



**MINUTES
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**

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Open Meeting.

Opened meeting at 6:01 p.m.

2. Roll Call.

Roll call reflected all present with Councilmember Naudin absent.

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.

Recessed into Executive Session at 6:06 p.m.; reconvened into open session at 6:56 p.m. Council did not complete their deliberations and will reconvene back into Executive Session at the end of the regular meeting.

Briefing Workshop adjourned at 6:57 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.

Opened meeting at 7:07 p.m.; Fire/Police Chaplain Joe Bob Ellison provided the invocation; Mayor DeLisle led the Pledges of Allegiance.

5. Roll Call.

Roll call reflected all present with Councilmember Naudin absent.

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.]

No one spoke.

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.

Water update included current water usage; lake levels and water connection growth.

Senior Center update included construction status update and timeline for anticipated completion.

9. Leander History - receive presentation on the Leander Independent School District.

Leander History included Leander Independent School District, Part 2; current school district; one-room schools; recent flooding of Nameless School; and Round Mountain School.

CONSENT AGENDA: ACTION

Motion: Approve consent agenda items 10 - 13.

By: Mayor Pro Tem Thompson

Seconded: Councilmember Ross

Vote: 6 - 0

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.

Opened Public Hearing at 8:12 p.m; closed Public Hearing at 8:23 p.m. No one spoke in favor of the request. Speaking in opposition of the request was Clifford Hall, 604 Scenic Path, Anita Chumanvech, 708 Palamos Drive; Denise Lewis, 3336 Hero Way; and Elizabeth Moore, 137 W. Windemere; Margaret Hunt, 21 Fair Oaks Street; Karen Burns, 29 Fair Oaks Street; Lenae Rowland, 33 Fair Oaks Street; Mark Moore, 137 W. Windemere; Christopher Gagne, 6 Warfield; Carmen Gagne, 6 Warfield; Betty Harbison, 115 W. Windemere; David Latimer, 603 Ridgmar; Kevin Shuff, 41 Fair Oaks Street; Mike Graves, 127 W. Windemere; Jeffiner Sanders, 501 Maplecreek Drive; Traci Stone, 1407 Mountain Spring Lane; Marianne LiMandri, 13 Warfield; Cynthia Covert, 151 W. Wndemere; and Danielle Camp, 600 Ridgmar Road submitted online comments and positions in opposition.

Motion: Deny Zoning Case Z-24-0114.

By: Mayor DeLisle

Seconded: Councilmember Ross

Vote: 6 - 0

[Council took a brief recess at 8:57 p.m.; reconvened at 9:15 p.m.]

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.

Public Hearing opened at 9:17 p.m.; Public Hearing closed at 9:17 p.m. No one spoke in favor or opposition of request.

Motion: Approve updated Service and Assessment Plan for Calendar Year 2025 Oak Creek Public Improvement District.

By: Mayor DeLisle
Seconded: Councilmember Ross

Vote: 6 - 0

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.

Public Hearing opened at 9:18 p.m.; Public Hearing closed at 9:20 p.m. No one spoke in favor of the request. Rosi Erica Garcia, 2725 Grizzly Way spoke in opposition of the request.

Motion: Approve updated Service and Assessment Plan for Calendar Year 2025 Deerbrooke Public Improvement District.

By: Mayor DeLisle
Seconded: Councilmember Ross

Vote: 6 - 0

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.

Public Hearing opened at 9:24 p.m.; Public Hearing closed at 9:24 p.m. No one spoke in favor or opposition of the request.

Motion: Approve updated Service and Assessment Plan for Calendar Year 2025 Crystal Springs Public Improvement District.

By: Councilmember McDonald

Seconded: Councilmember Chang

Vote: 6 - 0

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.

Motion: Accept the tax rate calculations for 2025 as presented.

By: Mayor DeLisle

Seconded: Mayor Pro Tem Thompson

Vote: 6 - 0

Motion: Approve the proposed rate of \$0.4348432.

