposed projects for fiscal year 2022 in accordance with the interlocal agreement between Capital Metro and the City of Leander.

Attachments

1. Resolution of Support
2. Interlocal Agreement w/ Capital Metro

A RESOLUTION OF THE CITY OF LEANDER, TEXAS

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, SUPPORTING THE SUBMISSION OF PROPOSED PROJECTS IN ACCORDANCE WITH THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF LEANDER AND CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY FOR BUILD CENTRAL TEXAS; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the Capital Metropolitan Transportation Authority (Capital Metro) has developed the Build Central Texas – Suburban Communities Program (BCT Program) to meet the transportation infrastructure needs of suburban cities and portions of counties in the Capital Metro service area by providing for their transportation system improvement projects each fiscal year; and

WHEREAS, Capital Metro has created a transit supportive infrastructure fund to fund additional transit supportive infrastructure projects proposed by the Suburban Communities; and

WHEREAS, in April 2022, the City of Leander and Capital Metro executed an interlocal agreement to allow for Leander sales tax revenue allocated to Capital Metro to be used for certain transportation projects in the community under BCT Program guidelines; and

WHEREAS, affirmed by the results of the special election held May 7, 2022, the city of Leander, Texas, remains part of the Capital Metro service area.

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

Leander City Council supports the proposed fiscal year 2022 projects as described in “Exhibit A” to be submitted to Capital Metro in accordance with the interlocal agreement between the City of Leander and Capital Metro for Build Central Texas.

DULY PASSED AND APPROVED this the 19th day of May, 2022.

CITY OF LEANDER, TEXAS

Christine DeLisle, Mayor

ATTEST:

Dara Crabtree, City Secretary

Exhibit A

City of Leander proposed project list for Fiscal Year 2022

<u>Capital Metro ILA Funds</u>	<u>FY 2022</u>
Transit Supported Infrastructure Fund	\$7,417,923
BCT Allocation	+ \$1,921,057
Total Available in FY 2022	\$9,338,980

<u>Leander Proposed Projects</u>	<u>FY 2022</u>
Old Town Master Plan	\$130,000
US 183 Corridor Study	\$500,000
South Street Improvements	\$2,300,000
West Drive Improvements	\$4,000,000
Downtown Fire Improvements	\$1,500,000
San Gabriel Pkwy Right Turn	+ \$800,000
Total Proposed in FY 2022	\$9,230,000

BCT PROJECT CATEGORY – Mobility Improvements; BCT TRANSIT ROUTE – Pickup Leander

Old Town Master Plan **\$130,000**

This plan includes evaluation and development of an Old Town district design theme, gateway features, parking strategy, zoning assessment, and an infrastructure needs assessment for improved pedestrian and vehicle access. Kimley Horn selected as consultant on April 21, 2022.

US 183 Corridor Study (CIP T.58) **\$500,000**

This study would evaluate existing conditions of US 183 from 183A Toll to Osage Drive and determine appropriate improvements for multimodal travel with localized detail and context-sensitive cross sections in a contained corridor.

BCT PROJECT CATEGORY – Transit Capital Improvements; BCT TRANSIT ROUTE – Pickup Leander

South Street Improvements (CIP T.49) **\$2,300,000**

Reconstruct existing pavement to a three-lane collector and improve the intersection alignment at South Street and West Drive (formerly T.17). Relocation of utilities may be required.

West Drive Improvements (CIP T.53) **\$4,000,000**

Reconstruct existing pavement to a three-lane collector from South Street to Lion Drive. Relocation of utilities may be required.

Downtown Fire Improvements (CIP W.22) **\$1,500,000**

Install up to 12-inch water lines to improve system redundancy, capacity, and fire flows in the Old Town district area. Relocation of utilities may be required.

San Gabriel Pkwy Right Turn **\$800,000**

Improves eastbound San Gabriel Pkwy traffic flow to southbound US 183.

**INTERLOCAL AGREEMENT
BETWEEN
CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY
AND
CITY OF LEANDER
FOR
BUILD CENTRAL TEXAS**

This Interlocal Agreement ("Agreement") is entered into by and between the City of Leander, a home rule City, (hereinafter "Leander" or "Suburban Community") and Capital Metropolitan Transportation Authority ("Capital Metro") a transportation authority and political subdivision organized under Chapter 451 of the Texas Transportation Code. Capital Metro and Leander are referred to in this Agreement individually as a "Party" and collectively as the "Parties".

I. Recitals

Whereas, this Agreement is authorized and governed by the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code;

Whereas, each Party represents and warrants that in the performance of its respective obligations as set forth in this Agreement, it is carrying out a duly authorized governmental function that it is authorized to perform individually under the applicable statutes of the State of Texas or its charter;

Whereas, Capital Metro has developed the Build Central Texas Program – Suburban Communities Program ("**BCT Program**") to meet the transportation infrastructure needs of suburban cities and portions of counties in the Capital Metro service area by providing for their transportation system improvement projects each fiscal year (October 1 through September 30);

Whereas, Capital Metro has created a transit supportive infrastructure fund to fund additional transit supportive infrastructure projects proposed by the Suburban Communities;

Whereas, the Parties now desire to enter into a mutually beneficial agreement that meets the transportation mobility needs of both Parties; and

NOW THEREFORE, in consideration of mutual covenants and agreements contained herein, the Parties agree to the terms and conditions below as evidenced by the signatures of their respective authorized representatives.

II. BCT Program Funding, Guidelines and Procedures

- A. Funding for Leander in the BCT Program will be allocated annually in an amount equal to the difference between the sales tax contributions attributed to Leander and the Total Cost of Service attributed to Leander for the prior fiscal year (the "**BCT Allocation**"). For the purposes of this Agreement, Total Cost of Service shall be defined as operations and maintenance costs for transit service provided to Leander plus fifty percent (50%) of the total capital depreciation of commuter rail assets (net of grant and capital contribution revenue) (the "**Total Cost of Service**"). For Fiscal Year 2022, BCT Allocation is agreed to be \$1,921,057. For future fiscal years, Capital Metro staff will notify Leander of the BCT Allocation for Leander by March 31 of the applicable fiscal year, and the terms and conditions of this Agreement will apply (the "**BCT Allocation Notification**"). Reports showing detailed calculations of the Total Cost of Service in a form substantially similar to that set forth in the attached **Appendices A and B** will accompany the BCT Allocation reported to Leander each year.

- B. Capital Metro shall provide audited annual financial statements to Leander upon request. All cost information and service metrics are available monthly on the Capital Metro website dashboard. Any additional data valuable to Leander will be reasonably provided upon request. Leander may audit documentation related to the Total Cost of Service and the BCT Allocation to ensure compliance with the terms of this Agreement. Capital Metro shall make available to Leander's designated auditor during regular business hours and upon reasonable notice, applicable records related to the calculation of the Total Cost of Service and the BCT Allocation. If the event that such audit demonstrates that the Total Cost of Service or BCT Allocation was calculated incorrectly and resulted in an underpayment of the BCT Allocation, the correct amount shall be paid by Capital Metro within thirty (30) days of notification by Leander. In the event that such audit demonstrates that the Total Cost of Service or BCT Allocation was calculated incorrectly and resulted in an overpayment of the BCT Allocation, the overpayment amount will be refunded to Capital Metro within thirty (30) days of the determination. Leander must exercise its right to audit a particular Total Cost of Service and/or BCT Allocation within twelve (12) months of their corresponding BCT Allocation Notification.
- C. Once Capital Metro staff notifies Leander of a BCT Allocation under this Agreement, Leander shall submit to Capital Metro a proposed project list for the applicable fiscal year in accordance with the Suburban Communities Program Procedures and Guidelines attached to this Agreement as **Appendix C (the "BCT Guidelines and Procedures")**. The project list may include a proposal to rollover a BCT Allocation for use in a later fiscal year. If a project list for any fiscal year is not submitted to Capital Metro by the end of the fiscal year in which funds are allocated, then such fiscal year funds are forfeited. Leander may, during the applicable fiscal year, submit for Capital Metro's approval, a revised project list to allocate unattached funds to prior-approved projects.
- D. For projects approved for Fiscal Year 2022, Capital Metro shall make payments to Leander as follows:
- a. a check for fifty percent (50%) of the BCT Allocation will be available on June 1, 2022.
 - b. For projects funded with less than Five Hundred Thousand Dollars (\$500,000) of the applicable BCT Allocation, payment for outstanding project costs will be made out of the remaining fifty percent (50%) of the BCT Allocation by check upon submission of an invoice from Leander evidencing completion or substantial completion of the project, together with satisfactory documentation for payment, and otherwise in accordance with the BCT Guidelines and Procedures.
 - c. For projects funded with Five Hundred Thousand Dollars (\$500,000) or more of the applicable BCT Allocation, payment for outstanding project costs will be made out of the remaining fifty percent (50%) of the BCT Allocation by check upon submission of an invoice from Leander evidencing completion or substantial completion of the project, together with satisfactory documentation for payment, in accordance with an established project milestone schedule agreed upon by the Parties prior to commencement of the project and otherwise in accordance with the BCT Guidelines and Procedures.
- E. For projects approved for Fiscal Year 2023 and subsequent fiscal years, Capital Metro shall make payments to Leander as follows:
- a. For projects funded with less than Five Hundred Thousand Dollars (\$500,000) of the applicable BCT Allocation, fifty percent (50%) of the budgeted costs for each such project shall be mailed to Leander upon submittal of an invoice on Leander letterhead. Payment for the remaining project costs will be made to Leander by check upon submission of an invoice from Leander evidencing completion or substantial completion

of the project, together with satisfactory documentation for payment, and otherwise in accordance with the BCT Guidelines and Procedures.

- b. For projects funded with Five Hundred Thousand Dollars (\$500,000) or more of the applicable BCT Allocation, twenty percent (20%) of the budgeted costs for each such project shall be mailed to Leander upon submittal of an invoice on Leander letterhead, provided that such payment will not exceed One Million Dollars (\$1,000,000). Payment for the remaining project costs will be paid by check upon submission of an invoice from Leander evidencing completion or substantial completion of the project, together with satisfactory documentation for payment, in accordance with an established project milestone schedule agreed upon by the Parties prior to commencement of the project and otherwise in accordance with the BCT Guidelines and Procedures.
- F. Capital Metro shall pay all invoices in accordance with the Texas Prompt Payment Act, Chapter 2251, Texas Government Code. Capital Metro shall have the right to audit project documentation to ensure compliance with the terms of this Agreement and the BCT Guidelines and Procedures.
- G. Capital Metro shall provide Leander requested technical or project assistance in pursuing federal grant funds to complement the funding available under the Program that supports transit supportive infrastructure and joint Leander and Capital Metro goals.
- H. Unless otherwise provided in this Agreement, Leander will comply with the BCT Guidelines and Procedures, which set out the rules and regulations governing participation in the BCT Program and payments to be made to Leander under this Agreement. Capital Metro reserves the right, in its sole discretion to make amendments to the BCT Program Guidelines and Procedures from time to time, provided that such amendments shall not reduce the funding for prior-approved projects, shorten the deadlines for Leander to submit proposed projects to Capital Metro (unless Capital Metro provides the City with sixty days' written notice of the amendments), change the Total Service Cost, cause the BCT Allocation to become unavailable, or change a material term of this Agreement.

III. Transit Supported Infrastructure Fund

- A. By action of the Board on March 28, 2022, Capital Metro approved a Ten Million Dollars (\$10,000,000) transit supportive infrastructure fund to fund transit supportive infrastructure projects proposed by the Suburban Communities, with Seven Million Four Hundred Seventeen Thousand Nine Hundred and Twenty Three Dollars (\$7,417,923.00) being apportioned for use by Leander ("**Leander Transit Infrastructure Funds**"). Unless otherwise provided in this Article III, the projects funded with Leander's Transit Infrastructure Funds (the "**Leander Infrastructure Projects**") will be subject to the BCT Guidelines and Procedures, with references to the BCT Program and BCT projects deemed to mean the Transit Supportive Infrastructure Fund and Leander's Transit Infrastructure Funds.
- B. Leander will submit to Capital Metro for approval a list of proposed Leander Infrastructure Projects by May 31, 2022. The project list may include a proposal to use Transit Infrastructure Funds beyond Fiscal Year 2022. If the project list is not submitted to Capital Metro by September 30, 2022 then the Transit Infrastructure Funds are forfeited. Leander may submit for Capital Metro's approval, a revised project list to allocate unattached funds to prior-approved projects. Capital Metro will review and approve Leander Infrastructure Projects in accordance with the BCT Guidelines and Procedures.
- C. Capital Metro shall make payments to Leander for approved Leander Infrastructure Projects

as follows:

- a. For Leander Infrastructure Projects funded with less than Five Hundred Thousand Dollars (\$500,000) of the Leander Transit Infrastructure Funds, fifty percent (50%) of the budgeted costs for the Leander Infrastructure Funds shall be mailed to Leander on or after June 1, 2022, upon submittal of an invoice on Leander letterhead. Payment for the remaining costs for such Leander Infrastructure Projects will be made to Leander by check upon submission of an invoice from Leander evidencing completion or substantial completion of the project, together with satisfactory documentation for payment, and otherwise in accordance with the BCT Guidelines and Procedures.
 - b. For Leander Infrastructure Projects funded with Five Hundred Thousand Dollars (\$500,000) or more of the Leander Transit Infrastructure Funds, twenty percent (20%) of the budgeted costs for each such project shall be mailed to Leander on or after June 1, 2022, upon submittal of an invoice on Leander letterhead, provided that such payment will not exceed One Million Dollars (\$1,000,000). Payment for the remaining costs will be made to Leander by check upon submission of an invoice from Leander evidencing completion or substantial completion of the applicable Leander Infrastructure Project, together with satisfactory documentation for payment, in accordance with an established project milestone schedule agreed upon by the Parties prior to commencement of the applicable Leander Infrastructure Project and otherwise in accordance with the BCT Guidelines and Procedures.
- D. Capital Metro shall pay all invoices in accordance with the Texas Prompt Payment Act, Chapter 2251, Texas Government Code. Capital Metro shall have the right to audit project documentation to ensure compliance with the terms of this Agreement and the BCT Guidelines and Procedures.

