



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, April 4, 2024
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 D. Turner

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Open Meeting.
Opened meeting at 6:01 p.m.
2. Roll Call.
Roll call reflected all present.
3. Receive a presentation regarding amendments to the Parkland Dedication, Park Improvement, and Parkland Fee-in-Lieu regulations and requirements.

Presentation included: Local government authority; rough proportionality nexus requirement; existing level of service goal; national standards; geographic nexus - proposing three zones versus four zones; minimum size of land required; standards/criteria for land acceptance; fee-in-lieu established; fair market price/acre using an appraiser; park improvement fee; credit/offsets for private parkland and amenities the developers provide; credit for slope, floodplain and detention ponds; credit for publicly accessible parks the developer provide; extraterritorial jurisdiction; time limit for expenditure of dedication funds; frequency of ordinance reviews; park public art fund; four options - no parkland dedication; parkland dedication with privately owned and HOA maintained; parkland dedication as a public park; public/private park developed; tracking the review period; how determined zones in geographic nexus; determining future parks; how appraisals make it easier for staff; options for determining an amount per development unit versus individual appraisals; are other cities using appraisers; and are fees various levels in particular zones.

Briefing workshop adjourned at 6:43 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.
Opened meeting at 7:04 p.m.; the invocation was provided by Pastor Brian Lightsey of Life Church; the Leander Fire Department Color Guard presented the Colors and led the Pledges of Allegiance.

5. Roll Call.

Roll call reflected all present.

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.]

James Dean, 2513 Cosa Del Sol Drive - commented on importance of library; fire department professional and helpful; and appreciate Mayor Christine, Councilmembers Esme, Na'Cole and Becki and City improved with you.

7. Recognitions/Proclamations/Visitors.

- Proclamation recognizing National Library Week (April 7-13)
- Proclamation recognizing National Public Safety Telecommunicators Week (April 14-20)
- Proclamation recognizing Animal Control Officer Appreciation Week (April 14-20)
- Proclamation recognizing National Crime Victims' Rights Week (April 21-27)
- Proclamation recognizing Child Abuse Prevention Month (April)
- Proclamation recognizing National Fire Fighter Appreciation Day Proclamation (May 4)
- Certificate of Recognition Fire Fighter Ian Wheeldon for heroic actions
- Certificate of Recognition Texas Flag Football

8. Staff Reports

- Water Update

Included: BCRUA raw waterline; Phase 4 transition to Phase 2 after repair completion; and thank you to the construction teams, BCRUA teams, City partners, Leander City teams, Leander community and residential customers.

CONSENT AGENDA: ACTION

Motion: Approve consent agenda items 9, 11 through 17. Item 10 was pulled from the consent agenda and would be considered separately.

By: Kathryn Pantalion-Parker

Seconded: Esme Mattke Longoria

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

No: None

Abstain: None

9. Approval of the minutes for meeting held on March 21, 2024.

10. Approval of Amendment No. 1 to Task Order HZI-2 for planning level cost estimates of transportation improvements recommended in the Ronald Reagan Boulevard Corridor Study conducted by Huitt-

Zollars, Inc. in the amount of \$73,570.00, for a new total of \$161,181.00; and authorize the Interim City Manager to execute any and all documents.

Motion: Approve consent agenda item 10, following a discussion.

By: Becki Ross

Seconded: David McDonald

Yes: Chris Czernek, Christine DeLisle, Esme Mattke Longoria, David McDonald, Kathryn Pantalione-Parker, Becki Ross, and Na'Cole Thompson.

No: None

Abstain: None

11. Approval of an Interlocal Cooperation Contract for Failure to Appear Program between Texas Department of Public Safety and the City of Leander Municipal Court; and authorize the Interim City Manager to execute any and all necessary documents.
12. Approval of a Special Event Permit for the 12th Annual Leander Bull Riding Shootout to be held on May 3 - 4, 2024, with an inclement weather contingency date of May 24 - 25, 2024, at the South San Gabriel River Park Property, Leander, Williamson County, Texas.
13. Authorize the BCRUA President to execute a Seventh Amendment to the Master Contract for the Financing, Construction and Operation of the Brushy Creek Regional Utility Authority, Inc. Regional Water Treatment and Distribution Project.
14. Authorize the BCRUA President to execute Supplemental Contract No. 1 to the Phase 2A Water Treatment Plant Expansion Planning Level Evaluation project with Walker Partners to provide Final Design Engineering Services for the Phase 2A Project for a total contract amount of \$3,124,207.00 with Leander's cost allocation being \$1,741,305.45.
15. Approval of a Resolution to suspend the effective date proposed by Atmos – Mid-Tex Division (Atmos-Mid-Tex) to increase rates under the Gas Reliability Infrastructure Program (GRIP) for forty-five (45) days, and authorize the City of Leander's continued participation in a coalition of cities known as the Atmos Texas Municipalities (ATM).
16. Approval of the extension of the application expiration for Subdivision Case FP-22-0032 Travisso Phase 4, Sections 7-8, and Phase 5, Section 3 Final Plat; more particularly described by Travis Central Appraisal District R353024, generally located west of the intersection of Travisso Parkway and Via Levanzo Road, Leander, Travis County, Texas.
17. Approval of a Memorandum of Understanding (MOU) between the City of Leander and the Upper Brushy Creek WCID regarding subdivision requirements for land owned by the WCID; and authorize the Interim City Manager to execute any and all necessary documents.