By: Mayor DeLisle

Seconded: Mayor Pro Tem Thompson

Vote: 6 - 0

Motion: Approve setting the Public Hearing on the proposed tax rate for September 18, 2025.

By: Mayor DeLisle

Seconded: Mayor Pro Tem Thompson

Vote: 6 - 0

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).

Motion: Approve a Resolution authorizing BCRUA Financing Agreement with the Texas Water Development Board.

By: Mayor DeLisle

Seconded: Mayor Pro Tem Thompson

Vote: 6 - 0

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.

Motion: Approve the Second Reading of Ordinance regarding Ordinance Case OR-25-0030 amending 2 Applications (iii)(1) relating to maintenance bonds; to require a one-time fee per applicant.

By: Mayor DeLisle

Seconded: Mayor Pro Tem Thompson

Vote: 6 - 0

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.

Motion: Approve Ordinance Case OR-25-003 amending Sign Ordinance Section 3.08.014.

By: Mayor DeLisle

Seconded: Mayor Pro Tem Thompson

Vote: 6 - 0

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.

No action taken.

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.

No action taken.

24. Discuss and consider directing staff on establishing a process for approval of an alternative landscaping plan by the Planning and Zoning Commission.

No action taken.

25. Council Member Closing Statements.

Becki Ross - wished her youngest daughter happy birthday.

Christine DeLisle - commented tonight's dinner was from Domino's Pizza; reminded everyone to shop locally; and it was recently announced the Old Town Master Plan received the Silver Award from American Planning Association.

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

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4. Second Amendment to the City Manager Employment Agreement.

Convened back into Executive Session at 10:21 p.m.; reconvened back into open session at 10:55 p.m.

1. No action.
2. No action.
3. No action.
4. Motion: to approve the Second Amendment to the City Manager Employment Agreement in final form approved by the City Attorney.

By: Mayor Pro Tem Thompson
Seconded: Councilmember Ross

Vote: 6 - 0

27. Adjournment

Adjourned at 10:56 p.m.

APPROVED

h m Thompson

MAYOR PRO TEM

ATTEST:

Dana Crabtree

CITY SECRETARY



First Name	Last Name	Do you live within Leander city limits?	Home Address	City	State	Zip Code	My comments apply to the following regular meeting:	My comments apply to the following meeting date:	My agenda item or case number:	My position on the above agenda item or case number:	I want to include comments at the meeting:	I want to upload a file with this form:
Mike	Graves	Yes	127 Windemere W	Leander	Tx	78641	City Council	8/21/2025	14 Leander Springs	I am AGAINST this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.	tx-leander.civicplus.com/Admin/FormCenter/Submissions/ViewFile/6609/?name=IMG_7778.png
Jennifer	Sanders	Yes	501 Maplecreek Dr	Leander	Tx	78641	City Council	8/21/2025	Z-24-z0114	I am AGAINST this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.	
Traci	Stone	Yes	1407 Mountain Spring Ln	Leander	TX	78641	City Council	8/21/2025	Zoning case #Z-24-0114, agenda	I am AGAINST this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.	
Marianne	LiMandri	Yes	13 Warfield	Leander	Texas	78641	City Council	8/21/2025	non-agenda	I am AGAINST this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.	
Cynthia	Covert	Yes	151 Windemere West	Leander	Texas	78641	City Council	8/21/2025	Item 14 case# Z-24-0114	I am AGAINST this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.	
Danielle	Camp	Yes	600 Ridgmar Rd	Leander	TX	78641	City Council	8/21/2025	Leander Springs Project	I am AGAINST this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.	