IV. Cooperation on Other Matters

- A. Capital Metro shall ensure enhanced coordination with Leander on the federally required service planning process prior to bringing service changes to the Board of Directors of Capital Metro for consideration and approval.
- B. Capital Metro shall coordinate with Leander staff to enhance Leander's comprehensive service planning and community outreach methods to inform Leander residents of Capital Metro services and opportunities.
- C. When determining transit service levels and capital improvements in Leander, Capital Metro shall solicit feedback from Leander's designated representative regarding proposed transit service levels and improvements in Leander.

V. Term and Termination

- A. The initial term of this Agreement is from the date of the last Party to sign ("**Effective Date**") through September 30, 2032, unless terminated earlier in accordance with this Agreement. After the initial term, the Agreement will automatically renew annually on the anniversary of the Effective Date unless either Party provides written notice ninety (90) days in advance of the end date of its intent not to renew. Notwithstanding anything to the contrary, the Parties may mutually agree to terminate this Agreement at any time.
- B. If, at any time during the term of the Agreement, Leander is no longer included in Capital Metro's

service area, this Agreement will automatically terminate and be null and void as of the date on which Leander is removed from Capital Metro's service area. As of such date, neither party will have any obligations under this Agreement, including any obligation by Capital Metro to make any payments to Leander under this Agreement.

- C. Notwithstanding anything contained herein to the contrary, in the event of termination of the Agreement, the funding for any projects approved prior to the termination of the Agreement shall remain available and payable to Leander under the terms set forth in this Agreement, and the obligation to pay the BCT Allocation to Leander for such approved projects shall survive termination of this Agreement.
- D. If Capital Metro becomes subject to a legislative change, revocation of statutory authority, or lack of funds which would render Capital Metro's performance under this Agreement impossible or unnecessary, this Agreement will be terminated or cancelled and be deemed null and void. In the event of such termination or cancellation, Capital Metro will not be liable to Suburban Community for any damages, which are caused or associated with such termination, or cancellation. In such event, Capital Metro shall cooperate with Leander to determine whether there is an alternative source of funding for the BCT Allocation or an alternative structure that can be used to achieve the purposes of this Agreement.

VI. General Provisions

- A. Successors and Assigns. This Agreement will be binding upon and inure to the benefit of the Parties and their successors and assigns, including without limitation, any receivers, administrators, or trustees in bankruptcy.
- B. Severability. If any provision of the Agreement will, for any reason, be held to violate any applicable law, and so much of the Agreement is held to be unenforceable, then the invalidity of such a specific provision will not be held to invalidate any other provisions, which other provisions will remain in full force and effect unless removal of said invalid provisions destroys the legitimate purpose of the Agreement, in which event the Agreement will be canceled.
- C. Cooperation. The Parties to this Agreement agree to cooperate at all times in good faith to effectuate the purposes and intent of this Agreement.
- D. Independent Contractor. This Agreement will not be construed as creating an employer-employee relationship, a partnership, or a joint venture between the Parties.
- E. Entire Agreement. This Agreement, together with Appendices A, B and C, represents the complete and entire agreement between the Parties respecting the matters addressed herein, and supersedes all prior negotiations, agreements, representations, and understanding, if any, between the parties respecting the subject of this Agreement.
- F. No Amendment of Other Agreements. Unless otherwise expressly stipulated in this Agreement, this Agreement is separate from and is not an amendment or modification of any other agreement between the parties.
- G. Applicable Law. This Agreement will be governed by and construed in accordance with the laws of the State of Texas, exclusive of its choice of law provisions. Both parties recognize that Leander and Capital Metro are subject to the Texas Public Information Act ("TPIA") and unless accepted by that Act, documents and information in Leander's and Capital Metro's possession are subject to public disclosure.
- H. Venue. Venue for any action arising under this Agreement will be in Travis County, Texas.
- I. Interpretation of Laws and Authorities. All federal and state contractual provisions, as applicable,

will be included in any corresponding contracts or procurements by the Parties. Capital Metro will reasonably cooperate with Leander to identify any federal and state contractual provisions that are required to be in contracts because the contracts will be funded with BCT Allocation funds. The Parties shall be responsible for the settlement of all contractual and administrative issues arising out of procurements entered into by the individual Party in support of the contract work. The Parties will retain responsibility for ensuring that the performances rendered under any subcontracts comply with all requirements of this Agreement as if the respective Party, entering into the subcontract, rendered such performances. In no event does this provision relieve each Party of its individual responsibility for ensuring that the services rendered under all subcontracts are rendered in compliance with this Agreement.

- J. **Notices.** Any notice given hereunder by either Party to the other will be in writing and may be effected by personal delivery in writing or by registered or certified mail, return receipt requested when mailed to the proper Party, at the following addresses:

Leander: City of Leander, Texas
 Attn: City Manager
 P. O. Box 319
 Leander, Texas 78641

Capital Metro: President/CEO
 Capital Metropolitan Transportation
 Authority
 700 Lavaca, Suite 1400
 Austin, Texas 78701

With a copy to: Chief Counsel
 Capital Metropolitan Transportation Authority
 700 Lavaca, Suite 1400
 Austin, Texas 78701

- K. **Liability.** THE PARTIES AGREE THAT EACH GOVERNMENTAL ENTITY IS RESPONSIBLE FOR ITS OWN PROPORTIONATE SHARE OF ANY LIABILITY FOR THE NEGLIGENT ACTS OR OMISSIONS OF ITS EMPLOYEES, AGENTS, CONTRACTORS, OR SUBCONTRACTORS ARISING OUT OF, CONNECTED WITH, OR AS A CONSEQUENCE OF ITS PERFORMANCE UNDER THIS AGREEMENT.

NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR ANY INDIRECT, SPECIAL, INCIDENTAL, PUNITIVE, OR CONSEQUENTIAL DAMAGES (INCLUDING BUT NOT LIMITED TO LOSS OF BUSINESS, REVENUE, PROFITS, OR OTHER ECONOMIC ADVANTAGE), HOWEVER IT ARISES, WHETHER IN AN ACTION OF CONTRACT, NEGLIGENCE, TORT OR OTHER ACTION, ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT, EVEN IF ADVISED OF THE POSSIBILITY THEREOF.

- L. **Administrative Approval.** Leander's duly authorized representative and the Capital Metro President & CEO will have the authority to negotiate and execute amendments to this Agreement without further action or action from their respective governing bodies, but only to the extent necessary to implement and further the clear intent of the respective governing bodies' approval, and not in such a way as would constitute a substantive modification of the terms and conditions hereof or otherwise violate Chapter 791 of the Texas Government Code. Any amendments that

would constitute a substantive modification to the Agreement must be approved by the governing bodies of the Parties.

M. Government Immunity. By execution of this Agreement, neither Party waives nor relinquishes any immunity rights available to it by law except as otherwise stipulated by applicable laws.

VII. Signatories

This Agreement is hereby accepted and agreed to by the following individuals or officers who are duly authorized to bind the Parties as set forth above:

**Capital Metropolitan
Transportation Authority**

By: Catherine Walker

Catherine Walker

EVP, Chief Financial & Risk Officer

Date: April 6, 2022

City of Leander

By: Richard B. Beverlin, III

Printed Name: Richard B. Beverlin, III

Title: City Manager

Date: April 5, 2022

APPENDIX A

ESTIMATED SALES TAX RECEIPTS AND COST OF SERVICE

Fiscal Year	<i>The Goodman Corporation FY2022 Adjusted</i>		<i>Cost of Service Estimated</i>	<i>Sales Tax to Cost of Service Over/(Under)</i>
	Amount	% Increase		
2021	9,600,436	23.4%	7,679,379	1,921,057
2022	11,520,523	20.0%	9,845,493	1,675,030
2023	12,204,329	5.9%	12,476,505	(272,176)
2024	13,144,780	7.7%	13,738,234	(593,454)
2025	14,114,911	7.4%	14,150,381	(35,470)
2026	15,116,468	7.1%	14,574,892	541,575
2027	16,343,244	8.1%	15,012,139	1,331,105
2028	17,698,634	8.3%	15,462,503	2,236,131
2029	18,580,306	5.0%	15,926,378	2,653,928
2030	19,507,954	5.0%	16,404,169	3,103,785
2031	20,482,741	5.0%	16,896,295	3,586,446
2032	21,508,740	5.0%	17,403,183	4,105,557

Notes:

- 1) The Goodman Corporation FY2022 assumption adjusted to 20% growth due to October and November 2021 actual receipts.
- 2) The Goodman Corporation annual growth rate assumptions utilized for Fiscal Years 2023 - 2032.
- 3) Assumption of return to pre-COVID service hour levels - Rail (FY2023); Commuter (FY2024); Rideshare (FY2024).
- 4) No additional service hour increases after return to pre-COVID levels.
- 5) Cost of service assumes 3% annual inflation rate with additional 2% cost increase (new labor rates) in FY2022.
- 6) Total rail capital depreciation discounted at 50%.
- 7) Does not include future capital expenditures.

**APPENDIX B
ESTIMATED COST OF SERVICE**

For Leander Service Use Only

Fiscal Year	MetroRail Cost /			MetroExpress Cost /			MetroAccess Cost /			MetroRideShare Cost /			Pickup Cost /			Total Cost of Service
	Hours	Hr	Total Cost	Hours	Hr	Total Cost	Trips	Trip	Total Cost	Vanpools	Vanpool	Total Cost	Hours	Hr	Total Cost	
2020	2,078	\$ 2,830.48	\$ 5,881,737	4,273	\$ 212.81	\$ 909,337	131	\$ 81.71	\$ 10,704	8	\$ 6,000.00	\$ 48,000	6,084	\$ 60.96	\$ 370,881	\$ 7,220,659
2021	2,415	\$ 2,809.12	\$ 6,784,025	1,769	\$ 219.19	\$ 387,755	-	\$ 84.16	-	4	\$ 6,000.00	24,000	7,702	\$ 62.79	\$ 483,599	\$ 7,679,379
2022	3,019	\$ 2,949.58	\$ 8,904,033	1,769	\$ 230.15	\$ 407,142	-	\$ 88.37	-	4	\$ 6,000.00	24,000	7,741	\$ 65.93	\$ 510,318	\$ 9,845,493
2023	3,502	\$ 3,038.06	\$ 10,638,538	5,307	\$ 237.06	\$ 1,258,070	40	\$ 91.02	3,641	8	\$ 6,000.00	48,000	7,779	\$ 67.91	\$ 528,256	\$ 12,476,505
2024	3,502	\$ 3,129.21	\$ 10,957,694	8,757	\$ 244.17	\$ 2,138,090	60	\$ 93.75	5,625	15	\$ 6,000.00	90,000	7,818	\$ 69.94	\$ 546,824	\$ 13,738,234
2025																
2026																
2027																
2028																
2029																
2030																
2031																
2032																

Notes:

- 1) Assumption of return to pre-pandemic service hour levels - Rail (FY2023), Commuter (FY2024), Rideshare (FY2024)
- 2) No additional service hour increases after return to pre-COVID levels
- 3) Cost of service assumes 3% annual inflation rate with additional 2% cost increase (new labor rates) in FY2022
- 4) Total MetroRail cost per hour Operations and Maintenance (O&M) costs plus fifty percent (50%) of the total commuter rail assets capital depreciation (net of grant and capital contribution revenue) for service hours between Lakeline and Leander
- 5) Total MetroExpress cost per hour Operations and Maintenance (O&M) plus proportional share of capital depreciation for express service assets based on service hours between Lakeline and Leander
- 6) Total MetroAccess cost per trip Fully allocated cost of service by trip for the system The calculations are based on the total number of trips taken by/within Leander residents on MetroA
- 7) Total MetroRideShare cost per vanpool The cost is the subsidy for program run by Enterprise times the number of total vanpools that originate within Leander
- 8) Total Pickup cost per hour The O&M costs as well as the capital costs proportionally assigned to Leander for service hours performed in Leander
- 9) Does not include future capital expenditures

APPENDIX C

THE BUILD CENTRAL TEXAS - SUBURBAN COMMUNITIES PROGRAM PROCEDURES AND GUIDELINES

The Build Central Texas – Suburban Communities Program was established by Capital Metro to finance transportation projects that are of mutual benefit to Capital Metro and the respective communities in the Capital Metro service area. The Capital Metro Board of Directors created the Suburban Communities Program to ensure that the suburban cities and portions of counties in the Capital Metro service area (collectively, the “**Suburban Communities**”) benefit from the Build Central Texas Program.

