



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, September 18, 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. Receive a presentation from Mark Berman, Taylor Morrison, regarding a proposed addition to the Travis County MUD (Municipal Utility District) Number 19 also known as the western portion of the Travisso Development, Leander, Travis County.
4. Receive a presentation from Grant Rollo, Randolph Texas Development, regarding a proposed master planned community including residential and commercial uses located to the west of the intersection of Bagdad Road and San Gabriel Parkway, Leander, Williamson & Travis Counties, Texas.

REGULAR MEETING – CONVENE AT 7:00 PM

5. Open Meeting, Invocation and Pledges of Allegiance.
6. Roll Call.
7. 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.]

8. Recognitions/Proclamations/Visitors.
 - Jason Schauble and Aryanna Moreno Certificate of Recognition
 - Proclamation recognizing Senior Center Awareness Month (September)
 - Proclamation recognizing Emergency Preparedness Month (September)
9. Staff Reports
 - Introduction of Amy Miller, appointed as Library Director.

- Introduction of Michael Riley, appointed as Director of Streets and Drainage.
- Introduction of Kenley Crowder, appointed as Director of Utilities.
- 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.

CONSENT AGENDA: ACTION

10. Approval of the minutes for meeting held on September 4, 2025.
11. Approval of joining the Texas Attorney General's opioid settlements with Secondary Manufacturer; and authorize the City Manager to execute Settlement Participation Form and any and all necessary documents.
12. Award Solicitation S25-001 to Kendig Keast Collaborative to provide professional planning services to lead a major update of the Comprehensive Plan and Transportation Master Plan; authorize the City Manager to negotiate an agreement and execute any and all necessary documents.
13. Approval of agreement L00432 with Cities Digital, Inc. (CDI), for ArcGIS for initial setup and configuration of the ArcGIS and Laserfiche integration through DIR Contract DIR-CPO-5833 utilizing a Cooperative Purchasing Program in the amount of \$10,400.00; providing internal staff digital map-based “click and find” access to documents stored in Laserfiche; and authorize the City Manager to execute any and all necessary documents.
14. Approval of the Planning & Zoning Commission Progress Report for September 2024 to August 2025.
15. Approval and Final Reading of Ordinance Case OR-25-0034 to correct a scrivener’s error in the description of the optional site area to amend the acreage from 20.5 acres to 22.0985 acres ± in size, out of the William Mancil Survey, Abstract No. 437, the Talbot Chambers Survey, Abstract No. 125; and generally located south of E. San Gabriel Parkway and approximately 200 feet east of US 183, Leander, Williamson County, Texas.
16. Acceptance of public infrastructure improvements associated with Subdivision Case PICP-22-0037 Wildspring Phase 1 for streets, drainage, water, and wastewater improvements.
17. Ratify City Manager's appointment of Amy Miller as Library Director.
18. Ratify City Manager's appointment of Michael Riley as Director of Streets and Drainage.
19. Ratify City Manager's appointment of Kenley Crowder as Director of Utilities.
20. Approval of the purchase of a 2024 Starcraft Bus utilizing TIPS contract 230204 to address operational and accessibility challenges with the current fleet in the amount of \$190,000.00; and authorize the City Manager to execute any and all necessary documents.
21. Approval of an Interlocal Cooperation Contract between The University of Texas at Austin – ITS - Office of Telecommunication Services and the City of Leander allowing the City to purchase Internet access and related services from the University of Texas System/UT Austin in the amount of \$19,714.44; and authorize the City Manager to execute all necessary documents.
22. Approval of a Resolution establishing the City of Leander Neighborhood Empowerment Zone Number One; providing effective date and open meetings clauses, and providing for related matters.
23. Approval of the Roadway Impact Fee (RIF) Offset Agreement for the Titan Leander Land Investors, LLC industrial development project for the construction of a portion of CR 270 located adjacent to the

western boundary of the Titan Leander Minor PUD to reduce the RIF paid at the time of building permits to reflect the value of the construction of CR 270 pursuant to Article 12.08 of the Code of Ordinances; and authorize the City Manager to execute any and all necessary documents.

PUBLIC HEARING: ACTION

24. Conduct a Public Hearing regarding Zoning Case Z-25-0173 to amend the current zoning of SFR-2-A (Single-Family Rural) to SFR-3-A (Single-Family Rural) on one (1) parcel of land 1.01 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R570333; and more commonly known as 2700 Monte Ranch Trail, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-25-0173 as described above.
25. Conduct a Public Hearing regarding Special Use Case Z-25-0184 for a Special Use Permit to allow for a social club and game room on one (1) parcel of land 0.25 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R036101; and more commonly known as 107 N. US 183, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-25-0184 as described above.
26. Conduct a Public Hearing regarding authorizing the issuance of Combination Tax and Revenue Certificates of Obligation, Series 2025, in an aggregate principal amount not to exceed \$132,100,000.00 for the purposes of paying contractual obligations of the City to be incurred for (1) constructing, improving, renovating, and equipping fire stations; (2) constructing, improving, enlarging, and expanding streets, roads, bridges, low-water crossings, pedestrian/multi-modal sidewalks/trails and thoroughfares; (3) constructing, improving, enlarging, and expanding the City's water and wastewater utility systems; (4) constructing, improving, equipping, and expanding park and recreation facilities that are generally accessible to the public and part of the City's park system; (5) constructing, improving, renovating, and equipping existing facilities used for the City's administrative functions; and (6) professional services relating to the design, construction, project management, and financing of the aforementioned public works including costs of issuance.
 - Discuss and consider action regarding an Ordinance authorizing the issuance of Combination Tax and Revenue Certificates of Obligation, Series 2025; authorizing the sale thereof; and enacting provisions incident and related to the issuance of aid certificates.
27. Conduct a Public Hearing on the proposed budget for Fiscal Year 2026.
 - Discuss and consider action on an Ordinance adopting the budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026; appropriating the various amounts thereof and repealing all ordinances or parts of ordinances in conflict therewith; and providing for an effective date.

City of Leander Impact Statement				
Description	FY 2025	FY 2026	(\$) Change	(%) Change
Proposed Tax Rate FY2026				
Total Tax Rate (per \$100 of value)	0.417282	0.417282	\$ -	0.00%
Average Homestead Taxable Value Comparison				
Average Homestead Taxable Value	514,904	535,962	21,058	4.09%
Tax on Average Homestead	2,148	2,349	201	9.36%
Detailed Tax Rate Comparison				
Maintenance & Operations (M & O) Proposed	0.273604	0.273604	-	0.00%
Interest & Sinking (I&S) Proposed	0.143678	0.143678	-	0.00%
M&O Adj No-New Revenue Tax Rate	0.264352	0.280537	0.016185	6.12%
M&O Voter Approval M&O rate	0.273604	0.290355	0.016751	6.12%
Total No-New-Revenue Tax Rate	0.405881	0.428187	0.022306	5.50%
Total Unused Increment Rate	0.007153	0.004399	(0.002754)	-38.50%
Total Voter Approval Tax Rate	0.424435	0.438432	0.013997	3.30%
Certified Values	15,627,322,257	16,459,964,129	832,641,872	5.33%
Total Tax Levy - All Properties	53,477,852.00	58,422,010.00	4,944,158.00	9.25%
M&O Tax Revenue	38,369,491	42,008,755	3,639,264	9.48%

28. Conduct a Public Hearing on levying ad valorem taxes for the use and support of the municipal government of the City of Leander, Texas, for the Fiscal Year 2026 (FY 2026); providing for and apportioning each levy for specific purposes; and providing when taxes shall become due and when the same shall become delinquent if not paid.
- Discuss and consider action on the First Reading of an Ordinance levying ad valorem taxes for the use and support of the municipal government of the City of Leander, Texas, for the FY 2026 as described above.

REGULAR AGENDA

29. Discuss and consider action on Tree Removal Case TRP-25-0039 regarding the removal of seven (7) Heritage Trees associated with the Wildspring Phase 2 Public Improvement Construction Plans (PICP-25-0199), generally located west of the intersection of Peach Drift Drive and White Mistleflower Drive, Leander, Williamson County, Texas.
30. Council Member Closing Statements.
31. 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 properties for public purpose; and
 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 551.071, Texas Government Code, Section 1.05, Texas Disciplinary Rules of Professional Conduct, and Section 551.087, Texas Government Code, to deliberate with legal counsel an addendum to a Chapter 380 Agreement by and between City of Leander and Titan

- Leander Land Investors, LLC along with consideration and possible action on a Chapter 380 Agreement Addendum;
4. Section 551.089, Texas Government Code, deliberation regarding deployments relating to information resources technology.

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

1. Acquisition of properties 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. Addendum to a Chapter 380 Agreement by and between City of Leander and Titan Leander Land Investors, LLC.;
4. Deployments relating to information resources technology.

32. 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 12 day of September 2025 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Dara Crabtree, City Secretary, TRMC



What are MUDs and How Do They Benefit Municipalities, Residents, and Developers?

Overview

A MUD is created over a limited area to provide facilities, roads, and services such as water, sewer, and drainage to areas where municipal services are not available. Once sufficient taxable value has been created in the MUD, the MUD will issue bonds to finance the public infrastructure, the proceeds of which are used to reimburse the developer that paid the upfront infrastructure costs. The MUD provides for the payment of the principal and interest on the bonds through its unlimited power to levy and collect ad valorem taxes on all taxable property in the MUD. In addition, homeowners and other users pay monthly water and sewer fees to pay for the costs of operating and maintaining the systems.

Benefits

MUDs have been highly effective and well accepted development tools in Texas because they benefit all of the represented interests: (i) residents, (ii) developers, (iii) bond investors, and (iv) good public policy.

Residents. The costs of all MUD utility systems are ultimately paid by the residents. The use of MUDs allows the cost of certain site improvements to be paid for through public financing amortized over time, thereby lowering lot costs and reducing the price of homes.

Developer. MUD financing of infrastructure enables the developer to recover infrastructure costs that would otherwise be recovered by raising the selling price of subdivided units.

Bond Markets. The combination of several features has developed investor confidence in, and a ready market for, bonds issued by Texas MUDs. The most important of these features include (i) a MUD's ability to impose an unlimited ad valorem tax rate to support its bonds and (ii) the regulatory requirements imposed on MUD bond issues.

Good Public Policy. Several good public policy goals are achieved through the use of MUDs, including the development of quality infrastructure, the creation of more affordable housing, and the creation of a governmental entity governed by a board of directors elected by MUD residents to provide for the long term management and financing of a community's infrastructure needs.



The Development

Developer

The Travisso community is being developed by Travisso, Ltd., whose general and limited partners consist of subsidiaries of Taylor Morrison Home Corp. and Toll Brothers, Inc.

Established in 1905, Taylor Morrison has been named America's Most Trusted Home Builder for 10 consecutive years, setting an industry record. Additional accolades include Forbes' Most Trusted and Best Companies lists and Newsweek's America's Most Responsible and Greenest Companies lists.

Founded in 1967, Toll Brothers has appeared on Fortune's World's Most Admired Companies list for 11 consecutive years and has been named #1 Home Builder by Fortune and Builder of the Year by both Builder magazine and Professional Builder magazine.

Taylor Morrison Home Corp. (NYSE: TMHC) and Toll Brothers, Inc. (NYSE: TOL) are publicly traded companies and consistently rank amongst the top 10 U.S. home builders each year.

Community

Travisso is a master-planned community nestled in the Texas hill country within the City of Leander. The community offers a range of lot sizes and brings unique home designs from award-winning builders - Taylor Morrison and Toll Brothers. The community is known for its remarkable hill country views and contemporary home designs that have enabled builders to maximize assessed values and exceed the original price expectations assumed at the inception of the project.

Resort-style amenities include sports courts for pickleball, basketball, bocce, and tennis, hiking and biking trails, multiple playscapes, and two amenity centers with pools, yoga, and wellness and fitness classes. The community also features a 31-acre commercial/retail site that is currently under development, a 23-acre LISD future elementary school site, and is home to Leander Fire Station No. 5.

TRAVISSO DEVELOPMENT



September 18, 2025

Development Activity

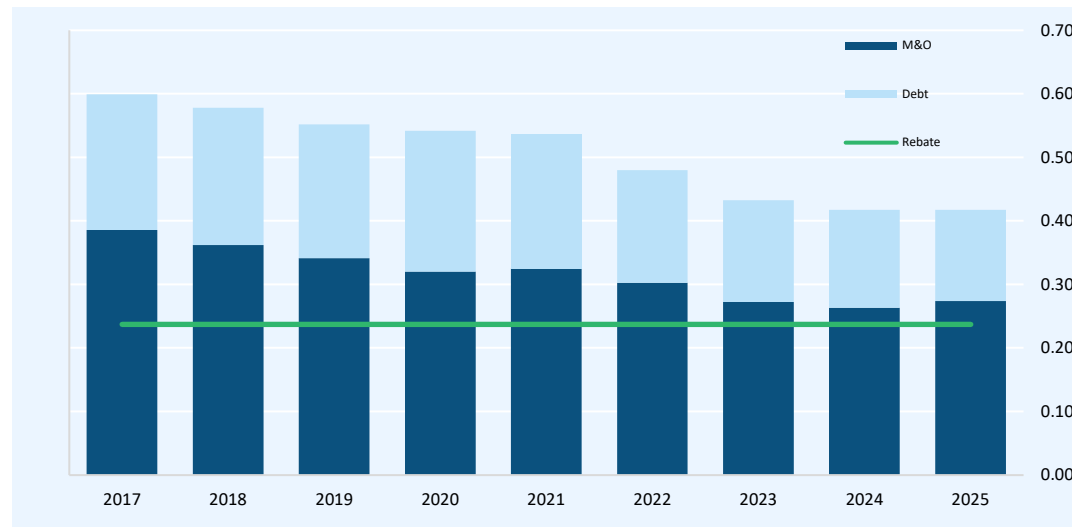
Development ⁽¹⁾⁽²⁾

	MUD 19	MUD 20	MUD 21	Total
Acreage	618	714	804	2,136
Developed Lots	837	492	1,097	2,426
Completed Homes	493	492	1,059	2,044
Projected Lots / Homes	1,062	758	1,136	2,956

Taxable Value ⁽²⁾⁽³⁾

	MUD 19	MUD 20	MUD 21	Total
2025 Certified	496.04M	412.28M	865.78M	1.77B
Potential Full Buildout	859.07M	654.81M	927.41M	2.44B

City of Leander Tax Rate

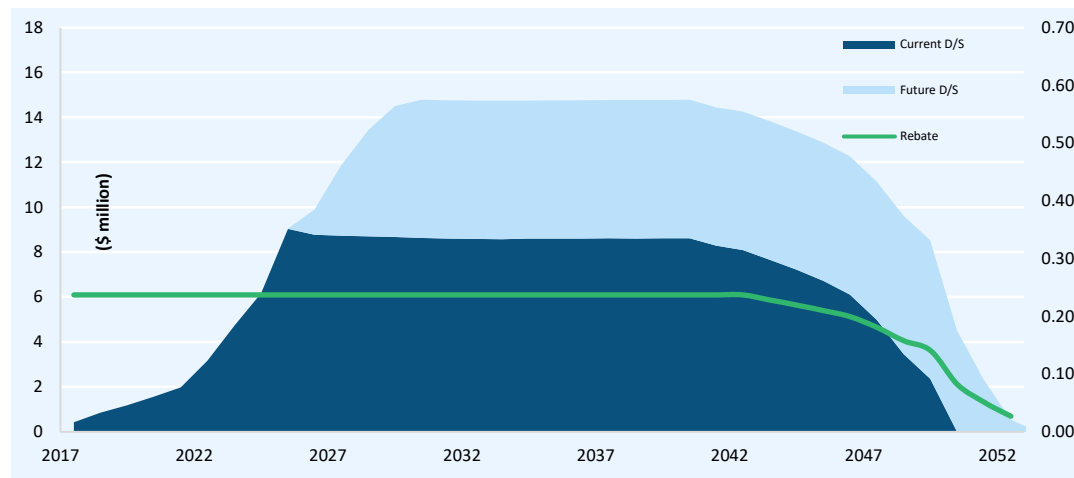


(1)As of April 10, 2025. (2)Does not include future annexation. (3)Future Value provided by Developer.

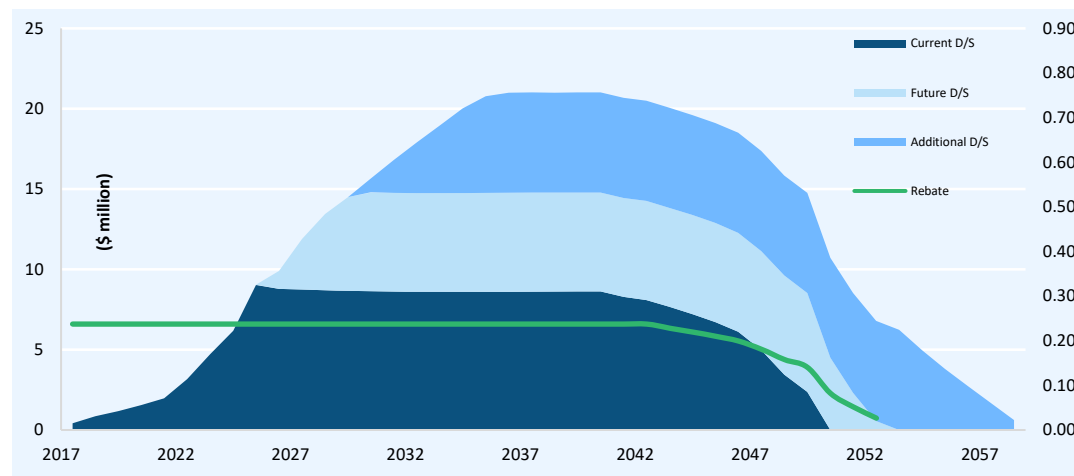


Debt Service on Bonds

Travisso - Current and Future Debt Service



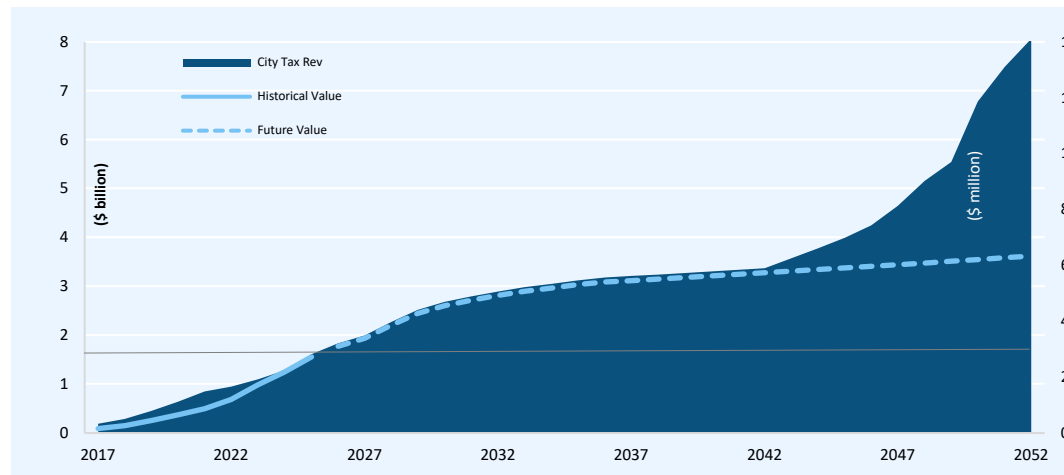
Travisso - Current and Future Debt Service w/o Cap



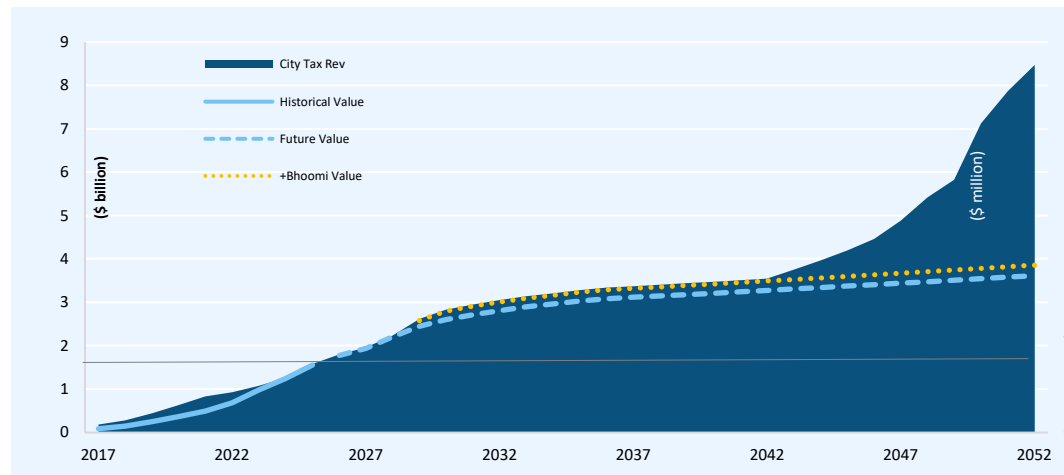


Potential City Revenues

Travisso Value ⁽¹⁾ and City Tax Revenue ⁽²⁾⁽³⁾

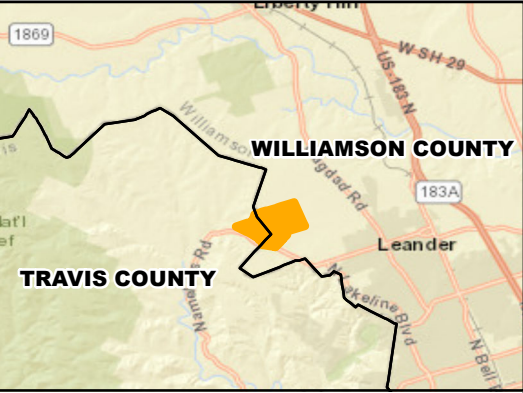
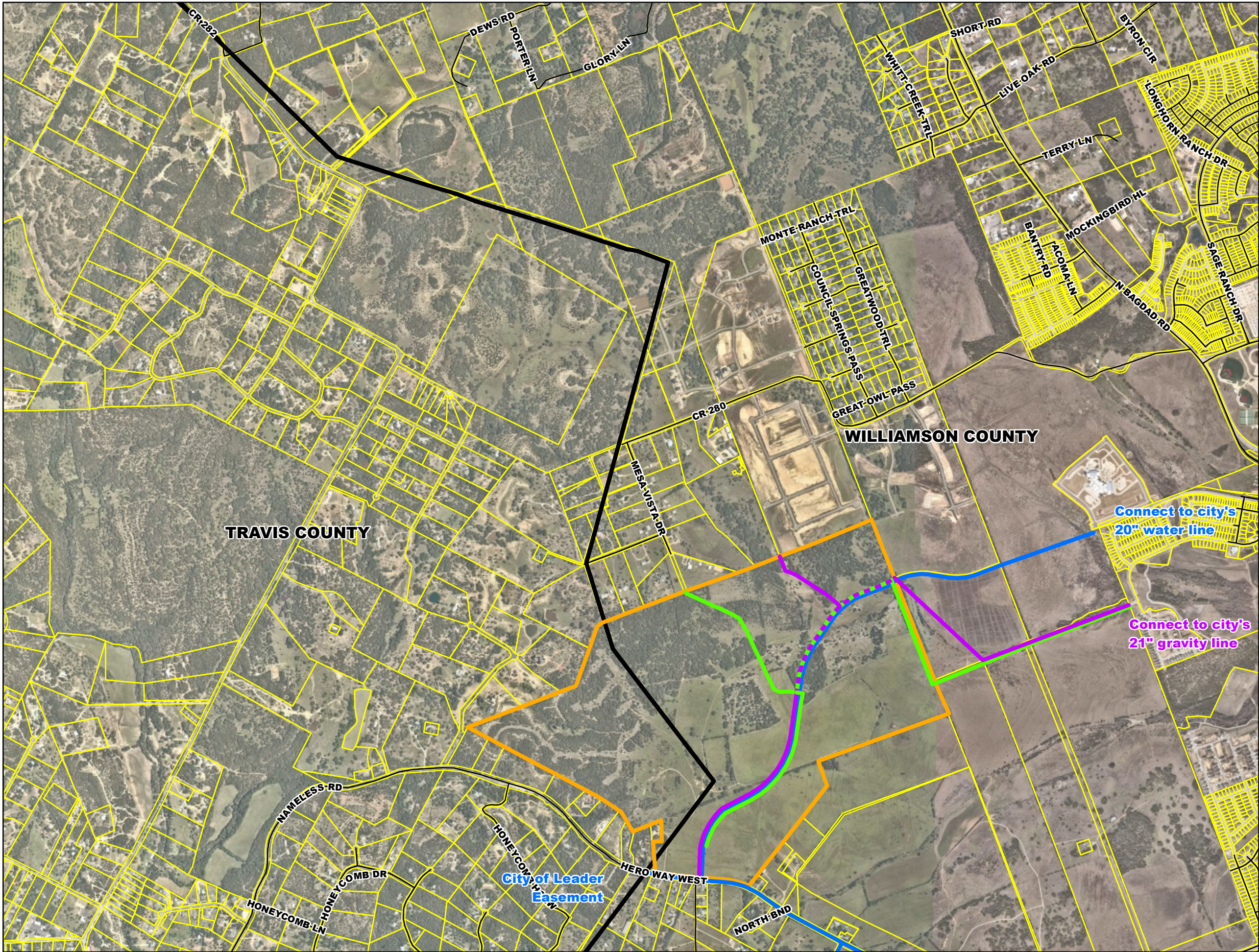


Travisso Value ⁽¹⁾ and City Tax Revenue ⁽²⁾⁽³⁾ w/o Cap



(1)Future Value provided by Developer. (2)Current City tax rate held constant. (3) City Tax Revenue is net of tax rebate.

Questions?



VICINITY MAP
Scale: 1 inch equals 5 miles

LEGEND

- City Wastewater Master Plan
- QE Wastewater Suggested Alignment
- City & QE Agreed Alignment
- City Water Master Plan
- Hero Way Development
- County Boundary
- Parcels

UTILITIES MAP

**CITY OF LEANDER
TRAVIS/WILLIAMSON COUNTY**



1 inch = 1,600 feet

Disclaimer: This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or political boundaries or related facilities to said boundary. No express warranties are made by Quiddity Engineering concerning the accuracy, completeness, reliability, or usability of the information included within this exhibit.



**QUIDDITY
ENGINEERING**
Texas Board of Professional Engineers Registration No. F-23290

LEGEND

Property Boundary (581.8 Ac.)

County Boundary

County Line

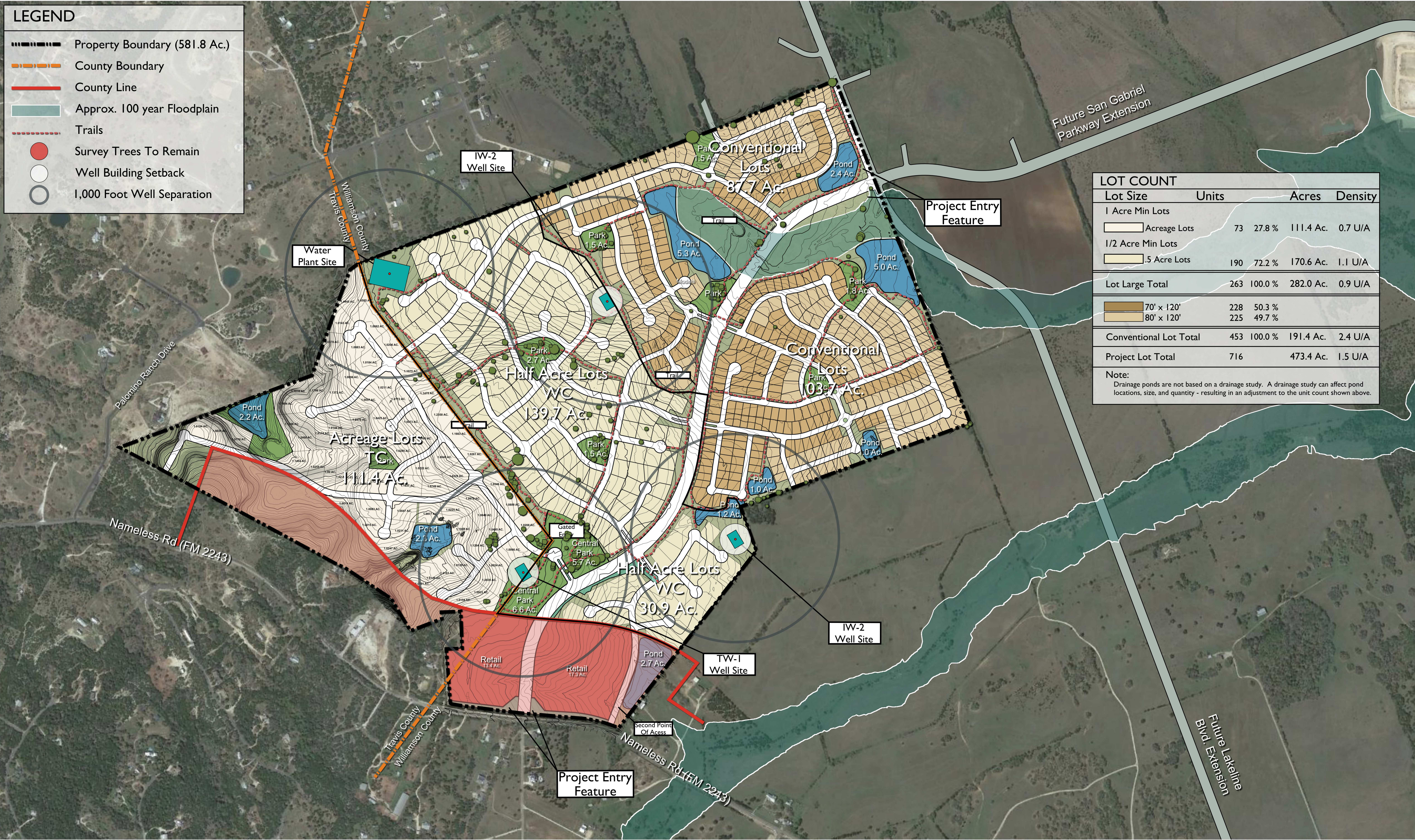
Approx. 100 year Floodplain

Trails

Survey Trees To Remain

Well Building Setback

1,000 Foot Well Separation



LOT COUNT				
Lot Size	Units		Acres	Density
1 Acre Min Lots				
Acreage Lots	73	27.8 %	111.4 Ac.	0.7 U/A
1/2 Acre Min Lots				
.5 Acre Lots	190	72.2 %	170.6 Ac.	1.1 U/A
Lot Large Total		263	100.0 %	282.0 Ac. 0.9 U/A
70' x 120'		228	50.3 %	
80' x 120'		225	49.7 %	
Conventional Lot Total		453	100.0 %	191.4 Ac. 2.4 U/A
Project Lot Total		716		473.4 Ac. 1.5 U/A
Note: Drainage ponds are not based on a drainage study. A drainage study can affect pond locations, size, and quantity - resulting in an adjustment to the unit count shown above.				