First Name	Last Name	Do you live within Leander city limits?	Home Address	City	State	Zip Code	My comments apply to the following regular meeting:	My comments apply to the following meeting date:	My agenda item or case number:	My position on the above agenda item or case number:	I want to include comments at the meeting:	My written comments
Margaret	Hunt	Yes	21 Fair Oaks St.	Leander	TX	78641	City Council	8/21/2025	Leander Springs project	I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	This development will jeopardize Brushy Creek and waste significant amounts of water if the lagoon is to be made. It becomes a reservoir for mosquito breeding and threatens the ecosystem. The neighbors in this area (Ridgmar Landing specifically) rely on well water and if the lagoon draws from ground water as well, it dramatically affects them. As ranch land, it made sense for a well to be used by the previous owner. However, as an apartment complex it is a gimmick at best. Do NOT allow this project to move forward. (The city does NOT need more multi-family residences when our city already struggles with finite water and school resources). If this project is absolutely unavoidable, PLEASE PREVENT the lagoon from being built.
Karen	Burns	Yes	29 Fair Oaks St.	Leander	Texas	78641	City Council	8/21/2025	Leander Springs Project	I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	Please vote no on the Leander Springs Project which will include 1600 apts, a hotel and convention center, plus a 4 acre tropical lagoon. This project will threaten the health of Brushy Creek North which borders the north aspect of my neighborhood, Ridgmar Landing. This project likely will pull ground water shared by the spring that feeds Brushy Creek. We are already experiencing drought conditions (even despite recent rains) and my own well has dried up due to the amount of recent explosion of population in this area and the decrease in run off of water. The project, especially the lagoon, would not only threaten the health of all species that use this creek, it would cause large amounts of water to evaporate unnecessarily. It can also cause damage to the creek by draining its groundwater. We already have a water shortage here in Central Texas, we do not need a lagoon to exacerbate this. It was my understanding as well that this land was suppose to be used for single family homes, not 1600 apartments. This high-density population will be discharging large amounts of waste water in an environmentally sensitive area. Again, please vote no on this project. Thank You, Karen Burns
Lenae	Rowland	Yes	33 Fair Oaks St	Leander	TX	78641	City Council	8/21/2025	Leander Springs Project	I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	I am writing to please request that you vote NO on the Leander Springs project for several reasons. First and foremost, the water usage required would be vulgar and detrimental to our community and the environment. We already have water concerns in our area without this added burden. The Brushy Creek ecosystem could not handle the impact from such a large development. We need to be good stewards of our environment as well as consider the negative impact that is would have to our property value if something like Leander Springs was allowed to happen. The traffic, noise and congestion would be awful. The infrastructure could not support it; can't support what we have now. The population is already out of control up here (Leander/Liberty Hill) as it stands; no more please. Please consider the long term and bigger picture and vote NO on Leander Springs. Thank you John and Lenae Rowland Ridgmar Landing
Mark	Moore	Yes	137 W Windemere	Leander	Texas	78641	City Council	8/21/2025	Z-24-0114	I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	--Two main objections: (1) Wasting of precious water resources. (2) North Brushy Creek should be a jewel of Leander and seems to be turning into a dead, seasonal drainage ditch. Further: --The lagoon would have a large surface area and much precious water will be lost to evaporation. --The water would initially derive from city water then it be sustained by a well and City water --A tremendous amount of water would be needed to fill the lagoon. Up to 200,000 gallons. --Drawing from a well for maintenance would deplete already compromised ground water as the water table lowers. --Rainfall on the lagoon would tend to evaporate rather than going into the already compromised Brushy Creek. --Taking water away from or out of Brushy Creek further impacts this waterway. --Brushy Creek has already been tainted and many native species such as otters, etc. no longer appear to be present (in my observations). --The development will continue to discharge an enormous amount of (tainted) wastewater and stormwater (over a million gallons a day). --While the creek and other areas need water, what this project does is to rob water in the long run in exchange for unhealthy bursts of water.