The following procedures and guidelines are provided to assist the Suburban Communities in Capital Metro's service area with developing and administering their annual Build Central Texas Program - Suburban Communities Program project proposals. Capital Metro staff will be available to assist with any questions that may arise regarding the program.

Project Criteria

1. The purpose of a project must be for transit related capital improvements and generally will fall into one of the following categories, unless otherwise agreed to by Capital Metro:
 - a. Transit Capital Improvements:
 - i. Includes sidewalks, sidewalk curb ramps, safety signage, electronic pedestrian signals, walkway lighting and hike and bike facilities, passenger amenities such as shelters, benches, landscaping, bus stop lighting, concrete bus pads, and roadway improvements that improve traffic safety or traffic flows.
 - ii. Must be along a transit route or directly leading to a transit route or transit facility, unless otherwise approved by Capital Metro. A statement from the Suburban Community that the project is along or directly leading to a transit route must be included in the proposed project list when submitted to Capital Metro.
 - b. Street Resurfacing and Improvements:
 - i. Includes asphalt and concrete resurfacing of streets, street reconstruction, and construction of new streets which will serve as transit corridors. Street repair and maintenance should focus on current and future transit routes. Street projects may only include non-transit related roadways when all transit roadways are in an improved condition.
 - ii. Transit street projects are given priority for resurfacing over non-transit streets. Funding may be applied to the repair of non-transit streets provided all of a Suburban Community's transit streets have been resurfaced in the last five years and are in good condition, as determined by Capital Metro staff. Written verification of such resurfacing must be submitted.
 - c. Mobility Improvements:

- i. Includes planning, review, and implementation of programs and projects which have a benefit to transit service and include the planning for, review of, and implementation of intersection improvements, signal timing changes, widening of roadways, signage, lighting, transit-related bicycle and pedestrian improvements, and other mobility enhancement projects and programs. Transit-related bicycle and pedestrian improvements are defined as those projects which use various transportation methods to providing multi-modal access to homes, business, public facilities and which provide improved access to transit facilities or service.
2. Strong preference is given to projects that are directly on a transit route.
3. Strong preference is given to projects that directly improve transit service, traffic safety, or passenger convenience.
4. Joint funding of projects between Capital Metro, the Suburban Community, and other financing sources is encouraged.

Project Submittal

1. When Capital Metro staff notifies the Suburban Community of a fiscal year allocation, the Suburban Community shall submit to Capital Metro a proposed project list for that fiscal year (October 1-September 30). The proposed project list must be submitted on or before May 31 of each fiscal year that funds are allocated provided the project list does not exceed the fiscal year allocation. The project list shall define the scope of work for the services to be provided by Suburban Community.
2. Upon request, Suburban Community may be required to submit to Capital Metro additional project details and timelines. Capital Metro has the right to reject any submitted project that does not meet the established Project Criteria. Any project not rejected by Capital Metro shall be deemed approved.
3. The Suburban Community's projects list must include all new projects as well as any previously approved unfinished projects and their status. Capital Metro will review the proposed projects and provide guidance to the respective Suburban Communities as applicable. Proposed projects will be reviewed by Capital Metro Planning and Development Department and Capital Projects staff to ensure that projects do not conflict with other regional projects. When the projects are approved, the Suburban Community will be notified.

Final project proposals should be in letter form and directed to Capital Metro at the following address or via electronic email address:

Capital Metropolitan Transportation Authority

Attn: Finance

2910 East Fifth Street

Austin, Texas 78702

Melanie.Capesius@capmetro.org

Capital Metro will notify the Suburban Community in writing of any changes to the above address.

4. Projects that are not competitively contracted will only be reimbursed for directly related costs. No indirect costs will be covered. It is a requirement under this Agreement that the Suburban Community will so state in their submitted projects list that all projects will be competitively bid noting any exceptions for emergency projects. Direct costs that are covered include the categories of project development, project design, and project construction. A letter or agreement detailing eligible costs will be required for projects that are not competitively contracted before final payment is released. Notwithstanding the foregoing, emergency projects deemed by the Suburban Community to be of grave public necessity and necessary to meet unusual and unforeseen conditions are exempt from the competitive contracting requirement.
5. In order to advance efforts by Capital Metro and the Suburban Community to increase the participation of small businesses in publicly funded projects, Small Business Enterprise ("SBE") participation is strongly encouraged. Each Suburban Community may set SBE goals on procurements using its own "Small Business Program" or the Suburban Community may follow Capital Metro's SBE program.
6. If a project list for any fiscal year that funds are allocated is not submitted to Capital Metro by the end of the fiscal year in which funds are allocated, then such fiscal year funds are forfeited; Leander may, during the applicable fiscal year, submit for Capital Metro's approval, a revised project list to allocate unattached funds to prior-approved projects.
7. For projects with costs of \$500,000 or more, the Suburban Community and Capital Metro, through its Planning and Development Department staff, will develop milestones specific to the project prior to commencement of the project.
8. Requests for modifications to project lists or any substitution of the projects previously approved must be submitted in writing to Capital Metro. Written approval by Capital Metro of proposed changes is required.

Project Administration

Throughout the term of any project, Suburban Community will:

1. Maintain regular communication with Capital Metro.
2. If requested, provide Capital Metro with all requested documentation needed to conduct a project audit. In the event Capital Metro determines that fiscal year funds were not spent on an approved project, then upon demand, the Suburban Community shall reimburse Capital Metro for any funds identified by in such audit as not spent on an approved project.
3. Ensure all pedestrian projects and policies developed through the BCT Program are developed in accordance with the requirements of the Americans with Disabilities Act.
4. Notify Capital Metro or its representative when the project is complete or substantially completed.
5. Upon request, arrange a site visit to allow Capital Metro or its representative an opportunity to inspect a project.

Invoicing and Payment

1. The Suburban Community is responsible for invoicing Capital Metro based on milestones, as applicable, and/or completion or substantial completion of the project in accordance with the terms

of the Agreement. The invoices should be in letter form to Capital Metro and have attached photocopies of any documentation pertaining to the cost of the project such as construction contracts, supply invoices, timesheets, change orders, contractor pay vouchers, etc.

2. The Suburban Community shall provide Capital Metro with any documentation pertaining to any approved project, including pre-construction or construction meeting minutes, copies of pay applications, change orders, progress reports, photographs, payment vouchers, and project close-out documents if requested by Capital Metro.
3. The Suburban Community is responsible for informing Capital Metro in a timely manner of any substantial delays or alterations in the project scope of work.
4. Capital Metro shall pay all invoices from revenue that is currently available to Capital Metro.
5. Payments to Suburban Community are expressly contingent upon Suburban Community's strict compliance with this Agreement, including the BCT Guidelines and Procedures.
6. All interest that may accrue to program funding held by the Suburban Community must be allocated toward program projects. The local Suburban Community administrator will propose the projects to which the funding will be allocated and submit in writing a project modification request to Capital Metro.



EXECUTIVE SUMMARY
05/19/2022

AGENDA SUBJECT:

Discuss and consider action on appointments to the Old Town Master Plan Advisory Committee.

BACKGROUND:

This committee should be made up of approximately fifteen (15) people with five (5) alternates. The members will need to be available to meet to discuss the plan.

Below, please find the the makeup of the committee approved by City Council at the May 5, 2022, regular meeting. The committee includes representatives from standing boards and commissions as well as stakeholders within Old Town. The purpose of the committee is to provide an opportunity for the community to share feedback during the process.

1. Property Owners within Old Town or their representatives
2. Planning & Zoning Commission Member
3. Parks Board Member
4. Public Arts Commission Member
5. Economic Development Committee Member
6. Historic Preservation Committee Member

PRESENTER:

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



EXECUTIVE SUMMARY
05/19/2022

AGENDA SUBJECT:

Discuss and consider action on the Second Reading of an Ordinance regarding Special Use Case 22-SU-001 to allow for the temporary residential use of a travel trailer or recreational vehicle for use by an ill, convalescent or otherwise disabled friend or relative needing care from the occupant of the primary residence, or a friend or relative providing necessary care for an ill, convalescent or otherwise disabled occupant; on one parcel of land approximately 0.3856 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R036092; and more commonly known as 107 Bagdad Street, Leander, Williamson County, Texas.

BACKGROUND:

This request is the final step in the special use permit process. The Planning & Zoning Commission unanimously recommended approval of the requested special use permit during the March 24, 2022 meeting with the condition that staff has the ability to grant extensions at the end of the term. The City Council postponed action on this case to the May 5, 2022 meeting. The Council requested details regarding the code enforcement case as well as confirmation that the applicant lives at this location. We have confirmed that the applicant has a homestead exemption at 107 Bagdad Street and the documentation is attached.

HISTORY/TIMELINE:

03/24/2022- Planning & Zoning Commission, 1st Public Hearing

04/21/2022- City Council, 2nd Public Hearing

05/05/2022- City Council, 1st Reading of the Ordinance

APPLICANT/AGENT:

Faith Wickey

RECOMMENDATION:

The City Council approved this request during the May 5, 2022 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 Notice Map
5. Aerial Map
6. Letter of Intent
7. Conceptual Site Layout
8. Summary of Neighborhood Outreach
9. Correspondance
10. Ordinance
11. Code Enforcement Case

12. WCAD Data



PLANNING ANALYSIS

SPECIAL USE PERMIT CASE 22-SU-001
107 BAGDAD STREET

GENERAL INFORMATION

Owner/Agent: Faith Wickey

Current Zoning: SFU-2-B (Single-Family Urban)

Proposed Use: Applicant is requesting a special use permit to allow for temporary occupation of RV.

Size and Location: The property is located at 107 Bagdad Road and is approximately .3856 acres.

Staff Contact: Cory Dale, Planner

APPLICANT REQUEST

Applicant is requesting a Special Use Permit per CZO Article IV, Section 2(13) to allow a temporary residential use of an RV to care for elderly relatives.

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? See below.

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, the temporary residential use of an RV is not currently a permitted use. This use is considered temporary and will need to meet the following standards:

- i. The lot, tract or parcel shall be at least 6,000 square feet in area;
- ii. The use of the travel trailer or recreational vehicle shall be limited to residential use by an individual constructing their own home in an SFR district for not more than a period of one year; or an ill, convalescent or otherwise disabled friend or relative needing care from the occupant of the primary residence, or a friend or relative providing necessary care for an ill, convalescent or otherwise disabled occupant of the primary residence. The need for care shall be documented by a letter from a physician;
- iii. No more than two (2) people may occupy the travel trailer or recreational vehicle;
- iv. The temporary unit may only be placed on a legal parcel with an existing primary residence except where the permanent residence is under construction as described in (ii) above;
- v. The temporary unit shall have an approved connection to a sanitary sewer system or septic system. The unit shall also have an approved connection to a public water system or well;
- vi. The temporary unit shall meet zoning setback requirements and shall be located no closer to a street than the front wall of the permanent residence;
- vii. The temporary unit shall be currently licensed as required by the State of Texas, have a valid state inspection and remain in a mobile condition;

- viii. The temporary unit shall not be considered a separate residential unit for the purpose of calculating impact fees;
- ix. The temporary unit shall not be rented or leased;
- x. If approved, an administrative permit for residential use of a travel trailer or recreational vehicle shall be obtained. Such permit shall expire one year from the date of issuance. Permits may be renewed annually in the discretion of the City Council. Permit and renewal applications shall be accompanied by a written statement signed by the applicant under penalty of perjury that the use will conform to the standards set forth in this subsection. Renewal applications shall be submitted prior to permit expiration and shall include an updated letter from a physician;
- xi. Within sixty (60) days of cessation of the temporary residential use, all occupancy of the unit shall cease, the unit shall be disconnected from all utilities and the unit shall be removed from the premises.

There is an active Code Enforcement Case on this site. The developer/land owner submits this request to bring the property under compliance with City codes.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	SFU-2-B	Commercial (Casa Costa)
EAST	Civic	Leander City Hall
SOUTH	SFU-2-B	Residential
WEST	T4	Residential

SURROUNDING AREA:

This property is located southeast of the intersection of Bagdad Street and W Willis Street.

PHYSICAL AND NATURAL FEATURES:

This property is not located within a floodplain, is used for a homestead and contain few trees on site.

