



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - March 17, 2022



Mayor – Christine DeLisle

Place 1 – Kathryn Pantalione-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 all present.
3. Received an update on the facilities plan and future possible location of City Hall. Discussion included: city hall facility overview; key findings; options: Northline location, large campus and small campus; land requirements; building & development cost comparison; Northline Pros; recommended next steps; current steps to meet growing needs/demand; and examples of renderings and floor plans. Following a discussion, the council requested staff to bring back possible small campus sites. Discussion continued on prospective public parkland sites; park trails; sport fields; public parkland recently and/or anticipated soon to be donated by developers; currently 380 acres in neighborhood parkland with recent parkland addition increases to just under 1,000 acres; parkland dedication revisions will be on a future agenda; and need community and regional parks versus neighborhood parks.

Briefing workshop adjourned at 6:50 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Opened meeting at 7:01 p.m., Invocation was provided by Reverend Joanna Crawford, Live Oak Unitarian Church and Mayor Christine led the Pledges of Allegiance.
5. Roll call reflected all present.

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

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

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

Kathy Bonardi, 1412 Volente Lane - commented on the temporary senior center and activity center; Hill Country Bible Church; active adults programs; maybe seniors can have say in naming of permanent site.

John Bosma, 1917 Cross Draw Trail - commented on Austin police department; hate crimes race crime reported to state; Leander Police Department protect us from racist people in Leander; small group of vocal racist people; targeted threats against Leander residence by Leander residence; need support of council to go after these people; Brandenburg test; District Attorney failure to deal with this issue; and Leander ISD.

7. Recognitions/Proclamations/Visitors.
- Williamson Burnet Counties Meals on Wheels 50th Anniversary
8. Board Report
- Exploring Leander History topic was Women in History.
9. Staff Reports
- Capital Improvement Program updates

CONSENT AGENDA: ACTION

Mayor Christine announced Item 17 was pulled from the consent agenda and will be considered separately and Item 19 was pulled from the agenda and will be brought back on a future agenda.

Motion by Councilmember Kathryn Pantalione-Parker, Seconded by Councilmember Esme Matke Longoria to approve consent agenda items 10 through 16, 18 and 20.

Vote: 7 - 0

10. Approval of the minutes for meeting held on March 3, 2022.
11. Confirm, ratify, and approve the Endo/Park State-Wide Opioid Settlement Agreement and the Teva State-Wide Opioid Settlement Agreement, and the execution of the Election and Release Forms related to the Settlement Agreements
12. Approval of the extension of the application expiration for Subdivision Case 20-PICP-036 Talia Homes construction plans; on two parcels of land approximately 3.635 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031263 and R031264; generally located at the southeast corner of Hazelwood Street and Horizon Park Boulevard, Leander, Williamson County, Texas.

13. Approval of the Assignment of the Village at Leander Station, aka the Standard License Agreement Case 14-LA-010, regarding the Village at Leander Station License Agreement for two parcels of land approximately 9.673 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R538087 and R583086; and more commonly known as 1680 Hero Way, Leander, Williamson County, Texas.
14. Approval of the Second Reading of an Ordinance regarding Special Use Case 21-SU-004 to consider action on a Special Use Permit to allow for a Food Truck Park including minor waivers to the Composite Zoning Ordinance on one parcel of land approximately 0.9373 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R035579; and more commonly known as 1006 Los Vista Drive, Leander, Williamson County, Texas.
15. Approval of the Second Reading of an Ordinance regarding Zoning Case 21-Z-039 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 4.95 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031285; and more commonly known as 2999 Hero Way West, Leander, Williamson County, Texas.
16. Approval of the Second Reading of an Ordinance regarding Zoning Case 21-Z-037 to amend the current zoning of LC-2-B (Local Commercial) and SFU/MH-2-B (Single-Family Urban/Manufactured Home) to GC-3-C (General Commercial) and LC-2-A (Local Commercial) on two parcels of land approximately 1.5660 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R035565 and R035563; and more commonly known as 1007 and 1009 Los Vista Drive, Williamson County, Texas.
17. Approval of amendment to Task Order KFA-56 with K Friese & Associates, Inc., for professional services for design of an additional, redundant treatment module at the Sandy Creek Water Treatment Plant (SCWTP), CIP Project W.69, in the amount of \$491,483.00; and authorize the City Manager to execute any and all necessary documents.