Christopher	Gagne	Yes	6 Warfield	Leander	TX	78646	City Council	8/21/2025	Agenda Item 14 - Leander Springs	I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	Dear City Council: I am a 13 year resident of Ridgmar Landing in Leander. I strongly OPPOSE the permitting, zoning, and building of the Leander Springs Project. The Leander Springs Project threatens the health and viability of the Leander. It would pose an existential threat to our most precious resource: our water supply. Leander continues to face chronic water shortages and water infrastructure problems. The Project's massive lagoon, apartment complex, and hotel/convention center would doom the viability of the city water supply, as well as, its citizens' wells. The Project's massive daily water discharge and waste water outflows would constitute an ecological and infrastructure disaster. The Leander Springs Project must NOT be allowed to be permitted, zoned, and/or constructed. It poses an existential threat to Leander and its residents. VOTE NO on the Project.
Carmen	Gagne	Yes	6 Warfield	Leander	TX	78646	City Council	8/21/2025	Agenda Item 14 - Leander Springs	I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	Dear Leander City Council: I have been a resident of Ridgmar Landing in Leander for 13 years. I strongly OPPOSE the permitting, zoning, and building of the Leander Springs Project. The Leander Springs Project is a massive and unacceptable threat to our water supply. Leander continues to have chronic water shortages and water infrastructure problems. The Project's lagoon, apartment complex, and hotel/convention center would drain the life out of the city's water supply and its citizens' wells. The Project's ongoing (daily) water discharge and waste water outflows would mean ecological and infrastructure disaster. The Leander Springs Project must NOT be allowed to be permitted, zoned, and/or constructed. It poses an unacceptable threat to Leander and its residents. VOTE NO on the Project.
Betty	Harbison	Yes	115 W. Windemere	Leander	TX	78641-165	City Council	8/20/2025	Z-24-0114	I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	Leander has chronic water problems, so this project and especially the lagoon is not reasonable. It also threatens North Brushy Creek which provides habitat for many species of fish, birds, reptiles, mammals, and trees.
David	Latimer	Yes	603 Ridgmar	Leander	TX	78641	City Council	8/21/2025	Leander Springs project	I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	The purpose of this message is to oppose the development called Leander Springs project. I have lived in Leander for the last 31 years and just in the last few years I have had to lower my water well pump an additional 80 feet costing me several thousand dollars. I have been informed that there is an expected discharge of 1,400,000 gallons of treated waste water and stormwater per day to be released into Brushy Creek from this proposed project. This is unacceptable. We must think of our future generations water needs, and, of course, protecting our wildlife, and their natural habitat that God has given us. I live in the subdivision of Ridgmar Landing on Brushy Creek so I know first hand what takes place on a daily basis. There is a sign posted in our subdivision on Brushy Creek that states no fishing from bridge. This tells me that the council is concerned about our wildlife and the environment, as you should be. It is time for the council to make decisions based on what is good for the citizens of Leander and not for the many developers that just want to profit. Currently, and for several years, Leander has enforced restrictions on lawn watering. To allow this project to happen would be insane. City Council members, I respectfully ask you to vote no on going forward with this project. Thank you. David and Nan Latimer 603 Ridgmar Rd., Leander, TX 78641
Kevin	Shuff	Yes	41 Fair Oaks Street	Leander	TX	78641	City Council	8/21/2025	Leander Springs Project	I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	In agreement with Leander Zoning Commission, we have reached a tipping point on water supply in relationship to residential and commercial use. The environmental impact is currently obvious in the Brushy Creek watershed. Adding additional stress via 1.4-million-gallon discharge of treated water will potentially collapse the watershed. Lastly, many of us utilize well systems and are potentially facing contamination issues and draw down of water level.

6:55

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< Notes



August 17, 2025 at 6:55 PM

My family lives on a property along brushy creek. We are against the Leander Springs project because it is going to impact the water in the creek. Our house is also on a well. For a growing city with water issues, it seems silly and irresponsible to green light a project that could make the water situation worse for residents and wildlife.