MAJOR CORRIDORS:

This property has access off Willis Street.

SUBDIVISIONS:

This tract has been platted as part of the Town of Leander Final Plat (Lots 1 – 4).

EXISTING UTILITIES:

This tract has access to both sewer and water lines within W Willis ROW.

CURRENT LAND USES:

This property is currently a residential home.

ZONING DISTRICT:

USE COMPONENT

SFU – SINGLE FAMILY URBAN:

Features: 7,200 sq. ft. lot min.; 1,200 sq. ft. living area min.

Intent: Development of single-family detached dwellings on moderate urban standard sized lots and for other compatible and complimentary uses. The purpose of this component is to provide regulations to maintain and protect the City's single-family residences and neighborhoods in areas with moderate lot sizes. Such components are generally intended

to offer variety in housing opportunities and in the fabric of the neighborhoods. In addition, a variety of lot sizes shall be provided within one half mile of major intersections such as arterials or collectors. This component provides moderate size lots that may serve as a transition between larger lots and higher density areas.

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

- Maintain and/or improve affordability and diversity in the housing market.

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.

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 appropriate residential permits.

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was not required prior to this SUP submittal.

NOTIFICATION

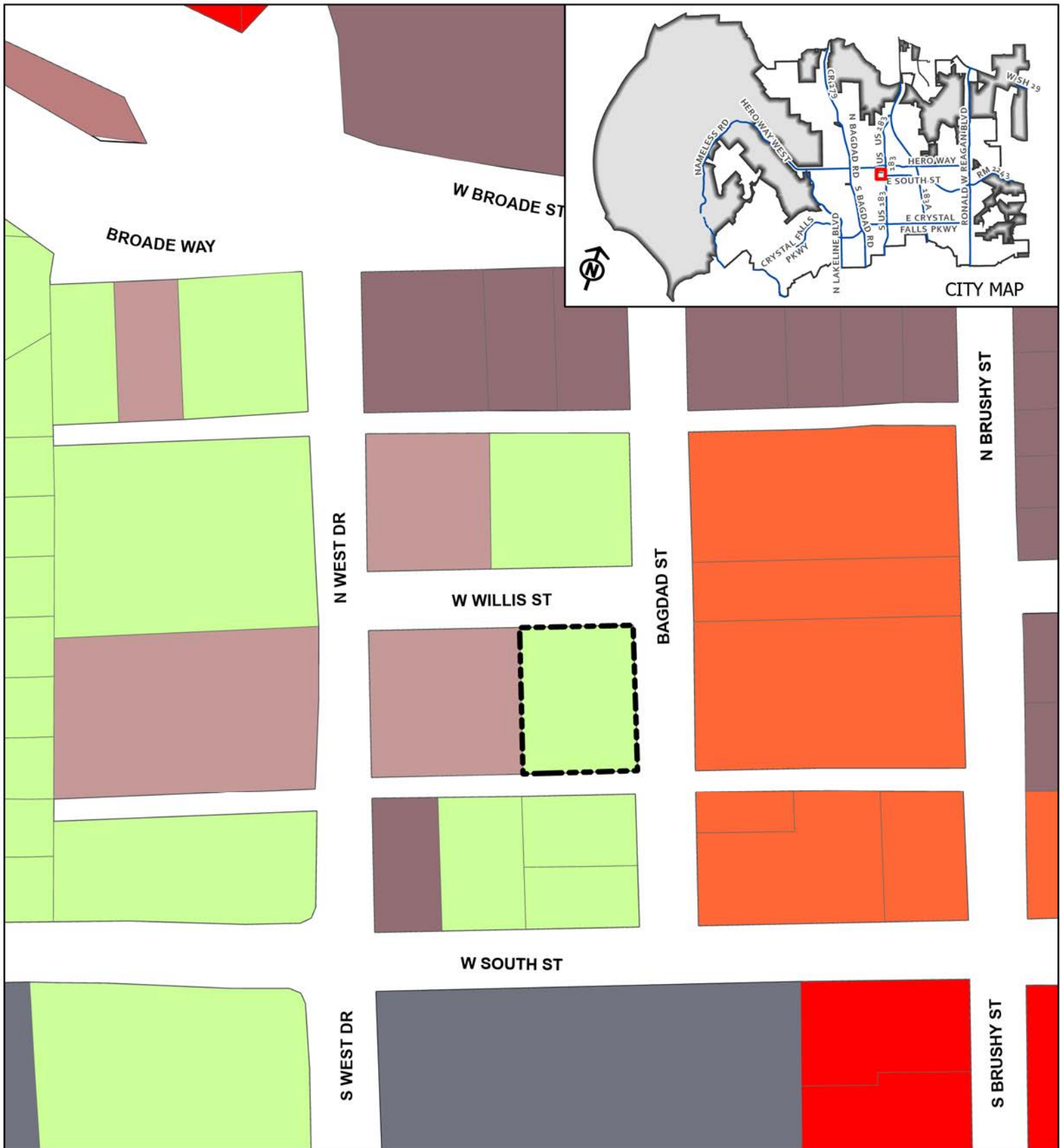
03/03/2022 - Public Notice on Hill Country News
03/09/2022 - Mail Notification to Property Owners within 200'
03/09/2022 - Public Hearing Signage Posted on Property
03/24/2022 - Planning and Zoning Commission Public Hearing
04/21/2022 - City Council Public Hearing & First Reading of the Ordinance
05/05/2022 - 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 remains consistent with both the future land use map designation of Old Town and current zoning of SFU-2-B. The proposed temporary residential use of an RV for property located at 107 Bagdad Road keeps the existing residential character and would be compatible with the surrounding land uses. Please note, if the proposed RV use is approved a permit will be issued. Such permit will expire one year from issuance date. The permit may be renewed annually at the discretion of the City Council.



CASE: 22-SU-001

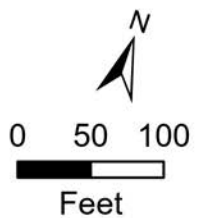
ATTACHMENT #2

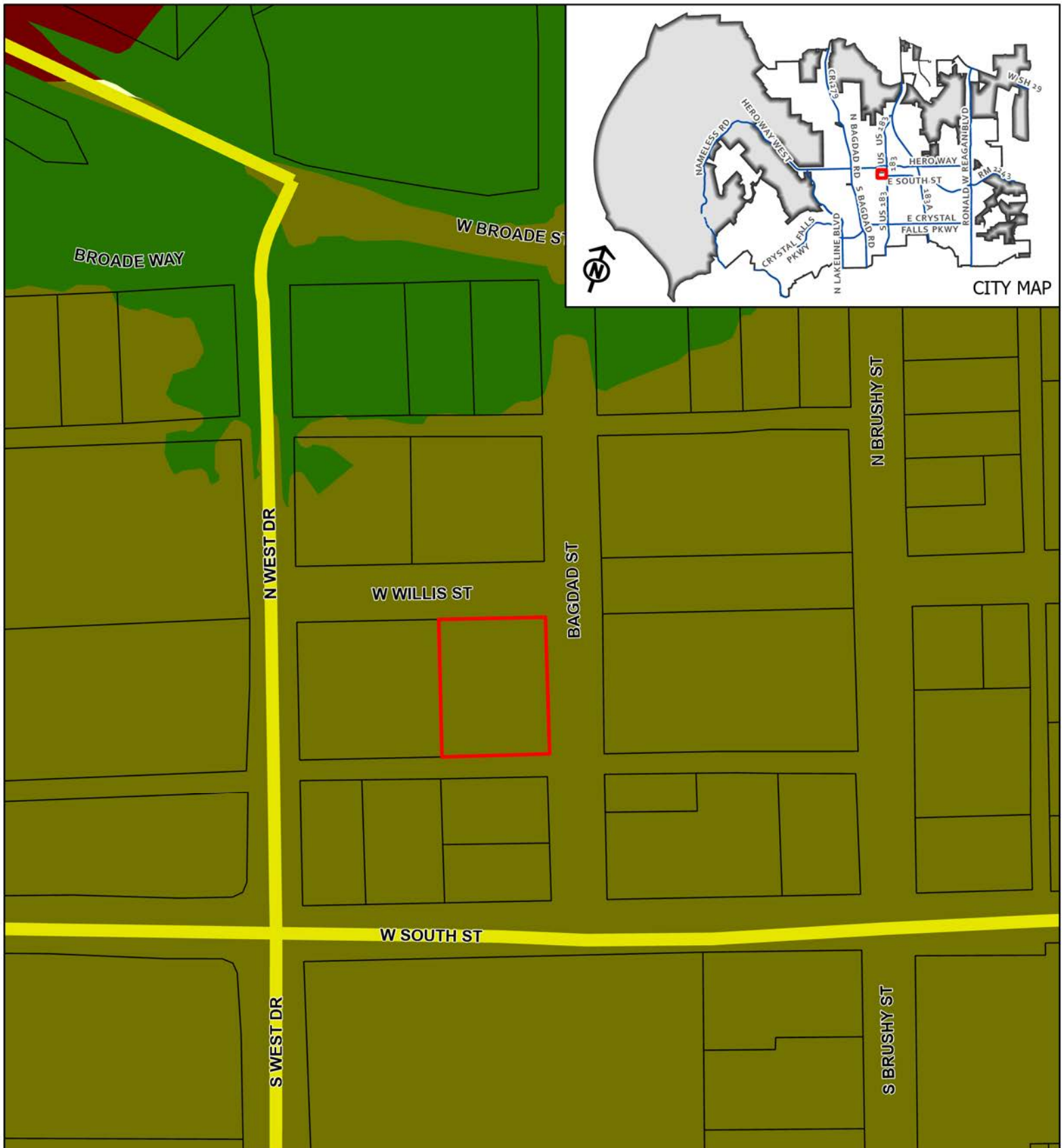
107 BAGDAD ST

Current Zoning 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		GC - General Commercial
	Leander ETJ		Civic Building
	Subject Area		T4 - Genral Urban
	SFU - Single-Family Urban		T5 - Urban Center
	LC - Local Commercial		SD - Special District





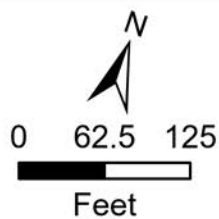
CASE: 22-SU-001

ATTACHMENT #3

107 BAGDAD ST

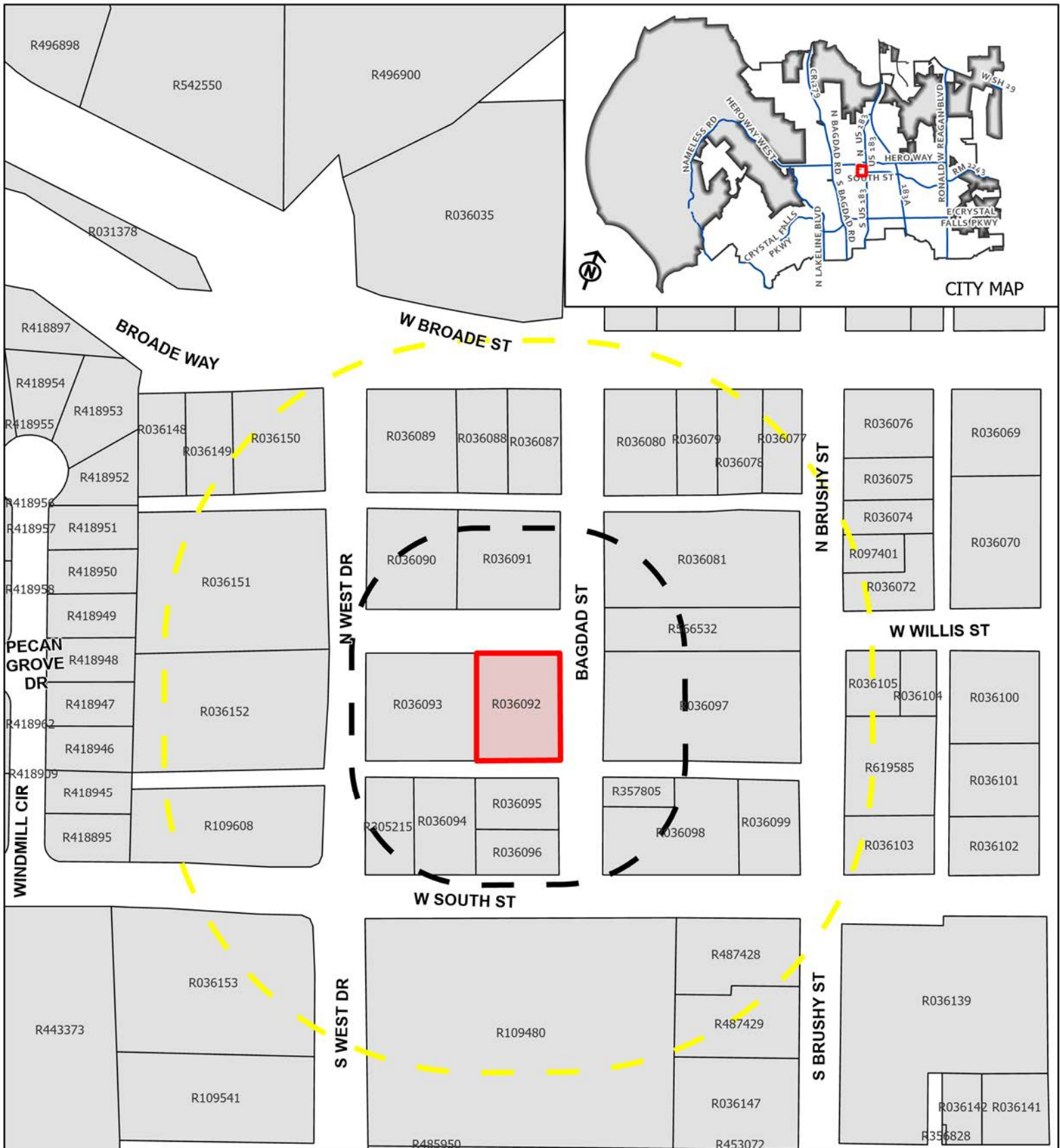
Future Land Use Map

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
- Leander ETJ
- Subject Area
- Activity Center

