



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, June 20, 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. Discussion regarding landscape ordinance requirements and artificial turf; Leander, Williamson and Travis Counties, Texas.

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. Staff Reports
 - Parks and Recreation Department
8. Recognitions/Proclamations/Visitors.
 - Parks and Recreation Month (July)
9. Leander History

CONSENT AGENDA: ACTION

10. Approval of the minutes for meeting held on June 06, 2024.
11. Approval of an amendment to the City Manager Employment Agreement.
12. Award of purchase of eight (8) vehicles for the Police Department from Caldwell Country Chevrolet pursuant to BuyBoard Contract No. 724-23 in the amount of \$376,895.00; and authorize the City Manager to execute any and all necessary documents.
13. Approval of expenditure for the upfitting of seven (7) vehicles for the Police Department of lights, sirens, computers, graphics, etc. from Farrwest Specialty Vehicles pursuant to HGAC Contract No. EP11-20 in the amount of \$171,047.10; and authorize the City Manager to execute any and all necessary documents.
14. Approval authorizing the BCRUA Board President to execute a construction contract with Control Panels USA, Inc. (CP USA) in the amount of \$612,000.28 for the Delivery Points Improvements Phase 2 project.
15. Acceptance of public improvements for Bar W Ranch Phase 10 including streets and erosion, drainage, wastewater, water, streetlights, and landscape improvements.
16. Approval of the Second Reading of an Ordinance 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.
17. Approval of the Second Reading of an Ordinance 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.
18. Approval of the Second Reading of an Ordinance 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.
19. Approval of Second Reading of an Ordinance Case OR-24-0020 to adopt administrative guidelines and procedures for obtaining and applying offsets against roadway impact fees and to amend Appendix A, Article A3.000 to establish an application fee for requesting an offset.
20. Approval of the extension of the completion date for Subdivision Case 20-PICP-0032 Leander Platinum Public Improvement Construction Plans; more particularly described by Williamson Central Appraisal District Parcel R372083, commonly known as 17680 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
21. Approval of the extension of the application expiration for Subdivision Case FP-21-0019 Rosenbusch 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 PICP-21-0017 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.

REGULAR AGENDA

23. Discuss and consider action on the Second Reading of an Ordinance regarding Special Use Case Z-24-0111 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.
24. Discuss and consider action on the approval of the Glory Hill Phasing Plan associated with Subdivision Case CP-24-0030 on four (4) parcels of land approximately 16.4 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R568149, R551919, R082172, and R082171; generally located east of the intersection of Raider Way and East Woodview Drive, Leander, Williamson County, Texas.
25. Discuss and consider action on an Ordinance amending Article 1.04 of the City of Leander Code of Ordinances to establish a Civil Service Commission in accordance with Chapter 143 of the Texas Local Government Code for the implementation and administration of civil service for firefighters; providing for a civil service director; and providing for severability, effective date, open meetings, and related matters.
26. Discuss and consider action on a Resolution confirming the appointment of Commissioners to the Firefighters' Civil Service Commission; and providing for open meetings.
27. Discuss and consider action on an Ordinance granting authority to the City Manager to establish purchasing policies and procedures; authorizing the City Manager to execute change orders or amendments to agreements within the authority level set forth in the City Charter and applicable State law; authorizing the City Manager to execute contracts approved by the City Council; amending conflicting ordinances; making findings of fact; and providing an effective date.
28. 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.]*
29. Council Member Closing Statements.
30. Convene into Executive Session pursuant to:
 1. Section 551.071, Texas Government Code, and Section 1305, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Public Utilities Commission Docket No. 53063, petition by outside city ratepayers appealing the water rates established by the City of Leander, Texas; and
 2. Section 551.071, Texas Government Code, and Section 1305, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Cause No. 20-0217-C425 Daniel Brown, Maria Brown, and ZG Properties, LLC vs. City of Leander; and
 3. Section 551.071 and 551.087, Texas Government Code, Section 1.05, Texas Disciplinary Rules of Professional Conduct, 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-24-002; and
 4. Section 551.072, Texas Government Code, to deliberate the acquisition of properties located in the Elijah D. Harmon Survey, Abstract No. 6 for a water line easements 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:

1. Public Utilities Commission Docket No. 53063, petition by outside city ratepayers appealing the water rates established by the City of Leander, Texas; and
2. Cause No. 20-0217-C425 Daniel Brown, Maria Brown, and ZG Properties, LLC vs. City of Leander; and
3. Project EDA-24-002; and
4. Acquisition of properties for water line easements and temporary construction easements relating to the RM 2243 Water Main Project.

31. 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 14 day of June 2024 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Dara Crabtree, City Secretary, TRMC