Motion by Councilmember Jason Shaw, Seconded by Councilmember Kathryn Pantalion-Parker to approve an amendment to Task Order KFA-56 with K Friese & Associates, Inc., for professional services for design of an additional, redundant treatment module at the Sandy Creek Water Treatment Plant (SCWTP), CIP Project W.69, in the amount of \$491,483.00; and authorize the City Manager to execute any and all necessary documents.

Vote: 7 - 0

18. Acceptance of Public Infrastructure Improvements for Hill Country Bible Church, Valley Vista Center, Homestead Phase 3, Bryson Phase 11, Section 1, and Fairways at Crystal Falls Section 4, Phase 2B.
19. Acceptance of the bid tabulation per the Edgewood Phase 1 project development agreement for the over sizing of water and wastewater infrastructure; and approve the developers award of bid to CC Carlton Construction and Cash Construction for the Edgewood Phase 1, Section 1 and offsite water and wastewater improvements. *[Pulled from agenda]*
20. Approval of purchase of one (1) Police Department vehicle from Grapevine Dodge Chrysler Jeep, Grapevine, Texas in the amount of \$65,383.20 utilizing the BuyBoard Co-Op Contract #601-19 and rescinding previous award to Cameron Dodge, Cameron, Texas on November 4, 2021 and authorize the City Manager to execute any and all necessary documents.

PUBLIC HEARING: NO ACTION

21. Mayor Christine opened a Public Hearing at 7:51 p.m. on the Land Use Assumptions and Capital Improvements Plan relating to possible adoption of Roadway Impact Fees. No one spoke in favor or opposition to the adoption of Roadway Impact Fees. The Public Hearing closed at 7:51 p.m.

PUBLIC HEARING: ACTION

22. Mayor Christine opened a Public Hearing at 7:53 p.m. regarding Subdivision Case 21-CP-013 to adopt the Mason Tract Concept Plan on one parcel of land approximately 111.17 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032112; generally located at the northwest corner of CR 175 and CR 177, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 7:53 p.m.

- Discuss and consider action regarding Subdivision Case 21-CP-013 as described above.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Matke Longoria to approve Subdivision Case 21-CP-013 to adopt the Mason Tract Concept Plan on one parcel of land approximately 111.17 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032112; generally located at the northwest corner of CR 175 and CR 177, Leander, Williamson County, Texas.

Vote: 7 - 0

23. Mayor Christine opened a Public Hearing at 7:55 p.m. regarding Subdivision Case 21-TOD-CP-004 to adopt the Leander Springs Concept Plan and Subdivision Case 21-TOD-PP-006 to approve the Leander Springs Preliminary Plat on two parcels of land approximately 77.939 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R403524 and R05159; generally located to the southwest of the intersection of RM 2243 and 183A Toll Road, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 7: p.m.

- Discuss and consider action regarding Subdivision Case 21-TOD-CP-004 and 21-TOD-PP-006 as described above.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Chris Czernek to approve Subdivision Case 21-TOD-CP-004 to adopt the Leander Springs Concept Plan and Subdivision Case 21-TOD-PP-006 to approve the Leander Springs Preliminary Plat on two parcels of land approximately 77.939 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R403524 and R05159; generally located to the southwest of the intersection of RM 2243 and 183A Toll Road, Leander, Williamson County, Texas, following a discussion.

Vote: 7 - 0

24. *[Councilmember Shaw left the meeting at 8:02 p.m.]*

Mayor Christine opened a Public Hearing at 8:03 p.m. regarding Subdivision Case 21-CP-015 to adopt the Gateway 29 Concept Plan on nine parcels of land approximately 31.92 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R319215, R403523, R418530, R464196, R534763 - R534766, and R620027; generally located at the southwest corner of SH 29 and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 8:03 p.m.

