



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - January 6, 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. Open Meeting.
2. Roll call reflected all present except Councilmember Shaw and Councilmember Czernek being absent.
3. Discussed proposed amendments to the Home Rule Charter and recommendations by the Charter Review Commission.

Briefing workshop adjourned at 6:49 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Opened meeting at 7:03 p.m., Invocation was provided by Fire and Police Department Chaplain and Lakehills Free Will Baptist Church Pastor Wes Hood and Mayor Christine led the Pledges of Allegiance.
5. Roll call reflected all present except Councilmember Shaw and Councilmember Czernek being absent.
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.]

Carlos St. James, 1817 Artesian Springs Crossing - commented on need to discuss and look further

out in the future; book recently read; creation of Central Park in New York; and embrace conversation more.

Cameron Merkel, 1840 Greening Way provided written comments via the website.

7. Recognitions/Proclamations/Visitors.
 - Rouse High School Band

CONSENT AGENDA: ACTION

Motion by Councilmember Esme Longoria Mattke, Seconded by Mayor Pro Tem Becki Ross to approve consent agenda items 8 through 18.

Vote: 5 - 0

8. Approval of the minutes for meeting held on December 16, 2021.
9. Adopt corporate authorization Resolution with NexBank, McKinney, Texas designating the Executive Finance Director and the Assistant Finance Director as authorized signers on the account(s) to be established and granting necessary authority to execute any and all documents necessary to open account(s) with NexBank.
10. Approval of Leander Platinum Development Agreement Case 21-DA-009 regarding the Leander Platinum development on one (1) parcel of land approximately 4.372 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R372083; legally described as Lot 1 of the Waldarra Estates subdivision, Leander, Williamson County, Texas.
11. Approval of the Assignment of the Greatwood South Development Agreement Case 20-DA-006 regarding the Greatwood South Development Agreement for one (1) parcel of land approximately 119.932 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031730; and more commonly known as 1001 CR 280, Leander, Williamson County, Texas.
12. Approval of an Ordinance adopting an official map of the City of Leander, Williamson and Travis Counties, Texas attached as Exhibit "A", Leander City Map, hereto and incorporated herein; providing for the maintenance and filing of the official map; declaring as the official City Limits and Extraterritorial Jurisdiction (ETJ); and providing an effective date.
13. Approval of an Ordinance adopting the official zoning map of the City of Leander, Williamson and Travis Counties, Texas attached as Exhibit "A", City of Leander, Texas Zoning Map, hereto and incorporated herein; providing for the maintenance and recorded into record as the official zoning map; and providing an effective date.
14. Approval of the extension of the application expiration for Subdivision Case 20-PICP-029 Lost Woods Preserve Phase 3 construction plans; more particularly described by Williamson Central Appraisal District Parcels R031570 and R031574; generally located southwest of the intersection CR 175 and Journey Parkway, Williamson County, Texas.

15. Approval of the Partial Assignment and Assumption of the Devine Lake Development Agreement Case 19-DA-004 to consider the assignment of Phases 3 and 4 of the Devine Lake Subdivision to Lennar Homes of Texas Land and Construction, Ltd., generally located to the southwest of the intersection of San Gabriel Parkway and Bagdad Road; Leander, Williamson County, Texas.
16. Approval of a waiver of Article 8.04, Noise, Section 8.04.001(a) (11) in the hours of construction work to Osburn Contractors for the Ronald Reagan Crossing Leander 15 Project. The site is located at 15233 Ronald Reagan Boulevard. The contractor is required to post notification forty-eight (48) hours in advance to nearby residences.
17. Approval of an Ordinance establishing a 30 mph speed limit on Halsey Drive from the intersection with Bagdad Road to San Gabriel Parkway.
18. Acceptance of Subdivision Public Infrastructure Improvements for Bar-W West Phase 3.

