MINUTES
CITY COUNCIL MEETING
CITY OF LEANDER, TEXAS
Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - April 16, 2020

Mayor – Troy Hill
Place 1 – Kathryn Pantalion-Parker
Place 2 – Michelle Stephenson
Place 3 – Jason Shaw

Place 4 – Christine Sederquist
Place 5 – Chris Czernek, Mayor Pro Tem
Place 6 – Marci Cannon
City Manager – Rick Beverlin

The City Council will meet by teleconference. The public may listen to and participate in the meeting during public comments, as provided in the Public Comments agenda item below, or a public hearing by using the above teleconference number. The meeting audio will be live streamed from the city’s website at https://leandertx.gov/video.

REGULAR MEETING – CONVENE AT 7:00 PM

1. Opened Meeting at 7:12 p.m., Invocation was provided by Mayor Pro Tem Czernek and Mayor Hill led the Pledges of Allegiance.

2. Roll Call reflected all present.

3. Public Comments
   If you wish to make comments during the meeting on an item on the agenda including public hearings call the global phone number 1-408-418-9388 and access code 621 021 893, 15 minutes prior to the meeting. In the alternative, written comments on agenda items will be accepted, read aloud by the Mayor, and added to the meeting record. Up to 15 minutes prior to the meeting, written comments may be submitted using the Public Comments Request form at https://leandertx.gov/comments, via email to the City Secretary at dcrabtree@leandertx.gov, or from the Utilities drive-thru window during normal business hours.

   Public comments on items not listed in the agenda that are of public concern or community interest have been suspended.

   Public comments on items listed in the agenda except for public hearings
   • Comments during this time are limited to no more than 3 minutes (6 minutes if translation is needed) per individual. Time limit will be reduced to no more than 2 minutes per individual (4 minutes if translation is needed) if there are more than 10 speakers on one item. Comments are accepted on a first-come, first-served basis.

   • Comments on public hearing agenda items will be heard at the time each item is discussed by Council.

   No action will be taken on public comments.
4. The following Proclamations were issued by Mayor Hill.
   - National Crime Victims Rights Week
   - National Public Safety Telecommunications Week
   - National Animal Care and Control Week
   - Motorcycle Safety and Awareness Month

CONSENT AGENDA: ACTION

Motion by Councilmember Michelle Stephenson, Seconded by Councilmember Marci Cannon to approve Consent Items 5 - 9 with amended minutes April 8, 2020.

**Vote:** 7 - 0

5. Approval of the minutes for meeting held on April 2, 2020 and April 8, 2020.

6. Approval of License Agreement Case 19-LA-015 to allow for the installation and maintenance of landscaping and irrigation within rights-of-way of San Gabriel Parkway, Gladewater Way, Devine Lake Bend, Aspinwall Cove, Cobblecrest Lane, Linwood Street, Weatherford Lane, Latoka Springs Road, Hiawatha Drive, McCallum Road, Bagdad Road located in the Devine Lake Subdivision.

7. Approval of dedication and acceptance of Infrastructure Improvements for Bagdad Meadows Phase 2 Water and Wastewater.

8. Approval of a Wastewater Pump and Haul Agreement with Pulte Homes of Texas, LP, for the Bluffview Subdivision.

9. Approval of Resolution to suspend the effective date proposed by Atmos Energy Corporation, Mid-Tex Division, to increase rates under the gas reliability infrastructure program for forty-five (45) days, and authorize the City’s continued participation in a Coalition of Cities known as the Atmos Texas Municipalities.

PUBLIC HEARING: ACTION

10. Mayor Hill continued a Public Hearing at 7:16 p.m. previously opened on March 19, 2020, regarding Zoning Case 20-Z-002 Lakeline south of Gilpin to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFL-2-B (Single-Family Limited) on one (1) parcel of land approximately 26.227 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032160; and generally located to the north of the intersection of N. Lakeline Boulevard and Old Quarry Road, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 7:16 p.m.

