



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, November 16, 2023
Briefing Workshop at 6:00 PM
Regular Meeting at 7:00 PM



Mayor – Christine DeLisle	Place 4 – Na'Cole Thompson
Place 1 – Kathryn Pantalion-Parker	Place 5 – Chris Czernek
Place 2 – Esme Mattke Longoria, Mayor Pro Tem	Place 6 – Becki Ross
Place 3 – David McDonald	Interim City Manager – Isaac Turner

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

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Open Meeting.
2. Roll Call.
3. Noise Ordinance update.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.
5. Roll Call.
6. Public comments on items not listed in the agenda.

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

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

7. Leander History
8. Staff Reports
 1. Fire Department
 2. Water Update

CONSENT AGENDA: ACTION

9. Approval of minutes for meeting held on November 2, 2023.

10. Approval of a Resolution to adopt a policy that requires the Fire Department to consult with law enforcement agencies regarding removal of personal property from a roadway or right-of-way; and providing an effective date.
11. Approval of a Resolution to execute a Master Interlocal Cooperative Purchasing Agreement between the City of Leander, Texas and Harris County Department of Education ("HCDE" aka "Choice Partners") for the purchase of goods and services; providing for an effective date; and authorizing the Interim City Manager to execute any and all necessary documents.
12. Approval of the extension of the application expiration for Subdivision Case FP-22-0007 Leander Collective Final Plat; on eight (8) parcels of land approximately 13.50 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R036215, R036216, R036218, R036219, R036220, R036221, R619681, and R619682; and located to the west of the intersection of Collective Way and US 183 S; Leander, Williamson County, Texas.
13. Approval of the Lost Woods Phase 3 License Agreement Case LA-23-0024 to allow for the installation and maintenance of irrigation and landscaping within portions of the right-of-way of Journey Parkway, Serene Place, Julian Lane, Sam Bass Road and Lost Woods Bend, Leander, Williamson County, Texas.
14. Approval of the extension of the application expiration for Subdivision Case SFP-21-0006 B Twisted short form final plat; more particularly described by Williamson Central Appraisal District Parcel R605507; generally located approximately 3,000 feet to the west of intersection of Bagdad Road and CR 281; on the south side of CR 281, Leander, Williamson County, Texas.
15. Approval of an amendment to Development Agreement Case DA-20-0006 regarding the Greatwood South Development Agreement for one (1) parcel of land approximately 119.932 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031730; and more commonly known as 1001 CR 280, Leander, Williamson County, Texas.
16. Approval of Development Agreement Case DA-23-0004 regarding the Shops at Bryson Development on a parcel of land approximately 7.191 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R587785 and generally located northeast of the intersection of 183A Toll Road and Bryson Ridge Trail, Leander, Williamson County, Texas.
17. Approval of the Leander Marketplace Phase 1 License Agreement, Case LA-23-0019, to allow for the installation and maintenance of landscaping and irrigation within portions of the right-of-way of Hero Way and East Street, Leander, Williamson County, Texas.
18. Approval of Development Agreement Case DA-23-0014 regarding the Hero Way Crossing Development on two (2) parcels of land, more particularly described by Williamson Central Appraisal District Parcels R651240 and R651239, generally located to the northwest of the intersection of West Broade Street and Hero Way West, Leander, Williamson County, Texas.
19. Approval of the extension of the application expiration for Subdivision Case SFP-22-0009 Moon Valley short form final plat; more particularly described by Williamson Central Appraisal District Parcels R319362 and R031223; generally located approximately 1,100 feet to the south of the intersection of E Crystal Falls Parkway and Ronald W Reagan Boulevard; on the west side of Ronald W Reagan Boulevard, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

20. Conduct a Public Hearing regarding Zoning Case Z-22-0024 to amend the current zoning of PUD/TOD (Planned Unit Development, Transit Oriented Development District) with the OS (Open Space Sector), CD (Conventional Development Sector), S1 (General Sector), and S2 (Station Sector) to adopt the House Tract Mixed Use PUD (Planned Unit Development) with the SFT-2-A (Single-Family

Townhouse), CH-2-A (Cottage Housing), and LC-2-B (Local Commercial) base zoning districts on two (2) parcels of land approximately 43.07 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031601 and R031325; and generally located 1,000 feet to the east of the intersection of Main Street and Hero Way on the south side of Hero Way, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-22-0024 as described above.