- Greenway
- Neighborhood Residential
- Old Town
- Collector, Existing



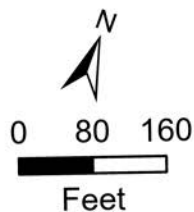
CASE: 22-SU-001

ATTACHMENT #4

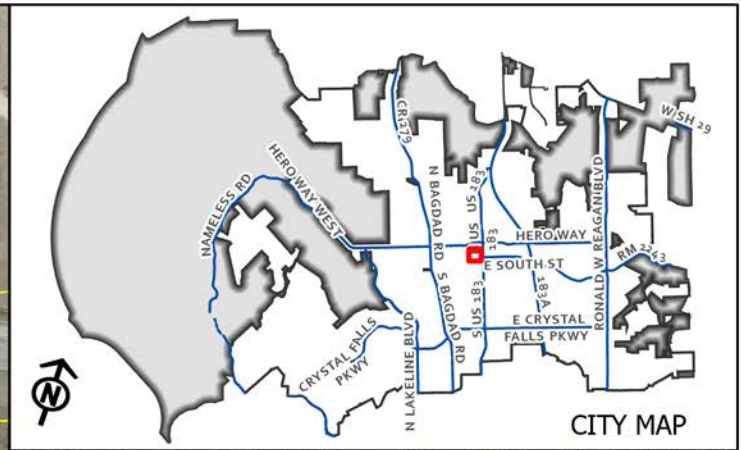
107 BAGDAD ST

Public Notification

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- Subject Area
- 200' Buffer
- 500' Buffer
- Leander City Limits
- ETJ



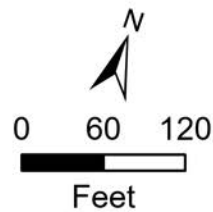
CASE: 22-SU-001

ATTACHMENT #6

107 BAGDAD ST

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
- Leander ETJ
- Subject Area

Faith Wickey

107 Bagdad Street
Leander, TX 78641

faith@faithwickey.com
269-615-7231

January 28, 2022

To my neighbors and the city of Leander:

I am submitting a Special Use Permit Application to request permission to park a 39 ft. Winnebago motorhome directly behind my house at the above address.

My home is on the corner of Bagdad Street and West Willis Street. It is a flat open property of 16,725 square feet with a single residence and separate garage. I will be parking the motor home directly behind my house parallel to the back of the house and facing West Willis Street.

The reason it's important for me to be able to do this is because my elderly parents who are 88 and 92 and frail, need my care full time. The motor home is their home, and as my home is only one bedroom, and I work at home, it's too small for all of us. The RV is our solution to this situation.

The Special Use Ordinance for this specific application is as follows:

Section 2: Special Use Permit

(A) (13) Temporary residential use of a travel trailer or recreational vehicle meeting the following standards:

(ii) The lot or parcel shall be at least 6,000 square feet in area.

My property is 16,725 square feet in size.

(iii) The use of the travel trailer or recreational vehicle shall be limited to residential use by an individual constructing their own home in an SFR district for not more than a period of one year; or an ill, convalescent or otherwise disabled friend or relative needing care from the occupant of the primary residence, or a friend or relative providing necessary care for an ill, convalescent or otherwise disabled occupant of the primary residence. The need for care shall be documented by a letter from a physician.

I am attaching a letter from their doctor stating that it's important for me to take care of them in this way. I provide all of their meals, manage their medications and chronic illness conditions, and provide general care.

(iv) No more than 2 people may occupy the travel trailer or recreational vehicle.

There will be only 2 people living in the motor home.

(v) The temporary unit may only be placed on a legal parcel with an existing primary residence except where the permanent residence is under construction as described in (ii) above.

I am the owner of the property, and it's my primary residence.

(vi) The temporary unit shall have an approved connection to a sanitary sewer system or septic system. The unit shall also have an approved connection to a public water system or well.

The motor home will be connected to city water through my house, and connected to the city sewer via an outside cleanout connection. Also, it will be plugged into an existing 50 amp RV outlet.

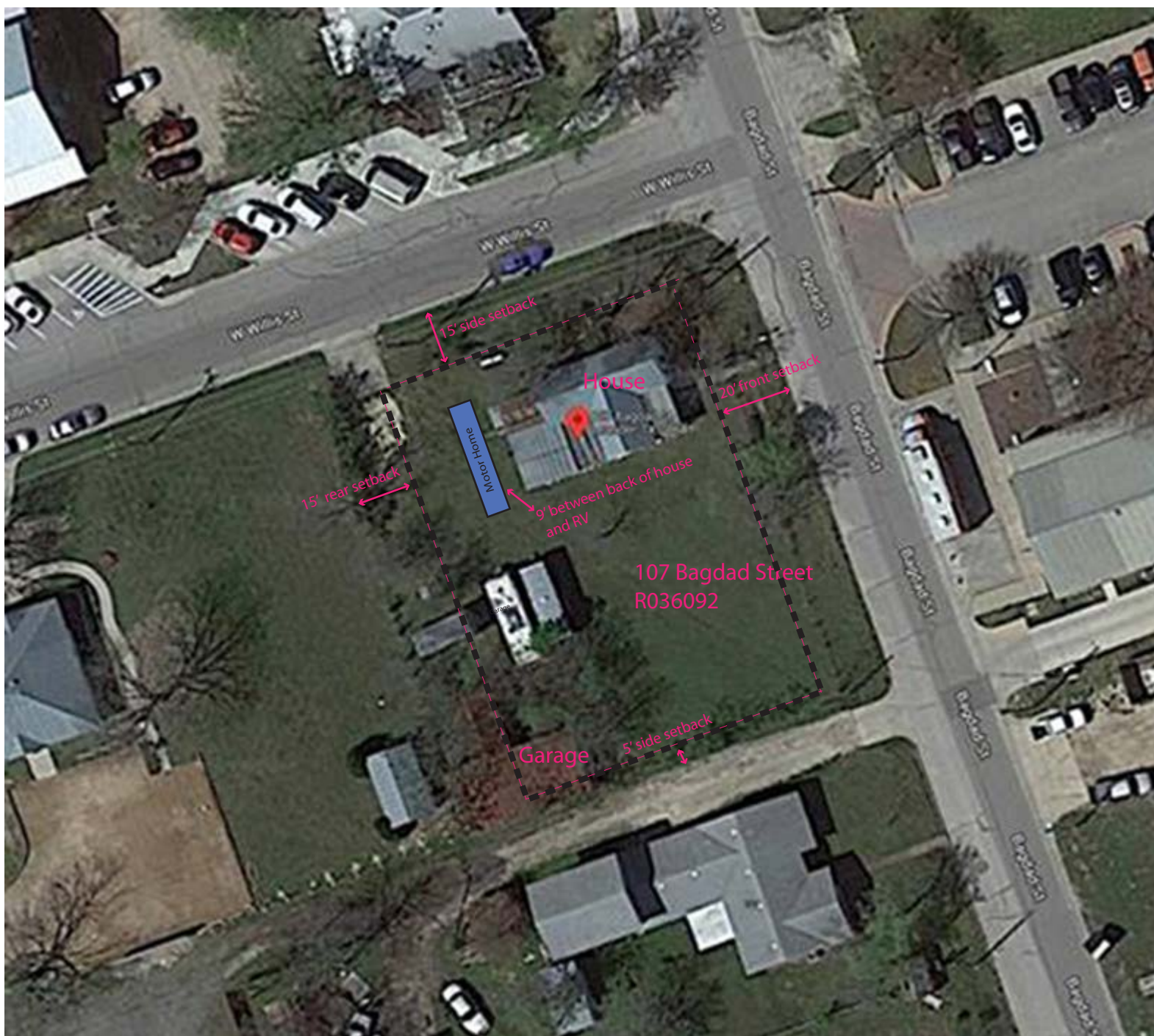
(vii) The temporary unit shall meet zoning setback requirements and shall be located no closer to a street than the front wall of the permanent residence.

See map diagram for setback measurements.

Thank you.

Sincerely,

Faith Wickey



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.

I MAILED CERTIFIED LETTERS TO THE RESIDENTIAL PROPERTY OWNERS ON 1/27/22. SEVERAL OF THE NEIGHBORS HAVE EXPRESSED SUPPORT FOR WHAT WE'RE DOING.

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.

THE PROPERTY OWNERS WERE NOTIFIED

3. What concerns were raised during these communications?

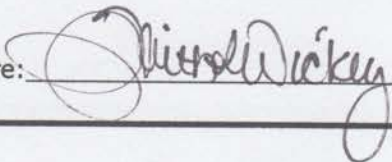
SEVERAL OF THE NEIGHBORS HAVE EXPRESSED SUPPORT FOR WHAT WE'RE DOING. SO FAR I HAVE NOT GOTTEN ANY NEGATIVE RESPONSES.

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

WE DID NOT HAVE A MEETING, JUST THE CERTIFIED LETTERS.

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

Signature:



Date

1/27/22

Write the Case Number

22-TOD-SU-001

Found in the attached letter

ONLINE OPTION

If you prefer, submit
comments online at:

leandertx.gov/notice

A property owner near you has requested a change as described in the attached letter. Complete and mail this postcard or visit the city website to provide comments. Postage has been prepaid for your convenience.

Name: Toni Shopp

Address: 5821 Long Hollow Loop
Leander, TX 78041

Email: [REDACTED]

I ☒ **SUPPORT** ☐ **OPPOSE** the requested change as described. **Other comments:**

Good luck and God bless!

Write the Case Number

22-TOD-SU-001

Found in the attached letter

ONLINE OPTION

If you prefer, submit
comments online at:

leandertx.gov/notice

A property owner near you has requested a change as described in the attached letter. Complete and mail this postcard or visit the city website to provide comments. Postage has been prepaid for your convenience.

Name: Anja Schaefer

Address: 101 BAGDAD ST.

Email: [REDACTED]

I ☒ **SUPPORT** ☐ **OPPOSE** the requested change as described. **Other comments:**

The RV is not in the way and helping family members is important. I applaud Faith for her decision and commitment.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY APPROVING A SPECIAL USE PERMIT TO ALLOW FOR THE TEMPORARY RESIDENTIAL USE OF A TRAVEL TRAILER OR RECREATIONAL VEHICLE FOR USE BY AN ILL, CONVALESCENT OR OTHERWISE DISABLED FRIEND OR RELATIVE NEEDING CARE FROM THE OCCUPANT OF THE PRIMARY RESIDENCE, OR A FRIEND OR RELATIVE PROVIDING NECESSARY CARE FOR AN ILL, CONVALESCENT OR OTHERWISE DISABLED OCCUPANT; AND A TIME FRAME OF ONE (1) YEAR; 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 0.3856 acres, more or less, located in Leander, Williamson County, being more particularly described in Exhibit "A", and addressed as 107 Bagdad Street, more particularly described in Document Number 2010021829, Official Public Records of Williamson County, Texas, and identified by tax identification number R036092.

SECTION 4. Special Use Permit. The amendment to the Special Use Permit is hereby approved to allow temporary residential use of a travel trailer or recreational vehicle for use by an ill, convalescent or otherwise disabled friend or relative needing care from the occupant of the primary

residence, or a friend or relative providing necessary care for an ill, convalescent or otherwise disabled occupant. The term of this permit shall be limited to a time frame of one (1) year. Within sixty (60) days of cessation of the temporary use, all occupancy of the unit shall cease, the unit shall be disconnected from all utilities and the unit shall be removed from the premises.

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 5th day of May, 2022.

FINALLY PASSED AND APPROVED on this the 19th day of May, 2022.

