

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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - April 20, 2023



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

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

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

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Opened meeting at 6:03 p.m.
2. Roll call reflected all present.
3. Discuss proposed amendments to the political sign ordinance including: maximum of 5 signs per candidate or proposition at each polling location; signs not to exceed 18" X 24"; only allow H stakes for in ground signs (stringing of signs, single stakes or tying of signs together is prohibited); signs removed within 24 hours after polls closes; stationary signs cannot be stacked; tents allowed; can hold signs and wave signs when polling locations are open and maintain the required distance from polling location entrances; and any violation will result in the immediate removal by Code Enforcement.
4. Discuss Board, Committee, and Commission roles and responsibilities including: Council determined all boards subject to open meetings act unless expressly noted in the ordinance creating the board; reason called advisory boards; who can and cannot meet in executive session; focus narrow enough to mission to provide direction for boards; re-write of economic development committee to narrow focus; business retention; surveys; issues with committees; streamline the boundaries for boards and be consistent across the boards; make it clear for the boards and staff; EDC - Business Retention Expansion focus; small business advocate; direct staff to re-write the ordinance and bring back for a future meeting; preference given to brick and mortar business owners; council send suggestion narrowing the scope and focus of board; what does your department need and focus on that; staff bring back on all boards narrowing scope for council to vet and how they can help staff; simplistic define rolls for staff and committees along with SOPs for the boards; include volunteers and staff with events; sub-committee of Mayor, Councilmember Mattke Longoria and Mayor Pro Tem Thompson along with City Attorney and City Secretary.

Adjourned at 6:49 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

5. Opened Meeting at 7:02 p.m., Invocation provided by Mayor Pro Tem Thompson and Mayor Christine led the Pledges of Allegiance.
6. Roll call reflected all present.
7. Public comments on items not listed in the agenda. No one spoke.

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

[All comments are limited to no more than 3 minutes (6 minutes if translation is needed) per individual.]
8. Leander History including Mason Heritage Days; over 600 attended; activities at the event; and ideas on how to improve house tours.
9. Recognitions/Proclamations/Visitors.
 - Community Wildfire Protection Plan
 - Clean Air Awareness Week (May 1-5)

CONSENT AGENDA: ACTION

Mayor Christine announced Item 15 was pulled from the consent agenda and will be considered separately.

Motion by Mayor Pro Tem Na'Cole Thompson, Seconded by Councilmember Esme Matthe Longoria to approve consent agenda items 10 through 14 and 16 through 20.

Vote: 7 - 0

10. Approval of the minutes for meeting held on April 6, 2023.
11. Approval of BuyBoard Contract 648-21 with Axon Enterprises, Inc for the supply, installation and maintenance of equipment and services associated with the AXON Patrol Fleet recording systems (in-car cameras) within the Leander Police Department, for a five (5)- year contract in the amount of \$86,075.28 over the term of the contract; providing for terms and conditions; and authorize the City Manager to execute any and all necessary documents and renewals.
12. Approval of Buyboard Contract 601-19 for the purchase of one (1) replacement Police Tahoe from Caldwell County Chevrolet in the amount of \$66,102.00; and authorize the City Manager to execute any and all necessary documents.
13. Approval of Buyboard Contract 601-19 for the purchase of a 2022 Ford F-350 truck from Rush Truck Center, Dallas, Texas, in the amount of \$118,500.00; and authorize the City manager to execute any and all necessary documents.

14. Approval of purchase from Motorola Solutions, Inc. for ten (10) Police Department hand-held radios and ancillary services and equipment in the amount of \$60,503.50 and nine (9) Police Department in-car radios and ancillary services and equipment in the amount of \$53,230.77; and authorize the City Manager to execute any and all necessary documents.
15. Approval of a waiver extension of Article 8.04, Noise, Section 8.04.001(a) (11) in the hours of construction work to Cadence McShane Construction to provide for construction activities through to August 31, 2023, beginning at 3:00 a.m. for the Blockhouse Creek Farms project site located at 14951 Ronald W. Reagan Boulevard; and the contractor will post notifications for nearby tenants a minimum of forty-eight (48) hours in advance of the activities.