   • Discuss and consider action on Zoning Case 20-Z-002 amending the current zoning of Interim SFR-1-B (Single-Family Rural) to SFL-2-B (Single-Family Limited) on one (1) parcel of land approximately 26.227 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032160; and generally located to the north of the intersection of N. Lakeline Boulevard and Old Quarry Road, Leander, Williamson County, Texas.
Motion by Mayor Pro Tem Chris Czernek, Seconded by Councilmember Marci Cannon to approve Zoning Case 20-Z-002 amending the current zoning of Interim SFR-1-B (Single-Family Rural) to SFL-2-B (Single-Family Limited) on one (1) parcel of land approximately 26.227 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032160; and generally located to the north of the intersection of N. Lakeline Boulevard and Old Quarry Road, Leander, Williamson County, Texas, with the condition added of 45 foot lot minimum, following a discussion.

**Vote:** 5 - 2

NAY: Mayor Troy Hill
Councilmember Jason Shaw

11. Mayor Hill continued a Public Hearing at 7:28 p.m. previously opened on March 19, 2020, regarding Zoning Case 20-TOD-Z-004 to amend the current zoning of PUD/TOD (Planned Unit Development/Transit Oriented Development) to PUD/TOD (Planned Unit Development/Transit Oriented Development) with the following base zoning district: GC-3-A (General Commercial); on one (1) parcel of land approximately 15.4 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R462742; and located approximately 1,700 feet to the north of the intersection of San Gabriel Parkway and 183A Toll Road on the east side of 183A Toll Road, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 7:28 p.m.

- Discuss and consider action on Zoning Case 20-TOD-Z-004 amending the current zoning PUD/TOD (Planned Unit Development/Transit Oriented Development) to PUD/TOD (Planned Unit Development/Transit Oriented Development) with the following base zoning district: GC-3-A (General Commercial); on one (1) parcel of land approximately 15.4 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel Williamson; and approximately 1,700 feet to the north of the intersection of San Gabriel Parkway and 183A Toll Road on the east side of 183A Toll Road, Leander, Williamson County, Texas.

Motion by Councilmember Marci Cannon, Seconded by Councilmember Kathryn Pantalion-Parker to approve Zoning Case 20-TOD-Z-004 to amend the current zoning of PUD/TOD (Planned Unit Development/Transit Oriented Development) to PUD/TOD (Planned Unit Development/Transit Oriented Development) with the following base zoning district: GC-3-A (General Commercial); on one (1) parcel of land approximately 15.4 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R462742; and located approximately 1,700 feet to the north of the intersection of San Gabriel Parkway and 183A Toll Road on the east side of 183A Toll Road, Leander, Williamson County, Texas.

**Vote:** 6 - 1

NAY: Councilmember Jason Shaw

12. Mayor Hill opened a Public Hearing at 7:31 p.m. regarding Comprehensive Plan Amendment Case 18-CPA-005 to amend the Transportation Plan as set forth in the Comprehensive Plan; Williamson & Travis Counties, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 7:31 p.m.

- Discuss and consider action on Comprehensive Plan Amendment Case 18-CPA-005 amending the Transportation Plan as set forth in the Comprehensive Plan; Williamson & Travis Counties, Texas.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Mayor Pro Tem Chris Czernek to approve Comprehensive Plan Amendment Case 18-CPA-005 to amend the Transportation Plan as set forth in the Comprehensive Plan; Williamson & Travis Counties, Texas, following a discussion.
Vote: 7 - 0

13. Mayor Hill opened a Public Hearing at 7:44 p.m. regarding Special Use Case 20-SU-001 to amend the special use permit for Brady’s Bridge to provide additional modifications to the ordinances and site development standards; on one (1) parcel of land approximately 1.469 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031288; generally located to the south east of the intersection of CR 269 and Hero Way; and addressed as 1501 CR 269, Leander, Williamson County, Texas. No one spoke in favor or opposition to the request. The Public Hearing closed at 7:44 p.m.