LEGEND

Property Boundary (581.8 Ac.)

County Boundary

County Line

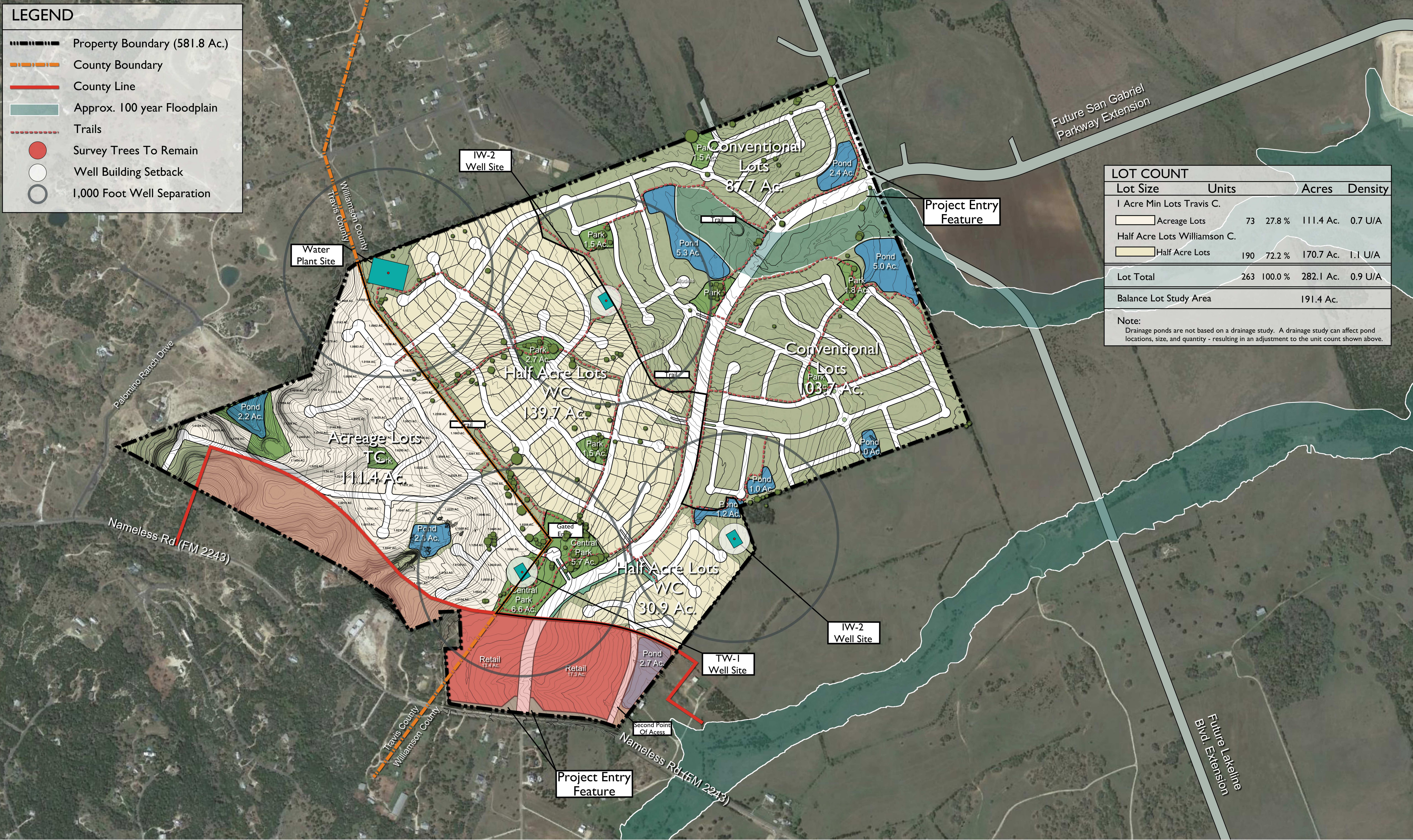
Approx. 100 year Floodplain

Trails

Survey Trees To Remain

Well Building Setback

1,000 Foot Well Separation



LOT COUNT				
Lot Size	Units		Acres	Density
1 Acre Min Lots Travis C.				
Acreage Lots	73	27.8 %	111.4 Ac.	0.7 U/A
Half Acre Lots Williamson C.				
Half Acre Lots	190	72.2 %	170.7 Ac.	1.1 U/A
Lot Total	263	100.0 %	282.1 Ac.	0.9 U/A
Balance Lot Study Area			191.4 Ac.	
Note: Drainage ponds are not based on a drainage study. A drainage study can affect pond locations, size, and quantity - resulting in an adjustment to the unit count shown above.				

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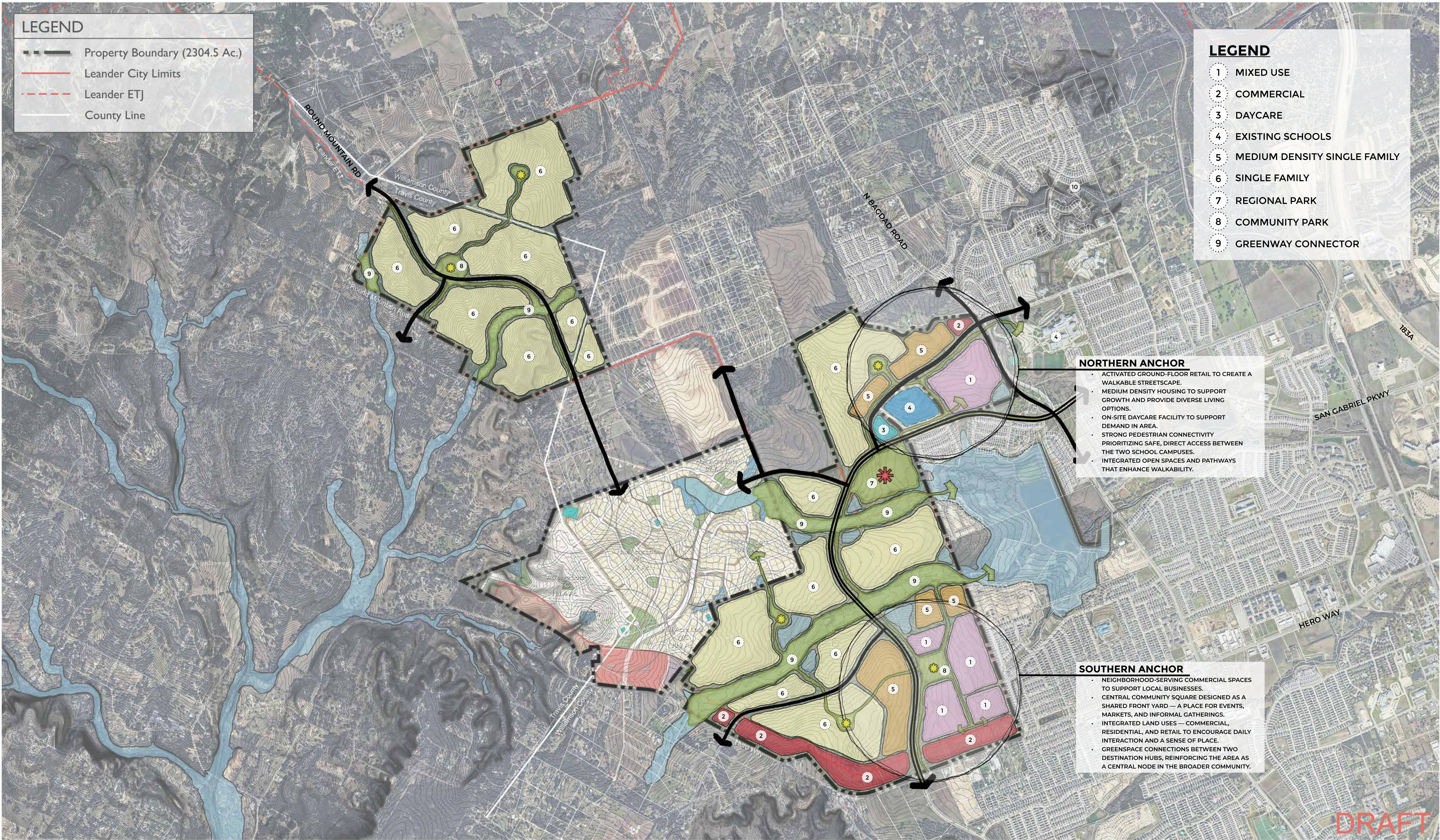
1611 West 5th Street
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Austin, Texas 78703
Tel: 512.480.0032
www.rviplanning.com

HERO WAY • CONCEPT LOTTING PLAN O2 - Large Lots

- Williamson & Travis County, TX
- May 23, 2025
- # 21002513
- Randolph Texas Development



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.
\\bxausfs1\2021\21002513 Rollo Lot Studies\Lot Studies\Hero Way\HW-Lots con O2.dwg





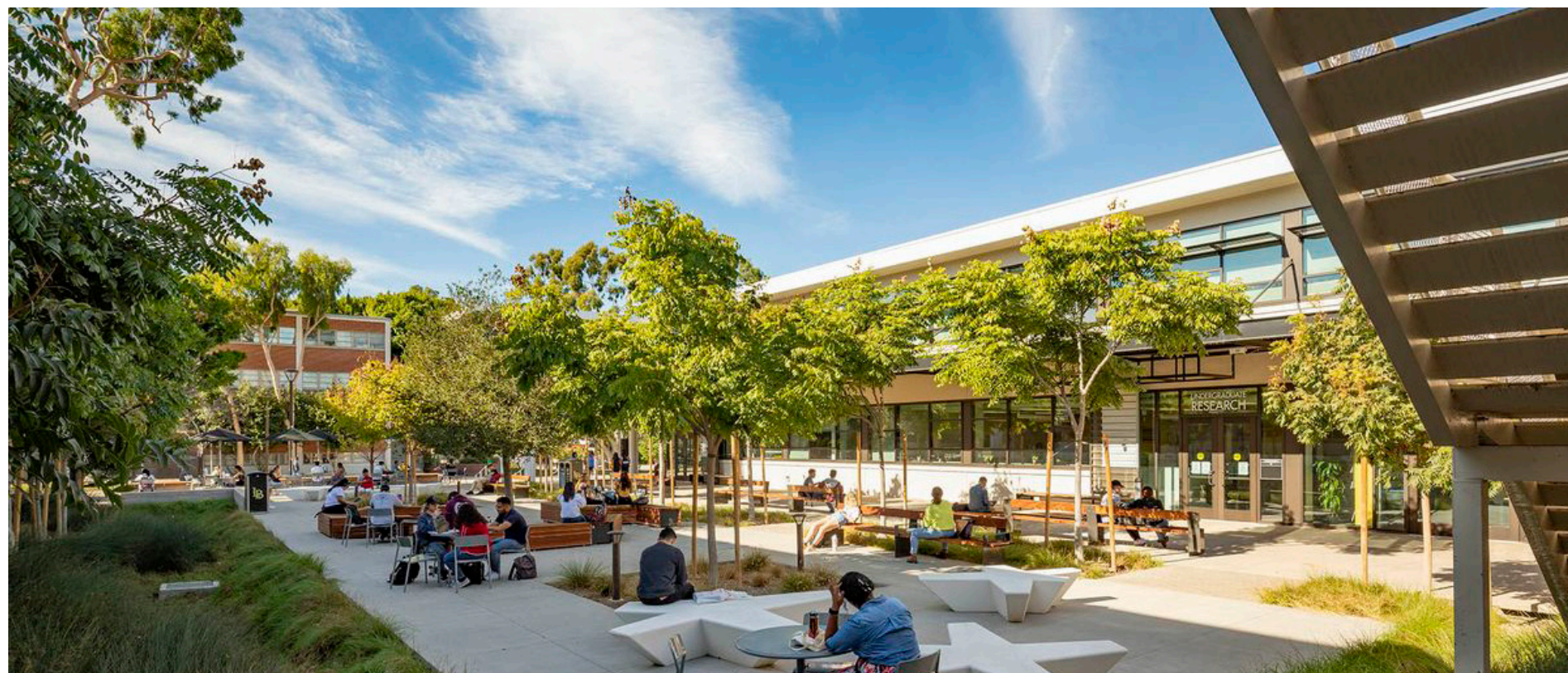
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HERO WAY • POTENTIAL COMMERCIAL CHARACTER

- 📍 Location
- 📅 Month xx, 20xx
- # 18000123
- 👤 Client Name

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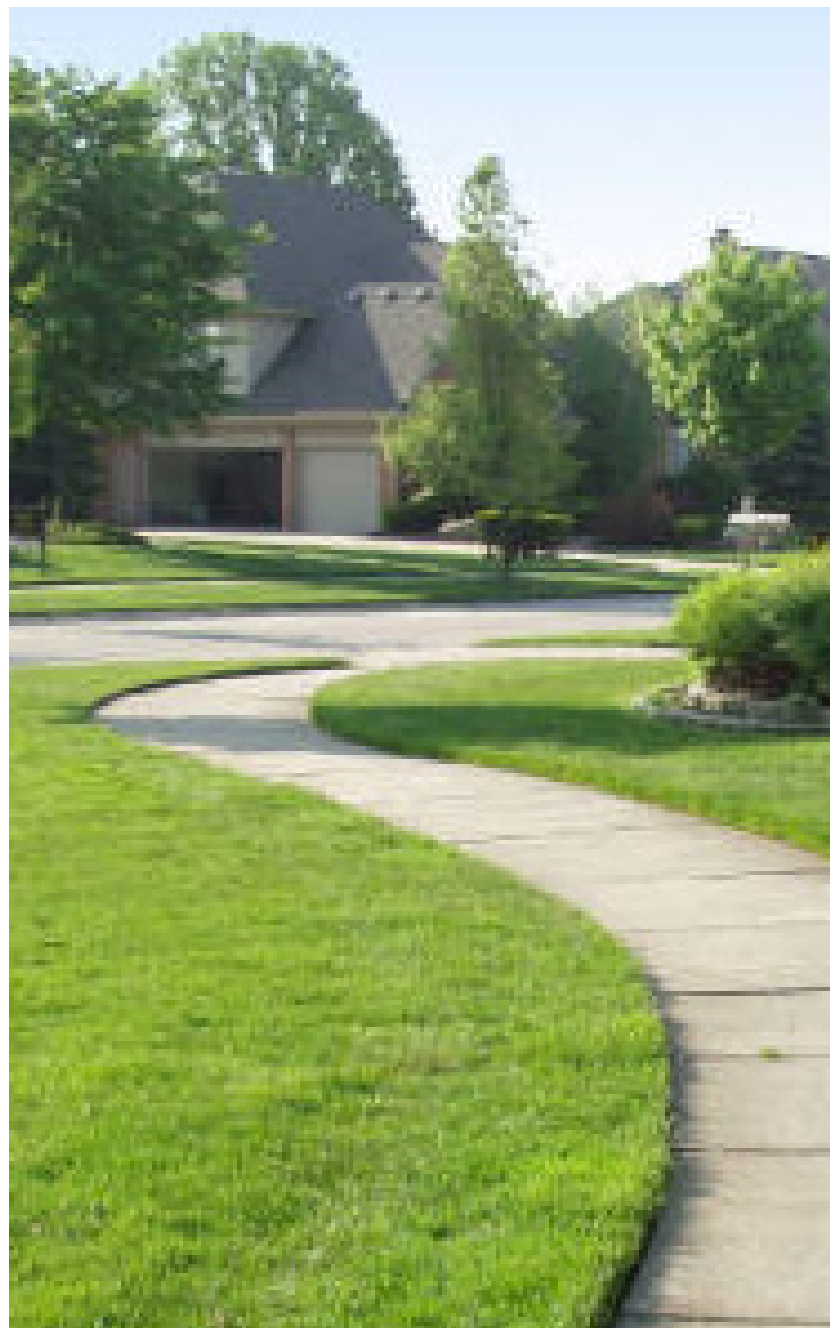
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HERO WAY • POTENTIAL MIXED USE CHARACTER

- 📍 Location
- 📅 Month xx, 20xx
- # 18000123
- 👤 Client Name

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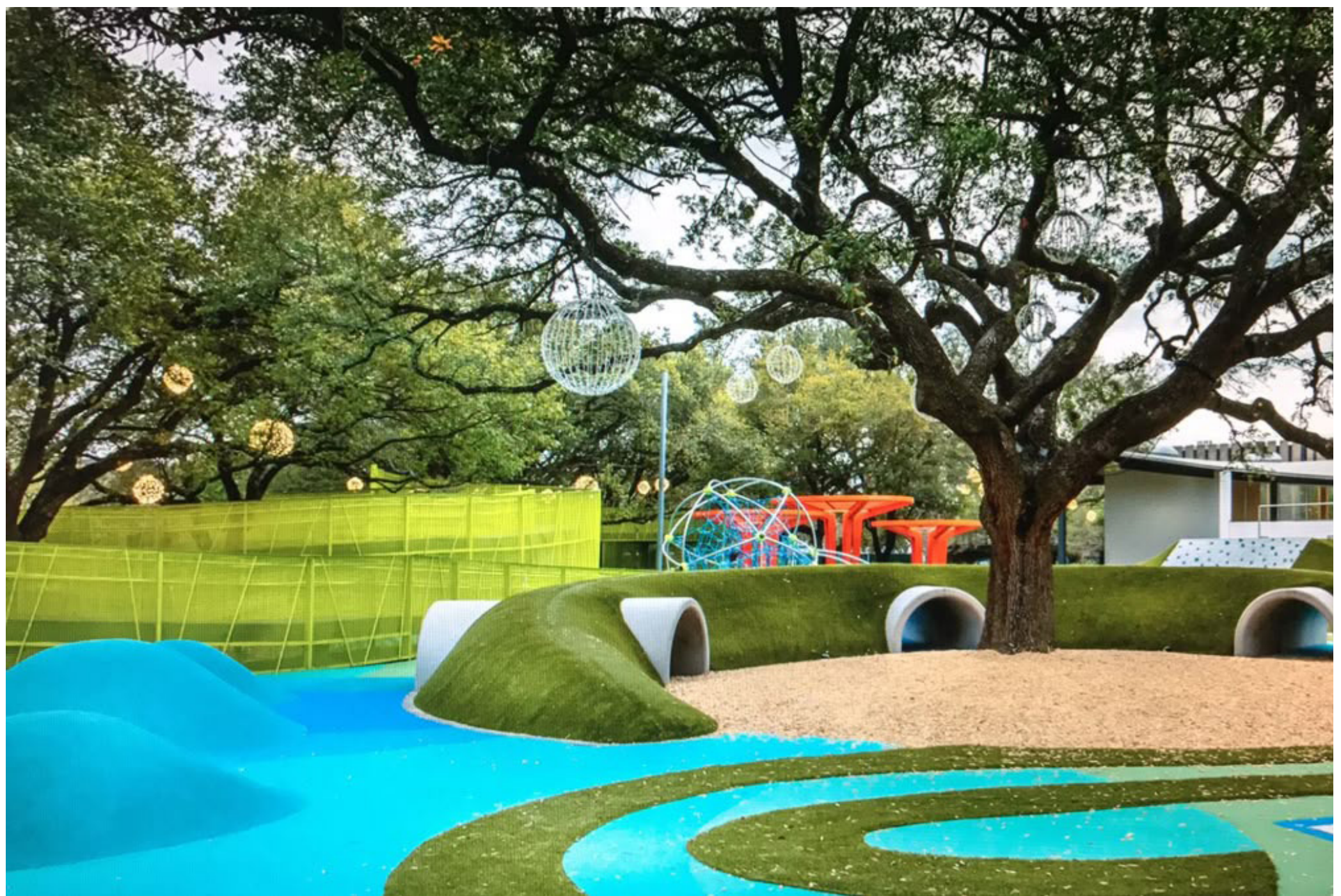
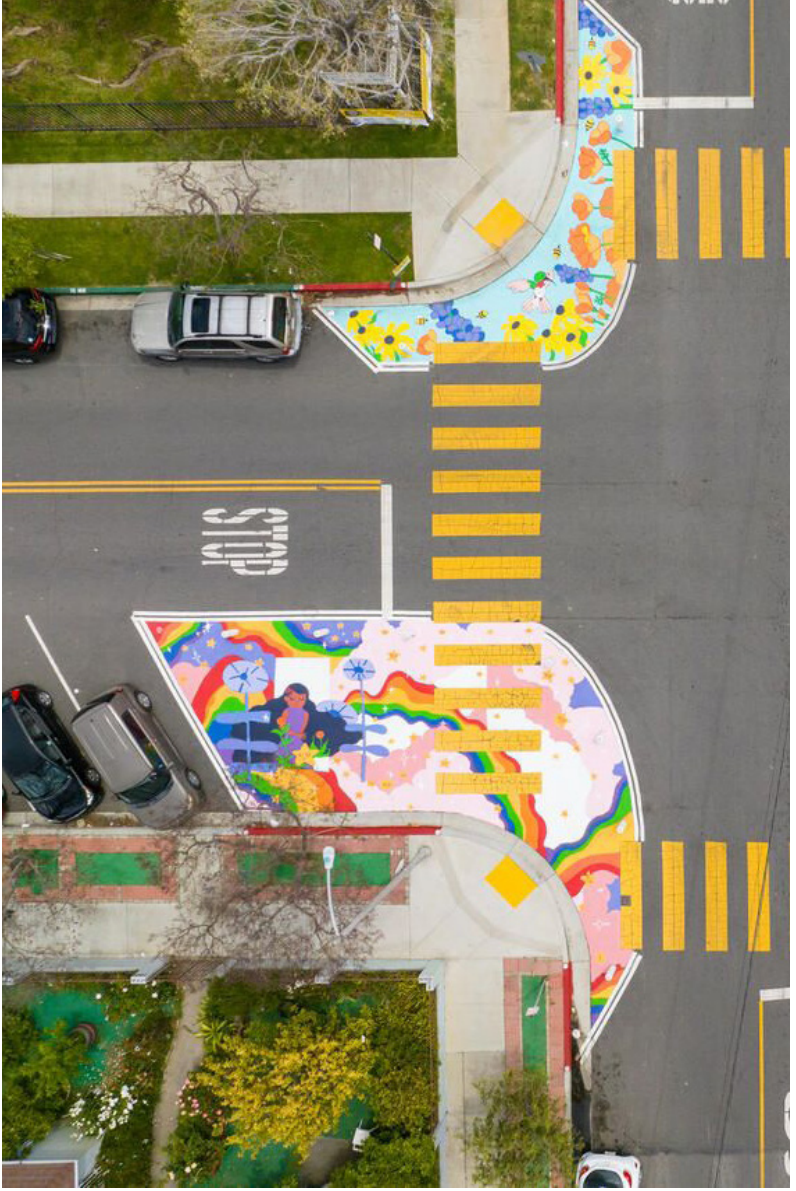
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HERO WAY • POTENTIAL STREET AND OPEN SPACE CHARACTER

- 📍 Location
- 📅 Month xx, 20xx
- # 18000123
- 👤 Client Name

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HERO WAY • POTENTIAL PARK AND COMMUNITY SPACE CHARACTER

- 📍 Location
- 📅 Month xx, 20xx
- # 18000123
- 👤 Client Name

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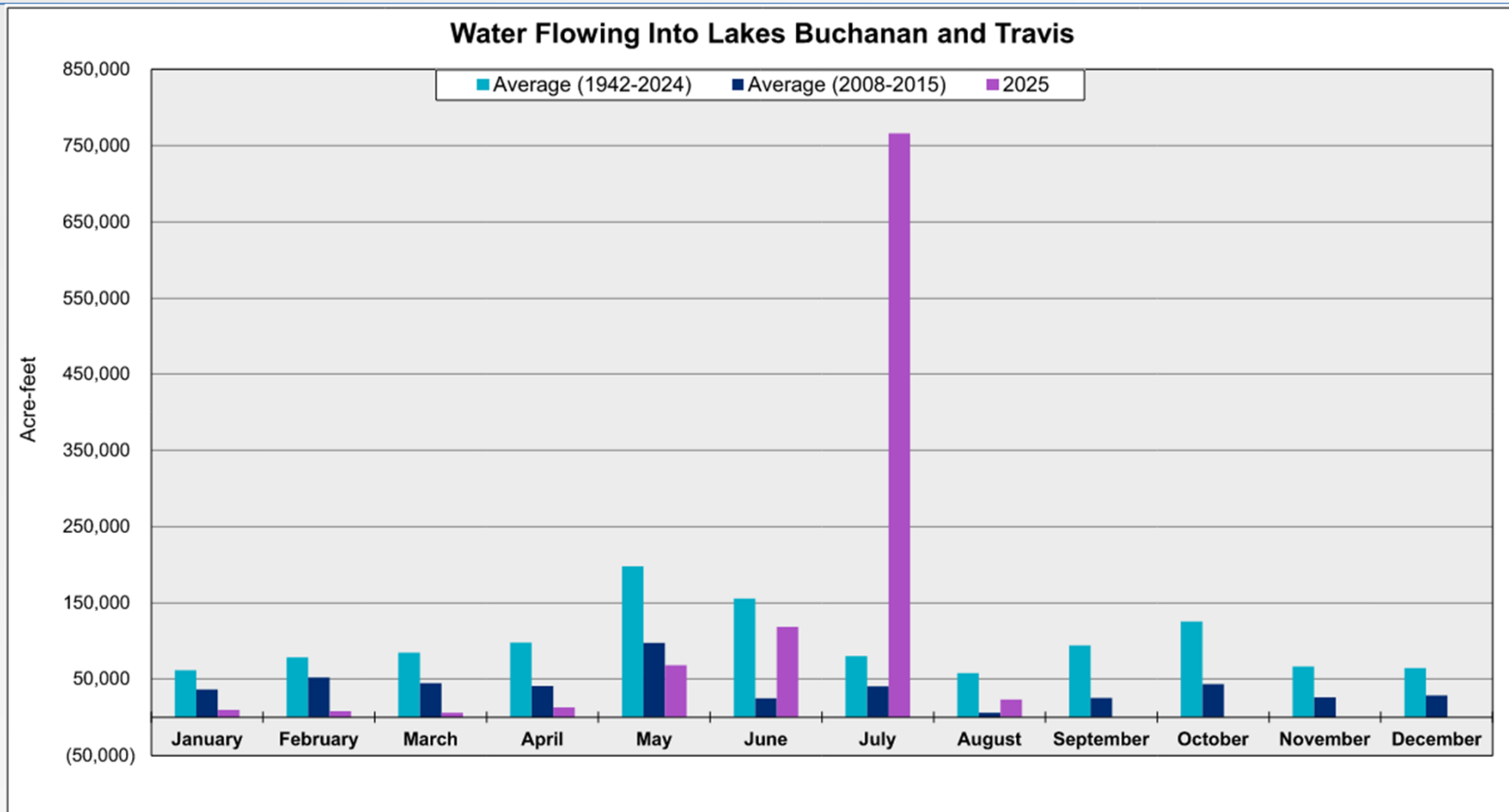


Water Update

September 18, 2025

Gina Ellison, P.E.
Executive Director of Public Works

2025 Inflows Through August

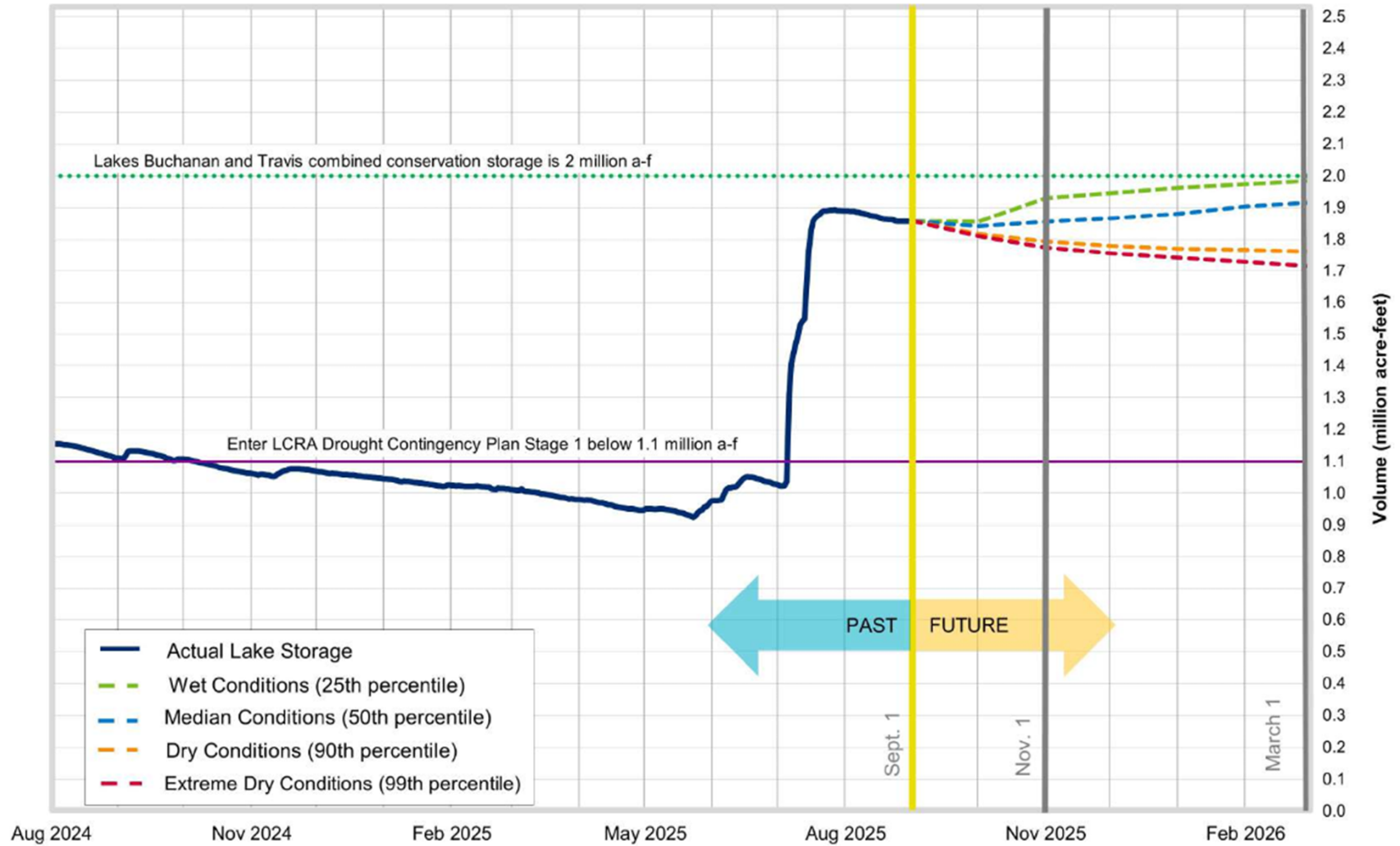


Inflows: the estimated amount of water flowing into lakes Buchanan and Travis from rivers and streams.