Motion by Mayor Christine DeLisle, Seconded by Councilmember Becki Ross to approve waiver extension of Article 8.04, Noise, Section 8.04.001(a) (11) in the hours of construction work to Cadence McShane Construction to provide for construction activities through to August 31, 2023, beginning at 3:00 a.m. for the Blockhouse Creek Farms project site located at 14951 Ronald W. Reagan Boulevard; and the contractor will post notifications for nearby tenants a minimum of forty-eight (48) hours in advance of the activities following a discussion with the following conditions: post signs in neighborhood entrances, HOA notify residents, each of the 15 houses receive a 48-hour notice, and if receive code violations notify council for consideration of revoking the waiver.

Vote: 7 - 0

16. Approval of Whiskey Tango Foxtrot License Agreement, Case LA-23-0010, to allow for the installation and maintenance of landscaping and irrigation within portions of the right-of-way of West Broade Street, Leander, Williamson County, Texas; and authorize the City Manager to execute any and all necessary documents.
17. Approval of Travisso Subdivision License Agreement Addendum for additional radar display signs, Case LA-23-0011, to allow for the installation and maintenance of two (2) pole mounted radar speed signs within portions of the right-of-way of Siena Sunset Road, Leander, Williamson County, Texas; and authorize the City Manager to execute any and all necessary documents.
18. Approval of the extension of the application expiration for Subdivision Case FP-21-0019 Rosenbusch Phase 4 Final Plat; more particularly described by Williamson Central Appraisal District Parcel R599344; generally located to the east of the intersection of Vista Ridge Drive and Lakeline Boulevard; Leander, Williamson County, Texas.
19. Approval of the extension of the application expiration for Subdivision Case PICP-21-0017 Rosenbusch Ranch Phase 4 construction plan; more particularly described by Williamson Central Appraisal District Parcel R599344; generally located to the east of the intersection of Vista Ridge Drive and Lakeline Boulevard; Leander, Williamson County, Texas.
20. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-22-0052 to amend the current zoning of PUD/TOD-CD (Planned Unit Development/Transit Oriented Development – Conventional Development Sector) to adopt the 183A Plaza Minor PUD (Planned Unit Development) with a base zoning district of GC-3-A (General Commercial) on one (1) parcel of land approximately 9.61 acres ± in size, more particularly described by Williamson Central Appraisal District parcel R461862; and generally located approximately 700 feet southeast of the intersection of 183A Toll Road and Aven Way, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

21. Mayor Christine opened a Public Hearing at 7:44 p.m. regarding Subdivision Case CP-22-0014 to adopt the Sullivan Tract Concept Plan on nine (9) parcels of land approximately 308.288 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R022741, R022921, R022922, R356046, R473837, R022923, R473838, R473839, and R022920; generally located west of the intersection of N. Bagdad Road and Oak Creek Road, Leander, Williamson County, Texas. No one spoke in favor of the request. Chrystal Pardue, 3312 Whit Creek Trail; Kristi France, 2216 Live Oak Road; Erin Davis, 2208 Lookout Knoll Drive; Erica Curry, 2204 Whitt Falls Circle; Nathan Walter, 295 CR 281; Keith Michel, 3201 Whitt Park Path; Boyd Henry, 2565 CR 279; Brian Budak, 2209 Live Oak Road; Debbie Almond, 2204 Whitt Oak Court; Grant Almond, 2204 Whitt Oak Court; Marilyn Hovan, 2201 Live Oak Road spoke in opposition of the request. The following submitted comments of opposition via the website Mark Wetzel, 2205 Whitt Falls Cove. The following submitted their position to be read into the record via the website Scott Purdue, 3312 Whitt Creek Trail; Rebecca Michel, 3201 Whitt Park Path. The Public Hearing closed at 8:15 p.m.

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

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Becki Ross to approve Subdivision Case CP-22-0014 to adopt the Sullivan Tract Concept Plan on nine (9) parcels of land approximately 308.288 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R022741, R022921, R022922, R356046, R473837, R022923, R473838, R473839, and R022920; generally located west of the intersection of N. Bagdad Road and Oak Creek Road, Leander, Williamson County, Texas, following a discussion.

Vote: 7 - 0

22. *[City Council took a brief recess at 8:23 p.m.; reconvened at 8:43 p.m.]*

Mayor Christine opened a Public Hearing at 8:35 p.m. regarding Subdivision Case CP-22-0016 and Variance Case VA-23-0010 to adopt the Shops at Bagdad Square Concept Plan, Preliminary Plat and Variance on one parcel of land approximately 4.672 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R519003; generally located northeast of the intersection of S. Bagdad Road and Marsala Circle, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 8:35 p.m.

