



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, March 21, 2024
Briefing Workshop at 6:00 PM
Regular Meeting at 7:00 PM



Mayor – Christine DeLisle

Place 1 – Kathryn Pantalion-Parker

Place 2 – Esme Mattke Longoria, ~~Mayor Pro Tem~~

Place 3 – David McDonald

Place 4 – Na'Cole Thompson, ~~Mayor Pro Tem~~

Place 5 – Chris Czernek

Place 6 – Becki Ross

Interim City Manager – Isaac D. 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. Convene into Executive Session pursuant to:
 1. Section 551.071 and 551.087, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct, to deliberate proposed economic development incentives for one or more business prospects that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body is conducting economic development negotiations regarding Project EDA-24-001 and to consult with legal counsel regarding a Chapter 380 Agreement for Project EDA-24-001; and
 2. Section 551.072, Texas Government Code, to deliberate the acquisition of property located in the Greenleaf Fisk Survey, Abstract No. 5 for a water utility easement relating to the Lively Off-Site Water Line easement; and
 3. Section 551.071 and 551.087, Texas Government Code, Section 1.05, Texas Disciplinary Rules of Professional Conduct, to consult with legal counsel regarding the Chapter 380 Agreement with Leander Springs, LLC; and
 4. Section 551.074, Texas Government Code to discuss Interim City Manager assignments and duties.

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

1. Chapter 380 Agreement for Project EDA-24-001; and
2. Property acquisition Lively ~~Off-Site Water~~ ~~Line~~ easement; and
3. Economic development incentive and Chapter 380 Agreement with Leander Springs, LLC; and
4. Interim City Manager assignments and duties.

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.

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

7. Recognitions/Proclamations/Visitors.
 - Monarch Butterfly Pledge Proclamation
8. Staff Reports
 - Water Update

9. Leander History

CONSENT AGENDA: ACTION

10. Approval of the minutes for meeting held on March 7, 2024.
11. Ratification of administrative action taken by the Interim City Manager to cancel award to Cameron County Dodge pursuant to Tarrant County Contract 2023-16 awarded November 2, 2023, for ten (10) Dodge Durangos, and authorize the purchase to Caldwell Country Chevrolet, pursuant to contract BuyBoard 724-23, for ten (10) 2024 Chevrolet Tahoe 4x4 police vehicles in the amount of \$762,360.00; and authorize the Interim City Manager to execute any all necessary documents.
12. Approval of the Second Reading of an Ordinance and consider action 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.
13. Approval of the Second Reading of an Ordinance and consider action 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); and Development Agreement Case DA-23-0020 on five (5) parcels of land approximately 115.80 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.
14. Approval of an Ordinance regarding Ordinance Case OR-24-0018 to modify local amendments to the Building Code; and to provide for related matters; Leander, Williamson & Travis Counties, Texas.
15. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-23-0099 to amend the current zoning of Hill Country Bible PUD (Planning Unit Development) with the base zoning district of SFS-3-A (Single-Family Rural) to change the base zoning district to LC-2-A (Local Commercial) on

two (2) parcels of land approximately 19 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R647584 and R647585; and more commonly known as 589 W. San Gabriel Parkway, Leander, Williamson County, Texas.

16. Approval of Contracts L00336 & L00337 to ABC Home & Commercial Services and Kings Pest Control resulting from Solicitation IFB S24-005 for the purchase of citywide pest control services in the amount of \$46,880.00 to ABC Home and Commercial Services and \$45,180.00 to Kings Pest Control for the term of the contract expiring March 21, 2029; providing for an effective date; and authorize the Interim City Manager to execute any and all necessary documents.
17. Approval of an Ordinance confirming, ratifying, and approving the adoption of the updated Roadway Service Area Map; amending Article 12.08 of the Code of Ordinances to provide for adjustments to Roadway Service Areas due to annexation; providing for annotation of the official Roadway Service Area Map.

REGULAR AGENDA

18. Receive a presentation from Williamson County regarding the Hero Way (RM 2243) expansion project and other transportation updates.
19. Discuss and consider action on the Second Reading of an Ordinance Travisso Voluntary Annexation Case A-23-0010 regarding the voluntary annexation of 8.04 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels 459396, 459397, 459398, 467190, 467189, and 467188; and generally located approximately 1,200 feet to the north of the intersection of Buck Run and RM 1431 on the east side of Buck Run, Leander, Travis County, Texas.
20. Discuss and consider action on the Second Reading of an Ordinance regarding Zoning Case Z-23-0095 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development/ Planned Unit Development – Conventional Development Sector) to adopt the Spillars Project Minor PUD (Planned Unit Development) with the base zoning district of GC-2-A (General Commercial) on one (1) parcel of land approximately 1.574 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R086306; and located to the east of the intersection of Tulum Terrace and US 183, Leander, Williamson County, Texas.
21. Discuss and consider action on an Ordinance to update the Roadway Service Area Map to incorporate recently annexed areas into the City.
22. 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.]*
23. Council Member Closing Statements.
24. Reconvene back into Executive Session, if necessary, pursuant to:
 1. Section 551.071 and 551.087, Texas Government Code, Section 1.05, Texas Disciplinary Rules of Professional Conduct, to deliberate proposed economic development incentives for one or more business prospects that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body is conducting economic development negotiations regarding Project EDA-24-001 and to consult with legal counsel regarding a Chapter 380 Agreement for Project EDA-24-001; and
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2. Property acquisition Lively **Off-Site** **Water** **Line** easement; and
3. Economic development incentive and Chapter 380 Agreement with Leander Springs, LLC; and
4. Interim City Manager assignments and duties.

25. 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 ~~45~~ **18** day of March 2023~~4~~ by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Debora Penberg, Sr. Deputy City Secretary, TRMC