Data for 2024 and 2025 is preliminary and subject to change.

Period:	August
Since 1942, August Average (acre-feet):	57,377
2008-2015, August Average (acre-feet):	5,777
August 2025 (acre-feet):	23,228

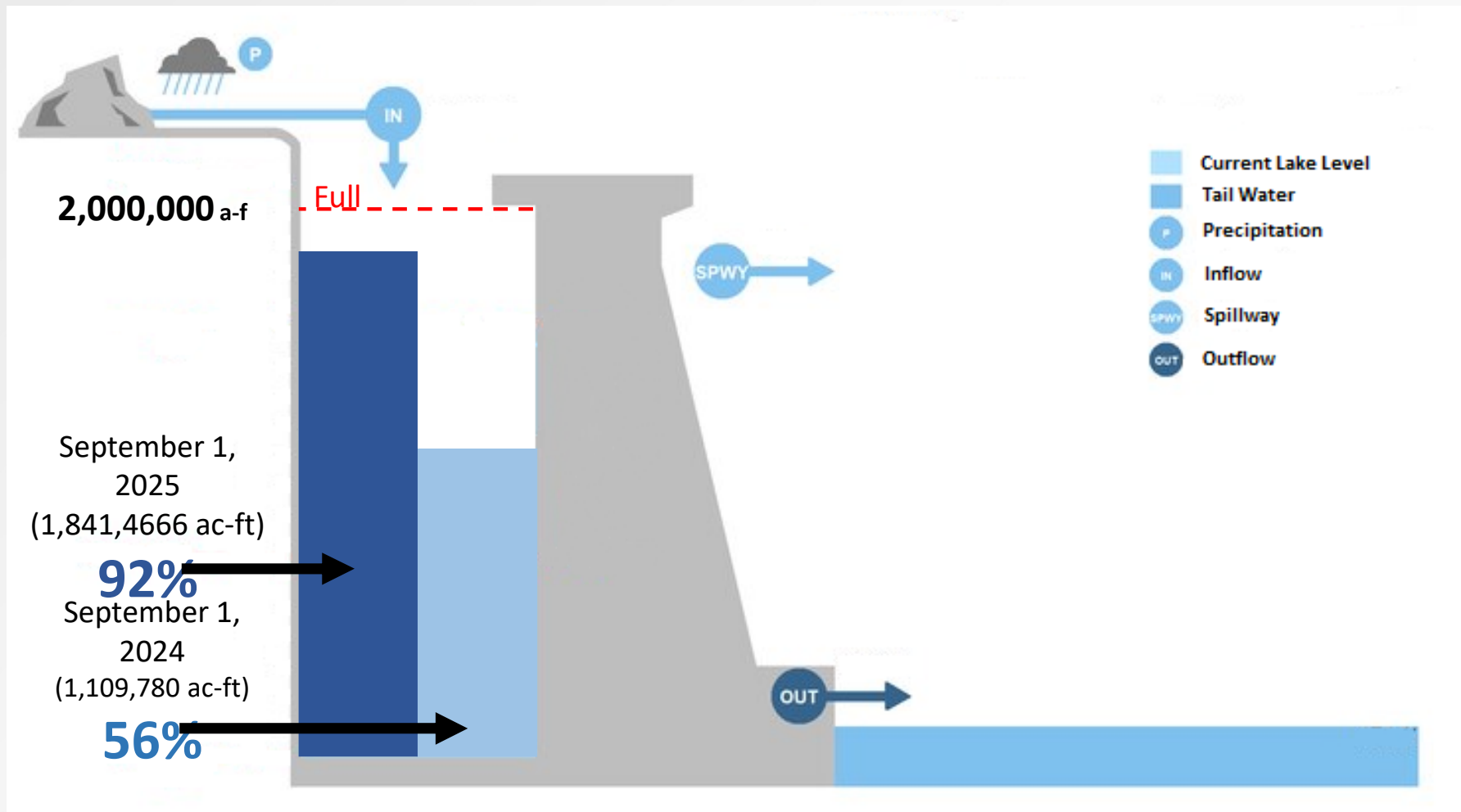
Lakes Buchanan and Travis Total Combined Storage Projections



Date: Sept. 1, 2025

Note: One acre-foot equals 325,851 gallons

LCRA Combined Lake Storage

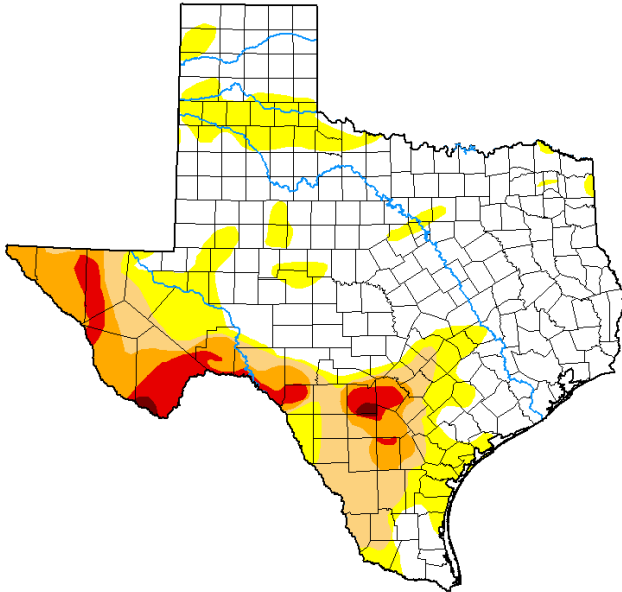
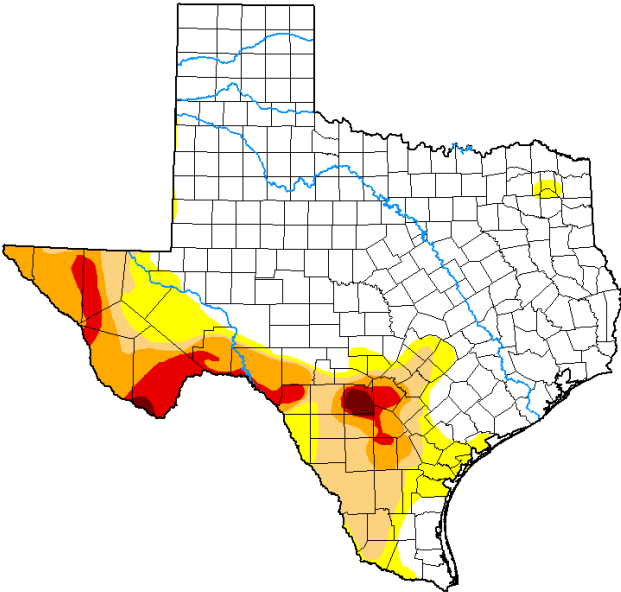
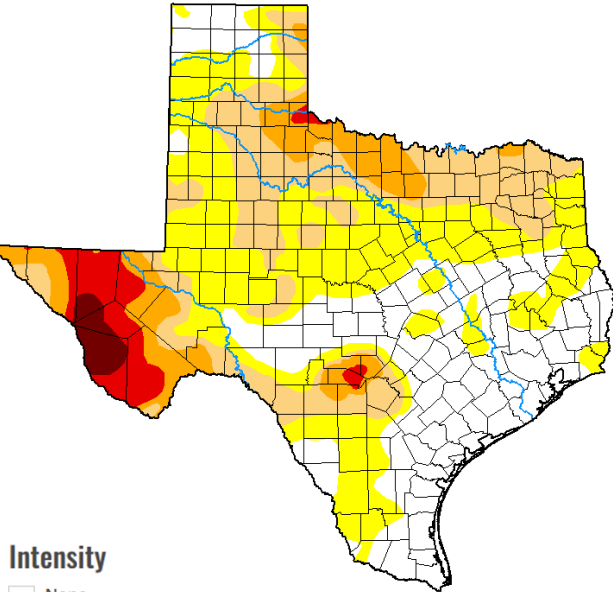


Drought Soil Moisture Monitor

September 3, 2024

August 12, 2025

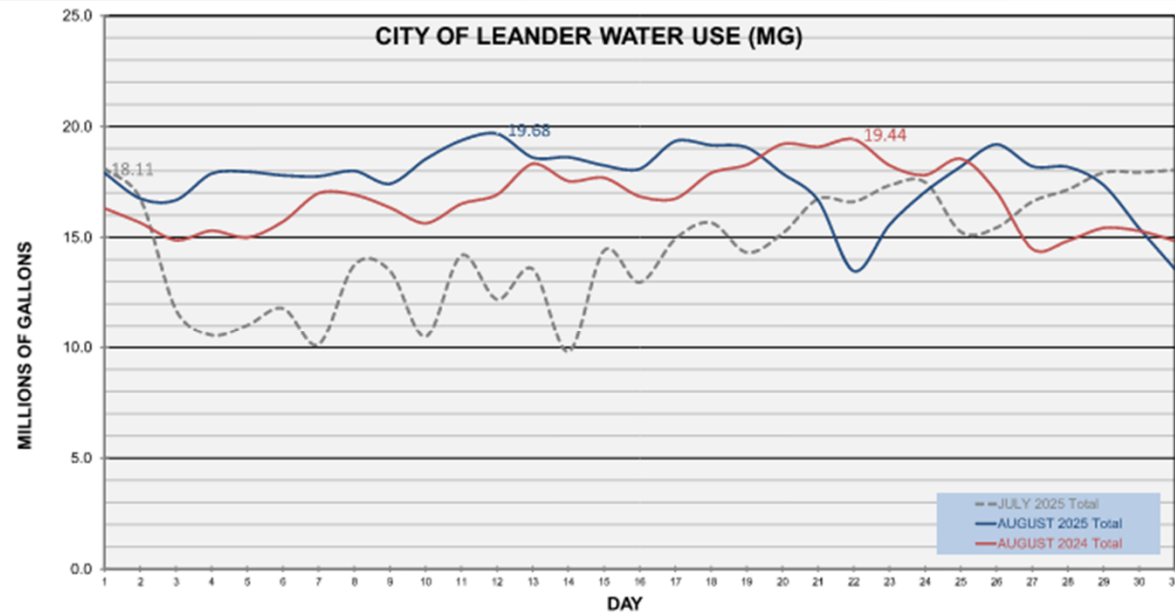
September 2, 2025



Intensity

- None
- D0 (Abnormally Dry)
- D1 (Moderate Drought)
- D2 (Severe Drought)
- D3 (Extreme Drought)
- D4 (Exceptional Drought)
- No Data

Daily Water Usage



(MG)	AUGUST 2025 MCHUA Prognosis	AUGUST 2025 MCHUA Trendline	AUGUST 2025 MCHUA Regressed	AUGUST 2025 MCHUA	AUGUST 2025 SCWTP	AUGUST 2025 Total	AUGUST 2024 Total	AUGUST 2024 MCHUA	AUGUST 2024 SCWTP
Total	270.09	67.03	10.83	347.88	190.90	647.78	519.92	337.32	182.69
Average	8.71	2.16	0.35	11.22	6.45	17.67	16.77	10.88	5.68
Peak Day	9.83	2.87	0.72	12.61	7.70	19.68	19.44	12.24	7.28
Min. Day	6.69	1.62	0.00	8.88	4.20	13.48	14.48	9.60	4.75

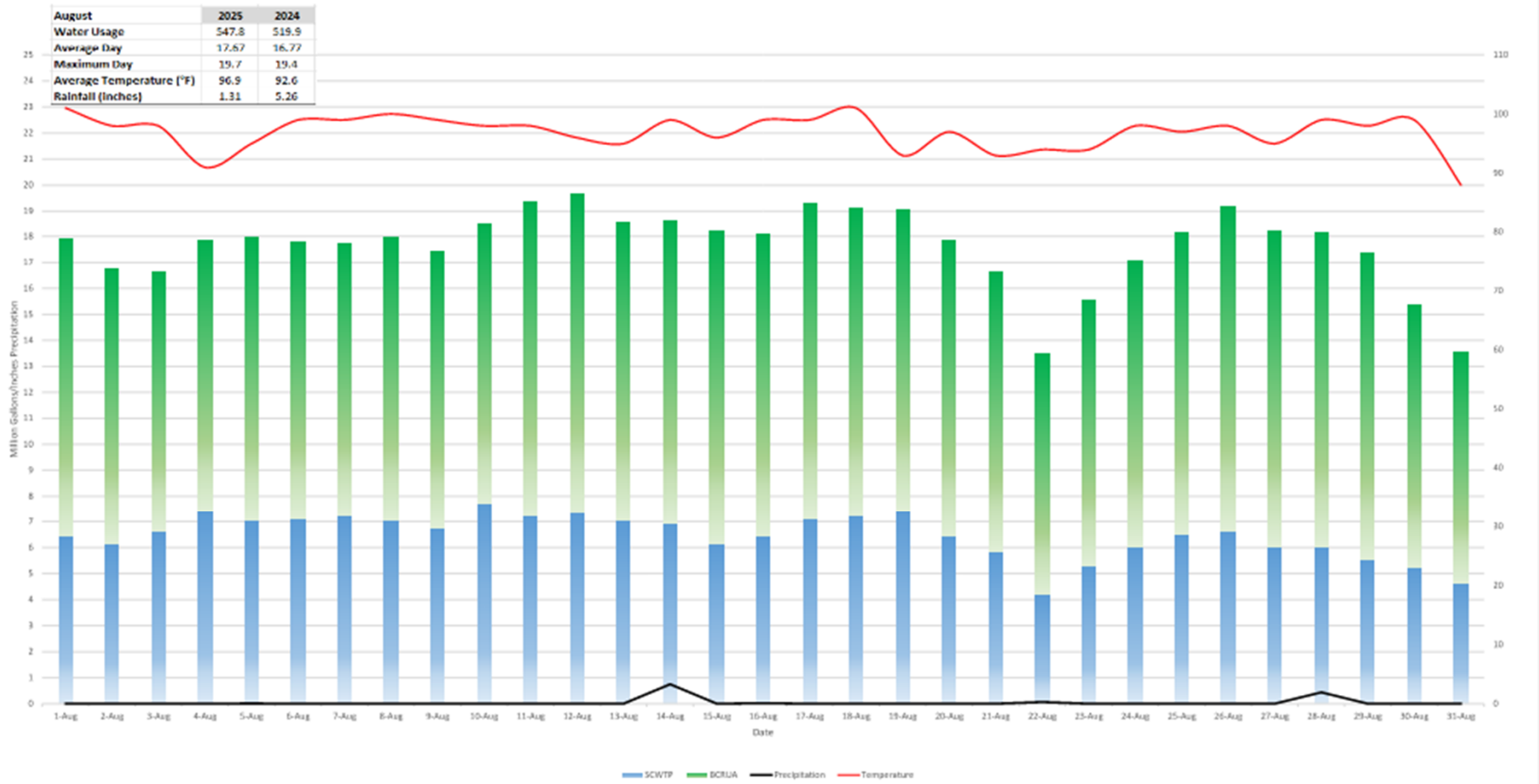
AUGUST 2025 COL/H	AUGUST 2025 CGGT
18.31	0.00
0.53	0.00
0.71	0.00
0.29	0.00

Historical Water Use																		
Year	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Month/Day	8/8	8/3	8/7	8/13	8/9	5/7	9/10	8/12	8/4	7/12	8/4	8/11	8/15	8/25	8/3	9/6	8/22	8/12
Peak Day (MG)	9.18	7.79	6.75	7.44	8.38	8.86	9.10	11.90	11.50	10.84	12.74	15.29	16.79	14.74	20.46	18.74	19.44	19.68
Avg Day (MG)	3.72	3.21	3.16	4.21	3.78	3.85	4.14	4.71	5.52	6.05	7.05	8.16	9.50	8.66	11.01	11.07	12.04	13.38
Annual (MG)	1,359	1,171	1,160	1,535	1,380	1,404	1,512	1,719	2,022	2,209	2,574	2,979	3,478	3,161	4,019	4,042	4,405	3,251
Annual (AC-FT)	4,171	3,593	3,561	4,712	4,234	4,308	4,640	5,278	6,205	6,778	7,901	9,141	10,673	9,701	12,334	12,404	13,520	9,976

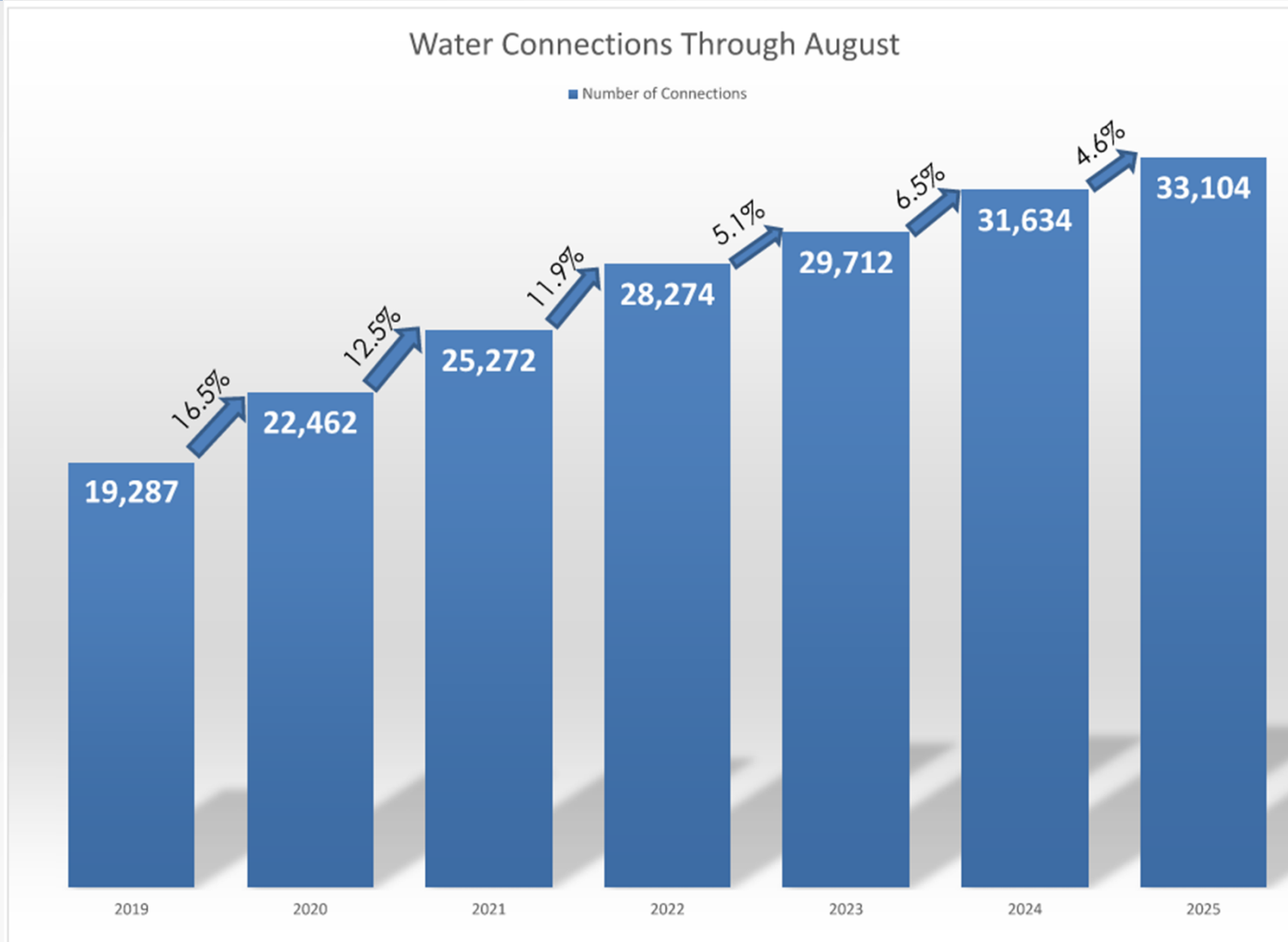
(AS OF 8/31/2025)

Daily Water Usage with Temperature and Rainfall

Water Usage, Temperature, & Precipitation
(AUGUST 2025)



Water Connection Growth





EXECUTIVE SUMMARY
9/18/2025

AGENDA SUBJECT:

Approval of the minutes for meeting held on September 4, 2025.

BACKGROUND:

Attached are minues for the meeting held on September 4, 2025.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

PRESENTER:

Dara Crabtree, City Secretary

Fiscal Impact

Attachments:

1. Draft Minutes 09.04.2025



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, September 4, 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 6:00 p.m.

2. Roll Call.

Roll call reflected all present with Mayor DeLisle 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; and
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.

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

1. Acquisition of 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

Convened into Executive Session at 6:01 p.m.; reconvened into open session at 6:56 p.m.

1. No action.
2. No action.

Briefing workshop adjourned at 6:56 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.

Opened meeting at 7:03 p.m.; Victoria Chudhri with Baha'i Community provided the invocation; and Mayor Pro Tem Thompson led the Pledges of Allegiance.

5. Roll Call.

Roll call reflected all present with Mayor DeLisle 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.]

Kim Wetherby with Small Business Association, 6501 Sylvan Road, Sacramento, CA. - commented on disaster relief available; loans available and type of loans; and deadlines for applications.

7. Recognitions/Proclamations/Visitors.

- National IT Day Proclamation (September 16)

8. Staff Reports

- Stormwater Master Plan Update including community outreach and next steps.
- Legislative Update including bills passed in the 89th Session and could potentially pass in the Special Called Sessions that will impact the City.

Stormwater Master Plan update included: objectives; progress to-date; data collection; public involvement; modeling; areas of interest identified and prioritization; and next steps.

Legislative update included: bills passed in Special Session.

CONSENT AGENDA: ACTION

Motion: Approve consent agenda items 9 through 16.

By: Councilmember McDonald

Seconded: Councilmember Ross

Vote: 6 - 0

9. Approval of the minutes for meeting held on August 21, 2025.

10. Acceptance of public infrastructure improvements associated with Subdivision Case PICP-24-0129 East Street - North of Hero Way, for streets, drainage, water, and wastewater.

11. Acceptance of public infrastructure associated with Subdivision Case PICP-23-0100, Monarch Phase 5, for water improvements.
12. Approval of Change Order No. 3 to the contract agreement with C.C. Carlton Industries, LTD for Construction Services for the RM 2243 Reclaimed Waterline Improvements project (CIP WW.46), increasing the current contract amount by \$186,054.43 for a new contract total of \$7,811,015.33; with an extension of 101 calendar days; and authorize the City Manager to execute any and all necessary documents.
13. Approval of Amendment No. 4 to the contract agreement with Brown Reynolds Watford Architects, Inc., for Leander Fire Station #2 (CIP M.16), increasing the current contract by \$19,940.14 for a new total contract of \$314,640.14.00; and authorize the City Manager to execute any and all necessary documents.
14. Approval of bid for construction and City participation in oversizing costs of a lift station and force main for Edgewood Phase 2, Section 2, according to the terms outlined in the Edgewood Subdivision Development Agreement (Section 4.02.a (3)) approved by the City Council on March 3, 2022.
15. Approval of the Service Agreement by and between the City of Leander and CivicBrand for a branding and strategic communications plan in the amount of \$39,500.00; and authorize the City Manager to execute any and all necessary documents.
16. Approval of project closeout for Lakeline Boulevard 16-inch Waterline (W.72); providing for new 16-inch waterline, hydrants, and valves along Lakeline Boulevard between Stinnett Drive and Hero Way; and reallocating excess funding in the amount of \$207,146.00 back to the Water Impact Fee Fund-25.

REGULAR AGENDA

17. Discuss and consider action on a Resolution to authorize a cooperation agreement including a Payment in Lieu of Taxes (PILOT) under Texas Local Government Code, Section 392.059(b) to the Housing Authority of Travis County (HATC) to acquire, finance, renovate, operate, and manage an affordable housing development zoned as part of the Preserve at Mason Creek, more particularly described as 7.675 acres ± in size out of Williamson Central Appraisal District Parcel R655944; and generally located south of Horseshoe Drive, approximately 480 feet west of S. West Drive, Leander, Williamson County, Texas.

Motion: Approve the resolution and cooperation agreement.

By: Councilmember McDonald

Seconded: Councilmember Naudin

Vote: 6 - 0

18. Discuss and consider providing direction to staff on amending Article 12.08 Roadway Impact Fees (RIF).

No action.

19. Council Member Closing Statements.

Stephen Chang - commented on Constitution Week (September 17-23).

David McDonald - commented on upcoming 9/11 remembrance ceremony; and wished wife happy anniversary.

Andrew Naudin - commented on this day in history Sam Houston elected President; and upcoming flood clean-up event.

Na'Cole Thompson - commented tonight's dinner came from Randalls; recent TML Region X event hosted by City; upcoming events; and proclamations were recently issued for Constitution Week and Suicide Prevention Month.

20. Adjournment

Adjourned at 8:13 p.m.

APPROVED

MAYOR

ATTEST:

CITY SECRETARY



EXECUTIVE SUMMARY
9/18/2025

AGENDA SUBJECT:

Approval of joining the Texas Attorney General's opioid settlements with Secondary Manufacturer; and authorize the City Manager to execute Settlement Participation Form and any and all necessary documents.

BACKGROUND:

The proposed settlement requires Secondary Manufacturer to pay Texas and its political subdivisions, with the vast majority of the settlement to be earmarked for use by Texas and its subdivisions to remediate and abate the impacts of the opioid crisis. The settlement also contains injunctive relief provisions governing the marketing of opioids as well as the sale and dispensing practices at the heart of the opioid claims in the lawsuits.

In the past, Leander participated in the settlement of Walgreens, Walmart, Allergan, CVS, Kroger, and Purdue/Sackler; to date the City has received \$39,915.73. The funding must be used to support any of a wide variety of strategies to fight the opioid crisis, including, but not limited to, drug take-back disposal and destruction programs; public education relating to drug disposal, public education relating to emergency responses to overdoses and engaging non-profits and faith-based communities as systems to support prevention.

The subdivisions within Texas are entitled to decide whether they wish to participate in the settlement. Any subdivision that does not participate cannot directly share in any of the settlement funds. Participating in the settlement includes the City waiving any right it has to bring its own lawsuit against Secondary Market.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

PRESENTER:

Paige Saenz, City Attorney

Fiscal Impact

Attachments:

1. Participation and Release Form

EXHIBIT K
Subdivision Participation and Release Form

Governmental Entity: City of Leander	State: TX
Authorized Signatory:	
Address 1: 105 N. Brushy Street	
Address 2:	
City, State, Zip: Leander, Texas 78641	
Phone: 512.528.2702	
Email: tparton@leandertx.gov	

The governmental entity identified above (“*Governmental Entity*”), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to that certain Governmental Entity & Shareholder Direct Settlement Agreement accompanying this participation form (the “*Agreement*”)¹, and acting through the undersigned authorized official, hereby elects to participate in the Agreement, grant the releases set forth below, and agrees as follows.

1. The Governmental Entity is aware of and has reviewed the Agreement, and agrees that by executing this Participation and Release Form, the Governmental Entity elects to participate in the Agreement and become a Participating Subdivision as provided therein.
2. The Governmental Entity shall promptly after the Effective Date, and prior to the filing of the Consent Judgment, dismiss with prejudice any Shareholder Released Claims and Released Claims that it has filed. With respect to any Shareholder Released Claims and Released Claims pending in *In re National Prescription Opiate Litigation*, MDL No. 2804, the Governmental Entity authorizes the Plaintiffs’ Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal with Prejudice substantially in the form found at <https://nationalopioidsettlement.com>.
3. The Governmental Entity agrees to the terms of the Agreement pertaining to Participating Subdivisions as defined therein.
4. By agreeing to the terms of the Agreement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning following the Effective Date.
5. The Governmental Entity agrees to use any monies it receives through the Agreement solely for the purposes provided therein.
6. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity’s state where the Consent Judgment is filed for purposes limited to that court’s role as and to the extent provided in, and for resolving disputes to the extent provided in, the

¹ Capitalized terms used in this Exhibit K but not otherwise defined in this Exhibit K have the meanings given to them in the Agreement or, if not defined in the Agreement, the Master Settlement Agreement.



Agreement. The Governmental Entity likewise agrees to arbitrate before the National Arbitration Panel as provided in, and for resolving disputes to the extent otherwise provided in, the Agreement.

7. The Governmental Entity has the right to enforce the Agreement as provided therein.
8. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in the Agreement, including without limitation all provisions of Article 10 (Release), and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in his or her official capacity whether elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Subdivision Releasor, to the maximum extent of its authority, for good and valuable consideration, the adequacy of which is hereby confirmed, the Shareholder Released Parties and Released Parties are, as of the Effective Date, hereby released and forever discharged by the Governmental Entity and its Subdivision Releasors from: any and all Causes of Action, including, without limitation, any Estate Cause of Action and any claims that the Governmental Entity or its Subdivision Releasors would have presently or in the future been legally entitled to assert in its own right (whether individually or collectively), notwithstanding section 1542 of the California Civil Code or any law of any jurisdiction that is similar, comparable or equivalent thereto (which shall conclusively be deemed waived), whether existing or hereinafter arising, in each case, (A) directly or indirectly based on, arising out of, or in any way relating to or concerning, in whole or in part, (i) the Debtors, as such Entities existed prior to or after the Petition Date, and their Affiliates, (ii) the Estates, (iii) the Chapter 11 Cases, or (iv) Covered Conduct and (B) as to which any conduct, omission or liability of any Debtor or any Estate is the legal cause or is otherwise a legally relevant factor (each such release, as it pertains to the Shareholder Released Parties, the “Shareholder Released Claims”, and as it pertains to the Released Parties other than the Shareholder Released Parties, the “Released Claims”). For the avoidance of doubt and without limiting the foregoing: the Shareholder Released Claims and Released Claims include any Cause of Action that has been or may be asserted against any Shareholder Released Party or Released Party by the Governmental Entity or its Subdivision Releasors (whether or not such party has brought such action or proceeding) in any federal, state, or local action or proceeding (whether judicial, arbitral, or administrative) (A) directly or indirectly based on, arising out of, or in any way relating to or concerning, in whole or in part, (i) the Debtors, as such Entities existed prior to or after the Petition Date, and their Affiliates, (ii) the Estates, (iii) the Chapter 11 Cases, or (iv) Covered Conduct and (B) as to which any conduct, omission or liability of any Debtor or any Estate is the legal cause or is otherwise a legally relevant factor.
9. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Shareholder Released Claims or Released Claims against any Shareholder Released Party or Released Party in any forum whatsoever, subject in all respects to Section 9.02 of the Master Settlement Agreement. The releases provided for herein (including the term “Shareholder Released



Claims” and “Released Claims”) are intended by the Governmental Entity and its Subdivision Releasors to be broad and shall be interpreted so as to give the Shareholder Released Parties and Released Parties the broadest possible release of any liability relating in any way to Shareholder Released Claims and Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The Agreement shall be a complete bar to any Shareholder Released Claim and Released Claims.