PUBLIC HEARING: ACTION

18. Conduct a Public Hearing and consider action 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), GC-3-A (General Commercial), and GC-2-A (General Commercial) on eight (8) parcels of land approximately 234 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. *[Postponed by Applicant]*

19. Conduct a Public Hearing 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) on one (1) parcel of land approximately 10.314 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031710; and more commonly known as 100 Mockingbird Hill, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-23-0072 as described above.

Open Public Hearing 8:34 p.m.; closed Public Hearing 8:34 p.m. No one spoke in favor or opposition of the request.

Motion: Approve Zoning Case Z-23-0072, following a discussion.

By: Chris Czernek

Seconded: Becki Ross

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

No: None

Abstain: None

20. Conduct a Public Hearing regarding Comprehensive Plan Case CPA-24-0010 to amend the Comprehensive Plan land use category from Multi-Use Corridor (Priority) to Neighborhood Residential and 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) on six (6) parcels of land approximately 50.31 acres ± 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.

- Discuss and consider action regarding Comprehensive Plan Case CPA-24-0010 as described above.
- Discuss and consider action regarding Zoning Case Z-23-0082 as described above.

Open Public Hearing 8:42 p.m.; closed Public Hearing 8:51 p.m. Speaking in opposition was Frank Brewer, 301 Old Pecan Lane; David Thompson, 3512 Elm Ridge Drive; and Jessica Morgan, 417 Unity Drive. Submitted via the website in favor of the request was Sheri Wood, 3312 Vista Heights Drive.

Motion: Approve Comprehensive Plan Case CPA 24-0010, following a discussion.

By: Chris Czernek

Seconded: Kathryn Pantalion-Parker

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

No: None

Abstain: None

Motion: Approve Zoning Case Z-23-0082.

By: Kathryn Pantalion-Parker

Seconded: Chris Czernek

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

No: None
Abstain: None

21. Conduct a Public Hearing regarding Zoning Case Z-24-0106 to amend the Hero Way and Main Street Medical Office PUD (Planned Unit Development) with the base zoning districts of LC-2-A (Local Commercial) and GC-2-A (General 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.

- Discuss and consider action regarding Zoning Case Z-24-0106 as described above.

[City Council took a brief break at 8:56 p.m.; reconvened at 9:06 p.m.]

Open Public Hearing 9:12 p.m.; closed Public Hearing 9:14 p.m. Isabella Amato, 3323 Lambrusco Lane spoke in favor of the request. Submitted via website in favor of request was Ana Forero, 333 Spotted Ridge; Adalberto Lopez, 701 Beautyberry Lane; Grant Marshall, 17511 Bottle Springs Lane; and Nick Tanory, 1710 Vintage Drive. No one spoke in opposition of the request.

Motion: Approve Zoning Case Z-23-0072 as amended and presented.

By: David McDonald

Seconded: Esme Mattke Longoria

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

No: None

Abstain: None

22. Conduct a Public Hearing regarding Subdivision Case CP-23-0021 to adopt the Valor Schools Concept Plan and Preliminary Plat on one (1) parcel of land approximately 13.79 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R430223; generally located northwest of the intersection of Kauffman Loop and CR 267, Leander, Williamson County, Texas.

- Discuss and consider action on Subdivision Case CP-23-0021 as described above.

Open Public Hearing 9:16 p.m.; closed Public Hearing 9:16 p.m. No one spoke in favor or opposition of the request. Edna Staudt submitted via website opposition to the request.

Motion: Approve Zoning Case Z-23-0072.