- Discuss and consider action on Special Use Case 20-SU-001 amending the special use permit for Brady’s Bridge to provide additional modifications to the ordinances and site development standards; on one (1) parcel of land approximately 1.469 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031288; generally located to the south east of the intersection of CR 269 and Hero Way; and addressed as 1501 CR 269, Leander, Williamson County, Texas.

Motion by Councilmember Jason Shaw, Seconded by Councilmember Michelle Stephenson to approve Special Use Case 20-SU-001 to amend the special use permit for Brady’s Bridge to provide additional modifications to the ordinances and site development standards; on one (1) parcel of land approximately 1.469 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031288; generally located to the south east of the intersection of CR 269 and Hero Way; and addressed as 1501 CR 269, Leander, Williamson County, Texas, with P&Z recommendations, following a discussion.

Vote: 7 - 0

14. Mayor Hill opened a Public Hearing at 7:47 p.m. regarding Zoning Case 20-Z-003 to amend the current zoning of Interim SFR-1-B (Single Family Rural) and Interim SFS-2-B (Single Family Suburban) to PUD (Planned Unit Development) with the base zoning district of HC-4-D (Heavy Commercial) on one (1) parcel of land approximately 5.01 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032155; more commonly known as 13151 Hero Way West, Leander, Williamson County, Texas. Mayor Hill stated John Pleuther, Austin, TX support of the request was read into the record. No one opposed the request. The Public Hearing closed at 7:47 p.m.

- Discuss and consider action on Zoning Case 20-Z-003 amending the current zoning Interim SFR-1-B (Single Family Rural) to PUD (Planned Unit Development) with the base zoning district of HC-4-D (Heavy Commercial) on one (1) parcel of land approximately 5.01 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032155; and more commonly known as 13151 Hero Way West, Leander, Williamson County, Texas.

Motion by Councilmember Michelle Stephenson, Seconded by Councilmember Christine Sederquist to approve Zoning Case 20-Z-003 amending the current zoning Interim SFR-1-B (Single Family Rural) to PUD (Planned Unit Development) with the base zoning district of HC-4-D (Heavy Commercial) on one (1) parcel of land approximately 5.01 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032155; and more commonly known as 13151 Hero Way West, Leander, Williamson County, Texas, following a discussion.

Vote: 3 - 4

AYE: Councilmember Kathryn Pantalion-Parker
Councilmember Michelle Stephenson
Councilmember Christine Sederquist
15. Mayor Hill opened a Public Hearing at 8:13 p.m. regarding Ordinance Case 20-OR-001 to amend the Composite Zoning Ordinance to update the multi-family requirements, revise the definitions, clarify the measurement of caliper inches, update setback requirements, update lot size summary, clarify intent statements for use components, revise notification process, and to provide for related matters, Williamson & Travis Counties, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 8:13 p.m.

- Discuss and consider action on Ordinance Case 20-OR-001 amending the Composite Zoning Ordinance to update the multi-family requirements, revise the definitions, clarify the measurement of caliper inches, update setback requirements, update lot size summary, clarify intent statements for use components, revise notification process, and to provide for related matters, Williamson & Travis Counties, Texas.

Motion by Councilmember Christine Sederquist, Seconded by Councilmember Kathryn Pantalion-Parker to approve Ordinance Case 20-OR-001 to amend the Composite Zoning Ordinance to update the multi-family requirements, revise the definitions, clarify the measurement of caliper inches, update setback requirements, update lot size summary, clarify intent statements for use components, revise notification process, and to provide for related matters, Williamson & Travis Counties, Texas, following a discussion.