10. To the maximum extent of the Governmental Entity’s power, the Shareholder Released Parties and the Released Parties are, as of the Effective Date, hereby released and discharged from any and all Shareholder Released Claims and Released Claims of the Subdivision Releasors.
11. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in the Agreement.
12. In connection with the releases provided for in the Agreement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

General Release; extent. A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Shareholder Released Claims or such other Claims released pursuant to this release, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Shareholder Released Claims or such other Claims released pursuant to this release that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities’ decision to participate in the Agreement.

13. Nothing herein is intended to modify in any way the terms of the Agreement, to which Governmental Entity hereby agrees. To the extent any portion of this Participation and Release Form not relating to the release of, or bar against, liability is interpreted differently from the Agreement in any respect, the Agreement controls.
14. Notwithstanding anything to the contrary herein or in the Agreement, (x) nothing herein shall (A) release any Excluded Claims or (B) be construed to impair in any way the rights and obligations of any Person under the Agreement; and (y) the Releases set forth herein shall be subject to being deemed void to the extent set forth in Section 9.02 of the Master Settlement Agreement.



I have all necessary power and authorization to execute this Participation and Release Form on behalf of the Governmental Entity.

Signature: _____

Name: _____

Title: _____

Date: _____





EXECUTIVE SUMMARY
9/18/2025

AGENDA SUBJECT:

Award Solicitation S25-001 to Kendig Keast Collaborative to provide professional planning services to lead a major update of the Comprehensive Plan and Transportation Master Plan; authorize the City Manager to negotiate an agreement and execute any and all necessary documents.

BACKGROUND:

The City issued a Request for Qualifications (RFQ S25-001) seeking professional planning services to assist with the development of a new Comprehensive Plan and Transportation Master Plan. This initiative is critical as the City is entering into its next phase of growth requiring the expansion of infrastructure to meet demands and the establishment of strategies to guide the City toward long-term economic vitality through a balance of desired land uses and curating a sense of place and identity that reflects the will of the community.

Objectives of this planning effort will be to enhance livability, economic opportunity, mobility, recreation, employment, and achieve a housing balance throughout the community. The process is designed to encourage robust public dialogue through community meetings, interviews, and surveys. The process will include efforts to gather meaningful input from residents, the business community, community groups, and other key stakeholders to ensure the new plan reflects a robust and shared vision for the future.

Leander's new Comprehensive Plan and Transportation Master Plan will serve as guiding documents for decisions on land use, mobility, economic development, and public facilities. They will also fulfill the City Charter's requirement to review the Comprehensive Plan every five (5) years.

Following a competitive solicitation process, responses were evaluated by the selection committee using weighted criteria, including firm and project team qualifications, demonstrated understanding of community needs, methodology, timeline, and references. After thorough review and scoring of the initial responses, staff invited the three(3) highest scoring firms for interviews.

After evaluating the interviews, staff recommends awarding Solicitation S25-001 to the most qualified respondent, Kendig Keast Collaborative, whose proposal demonstrated superior expertise in comprehensive municipal planning, proven success with high-growth Texas cities, and an inclusive public engagement methodology. The selected firm will provide the City with new planning documents, community engagement processes, mapping, benchmarking strategies, and final deliverables, culminating in a presentation to City Council.

Approval of this award and authorizing the City Manager to negotiate an agreement for professional planning services, shall enable the City to move forward with this vital project.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Staff recommends award to the most qualified respondent, Kendig Keast Collaborative and authorizing the City Manger to negotiate an agreement for professional planning services

PRESENTER:

Victor Castillo, Purchasing Manager

Fiscal Impact

Attachments:



EXECUTIVE SUMMARY
9/18/2025

AGENDA SUBJECT:

Approval of agreement L00432 with Cities Digital, Inc. (CDI), for ArcGIS for initial setup and configuration of the ArcGIS and Laserfiche integration through DIR Contract DIR-CPO-5833 utilizing a Cooperative Purchasing Program in the amount of \$10,400.00; providing internal staff digital map-based “click and find” access to documents stored in Laserfiche; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:

Cities Digital, Inc. (CDI), is an authorized ESRI distributor and service provider that will be used to support the ongoing development, maintenance, and optimization of the City’s Geographic Information System (GIS) infrastructure. ESRI’s ArcGIS platform is the industry standard for spatial data management and is widely used by municipalities to support planning, public safety, infrastructure management, asset tracking, and service delivery. CDI brings extensive technical expertise in configuring, deploying, and supporting ESRI products tailored to municipal operations, ensuring that the City maximizes the value of its GIS investment while remaining in compliance with licensing and service agreements.

Specifically, CDI will aid in the initial setup and configuration of the ArcGIS and Laserfiche integration. This agreement is for the first project phase, which includes the integration of existing plats and their associated construction plan documents. There are a total of five project phases as noted below. Staff will evaluate the need for future phases as Phase 1 is being integrated. An additional contract will be presented to City Council for consideration should City staff determine it is advisable to request implementation for the next phase.

Phase 1 – Integration of existing plats and their associated plan documents in Laserfiche and their locations from GIS

Phase 2 – Integration of site development plans in Laserfiche and their locations from GIS

Phase 3 – Integration of CIP and other plan documents in Laserfiche within sites and their locations from GIS

Phase 4 – Integration of CIP and other plan documents in Laserfiche with linear sites and their locations from GIS

Phase 5 – Integration of any projects in Laserfiche not falling into the first 4 phases and their locations from GIS

CDI was selected via a Cooperative Purchasing Agreement. Per Chapter 791, § 271.102 of the Texas Government Code states: "a local government may participate in a Cooperative Purchasing Program with another local government or a local cooperative organization. A local government that purchases goods or services under this subchapter satisfies any state law requiring the local government to seek competitive bids for the purchase of goods or services."

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Staff recommends approval.

PRESENTER:

Victor Castillo, Purchasing Manager

<u>Amount requested:</u>	<u>Fiscal Impact</u>
<u>Approved in current budget (Yes / No):</u>	\$10,400.00
<u>Expenditure (New / Amended):</u>	Yes
<u>Recurring or one-time:</u>	Amended
<u>Fund source (Operating / Utility / etc.):</u>	Recurring
	Operating

Attachments:



EXECUTIVE SUMMARY
9/18/2025

AGENDA SUBJECT:

Approval of the Planning & Zoning Commission Progress Report for September 2024 to August 2025.

BACKGROUND:

The Planning & Zoning Commission Progress Report is required to be submitted to the City Council on an annual basis. The purpose in this report is to provide an update to the Council regarding the activities conducted by the Planning & Zoning Commission. This report includes the following:

1. List of special meetings and training,
2. Ordinance amendments,
3. Application activity,
4. Cases where the City Council action differed from Planning and Zoning Commission action,
5. Proposed work program, and
6. Attendance record.

Also, a copy of the 2024/2025 Progress Report is attached.

HISTORY/TIMELINE:

08/28/2025 Planning & Zoning Commission

APPLICANT/AGENT:

City of Leander Planning and Zoning Commission

RECOMMENDATION:

During the meeting of August 14, 2025, the Planning & Zoning Commission approved the Progress Report.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

Attachments:

1. Att 1 P&Z Commission Progress Report 2024-2025
2. Att 2 8-14-2025 P & Z Minutes



PLANNING & ZONING COMMISSION ANNUAL PROGRESS REPORT

SEPTEMBER 2024 – AUGUST 2025

GENERAL INFORMATION

The Planning and Zoning Commission is assigned the duties and powers by Section 1.04.038 of the Leander City Code to “*Submit each September a progress report to the City Council summarizing its activities, major accomplishments for the past year and a proposed work program for the coming year. The report shall contain for the year the attendance record of all members and the identity of commission officers.*”

SPECIAL MEETINGS / TRAINING

- | | |
|------------|---|
| 09/05/2024 | Discussion regarding updates to the Comprehensive Plan, Capital Improvement Program, development standards, and approval process. |
| 01/23/2025 | Discussion regarding the Comprehensive Plan Implementation Schedule. |
| 07/24/2025 | Receive a presentation regarding the Commission’s responsibility in the process of the Capital Improvement Program. |
| 07/24/2025 | Consider action on recommendations from the Planning & Zoning Commission for the FY 2024/2025 City Budget and CIP Plan. |

ORDINANCE AMENDMENTS

- Composite Zoning Ordinance
 1. Updated to allow for License Agreements to be approved by the City Manager.
 2. The Type 2 Site Component regulations were updated to adjust the building size maximum when not adjacent to residential uses.
 3. Updated to include new standards for Dry Utilities and added the option for an early grading phase with Site Developments.
 4. The Wireless Communications Facilities ordinance was recommended approval and will include updated regulations that accommodate new technologies.
- Subdivision Ordinance

1. The Parkland Dedication, Park Improvement, and Parkland Fee-in-Lieu regulations and requirements were amended to adjust the calculation for fee in lieu of parkland and adopt new park improvement fees.
- Comprehensive Plan Updates
 1. The Thoroughfare Master Plan was updated to include realignment of proposed roads, the removal of proposed roads, and the addition of new proposed roads.
 2. The Wastewater Master Plan was updated to consider the most recent growth projections and recommend Capital Improvement Projects.
 3. The Employment Center was updated to include additional standards and the Leander Central category was updated to include additional compatible districts.
 - Sign Ordinance Updates
 1. Overhaul the standards.
 2. Address changes in response to new sign types, materials, and technology.

RECEIVED ACTIVITY - SEPTEMBER 2024 THROUGH AUGUST 2025

The Planning and Zoning Commission reviewed the following:

Preliminary Plat:	Short Form Plats: 2
Plat Vacate: 1	Special Use Permits: 1
TOD Zoning Cases: 5	Zoning Cases: 14
Variances: 2	Comprehensive Plan Amendments: 6
Ordinance Amendments: 6	Tree Removal: 6
Subdivision Extensions: 14	Site Development Extensions: 14

CASES WHERE CITY COUNCIL ACTION DIFFERED FROM P&Z
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1. COMPREHENSIVE PLAN AMENDMENT CASE: CPA-24-0014 NORTHLINE

- **Location** – southwest of the intersection of E. San Gabriel Parkway and 183A Toll Road
- **Request** – to amend the Comprehensive Plan land use category from Leander Central to Activity Center
- **P&Z Action 10/10/2024** – motion to approve failed.
- **City Council Action 10/17/2024:** Approval.
A vote was cast 7 for and 0 against.

2. ZONING CASE: Z-25-0166 BARKSDALE PHASE 3

- **Location** – northwest of the intersection of Journey Parkway and CR 175
- **Request** – to amend the current zoning from Interim SFR-1-B (Single-Family Rural) to SFC-2-A (Single-Family Compact), SFU-2-A (Single-Family Urban), and SFS-2-A (Single-Family Suburban)
- **P&Z Action 05/22/2025** – No Action
A vote was cast 5 for and 0 against.
- **City Council Action 06/17/2025:** Approval.
A vote was cast 5 for and 2 against.

3. ZONING CASE: OR-24-0030 MICROTRENCHING

- **Request** – amend the Composite Zoning Ordinance to adopt standards and a permitting process associated with micro-trenching.
- **P&Z Action 05/08/2025** – Approval.
A vote was cast 6 for and 0 against.
- **City Council Action 06/05/2025:** Approval with amendments.
A vote was cast 7 for and 0 against.

PROPOSED WORK PROGRAM

The proposed work program for 2025-2026 includes implementing the Comprehensive Plan through updates to the ordinances and participating in the five-year update. The Commission will oversee the annual update the zoning, subdivision, and sign ordinances to address issues identified by staff, applicants, and citizens during the normal course of applying the ordinances.

The Commission will also continue to hold joint work sessions with City Council at least twice annually. The Commission will have the opportunity to attend the APA conference this year.

ATTENDANCE RECORD

The Planning & Zoning Commission held a total of 20 regular meetings and 2 workshops between September 2024 and August 2025. This past year, we have had 3 Commissioners be appointed and one resigned.

- November of 2024, Commissioner Morales was appointed for Place 2.
- November of 2024, Commissioner LaDey was appointed for Place 4.
- January of 2025, Commissioner May resigned.
- May of 2025, Commissioner Lewis filled in the vacancy for Place 3.
- July of 2025, Commissioner LaDey resigned and has not been replaced.

Below, please find the attendance record.

Name/Position	Number of Absences	Absence Percentage
September 2024 – August 2025 - 21 Total Meetings		
Donnie Mahan, Place 1: (current term began Oct. 2019 - expires Oct. 2025)	6	29%
Joseph Morales, Place 2 (current term began Nov. 2024 – expires Oct. 2027)	2	13%
Karen Lewis, Place 3 (current term began May 2025 – expires Oct. 2025)	0	0%
James Oliver, Place 5: (current term began Oct. 2022 - expires Oct. 2025)	1	5%
Laura Lantrip, Place 6: (current term began Oct. 2021 - expires Oct. 2027)	2	10%
Scott Calame, Place 7: (current term began Oct. 2023 - expires Oct. 2027)	1	5%



**MINUTES
PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, August 14, 2025
Regular Meeting at 6:00 PM



**Place 1 – Donnie Mahan
Place 2 – Joseph Morales
Place 3 – Karen Lewis
Place 4 – Vacant**

**Place 5 – James Oliver, Chair
Place 6 – Laura Lantrip
Place 7 – Scott Calame, Vice-Chair
Staff Liaison – Robin Griffin**

REGULAR MEETING

1. Call to Order.
Meeting was called to order at 6:00 p.m.
2. Roll Call.
All commissioners were present.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the August 7, 2025 meeting.
4. Review of meeting protocol.
5. 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 wished to speak.

CONSENT AGENDA: ACTION

Motion to approve consent agenda items 6-7.

By: Board Member Lantrip
Seconded: Board Member Calame

Vote: 6 - 0

6. Approval of the minutes for meeting held on July 24, 2025.
7. Approval of the extension of the application expiration for Site Development Case SD-24-0204 Skye Multi-Family Development Recreation Improvements Minor Site Development; on one (1) parcel of land 2.783 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R646643, commonly known as 11320 Hero Way West, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0173 to amend the current zoning of SFR-2-A (Single-Family Rural) to SFR-3-A (Single-Family Rural) on one (1) parcel of land approximately 1.01 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R570333; and more commonly known as 2700 Monte Ranch Trail, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0173 as described above.

Public Hearing opened at 6:09 p.m.; Public Hearing closed at 6:31 p.m.; following discussion.

No one spoke in favor of this item.

Spoke in opposition of the request:

Jason Simental, 2700 Fishing Hole Cove;

Rocky Quach, 2540 Council Springs Pass;

Lynette Harens, 2740 Great Owl Pass;

Katherine Hidalgo, 2700 Council Springs cove;

Deborah Groyer, 2600 Council Springs Pass;

Rolando Ponce, 2720 Monte Ranch Trail;

Robert Wernersbach, 2741 Monte Ranch Trail;

Russell Hess, 2740 Monte Ranch Trail;

Anthony Roberts, 2960 Council Springs Pass;

Julia Littleton, 2620 Great Owl Pass.

29 submitted via the website in opposition of the request; see attached.

17 written public comments submitted in opposition of the request: see attached.

Motion to deny Zoning Case Z-25-0173.

By: Board Member Calame

Seconded: Board Member Mahan

Vote: 6 - 0

[The Commission took a brief recess at 7:10 p.m.; reconvened at 7:18 p.m.]

9. Conduct a Public Hearing regarding Special Use Case Z-25-0184 to consider action on a Special Use Permit to allow for a social club and game room on one (1) parcel of land approximately 0.25 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R036101; and more commonly known as 107 N. US 183, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0184 as described above.

Public Hearing opened at 7:30 p.m.; Public Hearing closed at 7:30 p.m.; following discussion.

No one spoke in favor or opposition of this item.

Motion to approve the Special Use Permit Z-25-0184.

By: Board Member Calame

Seconded: Board Member Lewis

Vote: 6 - 0

REGULAR AGENDA

10. Discuss and consider action on Tree Removal Case TRP-25-0039 regarding the removal of seven (7) Heritage Trees associated with the Wildspring Phase 2 Public Improvement Construction Plans (PICP-25-0199), generally located west of the intersection of Peach Drift Drive and White Mistleflower Drive, Williamson County, Texas.

Motion to approve Tree Removal Case TRP-25-0039.

By: Board Member Lantrip

Seconded: Board Member Calame

Vote: 6 - 0

11. Discuss and consider action on recommendations from the Planning & Zoning Commission for the FY 2025/2026 City Budget and Capital Improvement Program (CIP) Plan.

The Commission discussed the following recommendations:

- Install a flashing beacon at the intersection of Crystal Falls and Raider Way
- Consider the expansion of Lakewood Park towards the west
- Explore alternative access to Lakewood Park
- Consider additional parking opportunities at Lakewood Park
- Consider an amphitheater in addition to the Maintenance Staff Shop/ Break Room at the Lakewood Park
- Install bus stops within one-half mile from every resident
- Connect the CapMetro station to Old Town with a bus shuttle
- Connect the trail from east of Brushy Creek to the Regional trail near Sarita Valley

Motion to approve the recommendations from the Planning & Zoning Commission for the FY 2025/2026 City Budget and Capital Improvement Program (CIP) Plan.

By: Board Member Lewis

Seconded: Board Member Morales

Vote: 6 - 0

12. Discuss and consider action on the Planning & Zoning Commission Progress Report for September 2024 to August 2025.

Motion to approve the Planning & Zoning Commission Progress Report for September 2024 to

August 2025.

By: Board Member Lewis
Seconded: Board Member Oliver

Vote: 6 - 0

13. Adjournment
Meeting adjourned at 8:22 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON

First Name	Last Name	Home Address	My comments		My position on the above agenda item or case number:	I want to include comments at the meeting:
			apply to the following meeting date:	My agenda item or case number:		
Tracie	Simental	2700 Fishing Hole Cv	8/14/2025	Z-25-0173	I am AGAINST this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
Christopher	Moran	2601 Greatwood Trail	8/12/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Kristie	Huerta	2721 Great Owl Pass	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Robert	Porter	2900 Council Springs Pass	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Marian	Garrard	2861 Greatwood TRL	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Gary	Garrard	2861 Greatwood TrL	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Ankur	Desai	2521 grey mountain pass	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Jennifer	Sadowski	2721 Jack Hays Trail	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Mia	Hendricks	2760 Jack Hays Trail	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Adam	Mitchell	2940 COUNCIL SPRINGS PASS	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Lisa	Molinar	2561 Monte Ranch Trl	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Mandi	Porter	2900 Council Springs Pass	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Benjamin	Burke	2700 Jack Hays Tr	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Melinda	Burke	2700 Jack Hays Tr	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Michael	Wilkes	2541 Greatwood trl	8/14/2025	X-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Megan	Sellers	2701 Great Owl Pass	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Megan	Mitchell	2940 COUNCIL SPRINGS PASS	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Sheri	Shelton	2460 Greatwood Trl	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Steve	Helland	2720 Honeywood Dr	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Elizabeth	Marlatt	2520 Ridley House Cv	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Jennifer	Gaus	2541 Grey Mountain Pass	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Lisa	Budzilowicz	2720 Honeywood Dr	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Jenna	Sproull	2541 Monte Ranch Trl	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Allen	Cox	2520 Council Springs Pass	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Eric	Coomer	2820 Council Springs Pass	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Clarissa	Roberts	2960 Council Springs Pass	8/11/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Kelvin	Hagan	2701 Jack Hayes Trl	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Amanda	Hardin	2760 Honeywood Dr	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Margaret	Hardin	2760 Honeywood Dr	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.

Z-25-0173

Written comments submitted online in opposition of the request

- | | |
|-------------------------|---|
| 1. Lin Ainsworth | 2400 Greatwood Trl, Leander, Texas 78641 |
| 2. Dawn Lyons | 2701 Monte Ranch Trl, Leander, Texas 78641 |
| 3. Elise O'Sullivan | 111 Mesa Vista Drive, Leander, Texas 78641 |
| 4. Ashley Rogers | 2721 Greatwood Trl, Leander, Texas 78641 |
| 5. Jennifer Sadowski | 2721 Jack Hays Trail, Leander, Texas 78641 |
| 6. Greg Vassaur | 2740 Jack Hays Trail, Leander, Texas 78641 |
| 7. Mary Richardson | 2500 Council Spring, Leander, Texas 78641 |
| 8. Kyle Richardson | 2500 Council Spring, Leander, Texas 78641 |
| 9. Candice Scott | 2741 Fishing Hole Cv, Leander, Texas 78641 |
| 10. Lesley Murphy | 2561 Greatwood Trl, Leander, Texas 78641 |
| 11. Joseph Hunstock | 2640 Great Owl Pass, Leander, Texas 78641 |
| 12. Dave Scott | 2741 Fishing Hole Cv, Leander, Texas 78641 |
| 13. Melissa Wernersbach | 2741 Monte Ranch Trl, Leander, Texas 78641 |
| 14. Randall Havel | 2720 Fishing Hole Cv, Leander, Texas 78641 |
| 15. Julia Littleton | 2700 Monte Ranch Trl, Leander, Texas 78641 |
| 16. Kathy Hidalgo | Greatwood Subdivision, Leander, Texas 78641 |
| 17. Roland Ponce | 2720 Monte Ranch Trl, Leander, Texas 78641 |

ID	Submission Date	First Name	Last Name	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
6391	8/3/2025 9:01	LIN	AINSWORTH	2400 Greatwood Tra	Leander	TX	78641	Planning and Zoning Commission	8/14/2025 2-25-0173		I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	First off, who do these people think they are? Did they even talk to anyone in the neighborhood about this proposal first? Adding an apartment complex to the middle of our neighborhood will drastically reduce the value of ALL of the homes in the development. I'm assuming that they also did not discuss this proposal with all of the new builders in the area, which will affect the price of the homes in their developments as well. We also know which demographic they are targeting as tenants with their apartment complex, which will eventually bring the gang element to our neighborhood. The audacity of these people to even propose this idea is astounding. I think they've actually managed to anger the entire community.
6393	8/3/2025 10:17	Dawn	Lyons	2701 Monte Ranch T	Leander	Texas	78641	Planning and Zoning Commission	8/14/2025 2-25-0173		I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	The homeowner at 2700 Monte Ranch Trail has already exceeded the coverage allowed by the HOA AND the city of Leander. They are trying to circumvent the HOA and the city by requesting to rezone already built items that have no permit, were not approved and do not match his residence. This devalues the properties in our neighborhood. We are against this rezoning proposal because thus far has ignored rules, pushed limits, and continues to operate outside of the parameters set by the HOA and the City of Leander. The homeowner already signed an agreement upon their choice to live in Greatwood Estates and the city of Leander and to abide by the guidelines set that they have chosen not to follow. What is going to prevent them from ignoring other rules set? Who is responsible for the correction of what is already unsightly, un-permitted structures? Who is going to prevent the weekly noise disturbance under these structures that already exist to our otherwise quiet neighborhood?
6403	8/3/2025 17:26	Elise	O'Sullivan	111 Mesa Vista Driv	Leander	Texas	78641	Planning and Zoning Commission	8/14/2025 2-25-0173		I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	I don't live in Greatwood, but down in Mesa Vista. I walk through Greatwood multiple times a week with my dogs and children. I appreciate being able to walk safely on the roads, with little road traffic, along with all others out walking at the same time. Increasing to r-3 sets a precedent with other properties being rezoned to high density, which will increase road traffic in a neighborhood where sidewalks don't exist. I support the community of Greatwood who oppose this.
6422	8/4/2025 13:45	Ashley	Rogers	2721 Greatwood Trl	Leander	TX	78641	Planning and Zoning Commission	8/14/2025 2-25-0173		I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	We cannot allow reasoning after the fact because of mistakes a single homeowner has made. We chose this neighborhood because of the character and the consequences of allowing a change in zoning would hurt that character and would negatively impact everyone in the neighborhood, and only benefit one individual. This is a terrible precedent.
*6456	8/6/2025 11:30	Lin	Ainsworth	2400 Greatwood Tra	Leander	TX	78641	Planning and Zoning Commission	8/14/2025 2-25-0173		I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	First off, who do these people think they are? Did they even talk to anyone in the neighborhood about this proposal first? Adding an apartment complex to the middle of our neighborhood will drastically reduce the value of ALL of the homes in the development. I'm assuming that they also did not discuss this proposal with all of the new builders in the area, which will affect the price of the homes in their developments as well. We also know which demographic they are targeting as tenants with their apartment complex, which will eventually bring the gang element to our neighborhood. The audacity of these people to even propose this idea is astounding. I think they've actually managed to anger the entire community.
*6457	8/6/2025 11:31	Dawn	Lyons	2701, Monte Ranch	Leander	TX	78641	Planning and Zoning Commission	8/14/2025 2-25-0173		I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	The homeowner at 2700 Monte Ranch Trail has already exceeded the coverage allowed by the HOA AND the city of Leander. They are trying to circumvent the HOA and the city by requesting to rezone already built items that have no permit, were not approved and do not match his residence. This devalues the properties in our neighborhood. We are against this rezoning proposal because thus far has ignored rules, pushed limits, and continues to operate outside of the parameters set by the HOA and the City of Leander. The homeowner already signed an agreement upon their choice to live in Greatwood Estates and the city of Leander and to abide by the guidelines set that they have chosen not to follow. What is going to prevent them from ignoring other rules set? Who is responsible for the correction of what is already unsightly, un-permitted structures? Who is going to prevent the weekly noise disturbance under these structures that already exist to our otherwise quiet neighborhood?

6458	8/6/2025 11:38	Randall	Havel	2720 Fishing Hole C- Leander	TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	Yes. But I only want my written comments added to the meeting record.	I am AGAINST this item.	This address has demonstrated a complete disregard for rules, ordinances, and safety on several occasions. I strongly oppose the rezoning request converting the subject property from Zoneâ€² 2 (low-density single-family residential) to Zoneâ€² 3. Such a change threatens public safety by increasing vehicular traffic and straining local infrastructure; elevates noise exposure beyond residential thresholds under Leanderâ€™s noise ordinance (particularly from HVAC, deliveries, and lighting systems); and compromises neighborhood character and property values consistent with the Cityâ€™s Comprehensive Plan. I urge denial to preserve consistency with adopted land use policy and maintain the welfare of existing residents.
6464	8/6/2025 14:19	Elise	O'Sullivan	111 Mesa Vista Drive Leander	Texas	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	Yes. But I only want my written comments added to the meeting record.	I am AGAINST this item.	I don't live in Greatwood, but down in Mesa Vista. I walk through Greatwood multiple times a week with my dogs and children. I appreciate being able to walk safely on the roads, with little road traffic, along with all others out walking at the same time. Increasing to r-3 sets a precedent with other properties being rezoned to high density, which will increase road traffic in a neighborhood where sidewalks don't exist. I support the community of Greatwood who oppose this.
6467	8/6/2025 16:06	Jennifer	Sadowski	2721 Jack Hays Trail Leander	TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	Yes. But I only want my written comments added to the meeting record.	I am AGAINST this item.	Multiple issues: 1) Has built MANY structures without City of Leander approval. 2) Used city FIRE HYDRANT to fill his pool 3) Continuous noise complaints. Almost every weekend there are parties/events with live bands or extremely loud music. I live 2 culdesacs over and can not sit outside in the evenings and enjoy our quiet neighborhood due to the noise. 4) When these parties/events are happening there are cars parked on both sides of the street blocking traffic flow. An emergency vehicle WOULD NOT be able to get through.
6471	8/6/2025 19:02	Greg	Vassaur	2740 Jack Hays Trail Leander	TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	Yes. But I only want my written comments added to the meeting record.	I am AGAINST this item.	We currently live in a neighborhood governed by deed/covenant restrictions, and HOA guidelines. Every owner within the community was provided copies of this information in conjunction with their contract to purchase their home within Greatwood Estates. Zoning designation is included in this information and provided on the tax assessors website. Rezoning this property, located in the middle of the subdivision, away from any sort of transitional zoning or commercial areas makes zero sense and takes away from the intended use of the neighborhood. Iâ€™m in support of property owners being able to use their property in a manner they would like however the caveat being, if deed restrictions and covenants are in place, they are there for a reason, and need to be followed. The fact that planning and zoning must waste precious resources and time on this is frustrating, knowing Leander had many more pressing issues than this.
6484	8/7/2025 18:19	Mary	Richardson	2500 Council Spring Leander	TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	Yes. But I only want my written comments added to the meeting record.	I am AGAINST this item.	This is a residential neighborhood, changing one home within the neighborhood to a different type of zoning sets a dangerous precedent that can totally change our quiet neighborhood in the future. My understanding is this neighbor has exceeded the building limits for R-2, and rather than fix it wants the city to rezone the property. Please say NO to this item, it makes no sense at all and would ruin our neighborhood.
6486	8/7/2025 19:49	Kyle	Richardson	2500 Council Spring Leander	TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	Yes. But I only want my written comments added to the meeting record.	I am AGAINST this item.	During the party this resident located at 2700 Monte Ranch Trail on Saturday night on July 26th, we had a large amount of parking that took place on both sides of the street on the corner of Council Springs Pass and Monte Ranch Trail that continued for several hundred feet. Some people were giving other guests rides to their cars due to this distance. If this continues the city of Leander will need to provide a wider road for safer access through this area for the neighborhood. I heard immediate neighbors have a problem due to the party continuing late into early morning with loud music. Changing the zoning would only make matters worse and would set a dangerous precedent. Please vote NO.