By: Kathryn Pantalion-Parker

Seconded: Chris Czernek

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

No: None

Abstain: None

REGULAR AGENDA

23. Discuss and consider action on the approval of an amendment to Cypress Meadow Phasing Plan; on one (1) parcel of land approximately 44.1 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R403528; generally located southwest of S. US 183 and Hernandos

Loop, Leander, Williamson County, Texas.

Motion: Approve amendment to Cypress Meadow Phasing Plan, following a discussion.

By: Chris Czernek

Seconded: Becki Ross

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

No: None

Abstain: None

24. Discuss and consider action on directing staff to move forward with an amendment to the Composite Zoning Ordinance regarding the appropriate zoning district for vape shops and possible location criteria; Leander, Williamson and Travis Counties, Texas.

No action.

25. Discuss and consider action on the naming of parkland approximately 53.87 acres in size as Horizon Lake Park, more particularly described by Williamson Central Appraisal District Parcel R620144, and generally located at Horizon Park Boulevard adjacent to the Horizon Lake residential subdivision.

Motion: to approve naming parkland Horizon Lake Park, following a discussion.

By: Kathryn Pantalion-Parker

Seconded: Becki Ross

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

No: None

Abstain: None

26. 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.]*
27. Council Member Closing Statements. Kathryn Pantalion-Parker - commented looking forward to upcoming eclipse and 5K run on Monday.

Esme Mattke Longoria - thanked residents for conserving water past 6 weeks; and told everyone to be safe on Monday with the extra traffic the eclipse could bring to town.

David McDonald - commented on Collision on Ronald Reagan and Palmera Ridge; and to be safe please remain in the cars.

Na'Cole Thompson - thanked staff for communication with water repairs; and residents for conserving water.

Chris Czernek - stated this is a thankful time.

Becki Ross - thanked everyone involve with fixing the waterline; and excited about the parks.

Christine DeLisle - commented dinner came from Brooklyn Heights; reminded everyone to shop locally; eclipse page on website very informative; and hello to Lakeon Moore, 10 year old that watches the meetings.

28. Convene into Executive Session pursuant to:

1. Sections 551.071 and 551.074, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consider amendment to Interim City Manager Employment Agreement; and
2. 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. Amendment to Interim City Manager Employment Agreement; and
2. Interim City Manager assignments and duties.

Convened into Executive Session at 9:44 p.m.; reconvened into open session at 10:00 p.m.

1. Motion: to approve amendment to Interim City Manager Employment Agreement as discussed in Executive Session.

By: Esme Mattke Longoria

Seconded: Na'Cole Thompson

Yes: Chris Czernek, Christine DeLisle, Esme Mattke Longoria, David McDonald, Kathryn Pantalione-Parker, Becki Ross, and Na'Cole Thompson.

No: None

Abstain: None

2. No Action.

29. Adjournment

Adjourned at 10:01 p.m.

APPROVED

C. de J. de

MAYOR



ATTEST:

Dana Crabtree

CITY SECRETARY

Dear City Council,

RE: Reagan's Overlook and the Ronald Reagan Boulevard Corridor

I am a board member of the Reagan's Overlook HOA. I had requested to speak, but a family death will prohibit my attending the meeting Thursday, April 4th. Please include my comments below in the records.

Our Entrance has been greatly affected by the increased traffic on the Ronald Reagan corridor. The other Reagan's Overlook Board members will speak to this at the meeting, but I wanted to send my comments as well.

We are at the top of the hill and as you exit our neighborhood trying to turn left, it is a **BLIND** hill. While the entire corridor has its issues, our Front entrance intersection is the most unsafe because of lack of visibility. We also feel we risk our lives when we try to turn into our neighborhood as we slow down to turn in with no "turn in" or deceleration lane to slow down safely. Many of our residents have been rear ended just trying to enter.

I come to you from a personal perspective. Imagine these scenarios shared by Reagan's Overlook residents:

- Being T-boned by a car that was speeding, flipping the car. Fortunately, the resident was not badly injured but her car was totaled.
- Being scared to take your child to day care each morning.
- Next Door neighborhood alerts and Facebook alerts about accidents at our front and back entrance have become common.
- Teen drivers learning to navigate through unpredictable entering and exiting.
- Older drivers, who slowly crepe out trying to be extra careful.
- Trying to judge if it is safe to enter the median when people are also trying to get a space from the other side at Palmera Ridge. It's like playing chicken.

My point is that we, in Reagan's Overlook, as well as Palmera Ridge, live this daily as we are simply trying to go to doctor's appointments, school events, work, day care, the grocery store, etc... It will only get worse once we add the apartment complex traffic at Palmera Ridge and the new Development, Oakmont PUD. Traffic will continue, but the City Council can make wise decisions now to help prevent dangerous situations.