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

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Mattke Longoria to approve Subdivision Case CP-22-0016 and Variance Case VA-23-0010 to adopt the Shops at Bagdad Square Concept Plan, Preliminary Plat and Variance on one parcel of land approximately 4.672 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R519003; generally located northeast of the intersection of S. Bagdad Road and Marsala Circle, Leander, Williamson County, Texas.

Vote: 7 - 0

23. Mayor Christine opened a Public Hearing at 8:37 p.m. regarding Subdivision Case CP-22-0018 to adopt the Leander Independent School District Elementary No. 30 Concept Plan and Preliminary Plat on one (1) parcel of land approximately 31.417 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R624045; generally located northwest of the intersection of W. San Gabriel Parkway and Frontenac Street, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 8:37 p.m.

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

Motion by Councilmember Becki Ross, Seconded by Mayor Pro Tem Na'Cole Thompson to approve Subdivision Case CP-22-0018 to adopt the Leander Independent School District Elementary No. 30 Concept Plan and Preliminary Plat on one (1) parcel of land approximately 31.417 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R624045; generally located northwest of the intersection of W. San Gabriel Parkway and Frontenac Street, Leander, Williamson County, Texas.

Vote: 7 - 0

24. Mayor Christine opened a Public Hearing at 8:38 p.m. regarding Zoning Case Z-22-0001 to amend the current zoning of SFT-2-B (Single-Family Townhouses) to adopt the Hero Way Townhouses PUD (Planned Unit Development) with the base zoning district of SFT-2-A (Single-Family Townhouses) on two (2) parcels of land approximately 5.58 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031386 and R031387; and more commonly known as 11675 Hero Way West, Leander, Williamson County, Texas. No one spoke in favor or opposition. The Public Hearing closed at 8:38 p.m.

- Discuss and consider action regarding Zoning Case Z-22-0001 as described above.

Motion by Councilmember Chris Czernek, Seconded by Councilmember Kathryn Pantalion-Parker to approve Zoning Case Z-22-0001 to amend the current zoning of SFT-2-B (Single-Family Townhouses) to adopt the Hero Way Townhouses PUD (Planned Unit Development) with the base zoning district of SFT-2-A (Single-Family Townhouses) on two (2) parcels of land approximately 5.58 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031386 and R031387; and more commonly known as 11675 Hero Way West, Leander, Williamson County, Texas with the PUD Notes redline.

Vote: 7 - 0

REGULAR AGENDA

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

Motion by Councilmember Chris Czernek, Seconded by Councilmember Kathryn Pantalion-Parker to approve Subdivision Case PP-22-0019 regarding Gabriel's Horn Preliminary Plat on four (4) parcels of land approximately 17.82 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R473804, R500871, R500872, and R022218; generally located at the northwest corner of Ronald W. Reagan Boulevard and Gabriel's Horn Road, Leander, Williamson County, Texas.

Vote: 7 - 0

26. Discussed proposed road and park projects for a possible Williamson County bond election in November 2023 including: San Gabriel River Trail; Brushy Creek Trail; Crystal Falls Parkway; CR 270 (Bagdad Road); and Stormwater Master Plan.
27. Discuss and consider award of Solicitation S23-006 to Bennet Paving, Inc. for the Roadway Rehabilitation Fiscal Year 2023 project; and authorize the City Manager to execute any and all necessary documents.

Motion by Mayor Christine DeLisle, Seconded by Councilmember Kathryn Pantalion-Parker to award of Solicitation S23-006 to Bennet Paving, Inc. for the Roadway Rehabilitation Fiscal Year 2023 project utilizing Option 1 using 2022 Transportation Certification of Obligation (COs) to include Base Bid + all Alternates; and authorize the City Manager to execute any and all necessary documents, following a discussion.

Vote: 7 - 0

28. Discuss and consider action on appointments to fill unexpired terms to the following boards, commissions and committees: Board of Adjustment, Economic Development Committee and Parks & Recreation Advisory Board.

Motion by Mayor Christine DeLisle, Seconded by Councilmember Esme Mattke Longoria to appoint Cheryl McLaurin and Marcia Back to the Parks and Recreation Advisory Board to fill unexpired terms.

Vote: 7 - 0

29. Council Member Future Agenda Items *[Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.]*

- Place the sign ordinance on May Planning & Zoning agenda, if possible.

30. Council Member Closing Statements.

Kathryn Pantalion-Parker - commented Friday was San Jacinto Day.