6515	8/10/2025 14:31	Candice	Scott	2741 Fishing Hole C' Leander TX	78641 Planning and Zoning Commissior	8/14/2025 Z-25-0173	I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	I am writing to formally and adamantly oppose the rezoning request for Zoning Case Z-25-0173, located at 2700 Monte Ranch Trail, Leander, scheduled for consideration at the August 14, 2025 Planning & Zoning Commission meeting. Our neighborhood is an established, upscale, single-family residential community where homes are valued in the \$800k-\$1 mil. The request to rezone this property directly conflicts with our HOA covenants. There is additional concern that this homeowner is already using the current home as a VRBO and wants to add additional living quarters to rent out or for workers of his business to stay. Our HOA strictly prohibits both multi-family dwellings and transient rentals. The property owner has a documented pattern of noncompliance and blatant disregard for the neighborhood, the HOA, and the City of Leander, including: 1. Hosting frequent large gatherings that cause excessive street congestion, blocking access for emergency response vehicles. 2. Constructing a pool and other structures without obtaining required city permits or HOA approval. 3. Filling the unpermitted pool by connecting to and drawing water from a public fire hydrant â€” an unauthorized and unsafe use of public resources. 4. With already facing enforcement actions with the city for structures built, violating city requirements for permits, yet now seeking even more intensive property use through rezoning. Dear Planning & Zoning Commission, I am writing to express my strong opposition to the proposed rezoning request to change a parcel in our neighborhood from R-2 (Rural Residential) to R-3 (Suburban Residential). Our community was thoughtfully zoned with intention - to preserve a rural character, provide estate-style lots, and maintain a lower-density quality of life that aligns with the city's long-term planning vision. Granting this rezoning sets a troubling precedent without any compelling justification. There is no broader need, compounding growth issue, or infrastructure driver in this specific area that supports a shift to higher-density zoning. This change would alter the character of our neighborhood in a way that diminishes the values many of us moved here for - open space, privacy, and a sense of rural tranquility within city limits. I would also like to bring attention to the property owner behind this request. This individual has already violated multiple building regulations and is now seeking a zoning change and variance after the fact. This kind of conduct, bypassing rules and asking for forgiveness later, shows a disregard not only for our community but also for the city's planning process and the officials who work diligently to enforce it. I urge the commission to preserve the integrity of our neighborhood and uphold the zoning standards that were carefully set to guide responsible growth and development.
								Yes. But I only want my written comments added to the meeting record.	Sincerely, Lesley Murphy Homeowner, Greatwood Estates
									Dearest members of the zoning committee. Please do not approve this request. Unfortunately, this â€œneighborhoodâ€ has not worked in good faith with the neighborhood HOA, or city, to get all updates to their back yard approved, and some events we have witnessed on the property over the past two months make us incredibly worried about what will happen if this request is approved. Not long ago, my wife and I were walking the neighborhood around 5:30 a.m. and we were shocked and worried about a gentleman in this back yard pool who still sounded very drunk from the night before. He was using a lot of vulgarities in his slurred speech, and there was music playing that was loud enough that I imagine our real neighbors could still hear. Great Wood and all the new neighborhoods coming in around us are part of what makes Leander an amazing place to live. I ask that you consider this vote as if it was the house next door to yours. Would you approve it then? I appreciate your time.
6533	8/11/2025 20:05	Lesley	Murphy	2561 Greatwood Tra Leander TX	78641 Planning and Zoning Commissior	8/14/2025 Z-25-0173	I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	
6535	8/11/2025 21:36	Joseph	Hunstock	2640 Great Owl Pas: Leander TX	78641 Planning and Zoning Commissior	8/14/2025 Z-25-0173	I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	

6549	8/12/2025 21:08	Dave	Scott	2741 Fishing Hole C Leander TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	Dear Planning & Zoning,	
							I am writing to formally express my opposition to the request to rezone the property located at 2700 Monte Ranch Trail, Leander from a zone 2 to a zone 3.	
6549	8/12/2025 21:08	Dave	Scott	2741 Fishing Hole C Leander TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	While the property owner has stated that the rezoning is intended solely to accommodate an outdoor kitchen cover, I have serious concerns that this change would open the door to uses and structures that extend far beyond that stated purpose. Rezoning decisions have lasting impacts on the neighborhood, and once a zoning classification is changed, futures uses are not limited to the current owner's stated intentions.	
							In this particular case, the applicant has a well-documented history of strained relationships with numerous neighbors and has repeatedly demonstrated a disregard for community norms and agreements. Based on past actions, I have no confidence that the change in zoning would be applied in a manner consistent with preserving the character, peace, and property values of our neighborhood.	
6549	8/12/2025 21:08	Dave	Scott	2741 Fishing Hole C Leander TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	I respectfully urge the planning and zoning commission to consider the precedent this rezoning could set and the negative impact it would have on the surrounding community. For these reasons I strongly oppose this request and ask that you vote against it.	
							Thank you for your consideration.	
6549	8/12/2025 21:08	Dave	Scott	2741 Fishing Hole C Leander TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	Yes. But I only want my written comments added to the meeting record.	
							I am AGAINST this item.	
6559	8/13/2025 11:56	Melissa	Wernersbach	2741 Monte Ranch T Leander TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	I am opposed to the proposed change from Type 2 to Type 3 zoning for this property. Type 2 zoning was created to provide a careful transition between commercial and residential areas, minimizing negative impacts on nearby homes. It places limits on building size, prohibits certain outdoor activities, and requires more compatibility with residential neighborhoods.	
							By contrast, Type 3 zoning allows larger accessory buildings, outdoor storage and fueling, vehicle washing, and removes enclosed parking requirements. These changes would bring higher-intensity commercial uses directly adjacent to residential areas, increasing noise, traffic, and visual impacts. This is not consistent with protecting the character, safety, and livability of nearby homes.	
6559	8/13/2025 11:56	Melissa	Wernersbach	2741 Monte Ranch T Leander TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	Yes. But I only want my written comments added to the meeting record.	
							I am AGAINST this item.	
6559	8/13/2025 11:56	Melissa	Wernersbach	2741 Monte Ranch T Leander TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	For these reasons, I urge you to keep the zoning as Type 2 to preserve the intended buffer and compatibility with surrounding homes.	

8/12/2025

Attention Planning and Zoning Committee / City of Leander TX

Concerning Case Z-25-0173, please read the comments on the following documents, 2 of which were provided by the city (Procedure and Zoning Details) and 2 from concerned neighbors and citizens who reside in the Greatwood Community.

1. Procedure – As required by the city, #1 and #2 did not happen. I (Rolando Ponce) live right next to the applicant, and I was not contacted by the applicant nor was anyone that I talked to that live within 500' of the applicant.
2. Zoning Descriptions – Type 3 and Type A allow for numerous changes to a property. What is to stop the applicant from attempting to apply once again to make significant changes to the property under what is allowed in those 2 types?
3. Property Details – Obtained from Williamson County Appraisal District – Home is 3990 sq ft, not 5000 as applicant stated. Applicant is using 5000 sq ft to justify his 1500 sq ft of already constructed structures. This 1500 sq ft is 30% of the home sq footage at 5000 sq ft which the home is not. 3990 sq ft at 30% allows for 1197 sq ft. If this zoning change is allowed, the applicant is still non-compliant with city zoning, Site Component – Type 3 as the allowable sq ft has already been exceeded.
4. Petition to Oppose Zoning Change. Signatures are provided on the petition that was signed by numerous neighbors and residents objecting to this proposed zoning change.

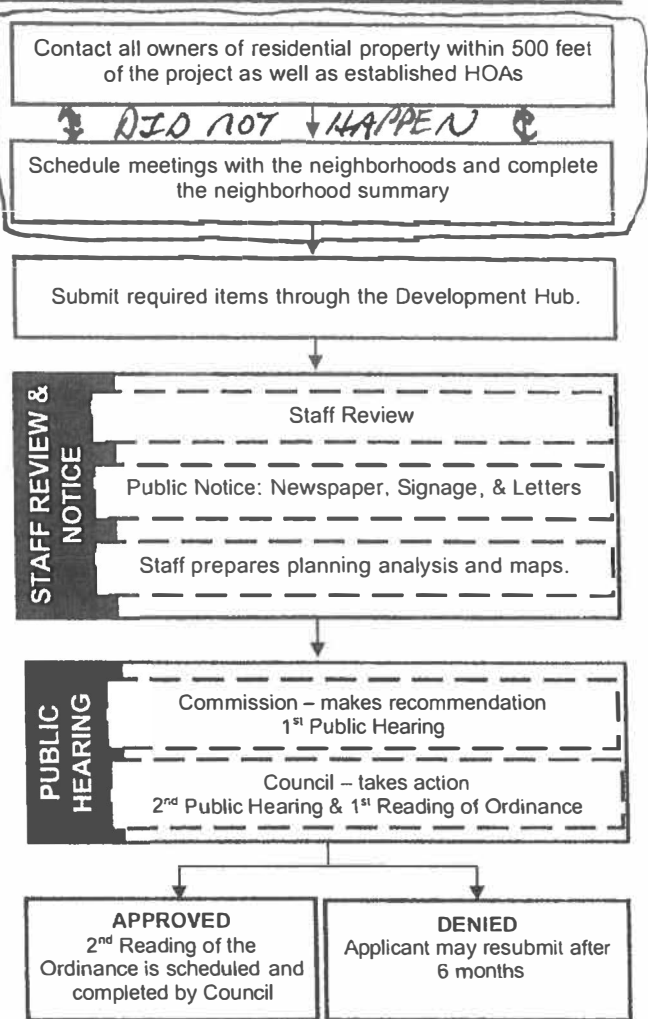
We appreciate your attention to this matter and look forward to the meeting this Thursday, August 14th and to the city council meeting on September 18th.

Signed,

Citizens and concerned neighbors in the Greatwood Community of Leander TX

PROCEDURE

1. Contact all owners of residential property within 500 feet of the project as well as established Homeowners Associations.
2. Schedule meetings with the neighborhoods and complete the neighborhood summary.
3. Submit required items through the Development Hub. These documents may be submitted at any time for preview. Once all required documents are confirmed, the application will be reviewed for completeness within 10 business days of the submittal date. The application will be reviewed and staff will provide their recommendation and start the notification process.
4. Public notice will be submitted to the newspaper for publication and will be posted online.
5. Letters of notification will be mailed and signage will be placed on the property 15 days prior to the Commission meeting date. Signs must remain posted during the public process.
6. The Commission will hold a public hearing and make a recommendation. This recommendation is forwarded to the Council for review.
7. The Council will hold a public hearing and take action on the request as well as complete the first reading of the ordinance.
8. If the Council approved the request, then they will complete the second reading of the ordinance.
9. If the case is approved, then an official ordinance will be executed and the zoning maps will be updated to reflect the new district.
10. A letter and the ordinance will be sent to the property owner.
11. If the Council denies the request, the applicant will have the ability to resubmit the application for review in 6 months.
12. The applicant may request a postponement of the zoning case during the review process. There is a postponement fee and renotification fees that will apply if the applicant requests to postpone the application. A postponement request is required to be submitted within 72 hours of the public hearing.



Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0173 to amend the current zoning of SFR-2-A (Single-Family Rural) to SFR-3-A (Single-Family Rural) on one (1) parcel of land approximately 1.01 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R570333; and more commonly known as 2700 Monte Ranch Trail, Leander, Williamson County, Texas. Applicant/Agent: Jesse Diaz.

ZONING DESCRIPTIONS

USE COMPONENT

SFR – SINGLE-FAMILY RURAL:

Features: 1 acre lot min.; 1,600 square foot living area min.

Intent: Development of single-family detached dwellings on lots one acre or larger in size and for other uses that are compatible and complimentary to large lot and very low-density residential development. The purpose of this component is to provide regulations to preserve rural character and maintain and protect the City's single-family residences and neighborhoods in an area with larger lot sizes. This component is also intended to preserve the larger tracts of land for future economic development in accordance with the Comprehensive Plan, while permitting rural/agricultural uses on the land to continue.

SITE COMPONENT

TYPE 3:

Features: Accessory buildings up to 30% of primary buildings; accessory dwellings; drive-thru service; limited outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors, no indoor parking required.

Intent:

- (1) A Type 3 site component is intended to be utilized with LO and LC use components where adjacent to less restricted districts to provide for a land use transition.
- (2) This component is intended to be utilized with residential components where accessory dwellings or additional accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.
- (3) This component is intended to be combined with LO, LC, GC, HC and HI components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.
- (4) Compliance with Type 1 or 2 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT

TYPE A:

Features: 5 or more architectural features.

Intent:

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) This component may be utilized for any high-profile development, for any property in a prominent location or at an important gateway to the community.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

R570333

DECORA
HOLDINGS LLC2700 MONIE
RANCH TRL,
LEANDER, TX
78641

2025 ✓

\$1,106,720

Page: Property Details

Property Status Active

Property Type Residential

Legal Description S11783 - GREATWOOD PH 4, BLOCK E, Lot 4, ACRES 1.005

Neighborhood L117415B - GREATWOOD

Account R-17-W324-0104-E004

Map Number 4-2848,4-2048

Effective Acres 0.000000

Owner Name DECORA HOLDINGS LLC

Owner ID

Exemptions

Percent Ownership 100%

Mailing Address 106 WOODLEY RD LEANDER, TX 78641-8067

Agent

MARKET VALUE

Improvement Homesite Value N

Improvement Non-Homesite Value N

Total Improvement Market Value \$918,7

Land Homesite Value N

Land Non-Homesite Value N

Land Agricultural Market Value N

Land Timber Market Value N

Total Land Market Value \$188,0

Total Market Value \$1,106,7

ASSESSED VALUE

Total Improvement Market Value \$918,7

Land Homesite Value N

Land Non-Homesite Value N

Agricultural Use

Timber Use

Total Appraised Value \$1,106,7

Homestead Cap Loss ?

Circuit Breaker Limit Cap Loss ?

Total Assessed Value \$1,106,7

N/A values are not applicable toward to
val

TAXING ENTITY	EXEMPTIONS	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER 100
CAD- Williamson CAD			\$1,106,720	0
CLE- City of Leander			\$1,106,720	0.417282
GWJ- Williamson CO			\$1,106,720	0.35567
J01- Aus Comm Coll			\$1,106,720	0.1013
RFM- Wmsn CO			\$1,106,720	0.044329
FM/RD				
SLE- Leander ISD			\$1,106,720	1.0869
W09- Upper Brushy Creek WCID			\$1,106,720	0.017
TOTALS				2.022481

Expand/Collapse

Improvement #1	State Code	Homesite	Total Main Area (Exterior Measured)		Market Value
	A1 - Residential Single Family	Yes	3,990 Sq. Ft		N/A
RECORD	TYPE	YEAR BUILT	SQ. FT	VAI UE	ADD'L INFO
1	Main Area	2020	✓ 3,158	N/A	⌵ Details
2	Garage	2020	829	N/A	⌵ Details
3	Second Floor	2020	✓ 832	N/A	⌵ Details
4	Open Porch	2020	125	N/A	⌵ Details
5	Open Porch	2020	203	N/A	⌵ Details
6	Fireplace	2020	1	N/A	⌵ Details
7	Site Improvement	2020		N/A	⌵ Details
8	Concrete Pool	2024	1,080	N/A	⌵ Details
9	Patio	2024	1,680	N/A	⌵ Details

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Residential	A1 - Residential Single Family	Yes	N/A	\$0	\$0	1.005000 acres
TOTALS						43,778 Sq. ft / 1.005000 acres

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	TIM MARKET	TIM USE	APPRAISED	HS CAP LOSS	CRL CAP LOSS	ASSESSE
2024	\$797,657	\$188,000	\$985,657	\$0	\$0	\$0	\$0	\$985,657	\$69,158	\$0	\$916,4
2023	\$757,719	\$177,000	\$934,719	\$0	\$0	\$0	\$0	\$934,719	\$101,538	\$0	\$833,1
2022	\$853,866	\$165,000	\$1,018,866	\$0	\$0	\$0	\$0	\$1,018,866	\$261,429	\$0	\$757,4
2021	\$570,579	\$118,000	\$688,579	\$0	\$0	\$0	\$0	\$688,579	\$0	\$0	\$688,5
2020	\$18,984	\$104,412	\$123,396	\$0	\$0	\$0	\$0	\$123,396	\$0	\$0	\$123,3

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
2/22/2024	JACKSON, HENRY & TARREL	DECORA HOLDINGS LLC	2024015122	
6/1/2020	GIDDENS DEVELOPMENT INC	JACKSON, HENRY & TARREL	2020057809	
11/2/2018	JL DEVELOPMENT INC	GIDDENS DEVELOPMENT INC	2018099054	

Petition to Oppose Zoning Change Z-25-0173 (2700 Monte Ranch Trail)

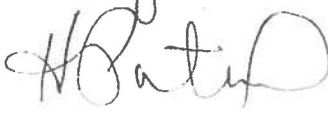
We, the undersigned residents of the City of Leander and surrounding neighborhoods, respectfully oppose the requested zoning change for the property located at 2700 Monte Ranch Trail, known as Zoning Case Z-25-0173.

The applicant is seeking to rezone the property from R-2 (Single-Family Residential) to R-3 (Multi-Family Residential) in order to legalize a structure that was built in violation of existing residential zoning regulations.

We oppose this request for the following reasons:

1. Rewarding Zoning Violations Sets a Dangerous Precedent
2. Approving a zoning change after a violation undermines the zoning code and encourages others to build outside the rules with the expectation of future rezoning.
3. R-3 Density Does Not Fit Our Rural Neighborhood
4. The Property Already Exceeds Legal Limits
5. Instead of reducing or modifying the structure to comply with R-2 zoning, the applicant is asking the city to change the rules to avoid accountability.

We urge the City of Leander's Planning & Zoning Commission and City Council to reject this rezoning request and preserve the integrity of our residential zoning protections.

Name (Printed)	Street Address	Signature	Date
Russell Hess	2740 Monte Ranch Trl		8/2/25
Rolando Ponce	2720 Monte Ranch Trl		8/2/25
LaResea Woods	2721 Monte Ranch Trl		8/2/25
Paresh Patel Patel	3000 Council Springs pass		8/3/25

Name (Printed)

Street Address

Signature

Date

Adam
Mitchell2940 Council Springs
Pass

8/3/25

TILWEESSAK
MATH

2760 Monte Ranch Trl



8/3/25

Robert
Wells2920 Council Springs
Pass

8/3/25

ROBERT PORTER 2900 COUNCIL SPRINGS
PASS

8/3/25

Charlie Anderson 2701 Fishing Hole CV

Char. Anderson

8/3/25

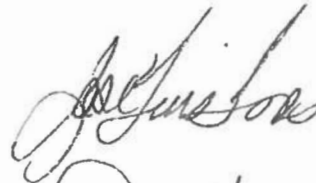
ROBERT
WERNERSBACH

2741 MONTE RANCH TRL



8/3/25

Jose Luis Toro 2761 Monte Ranch Trl



03 Aug 25

DAVE SCOTT 2741 FISHING HOLE COVE



8/4/25

Steve Smith 2740 Fishing Hole Cove



8/4/25

Randy Havel

2720 Fishing Hole Cove



8/4/25

Jason
Simpton2700 Fishing Hole
CV

8/4/25

Name (Printed)	Street Address	Signature	Date
Tracie Simental	2700 Fishing Hole CV Leander, TX 78641	Tracie Simental	8/4/25
Julia & Jason Littleton	2620 Great Owl Pass Leander, TX 78641	Julia Littleton	8/5/25
Ray + Debbie Groyer	2600 Council Springs Pass Leander, TX 78641	Debbie Groyer	8-5-25
Adam & Nikki Swies	2560 Council Springs pass	Adam Swies	8-5-25
Rodney Hardin	2740 Honeywood Dr	R.G. Hardin	8-6-25
Amenda Hardin	2760 Honeywood Dr	Amenda Hardin	8-6-25
Margaret Hardin	2760 Honeywood Dr. Leander, Tx. 78641	Margaret Hardin	8/6/25
Anthony Roberts	2960 Council Springs Pass, Leander, TX 78641	Anthony Roberts	8/6/25
Clarissa Roberts	2960 Council Springs Pass Leander, TX 78641	Clarissa Roberts	8/6/25
Charles Gregg Anderson	2540 Grey Mountain Pass Leander, Tx 78641	Charles Gregg Anderson	8/7/25
Erika Anderson	2540 Grey Mountain Pass Leander, Tx 78641	Erika Anderson	8/7/25

Name (Printed)

Street Address

Signature

Date

Katherine J. Hidalgo

2700 Council Springs CV

Kath/Hidalgo

8/8/25

Jennifer Gaus
&
Aron Gaus

2541 Grey Mountain Pass

Jennifer Gaus

8/8/2025

**Statement to the Leander Planning and Zoning Commission
Regarding Zoning Case Z-25-0173 (2700 Monte Ranch Trail)
Date: 8/14/2025**

Good evening, Commissioners,

My name is Julia Littleton speaking on behalf of my husband, Jason Littleton and myself. We are residents of the Greatwood Estates and speaking tonight in opposition to Zoning Case Z-25-0173 regarding the property at 2700 Monte Ranch Trail.

While we recognize that the Greatwood HOA Architectural Review Committee provided conditional approval for the project on April 17, 2024, we would like to highlight several concerns that we believe merit close scrutiny before any zoning changes are approved.

First, the conditional HOA approval explicitly states that all municipal codes and setbacks must be followed, and that it is the responsibility of the homeowner to obtain all necessary permits prior to beginning construction. Despite this, the applicant moved forward without obtaining a city permit — only seeking approval after the fact. Approving this request post-construction sends a troubling message to both homeowners and developers: that the city's regulatory process is optional, and violations may be retroactively approved if caught. That undermines the standards we all rely on to maintain order and fairness in development.

Second, while the requested zoning change may align with what the Greatwood ARC conditionally approved, granting this change could set a dangerous precedent. Once we open the door for zoning changes to accommodate unapproved development, what stops others from bypassing the process and seeking forgiveness rather than permission? This not only weakens the city's zoning authority but could lead to a cascade of similar requests that erode the integrity of future land-use planning.

Third, the applicant has not acted in good faith throughout this process. From initiating construction without the required permit to inaccuracies and misrepresentations in the neighborhood outreach summary—such as claiming HOA notification and approval that did not occur—there is a clear pattern of bypassing proper procedure. Rewarding this behavior with a zoning change sets the wrong example for our community.

Respectfully, we urge the Commission to consider the broader implications of this case. Zoning regulations exist for a reason: to provide clear expectations, maintain neighborhood standards, and ensure transparent, good-faith development. Allowing this change would compromise those principles.

Thank you for your time and consideration.

My husband and I have been owners in the Greatwood Subdivision for 8.5 years. As a stakeholder in this neighborhood, we have a vested interest in any proposed changes, as they can have a direct affect on our investment- specifically values of our home, and established character of our neighborhood. This proposed change affects what we all originally agreed to when we bought our house not something we want for one property in our neighborhood. I am AGAINST what is being proposed and this is why.

I read the executive summary and it states "The Zoning request is in response to a code enforcement case for building without a permit."

According to the executive summary, the Greatwood subdivision is zoned a single family rural-2 community and has been so for 11 years. This is the standard established and what we agreed to when we purchased.

There are rules and protocols to follow when building and with this zoning designation to ensure your plans are within the parameters. Approvals are needed from both the HOA and by obtaining required city permits.

The remedy this case is suggesting to RETRO-FIT because structures have already been built without permits. I don't understand how a builder can build without a permit, but even more so try to fix by changing zoning of ONE property in our neighborhood. THIS IS A LIVE EXAMPLE OF "it's better to ask for forgiveness than permission." With this approach, a risk is taken to reap potential rewards. There should be NO reward given for building without a permit. PERIOD. Follow the rules. Be accountable. That's our responsibility. As a stakeholder, I expect the other stakeholders to follow the rules of our neighborhood to include zoning.

I do have a side note and what I have observed with how the "overbuild" of this property has had a negative impact. When this was first constructed, my husband and both thought this was a commercial type venue. It was just a thought...but when I witnessed one of the parties in late April around 11pm, there was music blaring, tents set up, maybe 30 cars parked on our street, and a mechanical bull being used. I thought this was an isolated event but have received feedback from neighbors that it is not. THIS is not the

neighborhood I bought into. This type of recurring activity will affect the values of our home as people won't want to move here, there is not adequate parking on streets for recurring parties. Allowing the overbuild of structures will continue to enable this property to become a known venue for large events.

I believe each homeowner should develop their properties as long as it's within the zoning parameters. If it's not, they should consider finding the "right" property to meet their needs.

Thank you for the opportunity to comment. I am AGAINST rezoning.



EXECUTIVE SUMMARY
9/18/2025

AGENDA SUBJECT:

Approval and Final Reading of Ordinance Case OR-25-0034 to correct a scrivener's error in the description of the optional site area to amend the acreage from 20.5 acres to 22.0985 acres $\pm$ in size, out of the William Mancil Survey, Abstract No. 437, the Talbot Chambers Survey, Abstract No. 125; and generally located south of E. San Gabriel Parkway and approximately 200 feet east of US 183, Leander, Williamson County, Texas.

BACKGROUND:

This ordinance corrects a scrivener's error in the previously approved amendment to the Northline PUD (Planned Unit Development). The amendment, approved on December 5, 2024, introduced an "Optional Site Area" allowing dual zoning under both the Northline PUD and the Northline Retail PUD. While the ordinance text incorrectly listed the area as 20.5 acres, the metes and bounds description and accompanying exhibit correctly identified the area as 22.0985 acres $\pm$. This correction aligns the ordinance text with the legal description and exhibit.

HISTORY/TIMELINE:

06/21/2018 – Approval of Northline PUD and Concept Plan.
11/20/2019 – Administrative approval of Northline Minor PUD Amendment #1
09/12/2024 – Item was postponed
09/19/2024 – Council Briefing Workshop
10/17/2024 – Administrative approval of Northline Minor PUD Amendment #3
12/05/2024 – Approval of the Northline PUD Amendment #2

APPLICANT/AGENT:

City of Leander

RECOMMENDATION:

As part of the evaluation of this request, the City Council has the following options:

1. Approve the ordinance correcting the scrivener's error; or
2. Deny the ordinance.

Staff recommends Option 1 – Approve the scrivener's error ordinance. This correction ensures consistency between the ordinance text and the legal description and allows the developer to move forward with the next steps of their project.

PRESENTER:

Robin Griffin, Executive Director of Development Services

Fiscal Impact

Attachments:

1. OR-25-0034 Att 1 Northline Scrivener Error Option Area
2. OR-25-0034 Att 2 Aerial Map
3. OR-25-0034 Att 3 Optional Area

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, CORRECTING A SCRIVENER'S ERROR IN THE DESCRIPTION THE OPTIONAL SITE AREA IN ORDINANCE NO. 24-111-00 WHICH AMENDED THE NORTHLINE PLANNED UNIT DEVELOPMENT; MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, by Ordinance No. 24-111-00, (the "Ordinance") the City of Leander, Texas (the "City") amended The Northline Planned Unit Development (the "PUD");

Whereas, the text of the PUD set forth in Exhibit B of the Ordinance contains a scrivener's error in that Section I (D) refers to that certain parcel identified as the Optional Site Area as containing 20.5 acres;

Whereas, the metes and bounds description for the Optional Site Area adopted by the Ordinance as Exhibit C-2 correctly describes the Option Site Area as containing 22.0985 acres; and

Whereas, the City Council desires to correct the scrivener's error in the description of the Optional Site Area set forth in Section I (D) to be 22.0985 acres, as described in the metes and bounds description for the Optional Site Area attached as Exhibit C-2 to the Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

Section 1. Findings of Fact. The findings and recitations set out hereinabove are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Correction of Scrivener's Error. The acreage for the Optional Site Area set forth in Section I(D) of Exhibit B of the Ordinance is hereby modified to be 22.0985 acres as described as Exhibit C-2 to the Ordinance.

Section 3. Effective Date. This Ordinance shall be in force and effect from and after its passage on the date shown below.

Section 4. Open Meetings. It is hereby officially found and determined that this meeting was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by the Open Meetings Act, Chapter 551, Texas Government Code.

