



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - October 20, 2022



Mayor – Christine DeLisle
Place 1 – Kathryn Pantalione-Parker
Place 2 – Esme Mattke Longoria
Place 3 – David McDonald

Place 4 – Na'Cole Thompson, Mayor Pro Tem
Place 5 – Chris Czernek
Place 6 – Becki Ross
City Manager – Rick Beverlin

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 at 6:00 p.m.
2. Roll Call reflected all present.
3. Received presentation on San Gabriel Park Athletic Complex (CIP Project P.18) from Parkhill including Council's vision; summary where at in the project; priorities; sports fields; multipurpose fields; trails; playgrounds; restrooms; concessions; parking; picnic areas; disc golf; cricket field; cost analysis for grass versus synthetic turf; need for youth fields versus adult fields; future tournaments; consider food truck space as well as concession stand; CTRMA is designing and constructing pedestrian crossing under the bridge that connects with the park; entrance into the park; constructing in phases; and traffic impact analysis.
4. Convened into Executive Session at 6:20 p.m. pursuant to Section 551.074, Personnel, to discuss appointments to the Planning & Zoning Commission and Board of Adjustment.

Reconvened into open session at 6:49 p.m. and adjourned the briefing workshop at 6:50 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

5. Open meeting at 7:06 p.m., Invocation provided by Mayor Pro Tem Thompson and Cub Scout Pack 233 presented the Colors and led the Pledges of Allegiance.
6. Roll call reflected all present.

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 by Council.

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

Christopher Albert, 1420 Positano Pass - commented Hill Contry Hyzers Disc Golf Club; advocate for a disc golf course at San Gabriel Park; and Benbrook Park unable to host tournaments.

Zach Jansen, 11100 Charger Way, Manor - commented was a disc golf manufacturer; and need for disc golf course at San Gabriel Park.

Santosh Mosali, 2036 Equine Road - commented on Bonnet tract; need for safe connections for pedestrians and bikes; speeding in neighborhood; and need for speed bumps and street lights.

Kat Howell, 11327 Hero Way West - commented on coyotes in Leander; urban coyotes; residents shouldn't feed the coyotes; coyotes carry diseases; coyotes like to eat cats and dogs; and ask residents to not leave food out for feral cats.

Dan Haver, 3444 Twinspur Street - commented on speeding through neighborhood; reached out to engineering department and police department with no assistance; seeking enforcement; no sidewalks.

Kapil Ganta, 1912 Equine Road - commented on the constant speeding through his neighborhood; previously no houses; and the increased traffic through neighborhood with development.

8. Recognitions/Proclamations/Visitors.

- Breast Cancer Awareness Proclamation (October)
- Leander Middle School Volleyball Team Recognition

9. Staff Reports

- Public Works Update including water report; combined lake storage; water usage; water connection growth; water conservation; residential fall cleanup; water meetings with various entities; LCRA approval of berm contract from 24,000 to 31,000 feet; and common thread of neighboring cities and entities to facilitate water conservation.

CONSENT AGENDA: ACTION

Motion by Councilmember Becki Ross, Seconded by Councilmember Esme Mattke Longoria to approve the consent agenda items 10 through 23.

Vote: 7 - 0

10. Approval of the minutes for meeting held on October 10, 2022.

11. Approval of the annual appointment of independent legal counsel Patty Akers for the Ethics Commission.

12. Approval of an Ordinance repealing the City of Leander Personnel Policy adopted by Ordinance No. 20-040-00; providing for the adoption of the new Personnel Policy; providing for a savings clause; and providing for an effective date.

13. Approval of an Ordinance amending Ordinance No. 21-077-00 adopting the annual budget of the City of Leander for Fiscal Year 2022.

