



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, August 21, 2025
Briefing Workshop at 6:00 PM
Regular Meeting at 7:00 PM



**Mayor – Christine DeLisle
Place 1 – Stephen Chang
Place 2 – Michael Herrera
Place 3 – David McDonald**

**Place 4 – Na'Cole Thompson, Mayor Pro Tem
Place 5 – Andrew Naudin
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:
 1. Section 551.071, Texas Government Code, and Section 1.05 Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding acquisition of property for public purpose;
 2. Section 551.071, Texas Government Code, and Section 1.05 Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Docket No. 57824, Petition of Hero Way Development, LLC to Amend Certificates of Convenience and Necessity in Travis and Williamson Counties by Streamlined Expedited Release with the Public Utilities Commission; and
 3. Section 551.087, Texas Government Code, deliberate the purchase, exchange, lease, or value of real property and 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 along with consideration and possible action on a Chapter 380 Agreement for Project EDA-25-007; and
 4. Section 551.071 and 551.074, Texas Government Code, and Section 1.05 Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the Second Amendment to the City Manager Employment Agreement.

Reconvene into open session to take action as deemed appropriate in the City Council's discretion regarding:

1. Property for public purpose; and
2. Docket No. 57824, Petition of Hero Way Development, LLC to Amend Certificates of Convenience and Necessity in Travis and Williamson Counties by Streamlined Expedited Release with the Public Utilities Commission; and
3. Chapter 380 Agreement for Project EDA-25-007; and

4. Second Amendment to the City Manager Employment Agreement.

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. Recognitions/Proclamations/Visitors.
 - Lightning 12 Under Flag Football NFL National Championship Certificate of Recognition
8. Staff Reports
 - Water Update including current water usage and lake levels.
 - Capital Improvement Project Update: Senior Center (CIP P.6) including construction update and timeline for completion.
9. Leander History - receive presentation on the Leander Independent School District.

CONSENT AGENDA: ACTION

10. Approval of the minutes for meetings held on August 1, 2025 and August 7, 2025.
11. Acceptance of infrastructure improvements associated with Subdivision Case 18-PICP-034 The Collective at Leander for public streets, drainage, water and wastewater.
12. Approval of joining the Texas Attorney General's opioid settlements with Purdue/Sackler; and authorize the City Manager to execute Settlement Participation Form and any and all necessary documents.
13. Approval of resolution authorizing the City Manager to pursue State legislation amending the local law creating the Leander Municipal Management District No. 1.

PUBLIC HEARING: ACTION

14. Conduct a Public Hearing and consider action regarding Zoning Case Z-24-0114 to amend the Leander Springs Planned Unit Development (PUD) with base zoning districts of MF-2-A (Multi-Family) and GC-3-A (General Commercial) to update the language as it relates to phasing and timing of the development, reduce the total number of apartments, and modify the phasing requirements on two (2) parcels of land approximately 77.90 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R403524 and R051592; and generally located southwest of the intersection of 183A Toll Road and RM 2243, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-24-0114 as described above.

15. Conduct a Public Hearing regarding the adoption of an updated Service and Assessment Plan for Calendar Year 2025 for the Oak Creek Public Improvement District and updated assessment roll to apportion assessment levied against property located in the District among subdivided lots.
 - Discuss and consider action on an Ordinance adopting an updated Service and Assessment Plan for Calendar Year 2025 for the Oak Creek Public Improvement District as described above.
16. Conduct a Public Hearing regarding an updated Service and Assessment Plan for Calendar Year 2025 for the Deerbrooke Public Improvement District and an updated assessment roll to apportion assessments levied against property located in the District among subdivided lots.
 - Discuss and consider action on an Ordinance adopting an updated Service and Assessment Plan for Calendar Year 2025 for the Deerbrooke Public Improvement District as described above.
17. Conduct a Public Hearing regarding the adoption of an updated Service and Assessment Plan for Calendar Year 2025 for the Crystal Springs Public Improvement District and an updated assessment roll to apportion assessments levied against property located in the District among subdivided lots, and to adjust boundaries between assessable and non-assessable lots.
 - Discuss and consider action on an Ordinance adopting an updated Service and Assessment Plan for Calendar Year 2025 for the Crystal Springs Public Improvement District as described above.

REGULAR AGENDA

18. Discuss receiving No-New-Revenue and Voter-Approval tax rate calculations; take action to consider a proposed tax rate; and schedule a public hearing date for the proposed tax rate.
19. Discuss and consider action on a Resolution authorizing the Brushy Creek Regional Utility Authority, Inc., (BCRUA) to execute a Financing Agreement with the Texas Water Development Board relating to the sale of \$36,240,000.00 Brushy Creek Regional Utility Authority, Inc., City of Leander, Texas Contract Revenue Bonds, Proposed Series 2025 (Brushy Creek Regional Water Treatment and Distribution Project).
20. Discuss and consider action on the Second Reading of an Ordinance regarding Ordinance Case OR-25-0030 to amend the Composite Zoning Ordinance to adopt standards and a permitting process associated with Micro-Trenching, and to provide for related matters; Williamson and Travis Counties, Texas.
21. Discuss and consider action regarding Ordinance Case OR-25-0033 to amend the Sign Ordinance to update Section 3.08.014 regarding time frames associated with the Promotional Event Package, and to provide for related matters; Leander, Williamson and Travis Counties, Texas.
22. Receive an update from City staff regarding potential ordinance updates associated with Short Term Rentals and provide feedback regarding changes to the ordinance; Leander, Williamson and Travis Counties, Texas.
23. Receive an update from City staff regarding potential ordinance updates associated with artificial turf and provide feedback regarding changes to the ordinance; Leander, Williamson and Travis Counties, Texas.
24. Discuss and consider directing staff on establishing a process for approval of an alternative landscaping plan by the Planning and Zoning Commission.
25. Council Member Closing Statements.

26. If needed, convene back into Executive Session pursuant to:

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27. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 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 551.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [prospective gift to city], 551.074 [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 15 day of August 2025 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Dara Crabtree, City Secretary, TRMC