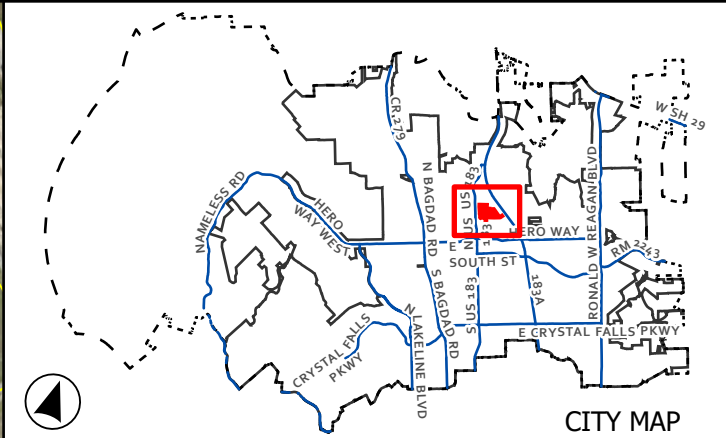
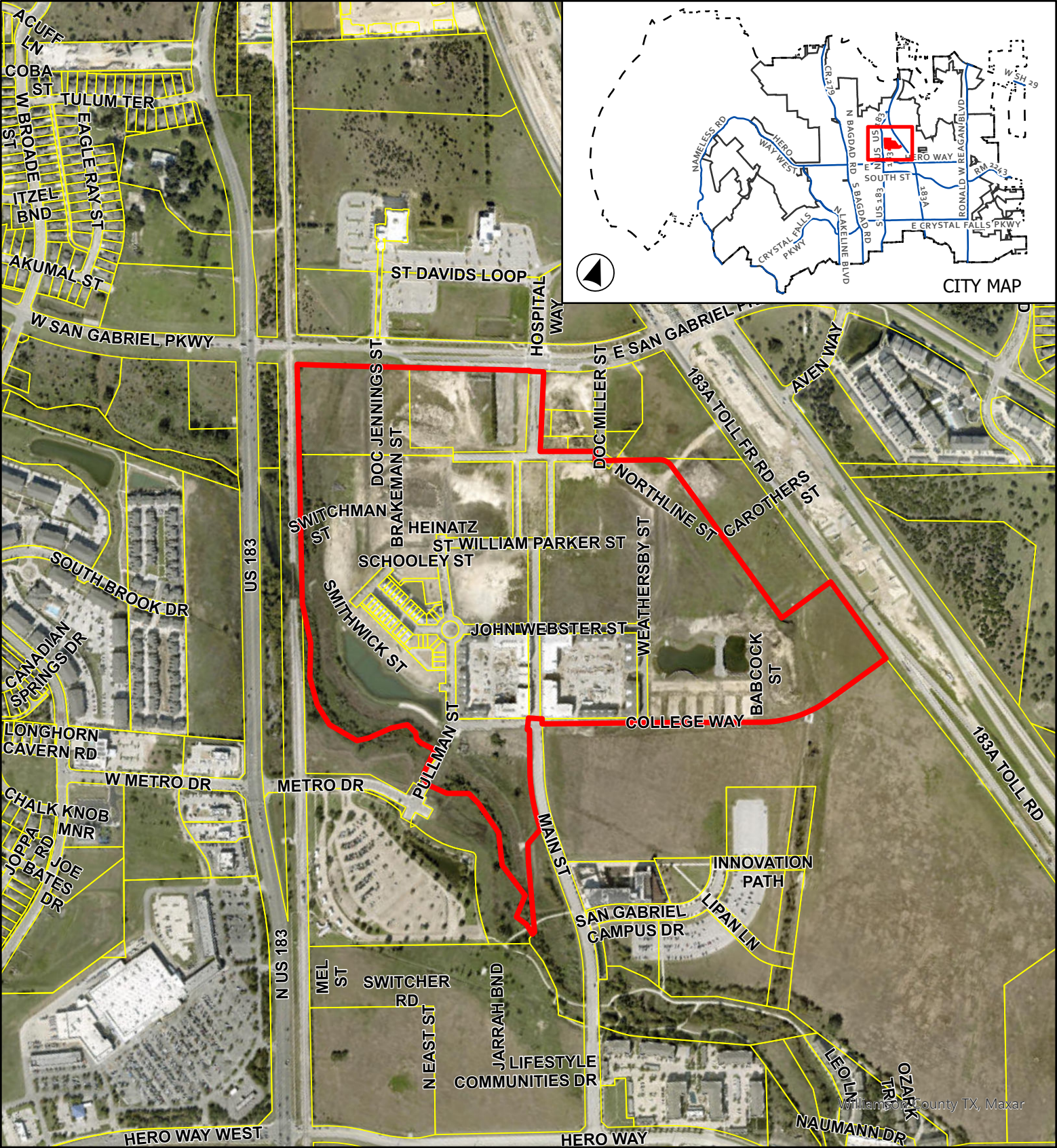
FINALLY PASSED AND ADOPTED this 18 day of September, 2025.

Attest:

The City of Leander, Texas

Dara Crabtree, City Secretary

Christine DeLisle, Mayor



CASE: OR-25-0034

ATTACHMENT 2

NORTHLINE PUD

Plotted By: Wilkins, Bradley Date: October 28, 2024 04:51:25pm File Path: K:\AUS_CWA\N069298102-Northline Master Subdivision\CodePlan Sheets - Concept Plan\Optional Site Area Exhibit.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NORTHLINE CITY OF LEANDER WILLIAMSON COUNTY, TEXAS	EXHIBIT C-2 OPTIONAL SITE AREA EXHIBIT	KHA PROJECT 068588069	DATE OCTOBER 2024	SCALE: AS SHOWN	DESIGNED BY: BMW	DRAWN BY: JML	CHECKED BY: BMW	10/28/2024		 10814 JOLLYVILLE ROAD AVALON IV SUITE 200 AUSTIN, TX 78759 PHONE: 512-418-7791 FAX: 512-418-7791 WWW.KIMLEY-HORN.COM © 2020 KIMLEY-HORN AND ASSOCIATES, INC. TPE Firm No. 928	REVISIONS	No.	DATE	BY



EXECUTIVE SUMMARY
9/18/2025

AGENDA SUBJECT:

Acceptance of public infrastructure improvements associated with Subdivision Case PICP-22-0037 Wildspring Phase 1 for streets, drainage, water, and wastewater improvements.

BACKGROUND:

Approximately \$7,090,810.85 in required public infrastructure improvements for Wildspring Phase 1 have been installed, inspected, and are substantially completed. All documentation required for acceptance of this project have been received, including record drawings, statement of substantial completion prepared by a professional engineer licensed in the State of Texas, copies of all inspection reports and certified test results, electronic files of the improvements, an affidavit of all bills paid, and a two-year (2) term maintenance bond. Wildsprings Phase 1 consists of 54.88 acres with 148 single-family residential lots.

The maintenance bond will commence the two-year (2) term upon City Council acceptance, as anticipated, on September 18, 2025, which will provide warranty and maintenance coverage for the public infrastructure improvements through September 18, 2027. The Engineering Division of the Development Services Department will perform a formal inspection of the improvements approximately 30 days prior to the expiration of the maintenance bond to ensure that any defects in materials, quality construction, or maintenance are corrected prior to the expiration of the bond.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Staff recommends approval.

PRESENTER:

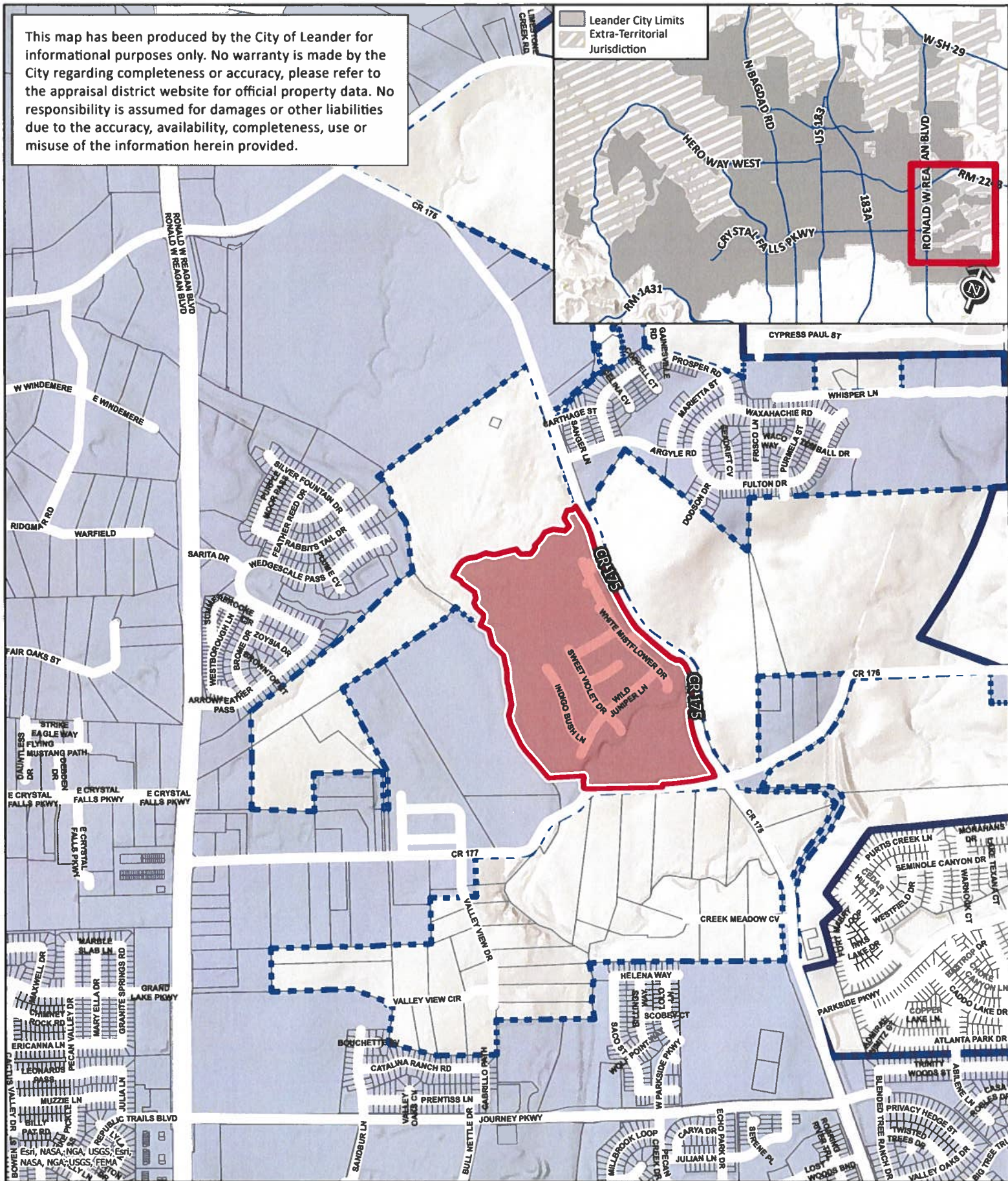
Emily Truman, P.E., CFM, PMP, City Engineer

Fiscal Impact

Attachments:

1. Council Acceptance Wildsprings Phase 1

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy, please refer to the appraisal district website for official property data. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

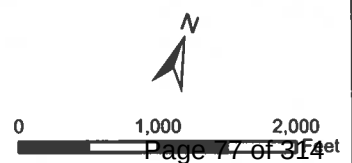


SUBDIVISION ACCEPTANCE

Wildspring Ph 1 - PICP-22-0037



- Accepted Subdivision
- City Limits
- Extra-Territorial Jurisdiction





08/13/2025

Kyle Ninness
Toll Southwest LLC
1320 Arrow Point Dr., Ste 401
Cedar Park, Texas 78613

TDLR Project No.: TABS2023008504

PROJECT:

Wildsprings Phase I
A Single Family Residential Community
CR 175
Leander, TX 78641

CORRECTIVE MODIFICATIONS – NO VIOLATIONS

Dear Kyle Ninness:

Your submittal regarding the referenced violations pending report has been reviewed. We are pleased to inform you that all items cited in the inspection report appear to be in substantial compliance with requirements of the Texas Government Code, Chapter 469.

These results will be forwarded to the Texas Department of Licensing and Regulation for issuance of the final approval letter. For newly constructed buildings and facilities, the Department will provide a Notice of Substantial Compliance (Certificate) to the owner upon receipt of a completed Notice of Substantial Compliance Request Form.

This determination is applicable only to ensuring compliance with Texas Government Code, Chapter 469 and does not address the requirements of the Americans with Disabilities Act (ADA), (P.L. 101-336), or any other federal, state, or local requirement. For information on the ADA, call the ADA Hotline, (800) 949-4232 or the United States Department of Justice at (202) 514-0301.

Please reference the TDLR Project Number in all future correspondence pertaining to this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Olaf Brunjes".

Olaf Brunjes, RAS #1228

July 11, 2025

Emily Truman, P.E., CFM, PMP
City of Leander Engineer
P.O. Box 319
Leander, TX 78646

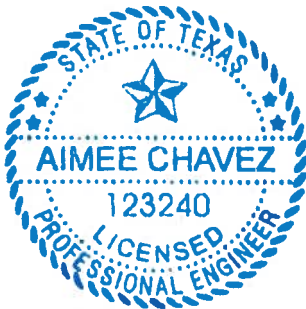
RE: Wildspring Phase 1 - Construction Plans
App. No.: PICP-22-0037
Engineer's Concurrence – Substantial Completion

Dear Ms. Truman:

This letter is to inform you that I, and/or my designated representative, have made a preliminary visual observation of the above referenced project. I have also visited the site during construction and observed the installation of streets, drainage, water, and wastewater improvements. Based on these observations, I hereby certify that these improvements were substantially completed in conformance with the approved plans and specifications.

Please feel free to contact me if you need any additional information or have any further questions.

Sincerely,
Pape-Dawson Consulting Engineers, LLC.
Texas Board of Professional Engineers, Firm Registration # 470



Aimee Chavez

Aimee Chavez, P.E.
Associate Vice President

H:\Projects\514\80\00\301 Construction Documents\Documents\Plan Processing\City\Wildspring Phase 1 Closeout\Engineer's Concurrence\250530 WILDSRING
PHASE 1 - ENGINEERS CONCURRENCE.docx

MAINTENANCE BOND
Subdivision Improvements

Bond #PB03016801289

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

KNOW ALL BY THESE PRESENTS, that DNT Construction, LLC as Principal, whose address is 2400 Picadilly Dr. Round Rock, TX 78664 and Philadelphia Indemnity Insurance Company a Corporation organized under the laws of the Commonwealth of Pennsylvania, and duly authorized to do business in the State of Texas, as Surety, are held and firmly bound unto the City of Leander, Texas as Obligee, in the penal sum of Seven Hundred Nine Thousand And Eighty-One And 9/100 Dollars (709,081.09) to which payment will and truly to be made we do bind ourselves, our and each of our heirs, executors, administrators, successors and assigns jointly and severally, firmly by these presents.

WHEREAS, the said Principal has constructed Wildspring Phase 1 - Construction Plans Project# PICP-22-0037 (the "improvements") pursuant to the ordinances of the Obligee, which ordinances are hereby expressly made a part hereof as though the same were written and embodied herein;

WHEREAS, said Obligee requires that the Principal furnish a bond conditioned to guarantee for the period of two (2) years after acceptance by the Obligee, against all defects in workmanship and materials which may become apparent during said period;

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that, if the Principal keeps and perform the requirement of the Obligee's ordinances and this Maintenance Bond to maintain the improvements and keep the same in good repair and shall indemnify the Obligee for all loss that the Obligee may sustain by reason of any defective materials or workmanship which become apparent during the period of two (2) years from and after the date of acceptance by the Owner, then this obligation shall be void, otherwise to remain in full force and effect, and Owner shall have and cover from said Principal and Surety damages in the premises, as provided, and it is further agreed that this obligation shall be a continuing one against the Principal and Surety hereon, and that successive recoveries may be had thereon for successive breaches until the full amount shall have been exhausted; and it is further understood that the obligation herein to maintain said improvements shall continue throughout the maintenance period, and the same shall not be diminished in any manner from any cause during said time.

Principal agrees to repair or reconstruct the improvements in whole or in part at any time within the two year period to such extent as the Obligee deems necessary to properly correct all defects except for normal wear and tear. If the Principal fails to make the necessary corrections within ten days after being notified, the Obligee may do so or have done all said corrective work and shall have recovery hereon for all expenses thereby incurred. Principal will maintain and keep in good repair the improvements for a period of two years from the date of acceptance; it being understood that the purpose of this Maintenance Bond is to cover all defective conditions arising by reason of defective material, work, or labor performed by said Principal or its subcontractors, and in the case the said Principal shall fail to do so within ten days after being

notified, it is agreed that the Obligee may do said work and supply such materials, and charge the same against Principal and Surety on this obligation.

The Surety shall notify the Obligee at least fifteen (15) days prior to the end of the first full calendar year and prior to the lapse of this Maintenance Bond at the end of the second full calendar year.

Surety and Principal agree that whenever a defect or failure of the improvement occurs within the period of coverage under this Bond, the Surety and Principal shall provide a new maintenance bond or other surety instrument in a form acceptable to the Obligee and compliant with the Obligee's ordinances conditioned to guarantee for the period of one (1) year after the Obligee's acceptance of the corrected defect or failure, against all defects in workmanship and materials associated with the corrected defect or failure which may become apparent during said period, which shall be in addition to this Maintenance Bond.

The Surety agrees to pay the Obligee upon demand all loss and expense, including attorneys' fees, incurred by the Obligee by reason of or on account of any breach of this obligation by the Surety. Provided further, that in any legal action be filed upon this bond, venue shall lie in the county where the improvements are constructed.

This Bond is a continuing obligation and shall remain in full force and effect until cancelled as provided for herein.

Surety, for value received, stipulates and agrees that no change, extension of time, alteration or addition to the improvements, or the work to be performed thereon, or the plans, specifications or drawings accompanying the same, shall in any way affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the improvements, or the work to be performed thereon.

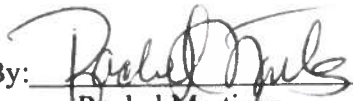
IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument this 10th day of June, 2025 .

DNT Construction, LLC
Principal

By: 
Dean Tomme
Title: President

Address: 2400 Picadilly Dr
Round Rock, TX 78664

Philadelphia Indemnity Insurance Company
Surety

By: 
Rachel Martinez
Title: Attorney-in-Fact

Address: One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

The name and address of the Resident Agent of Surety is:

Whorton Insurance Services
11200 Jollyville Rd., Austin, TX 78759

(Seal)

IMPORTANT NOTICE

To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint at:

1-877-438-7459

You may also write Philadelphia Indemnity Insurance Company at:

**One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004
Attention: Senior Vice President and
Director of Surety**

You may contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance at:

**P.O. Box 149104
Austin, TX 78714-9104
Fax# 512-490-1007
Web: www.tdi.texas.gov
Email: ConsumerProtection@tdi.texas.gov**

PREMIUM OR CLAIM DISPUTES: Should you have a dispute concerning your premium or about a claim, you should contact the Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR BOND: This notice is for information only and does not become a part or condition of the attached document.

ADVISO IMPORTANTE

Para obtener informacion o para someter una queja: Usted puede llamar al numero de telefono gratis de para informacion o para someter una queja al:

1-877-438-7459

Usted tambien puede escribir a Philadelphia Indemnity Insurance Company:

**One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004
Attention: Senior Vice President and
Director of Surety**

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

**P.O. Box 149104
Austin, TX 78714-9104
Fax# 512-490-1007
Web: www.tdi.texas.gov
Email: ConsumerProtection@tdi.texas.gov**

DISPUTAS SOBRE PRIMAS O RECLAMOS: Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el Surety primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU FIANZA DE GARANTIA: Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

May 7, 2025

Paul Brochi, P.E.
Engineer
201 N. Brushy Street
Leander, Texas 78646

RE: Wildspring Phase 1
App. No.: PICP-22-0037
Final Cost Certification

Dear Mr. Brochi:

Following is the information as applicable for items that will be owned and maintained by the City within this project:

Final Plat Legal Name as Recorded: Wildspring Phase 1 Subdivision.

Name on Approved Construction Documents: Wildspring Phase 1 (PICP-22-0037).

Name on Bank Bond for Fiscal Posting: Wildspring Phase 1 Public Improvements Construction Plans.

COST SUMMARY

Street Improvements:	\$ 2,472,423.40
Drainage & Erosion and Sedimentation Control Improvements:	\$ 2,469,100.55
Water Improvements:	\$ 952,775.50
Wastewater Improvements:	\$ 1,196,511.40
TOTAL	\$ 7,090,810.85

MAINTENANCE BOND

Total Improvements:	\$ 7,090,810.85
Maintenance Bond (10%)	\$ 709,081.09

INSPECTION FEES

Total Cost of Wildspring Phase 1 Improvements	\$ 7,090,810.85
3.5% Inspection Fees Owed to City	\$ 248,178.38
Inspection Fees Paid at Initial Submittal & Revisions #1 - #3	\$ 224,914.03
Inspection Fees Owed to City with Closeout	\$ 23,264.35

ENGINEER'S CONTACT INFORMATION

Aimee Chavez, P.E.
Pape-Dawson Consulting Engineers, LLC.
10801 N. Mopac Expressway. Building 3, Suite 200
Austin, TX 78759
AChavez@pape-dawson.com
(512) 454-8711

Please call if you have any questions.

Sincerely,
Pape-Dawson Consulting Engineers, LLC.
Texas Board of Professional Engineers, Firm Registration # 470



Aimee Chavez, P.E.
Associate Vice President



H:\Projects\514\80\00\301 Construction Documents\Documents\Plan Processing\City\Wildspring Phase 1 Closeout\Maintenance Bond\250505 CR 175 - Development Cost Letter.docx

**FINAL BILLS PAID AFFIDAVIT
AND WAIVER OF LIEN**

STATE OF TEXAS
COUNTY OF TRAVIS

Date: 6/25/2025

Owner: Toll Bros., Inc.

Contractor/Material
Provider ("Affiant"): DNT Construction

Project : Wildspring Ph 1

This is to acknowledge and certify that Affiant has completed the construction of all improvements for the project noted above and that they have been paid in full for all labor and material provided to the above-noted construction project and acknowledge and certify that Affiant, and all of his or its agents, employees, successors, assigns, subsidiaries, and legal representatives will and do release and waive all Mechanic's liens, or similar lien rights, which have or might arise as a result of the Affiant's or Affiant's agents' or employees' providing labor and materials to the above-noted project pursuant to the Contract.

In addition to the foregoing, Affiant acknowledges and certifies that Affiant has paid all laborers, subcontractors, materialmen, and all other persons or parties who have provided labor or materials through, for, or on behalf of the Affiant to the above-noted construction project.

Affiant indemnifies and holds Owner harmless from any liens, debts or obligations which arise as a result of labor or materials provided by or through Affiant to the project through the date set out above. Affiant further indemnifies and holds harmless all real property on which the improvements were constructed and all interests in such property, including leasehold interests, from any liens, debts, or obligations arising from any labor or materials provided by or through Affiant to the project through the date set out above.

SUBSCRIBED AND SWORN TO BY Affiant on this 25 day of JUNE, 2025.

AFFIANT:

Signature:



Typed Name: Dean Tomme

Title: President

Initialed: 

STATE OF TEXAS ,

COUNTY OF Travis ,

BEFORE ME the undersigned authority on this day personally appeared Dean Tomme, known to me to be the person noted above, and acknowledged to me the following: that he/she executed the foregoing for the purpose and consideration therein expressed, in the capacity therein stated, and as the duly authorized act and deed of the party releasing and waiving the lien therein; and that every statement therein is within his/her knowledge and is true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 25 day of June, 2025.

[S E A L]



Kristyne Watley
Notary in and for the State of Texas

Name: Kristyne Watley

My commission expires: March 18, 2028

Initialed: [Signature]



EXECUTIVE SUMMARY
9/18/2025

AGENDA SUBJECT:

Ratify City Manager's appointment of Amy Miller as Library Director.

BACKGROUND:

The City Manager has selected Amy Miller for the position of Library Director and brings her forward for the City Council's approval. The Home Rule Charter, Section 7.04, Department Directors requires City Council action for final approval of appointment.

Amy Miller joins the City of Leander as Library Director with more than 25 years of experience in public libraries. She began her career serving in several diverse branches throughout the City of San Antonio and, most recently, spent ten years as Library Director for the City of La Marque in Galveston County. Amy holds a Master of Library and Information Science from the University of Texas at Austin and is a Certified Public Manager through the Hobby School of Public Affairs at the University of Houston. Amy is passionate about building community partnerships to further the library's positive impact. She is especially interested in exploring ways public libraries connect with social services to support residents. Amy is excited to continue her service with the City of Leander and looks forward to getting to know the community.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Ratify the appointment.

PRESENTER:

Todd Parton, City Manager

Fiscal Impact

Attachments:

1. Amy Miller Bio



Amy Miller - Bio

Amy Miller joins the City of Leander as Library Director with over 25 years of experience in public libraries. She began her career serving in several diverse branches throughout the City of San Antonio and most recently, spent ten years as Library Director for the City of La Marque in Galveston County.

Amy holds a Master of Library and Information Science from the University of Texas at Austin and is a Certified Public Manager through the Hobby School of Public Affairs at the University of Houston.

Amy is passionate about building community partnerships to further the library's positive impact. She is especially interested in exploring ways public libraries connect with social services to support residents. Amy is excited to continue her service with the City of Leander and looks forward to getting to know the community.



EXECUTIVE SUMMARY
9/18/2025

AGENDA SUBJECT:

Ratify City Manager's appointment of Michael Riley as Director of Streets and Drainage.

BACKGROUND:

As part of a recent review of department structures, the Public Works department has been reorganized. The position of Public Works Assistant Director of Streets has been reclassified to Director of Streets and Drainage in the Public Works Department to better reflect Michael's expanded scope of responsibilities.

Michael has over 21 years of experience in Public Works, of which 15 years have been with the City of Leander. He has held several positions, including Street Supervisor, Street Superintendent, and Public Works Assistant Director of Streets for the past 5 years. Throughout his tenure, Michael has demonstrated exceptional leadership and oversight in planning, management, and a commitment to delivering excellence in public safety. He leads with drive and vision; aligns teams toward strategic goals and priorities using a collaborative, cross-functional leadership approach. He is a proficient trainer and talent cultivator. He continually challenges, mentors, and inspires team members to meet or exceed their professional goals.

Notably, Michael coordinated the clean-up effort for winter storms Uri and Mara, contributing approximately \$1 million dollars in cost savings. He also managed the construction of the Traffic Management Center (TMC), encompassing the installation and upgrade of traffic management systems and equipment.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

PRESENTER:

Todd Parton, City Manager

Fiscal Impact

Attachments:



EXECUTIVE SUMMARY
9/18/2025

AGENDA SUBJECT:

Ratify City Manager's appointment of Kenley Crowder as Director of Utilities.

BACKGROUND:

As part of a recent review of department structures, the Public Works department has been reorganized. The position of Public Works Assistant Director of Utilities has been reclassified to Director of Utilities in the Public Works Department to better reflect Kenley's expanded scope of responsibilities.

Kenley has more than 27 years of experience in utility infrastructure development and operations. He is responsible for managing the water and wastewater department, which has a staff of 41. Kenley also manages and oversees the operation of the City's two (2) wastewater treatment plants, the Leander 2243 Wastewater Treatment Plant, the Travisso Reclamation Plant, and, in collaboration with the Brazos River Authority (BRA), the operation of the City's Sandy Creek Water Treatment Plant. He also serves on the Regional Operations Committee for the Brushy Creek Regional Utility Authority (BCRUA) and for the Brushy Creek Regional Wastewater System (BCRWWS).

Kenley began his career as a seasonal hire with the City of Pflugerville, where he gained an in-depth understanding of water and wastewater operations before rising through the ranks to various project management roles. In 2014, he took the role of Water & Wastewater Field Supervisor for the City of Leander, overseeing and managing a staff of 14 as well as the operation of Leander 2243 and Sandy Creek partnership.

His operational experience has been vital in modernizing Leander's operational processes, which has led to improved efficiency and better services for residents. He has overseen significant infrastructure upgrades and capital improvement projects in his career. Kenley is known for his collaborative style, working with City officials, community members, and internal teams to ensure projects are aligned with the City's strategic objectives. He is dedicated to sound financial management of his three (3) operational budgets, has a strong history of maximizing resources and delivering projects on time and within budget.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

PRESENTER:

Todd Parton, City Manager

Fiscal Impact

Attachments:



EXECUTIVE SUMMARY
9/18/2025

AGENDA SUBJECT:

Approval of the purchase of a 2024 Starcraft Bus utilizing TIPS contract 230204 to address operational and accessibility challenges with the current fleet in the amount of \$190,000.00; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:

The Parks and Recreation Department is requesting approval to acquire a 2024 Starcraft bus to address operational and accessibility challenges with the current fleet. The new bus will provide ADA-compliant lift access, 24 seats plus two (2) wheelchair positions, and ensure full accessibility for all members. This bus will primarily be utilized by the Active Adult Program (ages 55+). This acquisition directly addresses the department's need to transport members safely and inclusively while maintaining service reliability. Upon acquisition, the department will have a total of two (2) buses to support its programs and services.

The FY24 budget included an \$80,000.00 allocation for this bus; however, the allocated budget did not fully cover the vehicle cost. The additional necessary funds have now been allocated from City of Leander's Vehicle Fund. Pricing was secured through a purchasing cooperative, TIPS Contract 230204. A \$38,000.00 deposit will be required toward the purchase upon council approval. The remaining balance of \$152,000.00 will be due upon acceptance of the vehicle. The bus comes with a five (5) year/100,000-mile manufacturer's warranty.

Acquiring this bus will enhance the department's ability to serve the community, improve accessibility for members with disabilities, and ensure adequate transportation capacity for programs and events.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Staff recommends approval.

PRESENTER:

Ashlea Boyle, Director of Parks and Recreation

	<u>Fiscal Impact</u>
<u>Amount requested:</u>	\$190,000.00
<u>Approved in current budget (Yes / No):</u>	Yes
<u>Expenditure (New / Amended):</u>	Amended

Recurring or one-time:

One-time

Fund source (Operating / Utility / etc.):

Vehicles

Attachments:

1. Starcraft Invoice
2. Warranty
3. Starcraft Bus Images



SALES INVOICE

8649 S. REGENCY DRIVE
TULSA, OKLAHOMA 74131
918-224-1049

BILL TO:

Leander Parks and Recreation Department
Leander, TX

INVOICE NUMBER 073025-01-AW
INVOICE DATE July 30, 2025
PO NO.
TIPS: 230204
SALES REP Scott Sheriff

CONTACT:

Mr. Todd Parton
(512) 528-2971

QUANTITY	DESCRIPTION	AMOUNT
1	2024 Starcraft 24+2 <i>VIN # TBD</i>	190,000.00 \$190,000.00
1	Deposit- Due	(\$38,000)
Credit Card Payments accepted up to \$100K.		TOTAL DUE \$190,000.00
Call NBS Billing Dept. at 918-224-1049, ext. 301 for more details.		DEPOSIT DUE \$38,000.00
A 3% convenience fee will be added.		
		\$152,000.00
		BALANCE DUE AFTER DEPOSIT

DIRECT ALL INQUIRIES TO:
NATIONAL BUS SALES
918-802-3766
EMAIL: scott@nationalbus.com

MAKE ALL CHECKS PAYABLE TO:
NATIONAL BUS SALES
Attn: Accounts Receivable
8649 S. REGENCY DRIVE
TULSA, OKLAHOMA 74131

THANK YOU FOR YOUR BUSINESS!



STARCRAFT COMMERCIAL BUS OPTIONAL 5-YEAR/100,000 MILE EXTENDED WARRANTY

Notice

Please ensure that the warranty registration is completed online in Dealer Connect by your purchasing dealer. Electronic entry into the warranty system registers the warranty with Starcraft Bus so that Starcraft Bus has record of your rights under this limited warranty and to assure prompt assistance. Your dealer will provide the warranty info for you to sign in order for entry into this system. If you do not remember signing a Starcraft Bus warranty registration at the time of delivery, please contact your dealer.

Definition of Terms

Authorized Starcraft Bus Dealer ("Dealer"): This agreement is applicable only in the United States, Puerto Rico and Canada. Any Authorized Dealer of the owner's choice may perform warranty service work under the Starcraft Bus Warranty Agreement. This vehicle should be delivered to the authorized dealer during normal service hours. A reasonable time should be allowed after taking the vehicle to the authorized dealer for performance of the repair.

