



**MINUTES
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 1 – Kathryn Pantalione-Parker

Place 2 – Esme Mattke Longoria, Mayor Pro Tem

Place 3 – David McDonald

Place 4 – Na'Cole Thompson

Place 5 – Chris Czernek

Place 6 – Becki Ross

Interim City Manager – Isaac Turner

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Open Meeting. Meeting was called to order at 6:00 p.m.
2. Roll Call. All present except Councilmember Ross.
3. Noise Ordinance update. Discussion included adapting to needs as city grows; restructures ordinance into table with decimals based on zoning districts; proposed levels; engineering granting exceptions as well as city council exceptions; no districts specific to parks but if it falls in a district it would comply as proposing structured; sample gas lawn mower would be over 85 dBA; numbers based off area cities and DFW area; transportation code covers vehicle noises such as muffler; bass noise is covered in current ordinance and remains in the proposed ordinance; who this is enforceable against; goal to have individuals not blasting noise but not keeping individuals doing normal activities; definition of day and night; more research on when permits cover the noise ordinance; consider raising the decimal level for daytime activity; possible third category early morning hours; do not want to over due, can tweak in the future; noise measured from involving residents; and entertainment zones.

Briefing workshop adjourned at 6:23 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance. Meeting was called to order at 7:01 p.m. Victoria Chudri, Ba'hai Community provided the invocation and Mayor Christine DeLisle led the Pledges of Allegiance.
5. Roll Call. All present except Councilmember Ross.
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 Presentation included old photos of Old Town; lumber yard and depot; cotton gins; and Horace Hamilton, Pearl Harbor survivor who recently passed.

8. Staff Reports

1. Fire Department
2. Water Update

Fire department update included ISO audit; ratings used to determine insurance premiums; and maintained ISO 2 rating; what ratings are based on; rating areas; gap items; and implementation plan.

Water update included flow; lake levels; emergency barge; LCRA owner's meeting; projected demands; ILA with Cedar Park approved May 2023; tentative plan; Lake Travis current level is 632 feet at 623 BCRUA barge will not operate and 618 Sandy Creek barge will not operate; and lowest historic drought levels at Lake Travis.

CONSENT AGENDA: ACTION

Motion: Approve consent agenda items 9 through 19.

By: Kathryn Pantalion-Parker

Seconded: Esme Mattke Longoria

Yes: Chris Czernek, Christine DeLisle, Esme Mattke Longoria, David McDonald, Kathryn Pantalion-Parker, Na'Cole Thompson

No: None

Abstain: None

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.

Public Hearing opened at 7:59 p.m.; closed at 7:59 p.m. No one spoke in favor or opposition of the request. Clifford Hall, 604 Scenic Path, submitted his opposition of the request via the website.

Motion: Approve Zoning Case Z-22-0024 with the four conditions, extend and connect to double piping, irrigation study, reducing turf, and no meter connections prior to January 2026, following a discussion.

By: Chris Czernek

Seconded: Na'Cole Thompson

Yes: Chris Czernek, Christine DeLisle, Esme Mattke Longoria, Kathryn Pantalion-Parker, Na'Cole Thompson

No: David McDonald

Abstain: None

[Council took a brief recess 8:07 p.m.; reconvened at 8:22 p.m.]

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 ± 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.

Public hearing opened at 8:24 p.m. and closed at 8:26 p.m. Aaron Rodriquez, 421 La Joya Pass, spoke in favor of the request. No one spoke in opposition.

Motion: Approve Zoning Case Z-23-0081.

By: Kathryn Pantalion-Parker

Seconded: Esme Mattke Longoria

Yes: Chris Czernek, Christine DeLisle, Esme Mattke Longoria, David McDonald, Kathryn Pantalion-Parker, Na'Cole Thompson

No: None

Abstain: None

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 ± 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.

Public hearing opened at 8:28 p.m.; closed at 8:29 p.m. Bobby Golden, 2773 Hero Way, spoke in favor of request. No one spoke in opposition of the request.

Motion: Approve Annexation Case A-23-0009.

By: Kathryn Pantalion-Parker

Seconded: Esme Mattke Longoria

Yes: Chris Czernek, Christine DeLisle, Esme Mattke Longoria, David McDonald, Kathryn Pantalion-Parker, Na'Cole Thompson

No: None

Abstain: None

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 ± 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.

Public hearing opened at 8:31 p.m.; closed at 8:31 p.m. No one spoke in favor or opposition of the request.

Motion: Approve Zoning Case Z-23-0087.

By: Kathryn Pantalion-Parker

Seconded: Esme Mattke Longoria

Yes: Chris Czernek, Christine DeLisle, Esme Mattke Longoria, David McDonald, Kathryn Pantalion-Parker, Na'Cole Thompson

No: None

Abstain: None

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.

Public hearing opened at 8:34 p.m.; closed at 8:34 p.m. No one spoke in favor or opposition of the request.

Motion: Approve Zoning Case Z-23-0083.

By: Chris Czernek

Seconded: Kathryn Pantalion-Parker

Yes: Chris Czernek, Christine DeLisle, Esme Mattke Longoria, David McDonald, Kathryn Pantalion-Parker, Na'Cole Thompson

No: None

Abstain: None

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.

Public hearing opened at 8:35 p.m.; closed at 8:35 p.m. No one spoke in favor or opposition of the request.

Motion: Approve Subdivision Case CP-22-0001.

By: Esme Mattke Longoria

Seconded: Kathryn Pantalion-Parker

Yes: Chris Czernek, Christine DeLisle, Esme Mattke Longoria, David McDonald, Kathryn Pantalion-Parker, Na'Cole Thompson

No: None

Abstain: None

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.

Motion: Approve supporting a Future Land Use Map change to the Northeast portion of the project, following a discussion.

By: Christine DeLisle

Seconded: Esme Mattke Longoria

Yes: Chris Czernek, Christine DeLisle, Esme Mattke Longoria, David McDonald, Kathryn Pantalion-Parker, Na'Cole Thompson

No: None

Abstain: None

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). No action.
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.

Motion: appoint Mayor Christine DeLisle as Chair.

By: Christine DeLisle

Seconded: Esme Mattke Longoria

Yes: Chris Czernek, Christine DeLisle, Esme Mattke Longoria, David McDonald, Kathryn Pantalion-Parker, Na'Cole Thompson

No: None

Abstain: None

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.]* None

30. Council Member Closing Statements.

Kathryn Pantalion-Parker - commented on recent BCRUA tour; happy Thanksgiving and enjoy pies.

Esme Mattke Longoria - commented on upcoming Victorian Christmas; and congratulations to LISD winning AP large district of the year; and happy Thanksgiving.

David McDonald - thanked Parks Department for wonderful Veterans Day event; and LPD for their respect and support to APD for their recent losses.

Na'Cole Thompson - wished everyone a Happy Thanksgiving; and congratulations to LISD.

Chris Czernek - wished everyone Happy Thanksgiving; commented happy to live in Leander with all the diversity; everyone working together; and wishing for future rain and peace

Christine DeLisle - commented on the availability of AP classes to students; recent BCRUA tour;

wonderful Veterans Day event; upcoming events; stated dinner was from Brooklyn Heights; and reminded everyone to shop locally.

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.

Recessed into executive session at 9:23 p.m.; reconvened back into open session at 10:28 p.m.

1. No action
2. No action

32. Adjournment 10:28 p.m.