



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

Pat Bryson Municipal Hall  
201 North Brushy Street - Leander, Texas  
Thursday, April 18, 2024  
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**

**City Manager - Todd Parton**

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. Receive a presentation from Northline Leander Development Company, LP regarding proposed updates to the Northline Development land use, addition of a new development partner (Endeavor), time frame extensions associated with the Northline TIRZ agreement, and considering a change to allow the ability to transfer a portion of the reimbursement to Endeavor on several parcels of land approximately 115.7076 acres ± in size; generally located to the southwest of the intersection of 183A Toll Road and San Gabriel Parkway, Williamson County, Leander, Texas.

**REGULAR MEETING – CONVENE AT 7:00 PM**

4. Open Meeting, Invocation and Pledges of Allegiance.
5. Roll Call.
6. Presentation of plaque and accomplishments for outgoing Interim City Manager.  
Oath of Office for newly appointed City Manager.  
*[A brief reception will be held in foyer following the Oath of Office.]*
7. 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.]*

8. Staff Reports
  - Water Update
  - Capital Improvement Project Update - Senior Activity Center

9. Leander History

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| <b>CONSENT AGENDA: ACTION</b> |
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10. Approval of the minutes for meeting held on April 4, 2024.
11. Approval of a Memorandum of Understanding between the City of Georgetown and the Williamson County Regional Animal Shelter Member Governments consisting of Cities of Cedar Park, Round Rock, Hutto, and Leander.
12. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-23-0072 to amend the current zoning of LC-2-A (Local Commercial) to adopt the Tiger Mountain PUD (Planned Unit Development) with the base zoning of LC-2-A (Local Commercial) and Development Agreement Case DA-23-0027 on one (1) parcel of land approximately 10.314 acres  $\pm$  in size, more particularly described by Williamson Central Appraisal District Parcel R031710; and more commonly known as 100 Mockingbird Hill, Leander, Williamson County, Texas.
13. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-23-0082 to amend the current zoning of SFR-2-B (Single-Family Rural) and LC-2-B (Local Commercial) to adopt the Oakmont PUD (Planned Unit Development) with the base zoning districts of SFS-2-A (Single-Family Suburban), LC-2-A (Local Commercial) and GC-3-A (General Commercial) and Development Agreement Case DA-23-0024 on six (6) parcels of land approximately 50.31 acres  $\pm$  in size, more particularly described by Williamson Central Appraisal District Parcels R473796, R324593, R324592, R412990, R594957, and R594958; and to the east of the intersection of CR 274 and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
14. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-24-0106 to amend the Hero Way & Main Street Medical Office PUD (Planned Unit Development) with the base zoning district of LC-2-A (Local Commercial) on two (2) parcels of land approximately 8.0822 acres  $\pm$  in size, more particularly described by Williamson Central Appraisal District Parcels R619566 and R619565; and legally described as Lots 1 & 2, Block A of the Hero Way Medical Addition Subdivision, Leander, Williamson County, Texas.
15. Approval of an extension of the completion date for Subdivision Case PICP-21-0032 Blockhouse Creek Farm - Leander Public Improvement Construction Plans; more particularly described by Williamson Central Appraisal District Parcels R629336, R629338, and R629340, generally located at along Niles Drive, west of Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
16. Approval of Development Agreement Case DA-23-0028 regarding the Bagdad Retail Outlet Development on one (1) parcel of land, more particularly described by Williamson Central Appraisal District Parcel R031686, generally located at 1067 N. Bagdad Road, Leander, Williamson County, Texas.
17. Acceptance of public improvements for Devine Lake Phase 4 (PICP-21-0029).
18. Acceptance of public improvements for Barksdale Phase 1 (PICP-22-0029).
19. Approval of an expenditure Supplemental Contract No. 2 with Alan Plummer Associates, Inc. for the Brushy Creek Regional Wastewater System (BCRWWS) East Wastewater Treatment Plant (WWTP) Expansion (Construction Phase Services) Project in the amount of \$250,000.00 with Leander's allocation being \$105,750.00.
20. Approval of the Roadway Impact Fee Offset Agreement for the Cedar Brook Subdivision; and authorize the City Manager to execute any and all necessary documents.

21. Award of Solicitation CIPS24-005 to Cash Construction in the amount of \$7,506,794.00 for construction services for the RM 2243 Master Lift Station and Gravity Relief Main Project (CIP WW.43); and authorize the City Manager to execute any and all necessary documents.

#### **PUBLIC HEARING: ACTION**

22. Conduct a Public Hearing regarding Comprehensive Plan Case CPA-23-0009 to amend the Comprehensive Plan land use category from Multi-Use Corridor to Neighborhood Residential and consider action regarding Zoning Case Z-23-0102 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) and Interim SFR-2-B (Single-Family Rural) to SFS-2-B (Single-Family Suburban), LC-2-B (Local Commercial), GC-2-A (General Commercial), and GC-3-A (General Commercial) and on eight (8) parcels of land approximately 290 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R506005, R485247, R485248, R031575, R392187, R392188, R031534, and R031533; and more commonly known as 14750 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
- Discuss and consider action regarding Comprehensive Plan Case CPA-23-0009 as described above.
  - Discuss and consider action regarding Zoning Case Z-23-0102 as described above.
23. Conduct a Public Hearing regarding Ordinance Case OR-24-0017 to amend the Subdivision Ordinance to adopt updates to the Parkland Dedication, Park Improvement, and Parkland Fee-in-Lieu regulations and requirements, and to provide for related matters; Williamson & Travis Counties, Texas. *[Withdrawn by applicant]*

#### **REGULAR AGENDA**

24. Discussion regarding the Comprehensive Plan Implementation Schedule, Leander, Williamson & Travis Counties, Texas.
25. Discuss and consider action on an appeal of an administrative decision regarding Article VI, Section 14 (c) of the Composite Zoning Ordinance pertaining to standards associated with utility lines on one (1) lot, approximately 22.27 acres in size, more particularly described by Williamson Central Appraisal District Parcel R031208, commonly addressed as 10930 E. Crystal Falls Parkway; Williamson County, Texas.
26. Discuss and consider an Ordinance amending the City Council Rules of Procedure to establish guidelines for Council-issued proclamations and related matters.
27. 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.]*
28. Council Member Closing Statements.
29. Convene into Executive Session pursuant to Section 551.074, to discuss the transition and assignments of the Interim City Manager and City Manager.
- Reconvene into open session to take action as deemed appropriate in the City Council's discretion regarding the transition and assignments of the Interim City Manager and City Manager.
30. 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 12 day of April 2024 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

A handwritten signature in black ink that reads "Dara Crabtree". The signature is written in a cursive, flowing style. Below the signature is a solid horizontal line.

Dara Crabtree, City Secretary, TRMC