Starcraft Bus, Division of Forest River Bus, LLC. ("Warrantor"): The party obligated to perform under this Agreement.

Original Purchaser: Person or entity that is a recipient of this product provided by a dealer under a purchase order or contract sales.

Wear and Tear: The deterioration of a part or material beyond the manufacturer's specified tolerances that occur naturally over time and under normal operating conditions.

1. Who Warrants The Product

The product, as described and limited here, is warranted by the manufacturer and installer of the body: Starcraft Bus, Division of Forest River Bus, LLC., hereinafter referred to as Starcraft Bus, 2367 Century Drive, Goshen, IN; and is administered by the Forest River Bus Customer Service Department, Goshen, Indiana 46528.

2. Who Is Covered

Starcraft Bus, the warrantor, extends this limited warranty agreement to the original owner only of the vehicle during the Warranty Period.

3. What Is Covered

Starcraft Bus, your warrantor, extends the following limited warranty to you; in which the limited warranty covers your conversion only pertaining to material defects in all materials and workmanship supplied by or performed by Starcraft Bus.

4. Warranty Period

The Starcraft Bus limited warranty is for a period of five (5) years from the date of first delivery or 100,000 miles, whichever occurs first, except for other coverages listed under "Other Warranties That May Apply" and items listed under "Exclusions and Limitations" and "Limits of the Warranty."

5. Exterior Paint

Exterior Paint, performed by Starcraft Bus, is fully warranted to be free of substantial defects in workmanship by Starcraft Bus for the first three (3) years (50,000 miles) from date of original purchase, 50% warranted four (4) years (75,000 miles), and 25% warranted five (5) years (100,000 miles) from date of original purchase.

6. Other Warranties That May Apply

Starcraft Bus does not warrant the base chassis itself. The vehicle engine, chassis, drive-train, suspension system, battery and other chassis components are covered by a separate warranty offered by the manufacturer of the chassis and administered by the chassis manufacturer's authorized dealers. The tire manufacturer separately warrants tires. In addition, all aftermarket springs, suspensions, driveline retarders, etc., such as Liquid Springs, Mor Ryde, Kelderman, Telma, etc. are not covered by Starcraft Bus. These items are covered by their original manufacturer and their warranties may vary.

7. Owner's Responsibility

Proper preventative maintenance of the exterior and interior of the vehicle is the responsibility of the owner. See the owner's manual(s) for proper care instructions. Defects or damage as a result of improper care or maintenance are not covered by this warranty agreement.

8. Exclusions and Limitations

Damage caused by abuse, misuse, failure to observe reasonable required maintenance practices, acid rain, accidents, natural disasters, acts of war, facing of fabrics, carpeting and/or fiberglass are not covered. Light bulbs and fuses are not covered.

Damage to the unit if such damage is the result of deterioration due to normal use, wear and tear, or exposure to the elements.

Damages that may occur to the chassis, frame, other parts or components that occur due to overloading will not be covered and may invalidate portions of the Starcraft Bus warranty agreement.

Cosmetic or surface corrosion resulting from stone chips or scratches in paint are not covered.

Replacement parts provided under terms of the warranty agreement will whenever possible, match original equipment. When necessary, Starcraft Bus will substitute parts of comparable function and value. Defective items may be replaced with new, remanufactured, reconditioned or repaired components.

Modifications, alterations or repairs performed by unauthorized personnel may invalidate portions of the Starcraft Bus warranty. In addition, using the vehicle to tow another vehicle is prohibited and may void warranty. Contact Starcraft Bus Customer Service before you make modifications, alteration or repairs.

9. Recovery Limitations

No person shall be entitled to recover from warrantor for any consequential or incidental damages arising out of or relating to any defect in the product. These limitations include but are not limited to, loss of time; loss of use; loss of revenues, salaries or commissions; towing charges; bus fares; bus rentals; car rentals; gasoline expenses; telephone charges; inconvenience or other incidental damages.

10. How To Get Warranty Service

To obtain warranty service, contact or visit the dealership where you originally purchased your vehicle or another warranty service facility designated by Starcraft Bus. The dealership must contact Starcraft Bus Customer Service Department for authorization to have a warranty claim submitted. If you or your dealer has moved, or if your dealer is no longer in business, contact Starcraft Bus Customer Service Department (see address and telephone numbers below) for the name of a Starcraft Bus dealer nearest to you. Your claim must be made within 14 days of the discovery of the defect. Starcraft Bus will determine authorization based on and subject to the terms of the warranty agreement. All warranty claims must be reported within the warranty period. Warranty personnel must authorize all warranty service prior to performance. Warranty service may be reported directly to the warrantor or to one of their authorized dealers. If warranty personnel approve warranty service, you must leave the unit at the appropriate warranty service location for a sufficient time to perform service.

11. Who Performs Warranty Service

It is recommended you obtain warranty service at the dealership where you originally purchased your bus. If the dealership cannot perform the service work, they should call Starcraft Bus Customer Service Department for assistance (see number below). If you are unable to visit your original dealer, contact Starcraft Bus Customer Service Department (address below) for the name and location of a Starcraft Bus dealer near you.

12. Dispute Resolution

Should you be unable to resolve a disagreement with your dealer regarding your right to pursue warranty coverage for a needed repair, contact the Starcraft Bus Customer Service Department (see address below). If a dispute about warranty service arises between Starcraft Bus and you, the owner, the disagreement will be resolved in accordance with the customary procedures of the American Arbitration Association relating to commercial transactions, or the dispute will be submitted to a panel of three (3) arbitrators for decision. The panel will be made up of one member appointed by Starcraft Bus, one member appointed by the complainant/owner, and one member from the arbitrator group mentioned above. Any and all legal remedies shall be available to the owner after pursuing this informal dispute resolution if a ruling is entered against Starcraft Bus and Starcraft Bus fails to abide by the ruling. The expenses of arbitration will be paid by the party against whom the arbitrator(s) rule.

13. Limits Of Warranty

This written statement of limited warranty represents the entire warranty authorized and offered by Starcraft Bus. There are no warranties or representations beyond those expressed in this written document. Any dealership, salesperson or agent cannot amend it. It expressly limits all warranties, including, but not limited to, by way of specification, both express and implied warranties, including warranties or merchantability and fitness for a particular purpose along with all other liabilities or obligations of Starcraft Bus.

FEDERAL COMPLIANCE

THE TERMS OF THE WARRANTOR'S UNDERTAKING EXPRESSED IN THIS LIMITED WARRANTY ARE DRAFTED TO COMPLY WITH THE MAGNUSEN MOSS WARRANTY LEGISLATION, P.L. 93-637 OF 1974, AND OTHER APPLICABLE LAW. ANY WARRANTY PROVISIONS PROMULGATED BY THE FEDERAL TRADE COMMISSION PURSUANT TO RULES OR ANY OTHER LAW RELATIVE THERETO ARE EXPRESSLY INCORPORATED HEREIN. TO THE EXTENT ANY PROVISIONS OF THIS LIMITED WARRANTY ARE INCONSISTENT WITH STATE LAWS, ONLY THOSE PARTS INCONSISTENT ARE VOID.





EXECUTIVE SUMMARY
9/18/2025

AGENDA SUBJECT:

Approval of an Interlocal Cooperation Contract between The University of Texas at Austin – ITS - Office of Telecommunication Services and the City of Leander allowing the City to purchase Internet access and related services from the University of Texas System/UT Austin in the amount of \$19,714.44; and authorize the City Manager to execute all necessary documents.

BACKGROUND:

The City of Leander has purchased Internet access through the University of Texas at Austin’s Office of Telecommunication Services for the last six (6) years. UT Austin provides high quality, reliable internet access at a very reasonable price point, and includes many services at no additional cost which would otherwise be prohibitively expensive for the City to acquire. This interlocal agreement would continue this relationship through FY 2026.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Staff recommends approval.

PRESENTER:

Stuart Smith, Assistant IT Director/Information Security Officer

	<u>Fiscal Impact</u>
<u>Amount requested:</u>	\$19,714.44
<u>Approved in current budget (Yes / No):</u>	Yes
<u>Expenditure (New / Amended):</u>	New
<u>Recurring or one-time:</u>	Recurring
<u>Fund source (Operating / Utility / etc.):</u>	Operating

Attachments:



EXECUTIVE SUMMARY
9/18/2025

AGENDA SUBJECT:

Approval of a Resolution establishing the City of Leander Neighborhood Empowerment Zone Number One; providing effective date and open meetings clauses, and providing for related matters.

BACKGROUND:

Chapter 378, Texas Local Government Code, authorizes the City to create a neighborhood empowerment zone (the “Zone”) if the City determines that the creation of the zone would promote an increase in economic development in the zone. A neighborhood empowerment zone authorizes the City to approve certain measures applicable within the zone that will promote economic development.

The City entered into a Chapter 380 Agreement (the “Titan 380 Agreement”) with Titan Leander Land Investors, LLC (“Titan”) on March 21, 2024, which granted economic development incentives for the construction of a minimum of 700,000 square feet of shell building space suitable for light industrial uses. Titan is further required to build one-half of County Road 270 that abuts the western boundary of their project site. The City and Titan have negotiated an Addendum to the Chapter 380 Agreement that requires the creation of the Zone for the proposed economic incentives to be placed into effect. The Zone will cover the property that is subject to the Titan 380 Agreement.

The development of the Titan property for industrial and retail purposes is expected to add significant tax revenues to the City’s tax bases, to create jobs, and stimulate the local economy. The creation of the Zone will promote economic development by allowing for economic incentives to encourage major investment in the Zone and to encourage businesses to locate and expand in the City, which creates opportunities for increased sales tax revenues, property tax revenues, and employment.

HISTORY/TIMELINE:

03/21/2024 – City enters into the Titan 380 Agreement

APPLICANT/AGENT:

RECOMMENDATION:

Staff recommends approval.

PRESENTER:

Paige Saenz, City Attorney

Fiscal Impact

Attachments:

1. Resolution Neighborhood.Empowerment.Zone

A RESOLUTION OF THE CITY OF LEANDER, TEXAS

RESOLUTION NO.

A RESOLUTION OF THE CITY OF LEANDER, TEXAS ESTABLISHING THE CITY OF LEANDER NEIGHBORHOOD EMPOWERMENT ZONE NUMBER ONE; PROVIDING EFFECTIVE DATE AND OPEN MEETINGS CLAUSES; AND PROVIDING FOR RELATED MATTERS

Whereas, Chapter 378, Texas Local Government Code, authorizes the City of Leander, Texas (the “City”) to create a neighborhood empowerment zone (the “Zone”) if the City determines that the creation of the zone would promote an increase in economic development in the zone;

Whereas, the City Council has identified and approved zoning for the property described in Section 2 (the “Property”) that authorizes certain industrial and retail uses to be located on the Property;

Whereas, the development of Property for industrial and retail purposes is expected to add significant tax revenues to the City’s tax bases, to create jobs and stimulate the local economy;

Whereas, the City Council finds and determines that the creation of the Zone will promote economic development in the zone by allowing for economic incentives to encourage major investment in the Zone and to encourage businesses to locate and expand in the City, which creates opportunities for increased sales tax revenues, property tax revenues, and employment;

Whereas, the City Council finds that the creation of the zone benefits and is for the public purpose of increasing the public health, safety, and welfare of the persons in the City; and

Whereas, the City Council finds that the creation of the Zone satisfies the requirements of Section 312.202, Tax Code, in that the area within the Zone will be reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment and to attract major investment in the Zone that would be a benefit to the property and that would contribute to the economic development of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

Section 1. Findings of Fact. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

Section 2. The City of Leander Neighborhood Empowerment Zone Number One Created. The City of Leander Neighborhood Empowerment Zone Number One is hereby created. The Zone shall cover and include all land located within the property described in Exhibit A attached hereto and incorporated herein for all purposes. The City may exercise those powers, in addition to any other

powers that the City may exercise, that are set forth in Section 374.004, Texas Local Government Code, as amended from time to time.

Section 3. Effective Date. This resolution shall take effect immediately from and after its passage in accordance with the provisions of the Tex. Loc. Gov't. Code and the City Charter.

Section 4. Open Meetings. It is hereby officially found and determined that the meeting at which this resolution is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on the 18 day of September, 2025.

THE CITY OF LEANDER, TEXAS

ATTEST:

Christine DeLisle, Mayor

Dara Crabtree, City Secretary

EXHIBIT A

Leander Neighborhood Empowerment Zone Number One

EXHIBIT "A"

Legal Description of Property

BEING A 115.817 ACRES OF LAND, MORE OR LESS, IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT CALLED 110 ACRES OF LAND DESCRIBED IN DEEDS TO EMOGENE MASON KIRKPATRICK CHAMPION AND HUSBAND, ALBERT R. CHAMPION RECORDED IN: VOLUME 473, PAGE 376; VOLUME 472, PAGE 510; VOLUME 472, PAGE 279; VOLUME 470, PAGE 336; AND VOLUME 470, PAGE 334; ALL OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 115.817 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES-AND-BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found with cap stamped "FOREST" at a fencepost in the approximate south line of the L. B. Johnson Survey, Abstract No. 350, same being the approximate north line of the Talbot Chambers Survey, Abstract No. 125, and being in the south line of a called 220.30-acre tract of land described in a Special Warranty Deed with Vendor's Lien to Palmera Bluff Development, Inc. in Document No. 2015093770, of the Official Public Records of Williamson County, Texas, for the northwest corner of a called 41.56 acre tract of land described to Hero Way Capital, LLC, in a Special Warranty Deed with Vendor's Lien recorded in Document No. 2021121563, of said Official Public Records, and for the northeast corner of said 110-acre tract and the herein described tract of land;

THENCE, South 21° 00' 06" East, along the east line of said 110-acre tract and of the herein described tract, passing at 1925.23 feet, a 1/2-inch iron rod found 0.63 feet offline, for the northeast corner of a called 1.242-acre tract described in a Gift Deed to Edward A. Kirkpatrick in Volume 1163, Page 554, of said Deed Records, passing at 2,000.88 feet, a 1/2-inch iron rod found, for the most easterly southeast corner of said 1.242-acre tract, continuing for a total distance of 3,632.38 feet to a 1/2-inch iron rod with a pink plastic cap stamped "AERIOS GEO LLC" set, in the approximate south line of said Talbot Chambers Survey, being the approximate north line of the Elijah D. Harmon Survey, Abstract No. 6, and the approximate northerly right-of-way line of Hero Way, also known as County Road 269 (right-of-way varies, no record information found), for the southeast corner of said 110-acre tract and the herein described tract of land;

THENCE, South 68° 59' 54" West, along the common line of said Talbot Chambers Survey and said Elijah D. Harmon Survey, and said northerly line of Hero Way, being the south line of said 110-acre tract and of the herein described tract of land, passing a 1/2-inch iron rod with a pink plastic cap stamped "AERIOS GEO LLC" set for reference at 1,371.80 feet, continuing for a total distance of 1,388.89 feet to a calculated point in the east edge of County Road 270 (right-of-way varies, no record information found), for the southwest corner of said 110-acre tract and the herein described tract of land;

THENCE, North 21° 00' 06" West, along the west line of said 110-acre tract, for the west line of the herein described tract, passing at 14.77 feet, a 1/2-inch iron rod with a pink

plastic cap stamped "AERIOS GEO LLC" set for reference, passing at 3,078.54 feet, a 1/2-inch iron rod found for the northeast corner of a 17.282-acre tract of land described in a Warranty Deed with Vendor's Lien to Austin Believers Fellowship in Document No. 2008074537, of said Official Public Records, and the southeast corner of a 7.231-acre tract of land described in a General Warranty Deed with Vendor's Lien to Dennis L. Ellison in Document No. 2020035528, of said Official Public Records, and being in the approximate westerly line of said County Road 270, continuing for a total distance of 3,632.38 feet to a 1/2-inch iron rod with a pink plastic cap stamped "AERIOS GEO LLC" set, in said westerly line of County Road 270, for the northeast corner of said 7.231-acre tract, and for the northwest corner of said 110-acre tract and the herein described tract;

THENCE, North 68° 59' 54" East, crossing said County Road 270, along the common line of said L. B. Johnson Survey and the Talbot Chambers Survey, passing at 37.76 feet, a 1/2-inch iron rod with a pink plastic cap stamped "AERIOS GEO LLC" set for reference in the approximate easterly line of said County Road 270, continuing along the south line of said 220.30 acre tract, and the north line of said 110-acre tract and the herein described tract, for a total distance of 1,388.89 feet, to the POINT OF BEGINNING and containing 115.817 acres of land, more or less.

LESS AND EXCEPT all right of way dedicated to CITY in accordance with the terms of this Agreement.



EXECUTIVE SUMMARY
9/18/2025

AGENDA SUBJECT:

Approval of the Roadway Impact Fee (RIF) Offset Agreement for the Titan Leander Land Investors, LLC industrial development project for the construction of a portion of CR 270 located adjacent to the western boundary of the Titan Leander Minor PUD to reduce the RIF paid at the time of building permits to reflect the value of the construction of CR 270 pursuant to Article 12.08 of the Code of Ordinances; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:

In 2022, the City initiated a roadway impact fee (RIF) study to determine what amount of fees should be assessed to recover the incremental cost of impacts from each new unit of development on arterial and collector roadways in Leander. Impact fees are a mechanism for funding public infrastructure necessitated by new development such as police and fire facilities, parks, schools, roads, and utilities. In Texas, these fees may also fund water, wastewater, roadway, and drainage facilities.

In July 2022, the City Council adopted Article 12.08 of the Code of Ordinances establishing roadway impact fees (the “RIF Ordinance”), which went into effect on January 7, 2023. The RIF study includes projects that may be funded by the collected impact fees. The RIF Ordinance authorizes offsets to be established and approved by agreement for qualifying contributions towards roadway improvements that are in the roadway improvements plan.

The City and Titan Leander Land Investors, LLC (“Titan”) entered into a Chapter 380 Economic Incentive Agreement effective March 21, 2024, which granted economic development incentives for the construction of a minimum of 700,000 square feet of shell building space suitable for light industrial uses. Under the Chapter 380 Agreement, the City agreed to grant and pay Titan up to \$3,500,000 in Chapter 380 economic incentives to reimburse Titan for a portion of the cost to construct a segment of CR 270. CR 270 is also on the roadway improvements plan and is eligible for RIF Offsets. The attached Offset Agreement establishes an Offset amount to be applied to reduce roadway impact fees due upon issuance of building permits within the Titan Leander Minor PUD for the construction of CR 270, until the Offset amount is exhausted. Calculated RIF assessments for this project are \$426,920.00. The Offset Agreement also provides that Titan shall not receive an Offset for any costs to construct CR 270 that are reimbursed under the Chapter 380 Agreement.

HISTORY/TIMELINE:

03/21/2024 - City enters into the Titan 380 Agreement

APPLICANT/AGENT:

RECOMMENDATION:

PRESENTER:

Fiscal Impact

Attachments:

1. Offset Agreement Titan

THE STATE OF TEXAS §
 §
WILLIAMSON COUNTY §

**ROADWAY IMPACT FEE OFFSET AGREEMENT FOR THE
TITAN INDUSTRIAL SUBDIVISION**

This Roadway Impact Fee Offset Agreement for the Titan Industrial Subdivision (the “**Agreement**”) is made by and between the CITY OF LEANDER, (hereinafter “**City**”) a Texas Home Rule municipality and TITAN LEANDER LAND INVESTORS, LLC, a Texas limited liability company (hereinafter “**Company**”), collectively, the “**Parties**”.

RECITALS

WHEREAS, pursuant to City of Leander Code of Ordinances, Chapter 12, Article 12.08 (“**RIF Ordinance**”), City has adopted and administers a roadway impact fees program;

WHEREAS, the RIF Ordinance addresses the circumstances when System Facilities are eligible for Offsets against Roadway Impact Fees (“**RIF**”) required to be paid pursuant to the RIF Ordinance;

WHEREAS, the City has agreed that the System Facilities described in Article I herein below are eligible for Offsets (the “**Eligible System Facilities**”);

WHEREAS, this Agreement is entered into prior to the issuance of building permits for the Development to establish Offsets to reduce the RIF otherwise due for the industrial uses located in the Development;

WHEREAS, the Parties have agreed to the value assigned to the Offsets;

WHEREAS, capitalized terms used but not defined herein shall have the meanings given to them in the RIF Ordinance;

WHEREAS, the City and the Company are parties to that certain Chapter 380 Economic Incentive Agreement – Project EDA-24-001 date effective March 21, 2024, as thereafter amended by that Addendum to Chapter 380 Economic Incentive Agreement – Project EDA-24-001 dated effective _____, 2025 (the “**Chapter 380 Agreement**”);

WHEREAS, the Company plans to construct up to approximately 1.3 million square feet of light industrial use buildings on the Property;

WHEREAS, under the Chapter 380 Agreement, the City has agreed to grant and pay the Company up to \$3,500,000 in Chapter 380 economic incentives to reimburse the Company for a portion of the cost to construct a segment of County Road 270 herein defined;

WHEREAS, the purpose of this Offset Agreement is to establish an Offset for a portion of the cost to construct the segment of County Road 270 herein defined; provided that the Company shall not receive an Offset for any costs to construct the remainder of County Road 270 that are reimbursed under the Chapter 380 Agreement;

NOW THEREFORE, in consideration of the foregoing recitals and the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties hereto, intending to be legally bound, hereby agree as follows:

**ARTICLE I
DESCRIPTION OF DEVELOPMENT
AND ELIGIBLE SYSTEM FACILITIES**

- A. **The Development.** The Development is approximately one hundred fifteen (115) acres of real property located in Williamson County, Texas, being more particularly described in **Exhibit “A”** attached hereto and incorporated herein for all purposes, the same to be developed for the retail and light industrial uses authorized by the Titan Leander Planned Unit Development zoning district applicable to the Development established by Ordinance No. 24-023-00 dated March 21, 2024 (“PUD”), constructed as one or more buildings on the Development, and constructed in accordance with City-approved plans, the PUD, and applicable local, state, and federal regulations. The Development and the segment of County Road 270 described herein is anticipated to be developed in two phases (referred to herein as “**Phase 1**” and “**Phase 2**”) as shown on **Exhibit “B”**. The Planning Director may approve reasonable modifications to the phases for the purpose of applying the Offset.
- B. **Roadway Service Area Location.** The Development is located in Roadway Service Area B.
- C. **Eligible System Facilities.**
- 1) Description of Facilities: The Eligible System Facilities are the following, and are more particularly described in the construction plans to be approved by the City for the segment of County Road 270 and in accordance with the terms of the Chapter 380 Agreement, consisting of CR 270 Phase 1 and CR 270 Phase 2 (“**CR 270**”), as generally shown in **Exhibit “B”** and more particularly described as follows:
 - a) CR 270 Phase 1: The eastern half of County Road 270 from the end of the Williamson County Hero Way Expansion extending north approximately 1,850 feet, as generally shown in **Exhibit “B”** attached hereto, constructed in accordance with the City-approved construction plans, applicable local, state, and federal regulations, and good engineering practices (“**CR 270 Phase 1**”); and
 - b) CR 270 Phase 2: The eastern half of County Road 270 from the end of CR 270

Phase 1 to the northern boundary of the Property, as generally shown in **Exhibit “B”** attached hereto, constructed in accordance with the City-approved construction plans, applicable local, state, and federal regulations, and good engineering practices (“**CR 270 Phase 2**”).

- 2) Eligibility for Offsets. The Eligible System Facilities are included in City’s Roadway Improvement Plan. The Eligible System Facilities do not include site-related facilities. The Eligible System Facilities shall comply with applicable City regulations and approved construction plans and shall not be less than what is required by the zoning, subdivision, and development regulations.
- 3) Limits of Construction: The limits of construction for the purpose establishing the Offsets will be shown in the City-approved construction plans for CR 270.

ARTICLE II ROADWAY IMPACT FEE AMOUNT

- A. **Roadway Impact Fee Amount.** The RIFs for the Development are established by the RIF Ordinance.
- B. **Rough Proportionality.** The Parties acknowledge that as provided in Section 212.904, Texas Local Government Code, the City may require Company to contribute a portion of the costs of municipal infrastructure improvements by the making of dedications, the payment of fees, or the payment of construction costs (collectively the “**Infrastructure Costs**”), provided Company’s portion of Infrastructure Costs do not exceed the amount required for infrastructure improvements that are roughly proportionate to the Development impact (the “**Proportionate Costs**”).

ARTICLE III ROADWAY IMPACT FEE OFFSETS

- A. **Offset Amount.** The amount of the Offsets is Four Hundred Twenty-Six Thousand Nine Hundred Twenty and 00/100 Dollars (\$426,920.00); provided that the Offsets shall not include any amounts for which the Company is reimbursed under the Chapter 380 Agreement.
- B. **Documentation Required.** At the time that Company requests the City to accept all or any portion of the Roadway System Facilities, the Company shall submit to the City documentation establishing the cost of the Roadway System Facilities, in such manner, and in such time, as set forth in the Chapter 380 Agreement.
- C. **Method of Applying Offsets.** The Offsets shall be applied at the time of issuance of building permits for industrial building space in the Development as follows:

- 1) Phase 1: The Offsets shall be applied at the time of the issuance of building permit(s) for industrial building space located in Phase 1 of the Development; provided that the Company has received a permit from the City to construct CR 270 Phase 1, has an executed construction contracts for CR 270 Phase 1 (the “**CR Phase 1 Construction Contract**”), and has delivered to the City fiscal surety required by the City’s subdivision ordinance for construction of CR 270 Phase 1 (the “**CR Phase 1 Fiscal**”).
- 2) Phase 2: If any Offsets remain, the Offsets shall be applied at the time of the issuance of building permit(s) for industrial building space located in Phase 2 of the Development; provided that the Company has received a permit from the City to construct CR 270 Phase 2, has an executed construction contracts for CR 270 Phase 2 (the “**CR Phase 2 Construction Contract**”), and has delivered to the City fiscal surety required by the City’s subdivision ordinance for construction of CR 270 Phase 2 (the “**CR Phase 2 Fiscal**”).
- 3) Thereafter, if any Offsets remain, at each building permit issuance for industrial building space located within the Development, the RIFs due will be reduced until the Offsets are exhausted.

D. **Limitations on Offsets.**

- 1) If the Offsets calculated pursuant to this Agreement exceed the RIFs due at the time of issuance of a building permit for industrial building space, then no RIF shall be due at the time of issuance of the building permit.
- 2) Offsets may not be applied against the RIFs due for any use other than industrial uses.
- 3) Offsets remaining for the Development are not transferable, nor eligible to be refunded.
- 4) The Offsets become effective as follows:
 - a) For CR 270 Phase 1, Offsets become effective at the time that the Company has received a permit from the City for construction of CR 270 Phase 1, executed the CR 270 Phase 1 Construction Contract, and delivered the CR 270 Phase 1 Fiscal to the City.
 - b) For CR 270 Phase 2, Offsets become effective at the time that the Company has received a permit from the City for construction of CR 270 Phase 2, executed the CR 270 Phase 2 Construction Contract, and delivered the CR 270 Phase 2 Fiscal to the City.
- 5) Offsets for CR 270 Phase 1 expire within ten (10) years of the date the City issues its first permit for construction of an industrial building in CR 270 Phase 1. Offsets for CR 270 Phase 2 expire within ten (10) years of the date the City issues

its first permit for construction of an industrial building in CR 270 Phase 2.

- 6) Notwithstanding anything contained herein to the contrary, the Company shall not receive Offsets for any costs to construct CR 270 that are reimbursed under the Chapter 380 Agreement. The Parties shall reasonably cooperate to ensure compliance with this subsection.
- 7) Offsets shall be administered as provided in the RIF Ordinance, to the extent the RIF Ordinance does not conflict with this Agreement.
- 8) In the event that the Company fails to complete and obtain City acceptance of CR 270 Phase 1 or CR 270 Phase 2, each in such manner, and in such time, as set forth in the Chapter 380 Agreement, Company shall pay the City an amount equal to any Offsets applied against RIFs in each such Phase within thirty (30) days of written demand by the City.

ARTICLE IV MISCELLANEOUS

The following miscellaneous provisions are made part of this Agreement:

- A. Termination.** This Agreement shall terminate the earlier of the occurrence of any one or more of the following:
 - i. By written agreement of the Parties;
 - ii. Upon termination or expiration of the Chapter 380 Agreement;
 - iii. Upon expiration of the Offsets.
- B. Amendments.** This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the Parties hereto.
- C. Applicable Law and Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Williamson County, Texas. Venue for any action arising under this Agreement shall lie in the state district courts of Williamson County, Texas.
- D. Assignment.** Company may assign this Agreement with City's consent (such consent not to be unreasonably conditioned, withheld or delayed), but in no event shall the Offsets provided for in the Agreement be transferred to any development not subject to the plat associated with such Offsets.
- E. Binding Obligation.** This Agreement shall become a binding obligation on the signatories upon execution by all signatories hereto. City warrants and represents that the individual executing this Agreement on behalf of City has full authority to execute this Agreement and bind City to the same. Company warrants and represents that the individual executing

this Agreement on its behalf has full authority to execute this Agreement and bind it to the same.

- F. Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same document.
- G. Construction.** The Parties acknowledge that they and their counsel have reviewed and revised the Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of the Agreement.
- H. Enforcement.** The City Attorney or his or her designee may enforce all legal rights and obligations under this Agreement without further authorization. The Company shall provide the City with reasonable documentation and information directly related to this Agreement to assist in determining the Company's compliance with this Agreement.
- I. Entire Agreement.** This Agreement constitutes the entire agreement between the Parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written agreement between the Parties that, in any manner, relates to the subject matter of this Agreement, except as provided for in any Exhibits attached hereto or duly approved amendments to this Agreement, as approved by the City Council of the City of Leander, Texas.
- J. Exhibits and Attachments.** All Exhibits referenced in this Agreement are attached hereto and incorporated herein for all purposes.
- K. Force Majeure.** It is expressly understood and agreed by the Parties that neither Party shall be found in default of this Agreement, if failure to meet the requirements of this Agreement is delayed by reason of any contingency or cause beyond the reasonable control of such Party including, without limitation, acts of God or the public enemy, war, riot, terrorism, civil commotion, insurrection, government or *de facto* governmental action, fires, explosions, floods or other inclement weather, strikes, incidence of disease or other illness that reaches outbreak, epidemic, or pandemic proportions or similar causes that results in a reduction of labor force or work stoppage in order to comply with local, state, or national disaster orders, documented shortages or unavailability of supplies, materials or labor directly impacting the Development, necessary condemnation proceedings, or any other circumstances which are reasonably beyond the control of the Party obligated or permitted under the terms of this Agreement to do or perform the same, regardless of whether any such circumstances are similar to any of those enumerated or not, the Party so obligated or permitted shall be excused from doing or performing the same during such period of delay, so that the time period applicable to such obligation or performance shall be extended for a period of time equal to the period such Party was delayed, provided the Party whose performance is delayed provides written notice to the other Party not later than fifteen (15) business days of the occurrence of the event(s) or condition(s) causing the delay or the date the Party whose performance has been delayed

becomes aware or should have reasonably known of the event, describing such event(s) and/or condition(s) and the date on which such event(s) and/or condition(s) occurred.