ATTEST:

THE CITY OF LEANDER, TEXAS

Dara Crabtree, City Secretary

Christine Delisle, Mayor

City of Leander
Department of Code Enforcement

P.O. Box 319 Leander, TX 78646 Fax: (512) 528 - 0660 Ema : CodeEnforcement@Leandertx.gov

Case #: CE-22-6020

Case #: CE-22-6020		Date Reported: 1/11/2022	Assigned to: Alma Trevino
Violation(s): Special Vehicle Storage (chap 14, art VI, § 9), Zoning Ordinance Violation(s) (chap 14, exhibit A)			
Description: Complaint regarding multiple trailers and RV's parked on the property.			
Posted:	Posted Date:	Referred to:	
Court Date:	Disposition:		
Close Date:	Followup Date:		
Reported By	Alleged Violator	Location	
	Faith Wickey	107 Bagdad St	
	TX	Leander, TX 78641	

Actions Taken

Date Entered	User Name	Inspection Comments
1/14/2022	Alma Trevino	On 1/12/22, I, Code Enforcement Officer Alma Trevino visited 107 Bagdad St on a report of several trailers and RV's parked on the property. Upon arriving, I observed several trailers and RV's parked/stored on the property. The property was found in violation. The following violation was observed: Special Vehicle Storage The violation was discussed with the property owner. Photos were taken. I will reinspect the site on or after 1/19/22.

Additional Actions Taken

Date Entered	Username	Comment
1/14/2022	Alma Trevino	On 1/11/22, I received an email from [REDACTED] regarding this property having several trailers and RV's parked on it. The email is attached.
1/14/2022	Alma Trevino	On 1/12/21, I called the property owner, Faith, [REDACTED], and talked to her about the violations. I explained she could only store 2 special vehicles on the property. She stated they all belonged to her. She stated she was not aware she could only park 2 special vehicles on her property. I explained she would need to find alternative storage for them.
4/26/2022	Alma Trevino	On 1/31/22, Ms. Wickey applied for a permit for the 4 special vehicles parked on her property.

Photos for Case CE-22-6020



Photos for Case CE-22-6020



Photos for Case CE-22-6020



WCAD

Property	Owner	Property Address	Tax Year	2022 Market Value
R036092	WICKEY, FAITH	107 BAGDAD ST, LEANDER, TX 78641	2022	\$262,156

2022 GENERAL INFORMATION

Property Status	Active
Property Type	Land
Legal Description	S3976 - Leander, BLOCK 16, Lot 1-4
Neighborhood	L50QN - LEANDER/CP NOM-IMP
Account	R-17-W334-0160-0001-0004
Map Number	4-3638

2022 OWNER INFORMATION

Owner Name	WICKEY, FAITH
Owner ID	O0433097
Exemptions	Homestead, Tax Code 11.13(c) Exemption
Percent Ownership	100%
Mailing Address	PO BOX 70 CENTREVILLE, MI 49032-0070
Agent	-

2022 VALUE INFORMATION

Improvement Homesite Value	\$40,396
Improvement Non-Homesite Value	\$0
Total Improvement Market Value	\$40,396
Land Homesite Value	\$221,760
Land Non-Homesite Value	\$0
Land Agricultural Market Value	\$0
Total Land Market Value	\$221,760
Total Market Value	\$262,156
Agricultural Use	\$0
Timber Use	\$0
Total Appraised Value	\$262,156
Homestead Cap Loss	-\$87,448
Total Assessed Value	\$174,708

2022 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Williamson CAD		\$0	\$174,708	0	0
CLE- City of Leander	HS, OA	\$15,000	\$159,708	0.479699	0
GWI- Williamson CO	HS, OA	\$95,000	\$79,708	0.400846	0
J01- Aus Comm Coll	OA	\$174,708	\$0	0.1048	0
RFM- Wmsn CO FM/RD	HS	\$3,000	\$171,708	0.04	0
SLE- Leander ISD	HS, OA	\$38,000	\$136,708	1.337	0
T05- TIRZ - Leander		\$0	\$174,708	0	0
W09- Upper Brushy Creek WCID	HS, OA	\$25,000	\$149,708	0.0175	0
TOTALS			2.379845		

2022 IMPROVEMENTS

[Expand/Collapse All](#)

Improvement #1	State Code	Homesite	Total Main Area (Exterior Measured)	Market Value
-	A1 - Residential Single Family	Yes	1,058 Sq. Ft	\$40,396

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area	1900	1,058	\$33,124	Details
2	Open Porch	-	170	\$1,346	Details
3	Open Porch	2018	266	\$3,426	Details
4	Out Bldg	-	540	\$2,500	Details

2022 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Residential	A3 - Misc. Residential	Yes	\$221,760	\$0	\$0	16,800 Sq. ft
TOTALS						16,800 Sq. ft / 0.385675 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2021	\$20,225	\$138,600	\$158,825	\$0	\$0	\$158,825	\$0	\$158,825
2020	\$20,150	\$131,670	\$151,820	\$0	\$0	\$151,820	\$0	\$151,820
2019	\$21,055	\$135,240	\$156,295	\$0	\$0	\$156,295	\$0	\$156,295
2018	\$19,411	\$128,184	\$147,595	\$0	\$0	\$147,595	\$0	\$147,595
2017	\$18,016	\$112,476	\$130,492	\$0	\$0	\$130,492	\$0	\$130,492

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
4/5/2010	THOMPSON, FRANCES M	WICKEY, FAITH	2010021829	

**EXECUTIVE SUMMARY**
05/19/2022**AGENDA SUBJECT:**

Discuss and consider action on approval of award of contract by BCRUA for Phase 2 Raw Water Delivery System Construction Contract to Thalle/SAK Joint Venture in the amount of \$224,786,835.00 for a total base proposal of \$215,499,610.00; additive alternatives amount of \$1,430,225.00; and alternative proposal amount of \$7,857,000.00; and authorize the BCRUA Board President to execute the contract on behalf of City of Leander.

BACKGROUND:

Proposals were opened by BCRUA for this project on March 22, 2022. Five (5) responsive, competitive sealed proposals were submitted by: Thalle/SAK Joint Venture (Thalle/SAK) of Alvarado, Texas; Southland Contracting, LLC (Southland) of Grapevine, Texas; Obayashi/Dragados JV (Obayashi/Dragados) of Burlingame, California; Granite Construction Company (Granite) of Northbrook, Illinois; and Barnard Construction Company, Inc. (Barnard) of Bozeman, Montana.

One (1) Non-Responsive (NR) proposal was submitted by Clark Construction Group, LLC (Atkinson Clark) of Bethesda, Maryland.

The table below provides a summary of the ranking:

Proposer	Cost Prop. Rank (50%)	Team Structure Organ. Info Rank (15%)	Relevant Experience (20%)	Proj Approach (15%)	Overall Rank	Cost Proposal Amount
Thalle/SAK	1	2	3	3	1	\$224,786,835
Southland	2	3	2	2	2	\$238,378,290
Obayashi/Dragados	3	5	1	1	3	\$283,665,108
Granite	4	4	5	5	4	\$291,640,555
Barnard	5	1	4	4	5	\$359,086,209
Atkinson Clark	NR	NR	NR	NR	NR	NR

Based on evaluation of the proposals the highest ranked proposer offering the best value as determined by the selection criteria and ranking assessment is Thalle/SAK.

RECOMMENDATION:

Staff recommends approval of authorizing the President of BCRUA to award the Phase 2 Raw Water Delivery System Construction Contract to Thalle/SAK Joint Venture in the amount of \$224,786,835.00 which includes the total Base Proposal amount of \$215,499,610.00, the Additive Alternatives total amount of \$1,430,225.00, and the Alternative Proposal total amount of \$7,857,000.00.

Leander's ownership is 42.85%, which is \$96,321,159 of the \$224,786,835.

Amount requested: \$96,321,159
Approved in current budget (Yes / No): Yes
Expenditure (New / Amended): New
Recurring or one-time: One-time
Fund source (Operating / Utility / etc.): BCRUA 2021 Swift Loan Funds

Attachments

1. BCRUA Agenda Summary
2. Proposal Bid Tab
3. Notice of Intent

DATE: May 18, 2022

SUBJECT: BCRUA Board Meeting – May 18, 2022

ITEM: **XX.** Consider a resolution authorizing the President to award the Phase 2 Raw Water Delivery System Construction Contract to Thalle/SAK Joint Venture.

PRESENTER: Karen Bondy, General Manager

BACKGROUND/JUSTIFICATION:

Proposals were opened for this project on March 22, 2022. Five responsive, competitive sealed proposals were submitted by Thalle/SAK Joint Venture (Thalle/SAK) of Alvarado, TX, Southland Contracting, LLC (Southland) of Grapevine, TX, Obayashi/Dragados JV (Obayashi/Dragados) of Burlingame, CA, Granite Construction Company (Granite) of Northbrook, IL, and Barnard Construction Company, Inc. (Barnard) of Bozeman, MT. One Non-Responsive (NR) proposal was submitted by Clark Construction Group, LLC (Atkinson Clark) of Bethesda, MD.

The proposals were evaluated and ranked based on the following selection criteria: 15% for Proposer Team Structure and Organizational Information, 20% for Proposer Qualifications and Experience, 15% for Project Approach and 50% for Cost Proposal. The table below presents a summary of the evaluation criteria ranking. Total Proposal prices inclusive of Base Proposal, Additive Alternate Proposal and Alternate Proposal Items range from \$224,786,835 to \$359,086,209 as recorded in the enclosed Certified Negotiated Proposal Tabulation.

Proposer	Cost Proposal Rank (50%)	Team Structure and Organizational Information Rank (15%)	Relevant Experience and References Rank (20%)	Project Approach and Understanding Rank (15%)	Overall Rank	Cost Proposal Amount
Thalle / SAK	1	2	3	3	1	\$ 224,786,835
Southland	2	3	2	2	2	\$ 238,378,290
Obayashi / Dragados	3	5	1	1	3	\$ 283,665,108
Granite	4	4	5	5	4	\$ 291,640,555
Barnard	5	1	4	4	5	\$ 359,086,209
Atkinson Clark	NR	NR	NR	NR	NR	NR

Based on evaluation of the proposals by Staff and the OC and the recommendation of our design engineer, Walker Partners/Freese and Nichols JV, the highest ranked proposer offering the best value as determined by the selection criteria and ranking assessment is Thalle/SAK.

The total Base Proposal amount including Allowances proposed by Thalle/SAK is \$215,499,610.00. The proposal includes 14 Additive Alternate Proposal Items. After considering these items, Staff and the OC recommend including the 14 Additive Alternate Proposal Items in the contract. The total amount of the Additive Alternate Proposal Items is \$1,430,225.00.

Each proposal also included two Submersible Turbine Pump and Motor Proposals for review and evaluation as Alternate Proposal Items. Pump proposals were submitted by Indar of Beasain, Spain, and KSB of Frankenthal, Germany. Based on evaluation and ranking of the pump proposals by Staff and the OC, Indar is the highest ranked pump manufacturer and recommended for acceptance as an Alternate Proposal at a value of \$7,857,000.00.

Staff and the OC agree unanimously to recommend award of this Phase 2 Raw Water Delivery System construction contract to Thalle/SAK JV in the amount of **\$224,786,835.00** which includes the total Base Proposal amount of \$215,499,610.00, the Additive Alternatives total amount of \$1,430,225.00, and the Alternative Proposal total amount of \$7,857,000.00.

FUNDING:

Funding for this contract includes 2021 SWIFT Loan funds from Leander and Cedar Park, approved at the April 7, 2021 Board meeting and subsequent council meetings, as well as cash from Round Rock.

Since the contract award will exceed the BCRUA's authorized maximum of \$500,000, per the Master Agreement, Board approval of this contract will need to be contingent on approval by all three BCRUA member city councils.

Staff, OC representatives, and representatives of Walker Partners will be available to answer any Board questions.