Please consider making our intersection at Vista Heights Drive and Ronald Reagan Boulevard a priority in getting a signal light, deceleration lanes and perhaps even acceleration lanes. We wish for all to be safe on the Ronald Reagan Corridor.

Respectfully,

Sheri Wood

From: noreply@civicplus.com
To: [Michael Neu](#); [Dara Crabtree](#); [Debora Penberg](#); [Stefanie Brown](#)
Subject: Online Form Submission #2156 for Public Comments Request
Date: Tuesday, April 2, 2024 4:39:14 PM

Caution: This is an external email. DO NOT access links or attachments unless you know the sender and contents are safe. When in doubt, please notify IT Department staff.

Public Comments Request

Individuals who want to comment at the next regular meeting of the City Council or the Planning and Zoning Commission (P&Z) may complete the following request form. See [Agendas and Minutes](#) for a list of upcoming meetings.

Comments on agenda items:

- This form only applies to regular Council/P&Z meetings. It does not apply to special meetings, workshops, or other board or commission meetings.
- Comments must pertain to items that appear on the current posted Council/P&Z meeting agendas.
- Written comments will be included in the meeting record.
- Spoken comments will be limited to no more than three minutes (six minutes if translation is needed) per individual.
- This form must be submitted no later than noon on the Wednesday before the posted meeting start time.

Comments on non-agenda items:

Public comments on items not listed in the agenda will be limited to no more than 3 minutes (6 minutes if translation is needed) per individual. This form must be submitted no later than noon on the Wednesday prior to the posted meeting start time.

(Section Break)

First Name	Adalberto
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Last Name	Lopez
-----------	-------

	Yes
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Do you live within
Leander city limits?

Home Address 701 Beautyberry Lane

City Leander

State Texas

Zip Code 78641

Phone Number 512-970-7187

Email Address

My comments apply to
the following regular
meeting: City Council

This form will only be accepted until noon on the Wednesday prior to the
next regular meeting in which an agenda has been posted.

Please see [Agendas and Minutes](#) for a list of upcoming meeting dates,
times, and agendas.

My comments apply to
the following meeting
date: 4/4/2024

My agenda item or
case number: Z-24-0106

My position on the
above agenda item or
case number: I am FOR this item.

I want to include
comments at the
meeting: Yes. But I only want my written comments added to the meeting
record.

My written comments I am in support of this project and feel it is in the best interest for
Leander. We need to keep our tax dollars in our city. I am asking
that the Council please vote in support. Thank you.

I want to upload a file
with this form: Field not completed.

From: noreply@civicplus.com
To: [Michael Neu](#); [Dara Crabtree](#); [Debora Penberg](#); [Stefanie Brown](#)
Subject: Online Form Submission #2169 for Public Comments Request
Date: Wednesday, April 3, 2024 11:32:13 AM

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Public Comments Request

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Comments on non-agenda items:

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(Section Break)

First Name

Nick

Last Name

Tanory

Yes

Do you live within
Leander city limits?

Home Address 1710 Vintage Drive

City Leander

State Tx

Zip Code 78641

Phone Number 512-808-6741

Email Address

My comments apply to
the following regular
meeting: City Council

This form will only be accepted until noon on the Wednesday prior to the
next regular meeting in which an agenda has been posted.

Please see [Agendas and Minutes](#) for a list of upcoming meeting dates,
times, and agendas.

My comments apply to
the following meeting
date: 4/4/2024

My agenda item or
case number: Z-24-0106

My position on the
above agenda item or
case number: I am FOR this item.

I want to include
comments at the
meeting: Yes. But I only want my written comments added to the meeting
record.

My written comments I am in favor of this development. I think it fits perfectly in
Leander and it's in the perfect location. This is a great new
addition to the City of Leander.

Please vote yes and support this new commercial development.

I want to upload a file [Hero Way and Main St Support Letter - Nick Tanory.pdf](#)

To: Mayor and City Council of Leander

From: Nick Tanory
1710 Vintage Drive
Leander, Texas 78641

[REDACTED]
(512)808-6741

Re: Z-24-0106
SWC Hero Way and Main Street

I am in favor of this development. I think it fits perfectly in Leander and it's in the perfect location. This is a great new addition to the City of Leander.

Please vote yes and support this new commercial development.

Sincerely,

A handwritten signature in black ink, appearing to read "Nick Tanory". The signature is fluid and cursive, with the first name "Nick" and last name "Tanory" clearly distinguishable.