Esme Mattke Longoria - commented this is third council meeting had storms; and reminded everyone to sign up for Warn Texas Central Texas weather app.

Christine DeLisle - commented dinner was from Brooklyn Heights; reminded everyone to shop local; upcoming events including kitefest; drug take back; family blaster battle and Active Adult trips; thanked Boy Scout Troop 161 for attending the meeting tonight; congratulated Leah Anderson on her marriage; and wished Councilmember Mattke Longoria a happy anniversary.

31. Convened into Executive Session at 9:23 p.m. pursuant to:
- (1) Section 551.071, Texas Government Code, Section 1.05, Texas Disciplinary Rules of Professional Conduct, and Section 551.072, Texas Government Code, to deliberate with legal counsel regarding the Lease Agreement between City of Leander and Ride or Die, LLC; and
 - (2) Section 551.072, Texas Government Code, to deliberate the acquisition of property located in Elijah D. Harmon Survey Abstract 6 for the purpose of a temporary construction easement for downtown fire improvements (CIP W.22).

Reconvened into open session at 9:37 p.m. to take action as deemed appropriate in the City Council's discretion regarding:

- (1) Lease Agreement between City of Leander and Ride or Die, LLC; and
- (2) Acquisition of property for a temporary construction easement for downtown fire improvements (CIP W.22).

Motion by Mayor Pro Tem Na'Cole Thompson, Seconded by Councilmember Becki Ross (Item 1) to terminate a Lease Agreement between City of Leander and Ride or Die, LLC; and authorize the City Manager to execute any and all necessary documents.

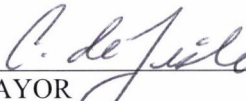
Vote: 7 - 0

Motion by Mayor Pro Tem Na'Cole Thompson, Seconded by Councilmember Becki Ross (Item 2) to authorize the purchase of property located in Elijah D. Harmon Survey Abstract 6 for the purpose of a temporary construction easement for downtown fire improvements (CIP W.22)

Vote: 7 - 0

32. Adjourned at 9:37 p.m.

APPROVED:


MAYOR

ATTEST:


CITY SECRETARY



From: [PCR](#)
To: [Dara Crabtree](#)
Subject: Public Comments Request
Date: Tuesday, April 18, 2023 8:53:22 PM

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

Submitted on Tuesday, April 18, 2023 - 8:53pm Form: Public Comments Request Form ID: 15331 Submission ID: 138671 Submitted values are:

Full Name Mark Wetzel

Do you live within Leander city limits? Yes

Home Address 2205 Whitt Falls Cv, Leander, TX 78641

Phone Number 5126059278

Email [REDACTED]

My comments apply to the following regular meeting: City Council

My comments apply to the following meeting date Thu, 04/20/2023

My agenda item or case number CP-22-0014

My position on the above agenda item or case number I am AGAINST this item.

I want to include comments at the meeting Yes. But I only want my written comments added to the meeting record.

My comments (optional)

I live within 200 ft of the Sullivan Tract this case refers to. There are two very concerning issues relating to the proposed plan that are within the power of the developer of the property to remedy and be a good partner with the city and Whitt Ranch.

1) Opening Live Oak and Whitt Creek Trail at the border of Whitt Ranch and the Sullivan Tract per the proposed plan will create safety issues for the neighborhood which is filled with young children and where there are no sidewalks. Whitt Ranch will become an easy pass through from the eventual continuation of Lakeline and Bagdad road. Council member Mahan mentioned the potential for the Developer to install crash gates to prevent this and still allow emergency vehicle access. I'd like to see the developer put crash gates at these 2 locations to prevent public traffic and maintain the current level of safety. This will also benefit the developer and residents of the Sullivan Tract once complete, by increasing the value of those properties by not allowing through public traffic.

2) The developer has located roughly 14 acres of Local Office property at the border of Whitt Ranch. While this may maximize their revenue, it is at the expense of the owners of the properties at Whitt Ranch. Their proposal reduces property value of Whitt Ranch and in the worst case creates unnecessary safety issues for the residents and children in the neighborhood. Again, the developer should be a good partner and relocate that area to the Northeast corner of the tract leaving ample revenue opportunity without impacting Whitt Ranch.

I believe addressing these 2 issues will be a great start for a partnership with Whitt Ranch and the city.

Thank you for the consideration.

Mark Wetzel

I want to upload a file with this form No

The results of this submission may be viewed at:

<https://www.leandertx.gov/node/15331/submission/138671>