21. Conduct a Public Hearing regarding Zoning Case Z-23-0081 to amend the current zoning of PUD/TOD-CD (Planned Unit Development/Transit Oriented Development – Conventional Development Sector) to adopt the CR 269 and Hero Way Minor PUD (Planned Unit Development) with the base zoning district of GC-3-A (General Commercial) on one (1) parcel of land approximately 4.15 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R346169; and more commonly addressed as 1548 and 1550 CR 269, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-23-0081 as described above.

22. Conduct a Public Hearing on the First Reading of an Ordinance regarding the Titan Leander Annexation Case A-23-0009 regarding the voluntary annexation of 92.319 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R099758, R086290, R031580, R555207, and R108828; and generally located approximately 2,000 feet to the east of the intersection of 183A Toll Road and Hero Way, on the north side of Hero Way, Leander, Williamson County, Texas.

- Discuss and consider action regarding Annexation Case A-23-0009 as described above.

23. Conduct a Public Hearing regarding Zoning Case Z-23-0087 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Titan Leander PUD (Planned Unit Development) with the base zoning district of HC-4-D (Heavy Commercial) on five (5) parcels of land approximately 115.80 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R099758, R086290, R031580, R555207, and R108828; and generally located approximately 2,000 feet to the east of the intersection of 183A Toll Road and Hero Way, on the north side of Hero Way, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-23-0087 as described above.

24. Conduct a Public Hearing regarding Zoning Case Z-23-0083 to amend the current zoning of LC-2-B (Local Commercial) to adopt the Leander Business Center PUD (Planned Unit Development) with the base zoning district of LC-2-A (Local Commercial) on one (1) parcel of land approximately 10.25 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031713; and more commonly addressed as 80 Mockingbird Hill, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-23-0083 as described above.

25. Conduct a Public Hearing regarding Subdivision Case CP-22-0001 to adopt the FM 2243 Concept Plan on two (2) parcels of land approximately 16.727 acres $\pm$ in size, more particularly described by

Williamson Central Appraisal District Parcels R327095 and R433125; generally located on the north side of RM 2243 between 183A Toll Road and Ronald Reagan Boulevard, more commonly known as 8770 RM 2243, Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case CP-22-0001 as described above.

DEVELOPMENT PROPOSAL REVIEW

26. Receive a presentation from John A. Clark, PE (LJA Enigneering, Senior Vice President - Central Texas Manager), regarding a petition for a Comprehensive Plan Amendment for a residential development located to the southeast of the intersection of Journey Parkway and Ronald W. Reagan Boulevard, Leander, Texas, Williamson County.

REGULAR AGENDA

27. Receive a presentation on traffic options and improvements related to the closing of a portion of street right-of-way commonly known as County Road 177 (CR 177).
28. Discuss and consider action on the annual appointment of the Tax Increment Reinvestment Zone (TIRZ) No. 1 Board Chair for a term from January 1, 2024 through December 31, 2024.
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.]*
30. Council Member Closing Statements.
31. Convene into Executive Session pursuant to:
 1. Section 551.071, Texas Government Code, Section 1.05, Texas Disciplinary Rules of Professional conduct, to consult with legal counsel regarding Leander Springs Project; and
 2. Section 551.074, Texas Government Code, to discuss assignments and duties of a public officer or employee: Interim City Manager.

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

1. Leander Springs Project; and
2. Interim City Manager.

32. 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 09 day of November 2023 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

Dara Crabtree

Dara Crabtree, City Secretary, TRMC