**Vote:** 5 - 2

**NAY:** Councilmember Michelle Stephenson

Councilmember Marci Cannon

16. Conduct a Public Hearing regarding Zoning Case 20-TOD-Z-001 to amend the current zoning of PUD/TOD (Planned Unit Development/Transit Oriented Development) by adopting the Alta Leander Station PUD (Planned Unit Development) with the T5 Transect Zone, Subdivision Case 19-TOD-CP-008 the Alta Leander Station Concept Plan, and Subdivision Case 20-TOD-PP-001 Alta Leander Station Preliminary Plat; on two (2) parcels of land approximately 15.96 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R510025 and R510026; and located to the southeast of the intersection Main Street and Hero Way, Leander, Williamson County, Texas. [This item has been postponed at the request of the applicant.]

- Discuss and consider action on Zoning Case 20-TOD-Z-001 amending the current zoning PUD/TOD (Planned Unit Development/Transit Oriented Development) by adopting the Alta Leander Station PUD (Planned Unit Development) with the T5 Transect Zone, Subdivision Case 19-TOD-CP-008 the Alta Leander Station Concept Plan, and Subdivision Case 20-TOD-PP-001 Alta Leander Station Preliminary Plat; on two (2) parcels of land approximately 15.96 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R510025 and R510026; and located to the southeast of the intersection Main Street and Hero Way, Leander, Williamson County, Texas.

17. Conduct a Public Hearing regarding Comprehensive Plan Case 20-CPA-002 to amend the Comprehensive Plan land use category from Neighborhood Residential and Industrial District to Neighborhood Residential on one (1) parcel of land approximately 40.57 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R548585; and more commonly known as 204 Heritage Grove Road, Leander, Williamson County, Texas. [This item has been postponed at the request of the applicant.]

- Discuss and consider action on Comprehensive Plan Case 20-CPA-002 amending the
Comprehensive Plan land use category from Neighborhood Residential and Industrial District to Neighborhood Residential on one (1) parcel of land approximately 40.57 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R548585; and more commonly known as 204 Heritage Grove Road, Leander, Williamson County, Texas. [This item has been postponed at the request of the applicant.]

- Discuss and consider action on Zoning Case 20-Z-006 amending the current zoning HI-5-D (Heavy Industrial) and HC-4-C (Heavy Commercial) to SFT-2-A (Single-Family Townhouses) on one (1) parcel of land approximately 40.57 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R548585; and more commonly known as 204 Heritage Grove Road, Leander, Williamson County, Texas.

**REGULAR AGENDA**

[City Council recessed at 8:42 p.m.] [City Council reconvened at 8:52 p.m.]

19. Discuss and consider action on noise barrier in front of City owned property on future 183A Toll Road as presented by Central Texas Regional Mobility Authority (CTRMA) in compliance with the National Environmental Policy Act (NEPA).

Motion by Councilmember Jason Shaw, Seconded by Mayor Troy Hill to deny the noise barrier in front of City owned property on future 183A Toll Road as presented by Central Texas Regional Mobility Authority (CTRMA) in compliance with the National Environmental Policy Act (NEPA), following a discussion.

**Vote:** 5 - 2

NAY: Councilmember Michelle Stephenson
Mayor Pro Tem Chris Czernek

20. Discuss and consider approval of a change order with Prime Construction for Lakewood Park Automatic Knife Valve for the Kayak Pavilion restroom in an amount not to exceed Seventy-Six Thousand Eight Hundred Eighteen Dollars and Thirty-Four Cents ($76,818.34), and authorize the City Manager to execute any and all necessary documents.

Motion by Mayor Troy Hill, Seconded by Councilmember Kathryn Pantalion-Parker to approve a Change Order with Prime Construction for Lakewood Park Automatic Knife Valve for the Kayak Pavilion restroom in an amount not to exceed Seventy-Six Thousand Eight Hundred Eighteen Dollars and Thirty-Four Cents ($76,818.34), and authorize the City Manager to execute any and all necessary documents, following a discussion.

**Vote:** 7 - 0

21. Discuss and consider action on a Resolution setting a public hearing on the intention to issue refunding bonds and directing publication of notice of said public hearing.