Proposer	Thalle / SAK	Southland	Atkinson / Clark	Obayashi / Dragados	Granite	Barnard									
Attachments:															
Proposal Form (Section 00300, Item 3.0)	✓	✓	✓	✓	✓	✓									
Team Structure and Organizational Information Form (Section 00300, Item 4.0)	✓	✓	✓	✓	✓	✓									
Proposer Qualifications and Experience Form (Section 00300, Item 5.0)	✓	✓	✓	✓	✓	✓									
Project Approach (Section 00300)	✓	✓	✓	✓	✓	✓									
Project Schedule (Section 00300)	✓	✓	✓	✓	✓	✓									
Non-Collusion Acknowledgement (Section 00300, Item 6.0)	✓	✓	✓	✓	✓	✓									
Suspension or Debarment Certificate (Section 00300, Item 7.0)	✓	✓	✓	✓	✓	✓									
Conflict of Interest Questionnaire (Section 00300, Item 8.0)	✓	✓	✓	✓	✓	✓									
W-9	✓	✓	✓	✓	✓	✓									
Submersible Turbine Pumps and Motor Proposal (Section 00400-A)	✓	✓	✓	✓	✓	✓									
Alternate Proposal Deviations (Section 00400-B)	✓	✓	✓	✓	✓	-									
Alternate Proposal Deviations (Section 00400-C)	✓	-	✓	✓	✓	-									
Proposal Security	✓	3%	✓	✓	✓	✓									
TWDB-0459	✓	✓	✓	✓	✓	✓									
ED-103	✓	✓	✓	✓	✓	✓									
ED-104	✓	✓	✓	✓	✓	✓									
BASE PROPOSAL ITEMS															
Item No.	Item Description	Quantity	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Bonds, Mobilization, Demobilization, and Insurance	1	LS	\$ 12,500,000.00	\$ 12,500,000.00	\$ 13,500,000.00	\$ 13,500,000.00	\$ 14,334,454.00	\$ 14,334,454.00	\$ 25,570,000.00	\$ 25,570,000.00	\$ 16,000,000.00	\$ 16,000,000.00	\$ 20,750,000.00	\$ 20,750,000.00
2	Trench Safety Quantity			5,000.00	LF	769.00	LF	3,255.00	LF	3,148.00	LF	1,000.00	LF	843.00	LF
	Trench Safety			\$ 5.00	\$ 25,000.00	\$ 1.00	\$ 769.00	\$ 23.00	\$ 74,865.00	\$ 10.00	\$ 31,480.00	\$ 5.00	\$ 5,000.00	\$ 2,050.00	\$ 1,728,150.00
3	Cost/Deduct for demolition of the existing Owner and Cedar Park raw water intake barges and appurtenances per the applicable Drawings	1	LS	\$ 250,000.00	\$ 250,000.00	\$ 1,138,000.00	\$ 1,138,000.00	\$ 202,000.00	\$ 202,000.00	\$ 1,205,000.00	\$ 1,205,000.00	\$ 250,000.00	\$ 250,000.00	\$ 200,000.00	\$ 200,000.00
4	Construction of all Work as specified and detailed, complete and in place, except for Work included in other Proposal Items	1	LS	\$ 198,475,000.00	\$ 198,475,000.00	\$ 207,138,111.00	\$ 207,138,111.00	\$ 229,804,041.00	\$ 229,804,041.00	\$ 243,491,815.00	\$ 243,491,815.00	\$ 261,000,000.00	\$ 261,000,000.00	\$ 318,200,000.00	\$ 318,200,000.00
5	Commisioning and Start-up	1	LS	\$ 275,000.00	\$ 275,000.00	\$ 1,250,000.00	\$ 1,250,000.00	\$ 500,000.00	\$ 500,000.00	\$ 850,000.00	\$ 850,000.00	\$ 500,000.00	\$ 500,000.00	\$ 1,250,000.00	\$ 1,250,000.00
6	Allowance for SCADA Programming and Instrumentation	1	LS	\$ 3,974,610.00	\$ 3,974,610.00	\$ 3,974,610.00	\$ 3,974,610.00	\$ 3,974,610.00	\$ 3,974,610.00	\$ 3,974,610.00	\$ 3,974,610.00	\$ 3,974,610.00	\$ 3,974,610.00	\$ 3,974,610.00	\$ 3,974,610.00
TOTAL BASE PROPOSAL PLUS ALLOWANCES				\$ 215,499,610.00		\$ 227,001,490.00		\$ 248,889,970.00		\$ 275,122,905.00		\$ 281,729,610.00		\$ 346,102,760.00	
ALTERNATE PROPOSAL ITEMS															
Andritz Submersible Turbine Pumps and Motors															
Item No.	Item Description	Quantity	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
Andritz-1	Furnish four (4) sets of complete and operable Cedar Park pumps, motors, piping, spare parts and appurtenances compliant with the requirements of the Contract Documents.	1	LS		No bid		No bid		No bid		No bid		No bid		No bid
Andritz-2	Furnish four (4) sets of complete and operable BCRUA Initial pumps, motors, piping, spare parts and appurtenances compliant with the requirements of the Contract Documents.	1	LS		No bid		No bid		No bid		No bid		No bid		No bid
Andritz-3	Furnish one (1) unit of a complete and operable BCRUA Ultimate pump, motor, piping, spare parts and appurtenanecese compliant with the requirements of the Contract Documents.	1	LS		No bid		No bid		No bid		No bid		No bid		No bid
TOTAL ANDRITZ SUBMERSIBLE TURBINE PUMPS AND MOTORS AMOUNT				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Indar Submersible Turbine Pumps and Motors															
Item No.	Item Description	Quantity	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
Indar-1	Furnish four (4) sets of complete and operable Cedar Park pumps, motors, piping, spare parts and appurtenances compliant with the requirements of the Contract Documents.	1	LS	\$ 2,377,000.00	\$ 2,377,000.00	\$ 2,365,400.00	\$ 2,365,400.00	\$ 2,685,548.00	\$ 2,685,548.00	\$ 2,294,434.00	\$ 2,294,434.00	\$ 2,294,434.00	\$ 2,294,434.00	\$ 2,294,000.00	\$ 2,294,000.00
Indar-2	Furnish four (4) sets of complete and operable BCRUA Initial pumps, motors, piping, spare parts and appurtenances compliant with the requirements of the Contract Documents.	1	LS	\$ 3,618,000.00	\$ 3,618,000.00	\$ 3,600,900.00	\$ 3,600,900.00	\$ 4,088,181.00	\$ 4,088,181.00	\$ 3,492,792.00	\$ 3,492,792.00	\$ 3,492,792.00	\$ 3,492,792.00	\$ 3,493,000.00	\$ 3,493,000.00
Indar-3	Furnish one (1) unit of a complete and operable BCRUA Ultimate pump, motor, piping, spare parts and appurtenanecese compliant with the requirements of the Contract Documents.	1	LS	\$ 1,862,000.00	\$ 1,862,000.00	\$ 1,852,500.00	\$ 1,852,500.00	\$ 2,103,164.00	\$ 2,103,164.00	\$ 1,796,867.00	\$ 1,796,867.00	\$ 1,796,867.00	\$ 1,796,867.00	\$ 2,743,000.00	\$ 2,743,000.00
TOTAL INDAR SUBMERSIBLE TURBINE PUMPS AND MOTORS AMOUNT				\$ 7,857,000.00		\$ 7,818,800.00		\$ 8,876,893.00		\$ 7,584,093.00		\$ 7,584,093.00		\$ 8,530,000.00	
KSB Submersible Turbine Pumps and Motors															
Item No.	Item Description	Quantity	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
KSB-1	Furnish four (4) sets of complete and operable Cedar Park pumps, motors, piping, spare parts and appurtenances compliant with the requirements of the Contract Documents.	1	LS	\$ 4,544,000.00	\$ 4,544,000.00	\$ 7,099,756.00	\$ 7,099,756.00	\$ 6,972,069.00	\$ 6,972,069.00	\$ 7,049,894.00	\$ 7,049,894.00	\$ 5,817,999.25	\$ 5,817,999.25	\$ 5,584,000.00	\$ 5,584,000.00
KSB-2	Furnish four (4) sets of complete and operable BCRUA Initial pumps, motors, piping, spare parts and appurtenances compliant with the requirements of the Contract Documents.	1	LS	\$ 5,045,000.00	\$ 5,045,000.00	\$ 5,583,839.00	\$ 5,583,839.00	\$ 8,887,645.00	\$ 8,887,645.00	\$ 5,530,413.00	\$ 5,530,413.00	\$ 7,397,486.76	\$ 7,397,486.76	\$ 7,100,000.00	\$ 7,100,000.00
KSB-3	Furnish one (1) unit of a complete and operable BCRUA Ultimate pump, motor, piping, spare parts and appurtenanecese compliant with the requirements of the Contract Documents.	1	LS	\$ 5,695,000.00	\$ 5,695,000.00	\$ 5,587,386.00	\$ 5,587,386.00	\$ 6,951,403.00	\$ 6,951,403.00	\$ 5,514,020.00	\$ 5,514,020.00	\$ 5,821,694.99	\$ 5,821,694.99	\$ 9,227,000.00	\$ 9,227,000.00
TOTAL KSB SUBMERSIBLE TURBINE PUMPS AND MOTORS AMOUNT				\$ 15,284,000.00		\$ 18,270,981.00		\$ 22,811,117.00		\$ 18,094,327.00		\$ 19,037,181.00		\$ 21,911,000.00	
ADDITIVE ALTERNATE PROPOSAL ITEMS															
Item No.	Item Description	Quantity	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
AA-1	Additional spot bolts in the Main Shaft	55	EA	\$ 68.00	\$ 3,740.00	\$ 575.00	\$ 31,625.00	\$ 275.00	\$ 15,125.00	\$ 50.00	\$ 2,750.00	\$ 450.00	\$ 24,750.00	\$ 175.00	\$ 9,625.00
AA-2	Additional spot bolts in the Suction and Temporary Chambers	20	EA	\$ 78.00	\$ 1,560.00	\$ 245.00	\$ 4,900.00	\$ 374.00	\$ 7,480.00	\$ 59.00	\$ 1,180.00	\$ 300.00	\$ 6,000.00	\$ 205.00	\$ 4,100.00
AA-3	Additional spot bolts in the Tunnels	225	EA	\$ 29.00	\$ 6,525.00	\$ 465.00	\$ 104,625.00	\$ 500.00	\$ 112,500.00	\$ 32.00	\$ 7,200.00	\$ 40.00	\$ 9,000.00	\$ 130.00	\$ 29,250.00
AA-4	Additional Type II ground support in the Intake Tunnel	400	LF	\$ 35.00	\$ 14,000.00	\$ 440.00	\$ 176,000.00	\$ 546.00	\$ 218,400.00	\$ 66.00	\$ 26,400.00	\$ 40.00	\$ 16,000.00	\$ 1,485.00	\$ 594,000.00
AA-5	Additional Type II ground support in the Transmission Tunnel	150	LF	\$ 30.00	\$ 4,500.00	\$ 230.00	\$ 34,500.00	\$ 546.00	\$ 81,900.00	\$ 69.00	\$ 10,350.00	\$ 40.00	\$ 6,000.00	\$ 1,500.00	\$ 225,000.00
AA-6	Additional Mobilization for probe drilling to the Intake Tunnel heading	2	EA	\$ 8,000.00	\$ 16,000.00	\$ 30,000.00	\$ 60,000.00	\$ 10,000.00	\$ 20,000.00	\$ 6,320.00	\$ 12,640.00	\$ 18,000.00	\$ 36,000.00	\$ 19,000.00	\$ 38,000.00
AA-7	Additional Mobilization for probe drilling to the Transmission Tunnel heading	1	EA	\$ 8,000.00	\$ 8,000.00	\$ 23,500.00	\$ 23,500.00	\$ 20,000.00	\$ 20,000.00	\$ 9,990.00	\$ 9,990.00	\$ 12,000.00	\$ 12,000.00	\$ 5,250.00	\$ 5,250.00
AA-8	Additional probe drilling in the Intake Tunnel	440	LF	\$ 68.00	\$ 29,920.00	\$ 835.00	\$ 367,400.00	\$ 500.00	\$ 220,000.00	\$ 15.00	\$ 6,600.00	\$ 106.00	\$ 46,640.00	\$ 176.00	\$ 77,440.00
AA-9	Additional probe drilling in the Transmission Tunnel	220	LF	\$ 68.00	\$ 14,960.00	\$ 465.00	\$ 102,300.00	\$ 65.00	\$ 14,300.00	\$ 15.00	\$ 3,300.00	\$ 106.00	\$ 23,320.00	\$ 72.00	\$ 15,840.00
AA-10	Additional tunnel grouting inclusive of the Intake and Transmission Tunnels	1	Time and Materials	\$ 400,000.00	\$ 400,000.00	\$ 400,000.00	\$ 400,000.00	\$ 400,000.00	\$ 400,000.00	\$ 400,000.00	\$ 400,000.00	\$ 400,000.00	\$ 400,000.00	\$ 400,000.00	\$ 400,000.00
AA-11	Lake level flooding above Elevation 690.0 feet above mean sea level	15	Days	\$ 50,000.00	\$ 750,000.00	\$ 125,000.00	\$ 1,875,000.00	\$ 49,915.00	\$ 748,725.00	\$ 10,500.00	\$ 157,500.00	\$ 105,000.00	\$ 1,575,000.00	\$ 188,000.00	\$ 2,820,000.00
AA-12	40% Sodium Permanganate	59,600	Pounds	\$ 1.50	\$ 89,400.00							\$ 0.64	\$ 38,144.00	\$ 2.32	\$ 138,272.00
AA-12	40% Sodium Permanganate	5,200	Gallons			\$ 47.25	\$ 245,700.00	\$ 19.00	\$ 98,800.00	\$ 39.00	\$ 202,800.00				
AA-13	18.25 - 21.75% Copper Sulfate Pentahydrate	51,000	Pounds	\$ 1.50	\$ 76,500.00			\$ 21.00	\$ 109,200.00	\$ 17.00	\$ 88,400.00	\$ 19.00	\$ 98,800.00	\$ 1.52	\$ 77,520.00
AA-13	18.25 - 21.75% Copper Sulfate Pentahydrate	5,200	Gallons												
AA-14	10.0 - 12.5% Sodium Hypochlorite	100,800	Pounds	\$ 0.15	\$ 15,120.00							\$ 0.11	\$ 11,088.00	\$ 0.19	\$ 19,152.00
AA-14	10.0 - 12.5% Sodium Hypochlorite	9,300	Gallons			\$ 2.50	\$ 23,250.00	\$ 1.50	\$ 13,950.00	\$ 2.00	\$ 18,600.00				
TOTAL ADDITIVE ALTERNATE AMOUNT				\$ 1,430,225.00		\$ 3,558,000.00		\$ 2,059,580.00		\$ 958,110.00		\$ 2,326,852.00		\$ 4,453,449.00	

Brushy Creek Regional Utility Authority
Phase 2 Raw Water Delivery System
Competitive Sealed Proposal - Proposal Opening
Proposals Opened March 22, 2022, 2:00 PM

I, Aaron D. Archer, Texas P.E. # 100967,
do hereby certify that this proposal tab is
accurate and true.