14. Approval of a Resolution authorizing the purchase of City of Leander Police Department vehicles for fiscal year 2023 from the BuyBoard Local Government Cooperative and the Tarrant County Cooperative Purchasing Program; and authorize the City Manager to execute any and all necessary documents.
15. Approval of purchase of two (2) replacement fire vehicles from Siddons Martin Emergency Group, LLC in the amount of \$1,338,597.30 utilizing the HGAC Cooperative Purchase Contract FS12-19; and authorize the City Manager to execute any and all necessary documents.
16. Award of Solicitation S22-029 to JKB Construction Company, LLC for construction services for Eagles Way, Mica Lane, Topaz Lane wastewater services and street repaving (CIP Project WW.16) in the amount of \$1,500,830.40; and authorize the City Manager to execute any and all necessary documents.
17. Award of construction contract to Austin Engineering Co., Inc. for wastewater lift station improvements: Phase 3, (CIP Project WW.44) in the amount of \$568,615.00; and authorize the City Manager to execute any and all necessary documents.
18. Approval of Task Order No. KH-05 with Kimley-Horn and Associates, Inc. for professional services for city-wide traffic signal timing study in the amount of \$103,000.00; and authorize the City Manager to execute any and all necessary documents.
19. Reject all bids for Solicitation S22-033 for the construction of the Northline Town Square.
20. Approval of Ordinance Case 22-OR-003 to amend Appendix A of the Leander Code of Ordinances to update the technology fees associated with the Development Hub, and to provide for related matters; Williamson & Travis Counties, Texas.
21. Approval of the extension of the application expiration for Subdivision Case 21-FP-019 Rosenbusch Ranch Phase 4 Final Plat; more particularly described by Williamson Central Appraisal District Parcel R599344; generally located to the east of the intersection of Vista Ridge Drive and Lakeline Boulevard; Leander, Williamson County, Texas.
22. Approval of the extension of the application expiration for Subdivision Case 21-PICP-017 Rosenbusch Ranch Phase 4 construction plan; more particularly described by Williamson Central Appraisal District Parcel R599344; generally located to the east of the intersection of Vista Ridge Drive and Lakeline Boulevard; Leander, Williamson County, Texas.
23. Approval of the Second Reading of an Ordinance regarding Zoning Case 22-Z-022 to amend the current zoning of SFR-3-B (Single-Family Rural) to adopt the Moon Valley PUD (Planned Unit Development) with a base zoning district of LC-5-D (Local Commercial) and to approve the Development Agreement 22-DA-023 on two (2) parcels of land approximately 8.78 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R319362 and R031223; and more commonly known as 15841 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

24. Mayor Christine opened a Public Hearing at 7:40 p.m. regarding Special Use Case 22-SU-002 to allow for the temporary residential use of a travel trailer or recreational vehicle for use by owners while building permanent home on site; on one (1) parcel of land approximately 4.72 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcel 513800; and more commonly known as 13201 Vista Rock Drive, Leander, Travis County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 7:40 p.m.

- Discuss and consider action regarding Special Use Permit Case 22-SU-002 as described above.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Esme Matthe Longoria to approve Special Use Case 22-SU-002 to allow for the temporary residential use of a travel trailer or recreational vehicle for use by owners while building permanent home on site; on one (1) parcel of land approximately 4.72 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcel 513800; and more commonly known as 13201 Vista Rock Drive, Leander, Travis County, Texas.

Vote: 7 - 0

25. Mayor Christine opened a Public Hearing at 7:42 p.m. regarding Zoning Case 22-Z-027 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the 50 High Gabriel East Addition Minor PUD (Planned Unit Development) with a base zoning of LC-2-A (Local Commercial) on one (1) parcel of land approximately 1.59 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R474021; and more commonly known as 50 High Gabriel East, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 7:42 p.m.

- Discuss and consider action regarding Zoning Case 22-Z-027 as described above.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Chris Czernek to approve Zoning Case 22-Z-027 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the 50 High Gabriel East Addition the zoning of LC-2-A (Local Commercial) on one (1) parcel of land approximately 1.59 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R474021; and more commonly known as 50 High Gabriel East, Leander, Williamson County, Texas.

Vote: 7 - 0

26. Mayor Christine opened a Public Hearing at 7:45 p.m. regarding Zoning Case 22-Z-028 to amend the current zoning of T6 (Urban Core Zone) to adopt the Metro Way Medical Center PUD (Planned Unit Development) with the LC-2-A (Local Commercial) on one (1) parcel of land approximately 4.37 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R573740; and generally located to the northeast S. US 183 and Metro Drive, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 7:45 p.m.

- Discuss and consider action regarding Zoning Case 22-Z-028 as described above.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Chris Czernek to approve Zoning Case 22-Z-028 to amend the current zoning of T6 (Urban Core Zone) to adopt the Metro Way Medical Center PUD (Planned Unit Development) with the LC-2-A (Local Commercial) on one (1) parcel of land approximately 4.37 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R573740; and generally located to the northeast S. US 183 and Metro Drive, Leander, Williamson County, Texas, following discussion.

Vote: 7 - 0

27. Mayor Christine opened a Public Hearing at 7:47 p.m. regarding Zoning Case 22-Z-029 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to HC-4-D (Heavy Commercial) on two (2) parcels of land approximately 9.111 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031284 and R324449; and more commonly known as 2967 and 3005 Hero Way, Leander, Williamson County, Texas. No one spoke in favor of the request. Kate McDonald, 2416 La Mirada spoke in opposition of the request. The Public Hearing closed at 7:47 p.m.