Motion by Councilmember Jason Shaw, Seconded by Councilmember Kathryn Pantalion-Parker to approve a Resolution setting a public hearing on the intention to issue refunding bonds and directing publication of notice of said public hearing, following a discussion.
Vote: 7 - 0

22. Discuss and consider action on a Resolution approving an Interlocal Cooperation Agreement for Water Treatment and Delivery Services between the City of Leander and the City of Georgetown.

Motion by Mayor Troy Hill, Seconded by Mayor Pro Tem Chris Czernek to approve a Resolution approving an Interlocal Cooperation Agreement for Water Treatment and Delivery Services between the City of Leander and the City of Georgetown, following a discussion.

Vote: 4 - 3

NAY: Councilmember Jason Shaw
    Councilmember Christine Sederquist
    Councilmember Marci Cannon

23. Discuss and consider action on a Resolution authorizing temporary water rate for customers transferred from the City of Georgetown water utility to the City of Leander.

Motion by Mayor Troy Hill, Seconded by Councilmember Michelle Stephenson to approve a Resolution authorizing temporary water rate for customers transferred from the City of Georgetown water utility to the City of Leander.

Vote: 6 - 1

NAY: Councilmember Christine Sederquist

24. Discuss and consider action relating to refinancing City of Leander, Texas Special Assessment Revenue Bonds, Series 2014 (Oak Creek Public Improvement District).

No action taken.

25. Discuss and consider action on a Resolution authorizing temporary adjustments to water and sewer penalties and deposits.

Motion by Councilmember Marci Cannon, Seconded by Councilmember Christine Sederquist to approve a Resolution authorizing temporary adjustments to water and sewer penalties and deposits to amend the date until June 30, 2020.

Vote: 7 - 0

26. Discuss and consider action on COVID-19 Emergency Business Grant Applications under Ordinance No. 20-018-00 approved by the City Council on April 8, 2020; by and between the City of Leander and eligible business owners within the City of Leander; authorizing the City Manager to sign grant agreements with approved applicants; and providing an effective date.

Motion by Councilmember Jason Shaw, Seconded by Councilmember Marci Cannon to postponed to Tuesday, April 21, 2020 at 4:00 p.m. on the COVID-19 Emergency Business Grant Applications to discuss in executive session, following a discussion.

Vote: 7 - 0

27. Discuss and consider action on an Ordinance continuing Declaration Disaster for the City of Leander.
Motion by Councilmember Marci Cannon, Seconded by Councilmember Kathryn Pantalion-Parker to approve Ordinance continuing Declaration Disaster for the City of Leander for thirty (30) additional days expiring May 18, 2020, following a discussion.

**Vote:** 7 - 0

28. Discuss and consider action to ratify the Mayor's appointment of a subcommittee of two (2) City Council members to review Capital Improvement Program (CIP) projects for fiscal year 2020 and possibly future years; and for the subcommittee to provide recommendations to City Council.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Mayor Pro Tem Chris Czernek to approve ratifying the Mayor's appointment of a subcommittee consisting of Councilmember Shaw and Councilmember Cannon to review Capital Improvement Program (CIP) projects for fiscal year 2020 and possibly future years; and for the subcommittee to provide recommendations to City Council, following a discussion.

**Vote:** 7 - 0

29. Council Member Closing Statements.

Kathryn Pantalion-Parker - commented Tuesday, April 21 was San Jacinto Day.

Jason Shaw - commented last night sitting with good friend who lost dad to COVID and mom in bad shape; death is hard; take advantage of every moment you have here; make a difference; and treat everyone good

Chris Czernek - commented looking forward to moving forward as a city.

Marci Cannon - thanked staff, emergency personnel and citizens; and appreciate sacrifices everyone has made for the community and their loved ones.

Troy Hill - commented we think we are on the downside of the other side; hope to return to normalcy; continue to practice good habits; get through this and get back to our lives; and encouraging individuals who are still interested in investing in our city.

30. Adjourned at 10:55 p.m.

APPROVED:

[Signature]

MAYOR

ATTEST:

[Dara Crabtree]

CITY SECRETARY

[City of Leander Seal]