



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

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



Mayor – Christine DeLisle

Place 1 – Kathryn Pantalion-Parker

Place 2 – Michael Herrera

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. Convene into Executive Session pursuant to Section 551.072, Texas Government Code, to deliberate the acquisition of property located in the Elijah D. Harmon Survey, Abstract No. 6 for a water line easement and temporary construction easements relating to the RM 2243 Water Main Project.

Reconvene into open session to take action as deemed appropriate in the City Council's discretion regarding acquisition of property for water line easement and temporary construction easements relating to the RM 2243 Water Main Project.

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.]

CONSENT AGENDA: ACTION

7. Approval of the minutes for meeting held on May 14, 2024 and May 16, 2024.
8. Approval of road closure for Liberty Fest on July 3, 2024.
9. Approval of award of Solicitation S24-006 to Protime Sports Incorporated and Elite Sports Embroidery & Screen Printing LLC for customized athletic apparel for an annual amount of \$90,000.00 divided

among the contractors for a total contract amount of \$450,000.00 for the term of the contract; and authorize the City Manager onto execute any and all necessary documents.

10. Approval of a Resolution of the City of Leander, Texas accepting the petition for the San Gabriel Annexation Case A-24-0013 regarding the voluntary annexation of 1.109 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R633380; and generally located south of CR 274, approximately 550 feet to the east of San Gabriel Parkway and approximately 860 feet to the west of Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
11. Approval of a Resolution of the City of Leander, Texas accepting the petition for the Bagdad Retail Center Annexation Case A-24-0014 regarding the voluntary annexation of 4.586 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R023980; and generally located northwest of the intersection of North Bagdad Road and CR 281, Leander, Williamson County, Texas.
12. Approval of the Second Reading of an Ordinance regarding Special Use Case Z-24-0107 to adopt a Special Use Permit to allow for the operation of a mobile food establishment park on one (1) parcel of land approximately 0.18 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R036077; and more commonly known as 203 North Brushy Street, Leander, Williamson County, Texas.
13. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-24-0112 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Hero Ranch Minor PUD (Planned Unit Development) with the base zoning of GC-3-C (General Commercial) on four (4) parcels of land approximately 14.5 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031758, R098017, R473771, and R098019; and generally located approximately 475 feet to the west of the intersection of Hero Way and Ronald W. Reagan Boulevard on the north side of Hero Way, Leander, Williamson County, Texas.
14. Approval of the extension of the application expiration for Subdivision Case SFP-22-0002 Leander Business Center; more particularly described by Williamson Central Appraisal District Parcel R031713, generally located south of Mockingbird Hill, approximately 500 feet east of North Bagdad Road, Leander, Williamson County, Texas.
15. Approval of the Roadway Impact Fee Offset Agreement for the Barksdale Phase 1 Subdivision by and between the City of Leander and M/I Homes of Austin, LLC; and authorize the City Manager to execute any and all necessary documents.
16. Approval of Task Order TR-KHA-CIPS23-019-01 for the Raider Way Alignment Study with Kimley-Horn Associates, Inc. in the amount of \$52,705.00 for the purpose of identifying a horizontal and vertical alignment for future planning of the roads and developments near the intersection of Raider Way and RM 2243 east of 183A Toll Road; and authorize the City Manager to execute any and all documents.
17. Approval of Amendment No. 1 with K Friese & Associates, LLC, for the Ronald Reagan Pump Station and Ground Storage Tank Project design (CIP W.46), for additional scope to include surge analysis, maintenance building, adjust scope for larger pump station building increasing the current contract amount by \$100,142.00, for a new total contract of \$1,657,085.00, with no extension in contract term; and authorize the City Manager to execute any and all necessary documents.
18. Approval of an updated Water Conservation Plan and associated Water Conservation Plan Adoption Ordinance.
19. Approval of Change Order No.4 with Chasco Constructors, for the Raider Way and Woodview Drive Improvements (T.12), decreasing the current contract amount of \$15,696,569.50 by an amount of \$57,679.45, providing for miscellaneous changes to bring the contract up to date to reflect the current

construction work, for a new total of \$15,638,890.05, with no extension of term duration, and authorize the City Manager to execute any and all necessary documents.

20. Approval of Amendment No. 2 to Master Professional Service Agreement No. MATLT-REL-CIPS23-019 for Material Testing Services to add Field Density Test unit cost item to the approved schedule of services for UES Professional Solutions 45, LLC; and authorize the City Manager to execute all necessary documents.

PUBLIC HEARING: ACTION

21. Conduct a Public Hearing regarding Zoning Case Z-23-0065 to amend the current zoning of PEC PUD (Planned Unit Development) to change the zoning to GC-2-C (General Commercial) on one (1) parcel of land approximately 12.405 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R623019; and legally described as Lot 1, Block A, PEC Data Center, Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case Z-23-0065 as described above.
22. Conduct a Public Hearing regarding Zoning Case Z-23-0091 to amend the current zoning of PEC PUD (Planned Unit Development) to adopt the North Creekside Commons Minor PUD (Planned Unit Development) with the base zoning of GC-2-A (General Commercial) on a portion of the original PUD, on two (2) parcels of land approximately 14.88 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031359 and R635253; and generally located 850 feet to the southeast of the intersection of RM 2243 and 183A Toll Road, Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case Z-23-0091 as described above.
23. Conduct a Public Hearing regarding Special Use Case Z-24-0111 to consider action on a Special Use Permit to allow for temporary buildings on one (1) parcel of land approximately 0.775 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R505808; and more commonly known as 449 San Gabriel Campus Drive, Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case Z-24-0111 as described above.
24. Conduct a Public Hearing regarding Ordinance Case OR-24-0014 to amend sections of Article 10.02, Exhibit A, the Subdivision Ordinance to adopt updates to the approval process for subdivision applications, and to provide for related matters; Williamson & Travis Counties, Texas.
- Discuss and consider action regarding Ordinance Case OR-24-0014 as described above.
25. Conduct a Public Hearing regarding Ordinance Case OR-24-0019 to amend the Composite Zoning Ordinance to update definitions, add uses and create criteria for Vape Shops, Smoke Shops and Cosmetic Services, and to provide for related matters; Williamson & Travis Counties, Texas.
- Discuss and consider action regarding Ordinance Case OR-24-0019 as described above.

REGULAR AGENDA

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.
28. 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 31 day of May 2024 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

A handwritten signature in cursive script that reads "Dara Crabtree". The signature is written in black ink and is positioned above a horizontal line.

Dara Crabtree, City Secretary, TRMC