PUBLIC HEARING: ACTION

19. Conduct a Public Hearing and consider action 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 addressed as 1007 and 1009 Los Vista Drive, Williamson County, Texas. *[Postponed due to notification error]*
20. Mayor Christine opened a Public Hearing at 7:12 p.m. regarding Zoning Case 21-Z-038 to amend the current zoning of PUD/TOD-CD (Planned Unit Development/Transit Oriented Development within the Conventional Development Sector) and HC-4-A (Heavy Commercial) to adopt the Heritage Grove Minor Planned Unit Development (PUD) with the base zoning district of HC-4-A (Heavy Commercial) on one parcel of land approximately 10 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031721; and generally located to the west of the intersection of Heritage Grove Road and US Highway 183, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 7:12 p.m.
 - Discuss and consider action regarding Zoning Case 21-Z-038 as described above.
21. Convened into executive session at 7:13 p.m. pursuant to Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding development phasing.
 - Reconvened into open session at 7:50 p.m.; Mayor Christine opened a Public Hearing at 7:52 p.m. regarding Ordinance Case 21-OR-004 to amend the Subdivision Ordinance to update the definitions section, provide options for a Due Diligence Report, modify application completion review requirements, remove the A, B, and C Street requirements, update the Concept Plan submittal requirements to provide options for concurrent review with the Preliminary Plat process, provide phasing requirements, remove mylar requirements, update easement requirements, update the buffer zone requirements, and to provide for related matters; Williamson & Travis Counties, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 7:52 p.m.

- Discuss and consider action regarding Ordinance Case 21-OR-004 as described above.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Mayor Pro Tem Becki Ross to approve Ordinance Case 21-OR-004 to amend the Subdivision Ordinance to update the definitions section, provide options for a Due Diligence Report, modify application completion review requirements, remove the A, B, and C Street requirements, update the Concept Plan submittal requirements to provide options for concurrent review with the Preliminary Plat process, provide phasing requirements, remove mylar requirements, update easement requirements, update the buffer zone requirements, and to provide for related matters; Williamson & Travis Counties, Texas.

Vote: 5 - 0

REGULAR AGENDA

22. Discuss and consider action regarding Ordinance Case 21-OR-005 to amend Chapter 13 Utilities to add provisions for development phasing; and to provide for related matters; Williamson & Travis Counties, Texas.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Longoria Mattke to approve Ordinance Case 21-OR-005 to amend Chapter 13 Utilities to add provisions for development phasing; and to provide for related matters; Williamson & Travis Counties, Texas.

Vote: 5 - 0

23. Discuss and consider action on proposed ballot language for consideration of the special elections.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Mayor Christine DeLisle to direct the City Attorney to bring back proposed ballot language options adopting a 4B economic development sales tax, a general revenue sales tax, and a combination of both, following a discussion.

Vote: 5 - 0

24. Discuss and consider action on a Resolution of the City of Leander, Texas supporting developing and entering into an Interlocal Cooperation Agreement with the Capital Metropolitan Transportation Authority for the benefit of Leander Citizens, providing effective date and open meetings clauses, and providing for related matters.

Motion by Councilmember Esme Longoria Mattke, Seconded by Mayor Pro Tem Becki Ross to approve a Resolution of the City of Leander, Texas supporting developing and entering into an Interlocal Cooperation Agreement with the Capital Metropolitan Transportation Authority for the benefit of Leander Citizens, providing effective date and open meetings clauses, and providing for related matters, following a discussion.

Vote: 5 - 0

25. Discuss and consider action on proposed amendments to the Home Rule Charter and recommendations by the Charter Review Commission.

26. Discuss and consider action on a two (2)- year appointment to the Central Texas Clean Air Coalition of the Capital Area Council of Governments.

Motion by Mayor Christine DeLisle, Seconded by Councilmember Kathryn Pantalion-Parker to appoint Councilmember Esme Mattke Longoria to a two (2)- year appointment to the Central Texas Clean Air Coalition of the Capital Area Council of Governments.

Vote: 5 - 0

27. Council Member Closing Statements.

Kathryn Pantalion- Parker - wished everyone a happy New Year.

Esme Mattke Longoria - congratulated Rouse High School Marching Band on a successful competition season.

Na'Cole Thompson - invited everyone to the upcoming MLK Parade and Festival on January 17 in Old Town Park from 10 a.m. - 3 p.m.

Becki Ross - congratulated Mayor Christine on earning her Certified Municipal Official designation.

Christine DeLisle - thanked Councilmember Thompson for all her work on the upcoming MLK parade and festival; commented on Councilmember Thompson will appear on Fox News the Sunday prior to promote the event; Girls Softball registration currently taking place; and thanked Senior Deputy City Secretary Debora Penberg for providing dinner tonight.

28. Adjournment

APPROVED:


MAYOR

ATTEST:


CITY SECRETARY