3/23/22

Prepared by:
Walker Partners | Freese and Nichols Joint Venture
TBPE Registration No. 19893
804 Las Cimas Parkway, Suite 150
Austin, TX 78746
512-382-0021 Telephone

May 9, 2022

Mr. Stephen Kohler
Thalle/SAK Joint Venture
10110 East FM 917
Alvarado, TX 76009

RE: BCRUA Phase 2 Raw Water Delivery System
Notice of Intent to Award Construction Contract

Dear Mr. Kohler,

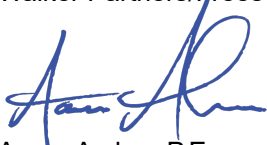
The purpose of this letter is to notify Thalle/SAK Joint Venture (JV) that the Brushy Creek Regional Utility Authority (BCRUA) intends to accept your Proposal in the amount of **\$224,786,835.00** for the Phase 2 Raw Water Delivery System Project at its May 18, 2022 Board Meeting. Following approval by the BCRUA Board, the City of Leander will consider your Proposal at its May 19, 2022 Council Meeting, and the Cities of Cedar Park and Round Rock will consider your Proposal at Council Meetings held on May 26, 2022. A final negotiated proposal tabulation for the Project is attached.

Notice of Award will be issued after completion of the above-described approvals. Reference Section 00510 – Notice of Award for document and schedule requirements. Thalle/SAK JV is also notified that any expenses incurred in relation to the Project are not reimbursable by the BCRUA prior to Issuance of Notice to Proceed.

We expect that the Preconstruction Meeting and Notice to Proceed for the project will occur around the second week of June 2022. We will coordinate with you to schedule the time and date of the meeting. Your Project Manager, Superintendents, and any Subcontractors representing more than 10% of the work shall attend the meeting. We expect the Notice to Proceed will be issued at the Preconstruction Meeting. As described in the Agreement, the Project shall reach Substantial Completion within **1,700** calendar days and Final Completion within **1,760** calendar days following the commencement date noted in the Notice to Proceed. Per Article 2 of the General Conditions, preliminary schedules shall be submitted within 10 days after the effective date of the Agreement.

Please let me know if you have any questions or need additional information. We look forward to working with Thalle/SAK JV on the construction of this Project.

Sincerely,
Walker Partners/Freese and Nichols JV



Aaron Archer, P.E.
Project Principal

Enclosures: Final Proposal Tab

Proposer				Thalle / SAK JV	
Attachments:					
Proposal Form (Section 00300, Item 3.0)				✓	
Team Structure and Organizational Information Form (Section 00300, Item 4.0)				✓	
Proposer Qualifications and Experience Form (Section 00300, Item 5.0)				✓	
Project Approach (Section 00300)				✓	
Project Schedule (Section 00300)				✓	
Non-Collusion Acknowledgement (Section 00300, Item 6.0)				✓	
Suspension or Debarment Certificate (Section 00300, Item 7.0)				✓	
Conflict of Interest Questionnaire (Section 00300, Item 8.0)				✓	
W-9				✓	
Submersible Turbine Pumps and Motor Proposal (Section 00400-A)				✓	
Alternate Proposal Deviations (Section 00400-B)				✓	
Alternate Proposal Deviations (Section 00400-C)				✓	
Proposal Security				✓	
TWDB-0459				✓	
ED-103				✓	
ED-104				✓	
BASE PROPOSAL ITEMS					
Item No.	Item Description	Quantity	Unit	Unit Price	Amount
1	Bonds, Mobilization, Demobilization, and Insurance	1	LS	\$ 12,500,000.00	\$ 12,500,000.00
2	Trench Safety Quantity			5,000.00	LF
	Trench Safety			\$ 5.00	\$ 25,000.00
3	Cost/Deduct for demolition of the existing Owner and Cedar Park raw water intake barges and appurtenances per the applicable Drawings	1	LS	\$ 250,000.00	\$ 250,000.00
4	Construction of all Work as specified and detailed, complete and in place, except for Work included in other Proposal items	1	LS	\$ 198,475,000.00	\$ 198,475,000.00
5	Commissioning and Start-up	1	LS	\$ 275,000.00	\$ 275,000.00
6	Allowance for SCADA Programming and Instrumentation	1	LS	\$ 3,974,610.00	\$ 3,974,610.00
TOTAL BASE PROPOSAL PLUS ALLOWANCES				\$ 215,499,610.00	
ALTERNATE PROPOSAL ITEMS					
Indar Submersible Turbine Pumps and Motors					
Item No.	Item Description	Quantity	Unit	Unit Price	Amount
Indar-1	Furnish four (4) sets of complete and operable Cedar Park pumps, motors, piping, spare parts and appurtenances compliant with the requirements of the Contract Documents.	1	LS	\$ 2,377,000.00	\$ 2,377,000.00
Indar-2	Furnish four (4) sets of complete and operable BCRUA Initial pumps, motors, piping, spare parts and appurtenances compliant with the requirements of the Contract Documents.	1	LS	\$ 3,618,000.00	\$ 3,618,000.00
Indar-3	Furnish one (1) unit of a complete and operable BCRUA Ultimate pump, motor, piping, spare parts and appurtenances compliant with the requirements of the Contract Documents.	1	LS	\$ 1,862,000.00	\$ 1,862,000.00
TOTAL INDAR SUBMERSIBLE TURBINE PUMPS AND MOTORS AMOUNT				\$ 7,857,000.00	
ADDITIVE ALTERNATE PROPOSAL ITEMS					
Item No.	Item Description	Quantity	Unit	Unit Price	Amount
AA-1	Additional spot bolts in the Main Shaft	55	EA	\$ 68.00	\$ 3,740.00
AA-2	Additional spot bolts in the Suction and Temporary Chambers	20	EA	\$ 78.00	\$ 1,560.00
AA-3	Additional spot bolts in the Tunnels	225	EA	\$ 29.00	\$ 6,525.00
AA-4	Additional Type II ground support in the Intake Tunnel	400	LF	\$ 35.00	\$ 14,000.00
AA-5	Additional Type II ground support in the Transmission Tunnel	150	LF	\$ 30.00	\$ 4,500.00
AA-6	Additional Mobilization for probe drilling to the Intake Tunnel heading	2	EA	\$ 8,000.00	\$ 16,000.00
AA-7	Additional Mobilization for probe drilling to the Transmission Tunnel heading	1	EA	\$ 8,000.00	\$ 8,000.00
AA-8	Additional probe drilling in the Intake Tunnel	440	LF	\$ 68.00	\$ 29,920.00
AA-9	Additional probe drilling in the Transmission Tunnel	220	LF	\$ 68.00	\$ 14,960.00
AA-10	Additional tunnel grouting inclusive of the Intake and Transmission Tunnels	1	Time and Materials	\$ 400,000.00	\$ 400,000.00
AA-11	Lake level flooding above Elevation 690.0 feet above mean sea level	15	Days	\$ 50,000.00	\$ 750,000.00
		59,600	Pounds	\$ 1.50	\$ 89,400.00
AA-12	40% Sodium Permanganate	5,200	Gallons	\$ 1.50	\$ 76,500.00
		51,000	Pounds		
AA-13	18.25 - 21.75% Copper Sulfate Pentahydrate	5,200	Gallons		
		100,800	Pounds	\$ 0.15	\$ 15,120.00
AA-14	10.0 - 12.5% Sodium Hypochlorite	9,300	Gallons		
TOTAL ADDITIVE ALTERNATE AMOUNT				\$ 1,430,225.00	
TOTAL BASE PROPOSAL PLUS ALTERNATE PROPOSAL PLUS ADDITIVE ALTERNATE AMOUNT				\$ 224,786,835.00	

I, Aaron D. Archer, Texas P.E. # 100967,
do hereby certify that this proposal tab is accurate and true.



Aaron D. Archer
May 5, 2022

Prepared by: Walker Partners | Freese and Nichols Joint Venture
TBPE Registration No. 19893
804 Las Cimas Parkway, Suite 150
Austin, TX 78746
512-382-0021 Telephone



EXECUTIVE SUMMARY
05/19/2022

AGENDA SUBJECT:

Discuss and consider a Resolution calling for a Public Hearing on the Assumptions and Capital Improvements Plan relating to possible adoption of Roadway Impact Fees for the July 7, 2022 Council meeting.

BACKGROUND:

A public hearing is required to consider the land use assumptions and Capital Improvements Plan under which an impact fee may be imposed. Any member of the public has the right to appear at the hearing and present evidence for or against the land use assumptions and capital improvements plan. A sample public hearing notice is attached.

RECOMMENDATION:

Recommend that City Council approve a Resolution calling for a Public Hearing on the Assumptions and Capital Improvements Plan relating to possible adoptions of Impact Fees for the July 7, 2022 Council meeting.

PRESENTER:

Ross E. Blackketter, City Engineer

Attachments

1. Impact Fee Advertisement
2. Resolution

NOTICE OF PUBLIC HEARING ON ADOPTION OF ROADWAY IMPACT FEES

The City Council of the City of Leander will hold a public hearing to consider the adoption of a street impact fee.

THE PUBLIC HEARING WILL BE HELD:

Date: July 7, 2022
Time: 7:00 PM
Place: Pat Bryson Municipal Hall
201 N Brushy St.
Leander, TX 78641

The following maximum impact fees per service unit (vehicle-mile) will be considered:

Service Area A: \$2,179 / vehicle-mile
Service Area B: \$842 / vehicle-mile
Service Area C: \$929 / vehicle-mile
Service Area D: \$1,229 / vehicle-mile
Service Area E: \$287 / vehicle-mile

The Council may adopt a fee at a lower rate than the above maximum impact fee.

Any member of the public has the right to appear at the hearing and present evidence for or against the roadway impact fee imposition.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF LEANDER, TEXAS, SETTING A PUBLIC
HEARING TO CONSIDER ADOPTION OF A ROADWAY IMPACT FEE**

Whereas, Texas Local Government Code (the “Code”), Chapter 395 governs financing capital improvements in municipalities; and,

Whereas, on May 6, 2021 the City Council approved the Transportation Master Plan for the City which, identifies the consideration of roadway impact fees as a funding mechanism for improving roadway capacity in the City; and,

Whereas, on August 19, 2021, City Council authorized the preparation of a Roadway Impact Fee Study (“Study”); and,

Whereas, the Study is being developed with the intent to implement a roadway impact fee for the City of Leander in accordance with Chapter 395 of the Code; and,

Whereas, the Land Use Assumptions (“LUAs”) and Capital Improvements Plan (the “Plan”) to be considered in the Study, were completed by the professional engineering firm of Kimley Horn and Associates; and,

Whereas, on March 17, 2022, City Council received information of the City’s Plan and LUAs from Kimley-Horn and Associates; and,

Whereas, on March 17, 2022, City Council conducted a public hearing on the land use assumptions and capital improvement plan related to the Roadway Impact Fee Study; and

Whereas, on April 7, 2022, City Council approved a resolution adopting the land use assumptions and capital improvement plan related to the Roadway Impact Fee Study; and

Whereas, Sec. 395.047 of the Code requires a municipality to conduct a public hearing to consider imposing an impact fee.

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

SECTION 1. The facts and matters set forth in the preamble of this Resolution are hereby found to be true and correct.

SECTION 2. A public hearing shall be held on July 7, 2022 at 7:00 p.m. regarding the imposition of a roadway impact fee. Notice of the public hearing shall be given pursuant to Section 395.049, Texas Local Government Code.

SECTION 3. This Resolution shall take effect immediately from and after its passage in accordance with the provisions of the Tex. Loc. Gov't. Code and the City Charter.

SECTION 4. It is hereby officially found and determined that the meeting at which this resolution 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 THIS 19TH DAY OF MAY, 2022.

Christine DeLisle, Mayor

ATTEST:

Dara Crabtree, City Secretary