- Discuss and consider action regarding Zoning Case 22-Z-029 as described above.

Motion by Councilmember Chris Czernek, Seconded by Councilmember Becki Ross to approve Zoning Case 22-Z-029 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to HC-4-D (Heavy Commercial) on two (2) parcels of land approximately 9.111 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031284 and R324449; and more commonly known as 2967 and 3005 Hero Way, Leander, Williamson County, Texas.

Vote: 7 - 0

REGULAR AGENDA

28. Received a presentation regarding the evaluation and proposed recommendations for development process improvements by BerryDunn including about BerryDunn; project overview; project work plan and schedule; fact finding meetings; external stakeholder meetings; current environment assessment report; recommendations for improvement report; challenges identified; and recommendations for improvement, discussion followed.
29. Discuss and consider action directing staff on an amendment to the Composite Zoning Ordinance regarding carports on residential properties; Leander, Williamson and Travis Counties, Texas.

Motion by Councilmember David McDonald, Seconded by Councilmember Kathryn Pantalione-Parker to direct staff to research and provide an update on a possible amendment to the Composite Zoning Ordinance regarding carports on residential properties for future consideration, following a discussion.

Vote: 7 - 0

30. Discuss and consider action on an Ordinance amending Article 4.05 of the Leander Code of Ordinances and Ordinance No. 17-035-00 to amend regulations for Special Events; providing definitions; requiring applications, permits and fees; providing regulations and prohibitions; providing a penalty clause; and providing for related matters.

Motion by Councilmember Becki Ross, Seconded by Councilmember Kathryn Pantalione-Parker to approve an Ordinance with Option B amending Article 4.05 of the Leander Code of Ordinances and Ordinance No. 17-035-00 to amend regulations for Special Events; providing definitions; requiring applications, permits and fees; providing regulations and prohibitions; providing a penalty clause; and providing for related matters, following a discussion.

Vote: 7 - 0

31. *[Council took a brief recess at 8:41 p.m.; Council reconvened at 8:47 p.m.]*

Discuss and consider action on a Resolution of support to limit consideration of zoning requests that seek to add residential zoning or increase the density of residential land uses in lieu of nonresidential uses; prioritize a desired residential land distribution mix of zero (0%) percent within the Multi-Use, Neighborhood Center, Activity Center, Employment Center, Urban Mixed Use, and Leander Central land use categories identified on the Future Land Use Map; prioritize low-density use components (Single-Family Rural, Single-Family Estate, and Single-Family Suburban) within the Neighborhood Residential land use categories identified on the Future Land Use Map; and continue to encourage conservation actions that will reduce short- and long-term water system demands.

Motion by Mayor Christine DeLisle, Seconded by Councilmember Becki Ross to approve a Resolution of support to limit consideration of zoning requests that seek to add residential zoning or increase the density of residential land uses in lieu of nonresidential uses; prioritize a desired residential land distribution mix of zero (0%) percent within the Multi-Use, Neighborhood Center, Activity Center, Employment Center, Urban Mixed Use, and Leander Central land use categories identified on the Future Land Use Map; prioritize low-density use components (Single-Family Rural, Single-Family Estate, and Single-Family Suburban) within the Neighborhood Residential land use categories identified on the Future Land Use Map; and continue to encourage conservation actions that will reduce short- and long-term water system demands and bring back a comprehensive plan amendment, following a discussion.

Vote: 7 - 0

32. Discuss and consider action on authorizing the Brushy Creek Regional Utility Authority (BCRUA) President to execute a Professional Engineering Services Agreement with Walker Partners for the final design of a six-million-gallon clearwell in the amount of \$291,749.00.

Motion by Mayor Pro Tem Na'Cole Thompson, Seconded by Councilmember Kathryn Pantalion-Parker to authorize the Brushy Creek Regional Utility Authority (BCRUA) President to execute a Professional Engineering Services Agreement with Walker Partners for the final design of a six-million-gallon clearwell in the amount of \$291,749.00.

Vote: 7 - 0

33. Discuss and consider action directing staff to amend an Ordinance providing for the name, composition, and the powers and duties of the Public Art Commission.

Motion by Mayor Pro Tem Na'Cole Thompson, Seconded by Mayor Christine DeLisle to direct staff to prepare an ordinance amending the Public Art Commission to change the name to Public Art and Culture Commission; increase the membership by 2 members for a total membership of 9 members; and to act in an advisory capacity to the parks and recreation department in all matters relating to culture pertaining to parks and recreation services and activities in the city.