- Discuss and consider action regarding Subdivision Case 21-CP-015 as described above.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Mattke Longoria to approve Subdivision Case 21-CP-015 to adopt the Gateway 29 Concept Plan on nine parcels of land approximately 31.92 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R319215, R403523, R418530, R464196, R534763 - R534766, and R620027; generally located at the southwest corner of SH 29 and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

Vote: 6 - 0

25. *[Mayor Christine rearranged the agenda and heard this item before Item 24.]*

Mayor Christine opened a Public Hearing at 7:59 p.m. regarding Comprehensive Plan Case 22-CPA-001 to amend the Comprehensive Plan land use category from Employment Center to Activity Center; and consider action regarding Zoning Case 21-Z-044 to amend the current zoning of Interim SFS-2-B (Single-Family Suburban) and Interim SFR-1-B (Single-Family Rural) to SFT-2-B (Single-Family Townhouse) and GC-2-B (General Commercial) on five parcels of land approximately 56.785 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031298, R031398, R473651, R473652, and R031397; and generally located west of Ronald W. Reagan Boulevard and north of RM 2243, Leander, Williamson County, Texas. James Larsen, 840 Hillrose Drive, spoke in favor. No one spoke in opposition of the request. The Public Hearing closed at 8:00 p.m.

- Discuss and consider action regarding Comprehensive Plan Case 21-CPA-006 as described above.
- Discuss and consider action regarding Zoning Case 21-Z-044 as described above.

Motion by Councilmember Jason Shaw, Seconded by Councilmember Kathryn Pantalion-Parker to approve Comprehensive Plan Case 22-CPA-001 to amend the Comprehensive Plan land use category from Employment Center to Activity Center; on five parcels of land approximately 56.785 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031298, R031398, R473651, R473652, and R031397; and generally located west of Ronald W. Reagan Boulevard and north of RM 2243, Leander, Williamson County, Texas.

Vote: 5 - 2

NAY: Mayor Christine DeLisle
Councilmember Becki Ross

Motion by Councilmember Jason Shaw, Seconded by Councilmember Kathryn Pantalton-Parker to approve Zoning Case 21-Z-044 to amend the current zoning of Interim SFS-2-B (Single-Family Suburban) and Interim SFR-1-B (Single-Family Rural) to SFT-2-B (Single-Family Townhouse) and GC-2-B (General Commercial) on five parcels of land approximately 56.785 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031298, R031398, R473651, R473652, and R031397; and generally located west of Ronald W. Reagan Boulevard and north of RM 2243, Leander, Williamson County, Texas.

Vote: 6 - 1

NAY: Councilmember Becki Ross

REGULAR AGENDA

26. Discuss and consider action on naming a Parks and Recreation Department leased facility as the Leander Activity Center.

Motion by Councilmember Kathryn Pantalton-Parker, Seconded by Councilmember Becki Ross to approve naming a Parks and Recreation Department leased facility as the Leander Activity Center, following a discussion.

Vote: 6 - 0

27. Received an update on possible alternative transit service options.
28. Convened into Executive Session at 8:41 p.m. pursuant to:
(1) Section 551.071, Texas Government Code, and Section 1.05 Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Lakewood Park project; and
(2) Section 551.074, Texas Government Code, to discuss or deliberate the evaluation of a public officer or employee: City Manager.

Reconvene into open session at 9:42 p.m. and take any action as deemed appropriate in the City Council's discretion regarding:

- (1) Lakewood Park project; and
(2) City Manager.

(Item 1) No action.

(Item 2) No action.

29. *[Mayor Christine rearranged the agenda and took up this item prior to Item 28.]*

Council Member Closing Statements.

Kathryn Pantalton-Parker - wished everyone a happy St. Patrick's Day; commented on NextDoor app; and David Money's good deed of purchasing a tank of gas weekly for an individual.

Esme Mattke Longoria - commented on prayers go out to the Corley family; Women in History Month; and shout out to all women.

Chris Czernek - wished everyone happy St. Patrick's Day; love to the Corley family and asked everyone to honor them.

Christine DeLisle - stated Blue Corn Harvest provided dinner tonight; reminded everyone to shop Leander; commented on upcoming events including Spring Clean Up, Mason Days, Easter, Leander Activity Center grand opening; shout out to the parks and recreation department for all they do; Corley family's contribution to Leander; and challenge everyone to make things better in the city.

30. Adjourned at 9:42 p.m.

APPROVED:



MAYOR

ATTEST:



CITY SECRETARY