Vote: 4 - 3

NAY: Councilmember Kathryn Pantalion-Parker
Councilmember David McDonald
Councilmember Chris Czernek

34. Convene into Executive Session pursuant to Section 551.074, Personnel, to discuss appointments to the Planning & Zoning Commission and Board of Adjustment, if needed.

35. Discuss and consider action on appointments to the following boards, commissions and committees: Active Adult Advisory Committee, Board of Adjustment, Economic Development Committee, Ethics Commission, Historical Preservation Commission, Public Art Commission, Parks & Recreation Advisory Board, Planning & Zoning Commission, Tax Increment Reinvestment Zone No.1(TIRZ) Board, and the Development Authority Board.

Motion by Mayor Christine DeLisle, Seconded by Mayor Pro Tem Na'Cole Thompson to appoint Carol Hubbard, Kathy Bonardi, Terry Ann Bodwin and Tricia Sanders to the Active Adult Advisory Board. *[Councilmember Pantalione-Parker recused herself.]*

Vote: 6 - 0

Motion by Mayor Christine DeLisle, Seconded by Mayor Pro Tem Na'Cole Thompson to appoint the following individuals to the boards and commissions:

Board of Adjustment

Binod Maharjan
Gil Debner
Scott Calame, Alt. #1

Economic Development Committee

Kim Lockhart

Ethics Commission

Robin Reifler
Stephanie Rand
Trey Schisser, III

Historical Preservation Commission

Stephen Cook

Public Art Commission

Keysha Bradford
Lisa Haynes
Sammy Panzarino
Stephanie Rand
Steve Kuwitsky

Parks & Recreation Advisory Commission

Stephen Cook

Planning & Zoning Commission

Donnie Mahan
James Oliver
Ron May

Vote: 7 - 0

36. Discuss and consider action on ratifying the Mayor's appointments of high school senior(s) as ex-officio(s) to the Ad Hoc Committee to promote beautification, conservation, volunteerism and community engagement in the City of Leander. This item was pulled from the agenda.
37. Discuss and consider action on the appointment/reappointment of a council liaison to the Parks and Recreation Advisory Board; Public Art Commission; Historic Preservation Commission; Active Adult Advisory Committee; and Economic Development Committee.

Motion by Mayor Christine DeLisle, Seconded by Councilmember Becki Ross to appoint a subcommittee consisting of Councilmember Pantalion-Parker, Councilmember Mattke Longoria, and Mayor Pro Tem Thompson to work with staff on developing council liaison guidelines to bring back for council consideration at a future meeting.

Vote: 7 - 0

38. Discuss the recording of board and commission meetings. Following the discussion, it was agreed upon that staff liaisons could record board and commission meetings on a recording device other than a cell phone, if needed, to assist in the preparation of the minutes.
39. 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.]*
- City website update
 - Board of Adjustment fees
 - CapMetro pick-up radius update

40. Council Member Closing Statements.

Kathryn Pantalion-Parker - thanked all the board and commission members for their service; and congratulated new appointees.

Esme Mattke Longoria - commented on upcoming Halloween events.

Becki Ross - wished everyone a happy Halloween; and stated she would be absent from the November 3 meeting.

Christine DeLisle - stated Chick-fil-a provided dinner tonight; shop local; and October was domestic violence awareness month in addition to breast cancer awareness month.

41. Convened into Executive Session at 11:26 p.m. pursuant to:
- (1) Section 551.072, Texas Government Code to deliberate the acquisition of real property and approve a Letter of Intent for acquisition of real property for public facilities; and
 - (2) Section 551.087, Texas Government Code 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 and with which the governmental body is conducting economic development negotiations related to the following project(s): Project Fulcrum and Project Sky Lane.

Reconvene into open session at 12:16 a.m. to take action as deemed appropriate in the City Council's discretion regarding:

- (1) acquisition of real property and approve a Letter of Intent for acquisition of real property for public facilities; and

(2) Project Sky Lane.

(Item 1) No action.

Motion by Mayor Pro Tem Na'Cole Thompson, Seconded by Councilmember Becki Ross (Item 2) to authorize the city manager and city attorney to negotiate an economic development agreement related to Project Sky Lane as discussed in executive session.

Vote: 7 - 0

42. Adjourned at 12:16 a.m.

APPROVED:

C. de Jiste
MAYOR

ATTEST:

Dana Crabtree
CITY SECRETARY