L. Gender. The gender of the wording throughout this Agreement shall always be interpreted to mean either sex, and where the context requires, the plural of any word shall include the singular.

M. Immunities and Defenses.

- 1) By entering into this Agreement, the Parties do not waive, and shall not be deemed to have waived, any rights, immunities, or defenses either may have, including the defense of parties, and nothing contained herein shall ever be construed as a waiver of sovereign, statutory or official immunity by City with such rights being expressly reserved to the fullest extent authorized by law and to the same extent which existed prior to the execution hereof.
- 2) No employee of City, or any councilmember or agent of City, shall be personally responsible for any liability arising under or growing out of this Agreement.

N. Mutual Assistance, Additional Instruments. City and Company will do all things reasonably necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out such terms and provisions. City and Company agree and covenant to cooperate, negotiate in good faith, and to execute such other and further instruments and documents as may be reasonably required to fulfill the public purposes provided for and included within this Agreement.

O. Notices. Any notice, statement and/or communication required and/or permitted to be delivered hereunder shall be in writing and shall be mailed by first-class mail, postage prepaid, or delivered by hand, by messenger, by facsimile, or by reputable overnight carrier, and shall be deemed delivered when received at the addresses of the Parties set forth below, or at such other address furnished in writing to the other Parties thereto:

COMPANY: Titan Leander Land Investors, LLC
Attn: Joe Iannacone
4903 Woodrow Ave., Bldg. A
Austin, TX 78756
Email: jiannacone@titan-development.com

With a copy to: Aimeé González
6300 Riverside Plaza Ln., NW Suite 200
Albuquerque, NM 87120
Email: agonzalez@titan-development.com

CITY: City of Leander
Attn: City Manager
105 N. Brushy St.
Leander, TX 78641
Email: tparton@leandertx.gov

With a copy to: Paige H. Saenz
The Knight Law Firm, LLP
223 West Anderson Lane, Suite A-105
Austin, Texas 78752
Email: Paige@cityattorneytexas.com

- P. Ordinance Applicability.** The signatories hereto shall be subject to all ordinances of City, whether now existing or in the future arising provided however no ordinance shall reduce or diminish the contractual obligations contained herein. This Agreement shall confer no vested rights on the Development unless specifically enumerated herein.
- Q. Severability.** In the event any provision of this Agreement is illegal, invalid, or unenforceable under the present or future laws, then, and in that event, it is the intention of the Parties hereto that the remainder of this Agreement shall not be affected thereby, and it is also the intention of the Parties to this Agreement that in lieu of each clause or provision that is found to be illegal, invalid, or unenforceable a provision be added to this Agreement which is legal, valid and enforceability and is a similar in terms as possible to the provision found to be illegal, invalid or unenforceable.
- R. Survival of Covenants.** Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the Parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

[Page Ends Here – Signature Pages Follow]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year written above.

TITAN LEANDER LAND INVESTORS, LLC
a New Mexico limited liability company

By: Titan Leander Management, LLC
Its Manager

By: Titan Property Management, LLC
Its Manager

By: _____
Ben F. Spencer, Manager

STATE OF NEW MEXICO §
§
COUNTY OF BERNALILLO §

Acknowledgment

BEFORE ME, the undersigned authority, a Notary Public in and for the State of New Mexico, on this day personally appeared Ben F. Spencer, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for and as the act and deed of Titan Leander Land Investors, LLC, such entity duly authorized to do business in the State of Texas, and as the Manager of Titan Property Management, LLC, manager of Titan Leander Management, LLC, and for the purposes and consideration therein expressed, and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2025.

NOTARY PUBLIC,
STATE OF NEW MEXICO
MY COMMISSION EXPIRES: _____

CITY OF LEANDER, TEXAS

By: _____

Todd Parton, City Manager

Date: _____

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

Acknowledgment

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Todd Parton, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for and as the act and deed of the **CITY OF LEANDER, TEXAS**, a municipal corporation of Williamson and Travis Counties, Texas, and as the City Manager thereof, and for the purposes and consideration therein expressed, and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2025.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

ATTEST:

CITY SECRETARY

Date: _____

APPROVED AS TO FORM:

By: _____

CITY ATTORNEY

Date: _____

EXHIBIT "A"
The Development

BEING A 115.817 ACRES OF LAND, MORE OR LESS, IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT CALLED 110 ACRES OF LAND DESCRIBED IN DEEDS TO EMOGENE MASON KIRKPATRICK CHAMPION AND HUSBAND, ALBERT R. CHAMPION RECORDED IN: VOLUME 473, PAGE 376; VOLUME 472, PAGE 510; VOLUME 472, PAGE 279; VOLUME 470, PAGE 336; AND VOLUME 470, PAGE 334; ALL OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 115.817 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES-AND-BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found with cap stamped "FOREST" at a fencepost in the approximate south line of the L. B. Johnson Survey, Abstract No. 350, same being the approximate north line of the Talbot Chambers Survey, Abstract No. 125, and being in the south line of a called 220.30-acre tract of land described in a Special Warranty Deed with Vendor's Lien to Palmera Bluff Development, Inc. in Document No. 2015093770, of the Official Public Records of Williamson County, Texas, for the northwest corner of a called 41.56 acre tract of land described to Hero Way Capital, LLC, in a Special Warranty Deed with Vendor's Lien recorded in Document No. 2021121563, of said Official Public Records, and for the northeast corner of said 110-acre tract and the herein described tract of land;

THENCE, South 21° 00' 06" East, along the east line of said 110-acre tract and of the herein described tract, passing at 1925.23 feet, a 1/2-inch iron rod found 0.63 feet offline, for the northeast corner of a called 1.242-acre tract described in a Gift Deed to Edward A. Kirkpatrick in Volume 1163, Page 554, of said Deed Records, passing at 2,000.88 feet, a 1/2-inch iron rod found, for the most easterly southeast corner of said 1.242-acre tract, continuing for a total distance of 3,632.38 feet to a 1/2-inch iron rod with a pink plastic cap stamped "AERIOS GEO LLC" set, in the approximate south line of said Talbot Chambers Survey, being the approximate north line of the Elijah D. Harmon Survey, Abstract No. 6, and the approximate northerly right-of-way line of Hero Way, also known as County Road 269 (right-of-way varies, no record information found), for the southeast corner of said 110-acre tract and the herein described tract of land;

THENCE, South 68° 59' 54" West, along the common line of said Talbot Chambers Survey and said Elijah D. Harmon Survey, and said northerly line of Hero Way, being the south line of said 110-acre tract and of the herein described tract of land, passing a 1/2-inch iron rod with a pink plastic cap stamped "AERIOS GEO LLC" set for reference at 1,371.80 feet, continuing for a total distance of 1,388.89 feet to a calculated point in the east edge of County Road 270 (right-of-way varies, no record information found), for the southwest corner of said 110-acre tract and the herein described tract of land;

THENCE, North 21° 00' 06" West, along the west line of said 110-acre tract, for the west line of the herein described tract, passing at 14.77 feet, a 1/2-inch iron rod with a pink plastic cap stamped "AERIOS GEO LLC" set for reference, passing at 3,078.54 feet, a 1/2-inch iron rod found for the northeast corner of a 17.282-acre tract of land described in a Warranty Deed with Vendor's Lien

to Austin Believers Fellowship in Document No. 2008074537, of said Official Public Records, and the southeast corner of a 7.231-acre tract of land described in a General Warranty Deed with Vendor's Lien to Dennis L. Ellison in Document No. 2020035528, of said Official Public Records, and being in the approximate westerly line of said County Road 270, continuing for a total distance of 3,632.38 feet to a 1/2-inch iron rod with a pink plastic cap stamped "AERIOS GEO LLC" set, in said westerly line of County Road 270, for the northeast corner of said 7.231-acre tract, and for the northwest corner of said 110-acre tract and the herein described tract;

THENCE, North 68° 59' 54" East, crossing said County Road 270, along the common line of said L. B. Johnson Survey and the Talbot Chambers Survey, passing at 37.76 feet, a 1/2-inch iron rod with a pink plastic cap stamped "AERIOS GEO LLC" set for reference in the approximate easterly line of said County Road 270, continuing along the south line of said 220.30 acre tract, and the north line of said 110-acre tract and the herein described tract, for a total distance of 1,388.89 feet, to the POINT OF BEGINNING and containing 115.817 acres of land, more or less.

LESS AND EXCEPT real property conveyed to Williamson County, Texas by Deed recorded March 8, 2024, Document No. 2024018306, Official Public Records of Williamson County, Texas, the same being more fully described as follows:

METES & BOUNDS DESCRIPTION FOR A 11.327 ACRE TRACT OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 101 ACRE TRACT OF LAND AS CONVEYED TO EMOGENE M. CHAMPION, AS TRUSTEE OF THE ALBERT R. CHAMPION EXEMPTION EQUIVALENT TRUST BY EXECUTRIX'S SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2008083902 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 11.327 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

BEGINNING at an "X" chiseled in concrete found at the intersection of the north right-of-way line of Hero Way (f/k/a County Road 269) (width varies) (no deed of record found) and the east right-of-way line of County Road 270 (width varies) (no deed of record found), at the southwest corner of the above described Champion Tract, for the southwest corner and POINT OF BEGINNING of the herein described tract, from which a 1/2-inch iron rod found at the intersection of the north right-of-way line of said Hero Way and the west right-of-way line of said County Road 270, bears S 77°41'32" W a distance of 44.54 feet;

THENCE, with the east right-of-way line of said County Road 270 and the west line of said Champion Tract, N 17°45'49" W a distance of 95.99 feet to a 5/8-inch iron rod with cap stamped "SAM LLC" found for an angle point;

THENCE, generally along a fence, continuing with the east right-of-way line of said County Road 270 and the west line of said Champion Tract, N 21°08'22" W a distance of 303.11 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,187,232.05, E: 3,083,112.72) set for the beginning of a non-tangent curve to the right and

the northwest corner of the herein described tract, 182.02 feet left of FM 2243 baseline station 119+00.72;

THENCE, departing the east right-of-way line of said County Road 270, over and across said Champion Tract, along said curve to the right, an arc distance of 9.53 feet, having a radius of 4,347.00 feet, a central angle of 00°07'32" and a chord which bears N 68°13'17" E a distance of 9.53 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an interior corner of the herein described tract, 182.74 feet left of FM 2243 baseline station 119+10.100;

THENCE, continuing over and across said Champion Tract, N 20°31'38" W a distance of 8.27 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for the beginning of a non-tangent curve to the right and an exterior corner of the herein described tract, 191.00 feet left of FM 2243 baseline station 119+09.66;

THENCE, continuing over and across said Champion Tract, along said curve to the right, an arc distance of 503.92 feet, having a radius of 4,347.00 feet, a central angle of 06°38'31" and a chord which bears N 71°36'18" E a distance of 503.64 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an exterior corner of the herein described tract, 208.41 feet left of FM 2243 baseline station 124+05.99;

THENCE, continuing over and across said Champion Tract, S 15°05'03" E a distance of 8.23 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for the beginning of a non-tangent curve to the right and an interior corner of the herein described tract, 200.18 feet left of FM 2243 baseline station 124+05.95;

THENCE, continuing over and across said Champion Tract, along said curve to the right, an arc distance of 34.69 feet, having a radius of 4,347.00 feet, a central angle of 00°27'26" and a chord which bears N 75°08'40" E a distance of 34.69 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for a point of tangency, 199.89 feet left of FM 2243 baseline station 124+40.16;

THENCE, continuing over and across said Champion Tract, N 75°22'23" E a distance of 841.18 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the east line of said Champion Tract and the west line of a called 41.56 acre tract of land as conveyed to Hero Way Capital, LLC. by Special Warranty Deed with Vendor's Lien recorded in Document Number 2021121563 of the Official Public Records of Williamson County, Texas, for the northeast corner of the herein described tract, 199.00 feet left of FM 2243 baseline station 132+79.11, from which a 1/2-inch iron rod found on the east line of said Champion Tract and the west line of said Hero Way Capital Tract, bears N 21°28'57" W a distance of 281.89 feet;

THENCE, with the east line of said Champion Tract and the west line of said Hero Way Capital Tract, S 21°28'57" E, pass a found 5/8-inch iron rod with cap stamped "SAM LLC" at a distance of 176.09 feet, and continuing on for a total distance of 263.71 feet to a 5/8-inch iron rod with cap stamped "SAM INC" found on the north right-of-way line of said Hero Way, at the most easterly southeast corner of said Champion Tract and the southwest corner of said Hero Way Capital Tract, for the most easterly southeast corner of the herein described tract, from which a 1/2-inch iron rod

found on the north right-of-way line of said Hero Way, bears N 68°45'55" E a distance of 86.85 feet;

THENCE, generally along a fence, with the north right-of-way line of said Hero Way and the south line of said Champion Tract, S 68°45'55" W a distance of 7.74 feet to a calculated point at a fence corner for an interior of the herein described tract;

THENCE, continuing over and across said Champion Tract, N 20°31'38" W a distance of 8.27 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for the beginning of a non-tangent curve to the right and an exterior corner of the herein described tract, 191.00 feet left of FM 2243 baseline station 119+09.66;

THENCE, continuing over and across said Champion Tract, along said curve to the right, an arc distance of 503.92 feet, having a radius of 4,347.00 feet, a central angle of 06°38'31" and a chord which bears N 71°36'18" E a distance of 503.64 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for an exterior corner of the herein described tract, 208.41 feet left of FM 2243 baseline station 124+05.99;

THENCE, continuing over and across said Champion Tract, S 15°05'03" E a distance of 8.23 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for the beginning of a non-tangent curve to the right and an interior corner of the herein described tract, 200.18 feet left of FM 2243 baseline station 124+05.95;

THENCE, continuing over and across said Champion Tract, along said curve to the right, an arc distance of 34.69 feet, having a radius of 4,347.00 feet, a central angle of 00°27'26" and a chord which bears N 75°08'40" E a distance of 34.69 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set for a point of tangency, 199.89 feet left of FM 2243 baseline station 124+40.16;

THENCE, continuing over and across said Champion Tract, N 75°22'23" E a distance of 841.18 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" set on the east line of said Champion Tract and the west line of a called 41.56 acre tract of land as conveyed to Hero Way Capital, LLC. by Special Warranty Deed with Vendor's Lien recorded in Document Number 2021121563 of the Official Public Records of Williamson County, Texas, for the northeast corner of the herein described tract, 199.00 feet left of FM 2243 baseline station 132+79.11, from which a 1/2-inch iron rod found on the east line of said Champion Tract and the west line of said Hero Way Capital Tract, bears N 21°28'57" W a distance of 281.89 feet;

THENCE, with the east line of said Champion Tract and the west line of said Hero Way Capital Tract, S 21°28'57" E, pass a found 5/8-inch iron rod with cap stamped "SAM LLC" at a distance of 176.09 feet, and continuing on for a total distance of 263.71 feet to a 5/8-inch iron rod with cap stamped "SAM INC" found on the north right-of-way line of said Hero Way, at the most easterly southeast corner of said Champion Tract and the southwest corner of said Hero Way Capital Tract, for the most easterly southeast corner of the herein described tract, from which a 1/2-inch iron rod found on the north right-of-way line of said Hero Way, bears N 68°45'55" E a distance of 86.85 feet;

THENCE, generally along a fence, with the north right-of-way line of said Hero Way and the south line of said Champion Tract, S 68°45'55" W a distance of 7.74 feet to a calculated point at a fence corner for an interior of the herein described tract;

THENCE, generally along a fence, continuing with the north right-of-way line of said Hero Way and the south line of said Champion Tract, S 03°53'32" W a distance of 18.25 feet to a calculated point at a fence corner, and at the most southerly southeast corner of said Champion Tract, for the most southerly southeast corner of the herein described tract;

THENCE, generally along a fence, continuing with the north right-of-way line of said Hero Way and the south line of said Champion Tract, S 66°13'26" W a distance of 26.02 feet to a gate post found for an angle point;

THENCE, generally along a fence, continuing with the north right-of-way line of said Hero Way and the south line of said Champion Tract, S 68°55'01" W a distance of 488.01 feet to a gate post found for an angle point;

THENCE, generally along a fence, continuing with the north right-of-way line of said Hero Way and the south line of said Champion Tract, 69°12'16" W a distance of 859.84 feet to the POINT OF BEGINNING and containing 11.327 acres (493,401 square feet) of land, more or less.

Bearing orientation is based on the Texas State Plane Coordinate System NAD-83, Central Zone 4203. All distances are surface and may be converted to grid by dividing by a scale factor of 1.00012.

Exhibit “B”

Eligible System Facilities and Phasing Depiction

[see attached]





TITAN
DEVELOPMENT

TITAN LEANDER
-
COUNTY ROAD 270

1" = 150'



EXECUTIVE SUMMARY 9/18/2025

AGENDA SUBJECT:

Conduct a Public Hearing regarding Zoning Case Z-25-0173 to amend the current zoning of SFR-2-A (Single-Family Rural) to SFR-3-A (Single-Family Rural) on one (1) parcel of land 1.01 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R570333; and more commonly known as 2700 Monte Ranch Trail, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0173 as described above.

BACKGROUND:

This request represents the second step in the zoning process. The applicant seeks to rezone the property from SFR-2-A (Single-Family) to SFR-3-A (Single-Family) to increase the allowable square footage for accessory structures on the lot.

The applicant has constructed several accessory structures associated with a pool, including:

- A bathroom with a canopy cover,
- An outdoor kitchen with seating area, and
- A fountain with a canopy cover.

These structures were built without permits, resulting in a Code Enforcement case. The Municipal Court required the applicant to:

1. Submit and complete all required building permits, and
2. Submit a zoning change application to bring the site into compliance.

All required applications have been submitted. Approval of the zoning change is necessary to allow the proposed accessory structure square footage.

ZONING DETAILS

- Current Zoning: SFR-2-A
- Proposed Zoning: SFR-3-A
- Property Size: Approximately 1.01 acres
- Location: 2700 Monte Ranch Trail, Greatwood Phase 4 subdivision
- Surrounding Uses: Single-family residential homes (Greatwood Subdivision)

ACCESSORY STRUCTURE ALLOWANCES:

- Type 2 Site Component (Current): 20% of main structure = 1,029 sq. ft.
- Type 3 Site Component (Proposed): 30% of main structure = 1,544 sq. ft.
- Proposed Accessory Structures: 1,213 sq. ft. total

Building 1: 320 sq. ft.

Building 2: 180 sq. ft.

Building 3: 713 sq. ft.







PROPOSED ZONING DISTRICT:

USE COMPONENT

SFR – Single-Family Rural:

Features: 1 acre lot min.; 1,600 square feet living area min.

Intent: Development of single-family detached dwellings on lots one acre or larger in size and for other uses that are compatible and complimentary to large lot and very low density residential development. The purpose of this component is to provide regulations to preserve rural character and maintain and protect the City's single-family residences and neighborhoods in an area with larger lot sizes. This component is also intended to preserve the larger tracts of land for future economic development in accordance with the Comprehensive Plan, while permitting rural/agricultural uses on the land to continue.

SITE COMPONENT

TYPE 3:

Features: Accessory buildings up to thirty (30%) percent of primary building; accessory dwellings.

Intent:

1. This component is intended to be utilized with residential components where accessory dwellings or additional accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.
2. Compliance with Type 1 or 2 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT

TYPE A:

Features: Five (5) or more architectural features.

Intent:

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

- Strategy 10.1: Maintain and/or improve affordability and diversity in the housing market.
- Strategy 10.2: Support housing that has well-defined design character, compatibility with adjacent uses, and balanced density.

Applicable Future Land Use categories

NEIGHBORHOOD RESIDENTIAL

- The Neighborhood Residential land use category is intended to be developed primarily as new single-family detached residential subdivisions with associated amenities, such as parks, trails, open space areas, and elementary schools. These areas are intended to have a mix of suburban and auto-oriented development character which are primarily found in the form of detached residential lots.

Architectural styles, building height and massing are relatively uniform in this type of land use. Most streets are considered to be local and low-volume with curb and gutter, sidewalks, consistent speeds and highly accessible driveways. Strategically located parks are essential and in some cases a school or other institutional use are integrated or in close proximity.

Some neighborhood-serving retail and office uses are permitted in these areas with highly-restrictive use, site and design requirements. These types of uses are residential in scale and architectural design and are walkable in nature, though auto-serving. These uses are not shown on the Future Land Use Map as commercial and are supported when integrated into a development with appropriate site and zoning compatibility considerations.

PUBLIC NOTIFICATION:

In addition to the notice mailed on behalf of the City to all property owners within 200', the agent is required to

reach out to all property owners of property zoned as single-family or any properties used as single-family uses within 500' as per Article X, Section 3 (d) of the Composite Zoning Ordinance. Any Homeowner's Association located within 500' are also required to be contacted.

A neighborhood outreach was conducted on March 6, 2025, through hand-delivered letters. Per the applicant, The HOA was also notified. As of the submittal of the application, no concerns were raised.

Since then, we have had individuals bring up concerns about noise, what the type 3 site component would allow, and traffic concerns.

The applicant has also stated that a Zoom meeting was held on August 11 by the HOA in which he attended and answered questions.

Please see the full report from the applicant attached as Exhibit 7 and the additional handout items provided before the meeting.

HISTORY/TIMELINE:

08/21/2014 – Zoning Approved

08/14/2025 – Planning & Zoning, 1st Public Hearing

APPLICANT/AGENT:

Jesse Diaz

RECOMMENDATION:

As part of the evaluation of this request, the City Council has the following options:

1. Approve the proposed Zoning change request; or
2. Deny the proposed Zoning change request.

Staff recommends approval of the zoning change (Option 1). The proposed SFR-3-A zoning and Type 3 site component are consistent with the Comprehensive Plan and appropriate for the Neighborhood Residential Future Land Use Category. This component is intended for residential areas where additional accessory structures are appropriate and has been used in similar subdivisions.

Planning & Zoning Commission Vote (08/14/2025): Unanimous recommendation to deny the zoning request.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

Attachments:

1. Z-25-0173 Att 1 Letter of Intent - 2700 Monte Ranch
2. Z-25-0173 Att 2 Current Zoning - 2700 Monte Ranch
3. Z-25-0173 Att 3 FLU Map- 2700 Monte Ranch
4. Z-25-0173 Att 4 Public Notification - 2700 Monte Ranch
5. Z-25-0173 Att 5 Proposed Zoning - 2700 Monte Ranch
6. Z-25-0173 Att 6 Aerial Map - 2700 Monte Ranch
7. Z-25-0173 Att 7 Neighborhood Outreach Summary - 2700 Monte Ranch
8. Z-25-0173 Att 8 Ordinance - 2700 Monte Ranch

9. 8-14-2025 P & Z Minutes

To Whom It May Concern,

I am requesting a zoning change from **SFR-2-A** to **SFR-3-A** to accommodate the proposed modifications to my property and allow for the appropriate use of space. Specifically, I am proposing this change to increase the allowed square footage for accessory structure use on my property from 20% to 30% of the overall gross square footage of the existing home. The details of the proposed project are as follows:

Project Overview:

The project involves the construction of several steel-framed canopies around the pool area. These canopies will enhance the space by providing shade and protection while maintaining a modern, aesthetically pleasing appearance. The design prioritizes both durability and the visual harmony of the surrounding environment.

Key Details:

1. Materials:

- The canopy frames will be constructed from **rust-resistant steel**, ensuring long-term durability and structural integrity.
- All frames will be coated with high-quality **white paint**, offering both protection from the elements and a sleek, clean finish.

2. Dimensions:

The canopies will be positioned around the pool to optimize coverage and provide shade for lounging and seating areas. The specific dimensions are as follows:

- **First Canopy:** 20' x 16' above the full bathroom (sink, toilet, shower) and outdoor shower (ACSTR-24-00337).
- **Second Canopy:** 16' x 9' above the wall (with electrical connections) and water fountain (ACSTR-24-00378).
- **Third Canopy:** 30' x 20' above a sunken floor area that includes a wall for TV, firepit, and outdoor kitchen (sink, gas burners, fridge) (ACSTR-24-00379).

3. Design and Structure:

- The canopies will have a contemporary design, with clean lines and open sides to create an airy and spacious feel.
- The structure will be supported by strong steel posts, which will be securely anchored into the ground to ensure stability.

4. Location and Placement:

- The canopies will be strategically placed around the pool, providing optimal shade coverage without obstructing views of the pool or the surrounding landscape.

5. Safety Considerations:

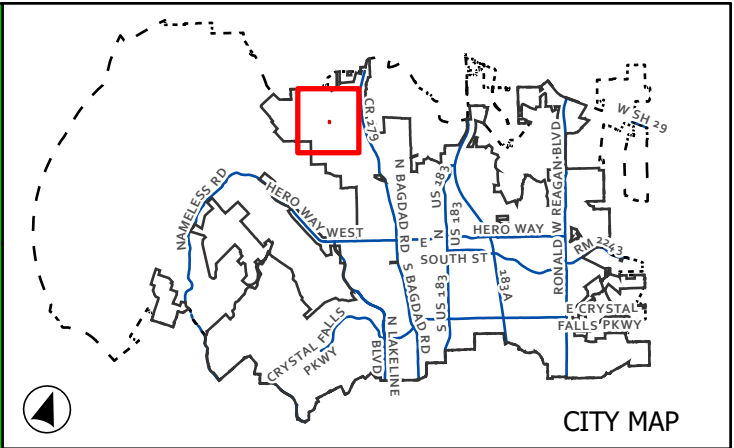
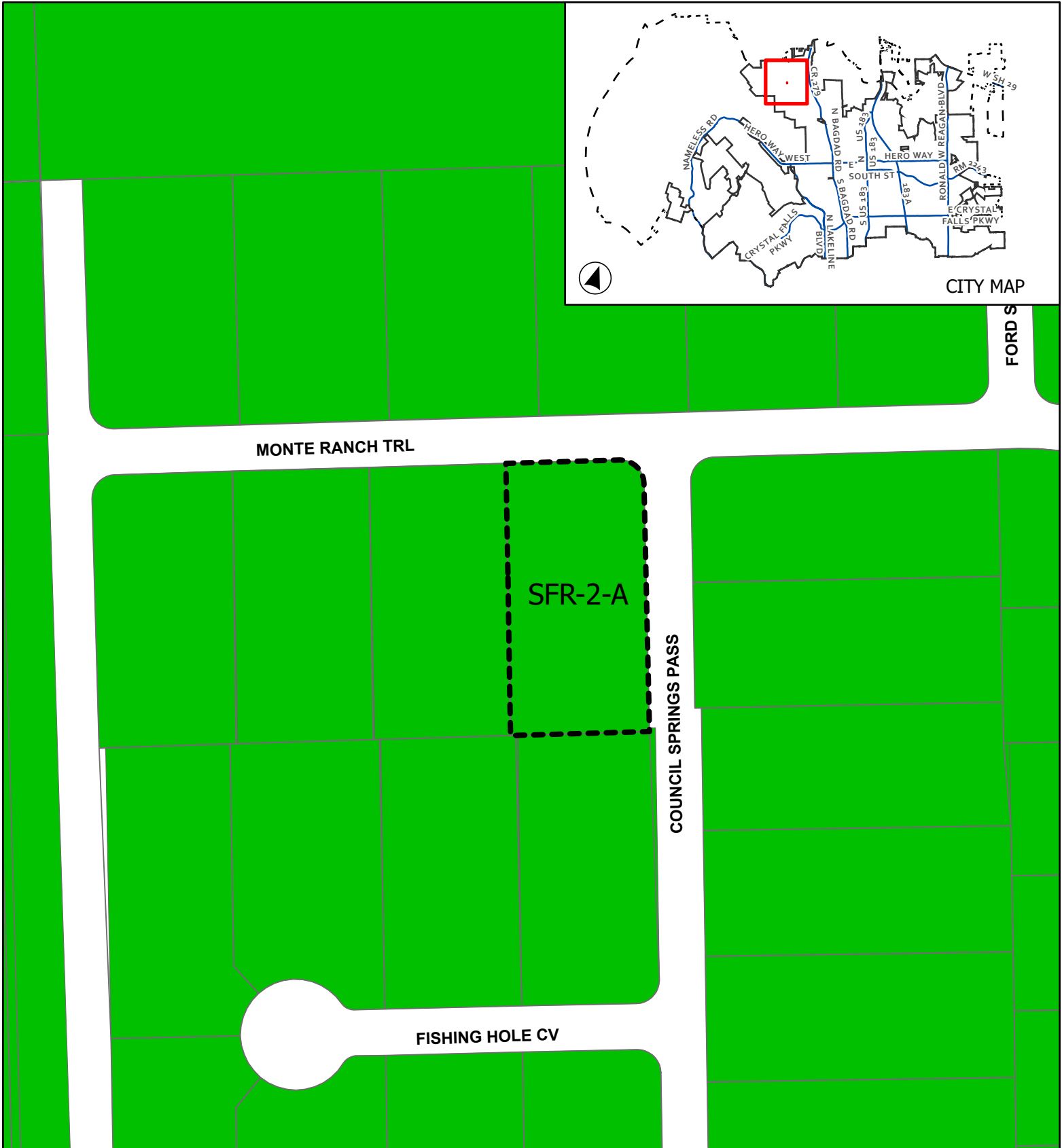
- All construction will adhere to relevant local safety standards, and the canopies will be designed to withstand typical weather conditions in our region.

I trust that the above details offer a comprehensive understanding of the proposed project. If you require further documentation or have any questions, please feel free to contact me.

Thank you for your time and consideration. I look forward to your feedback and approval.

Sincerely,

Jesse Diaz
956-212-1546
decoradesigns@hotmail.com
2700 Monte Ranch Trl
Leander, Texas 78641



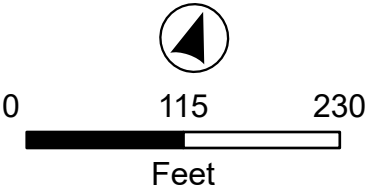
CASE: Z-25-0173

ATTACHMENT 2

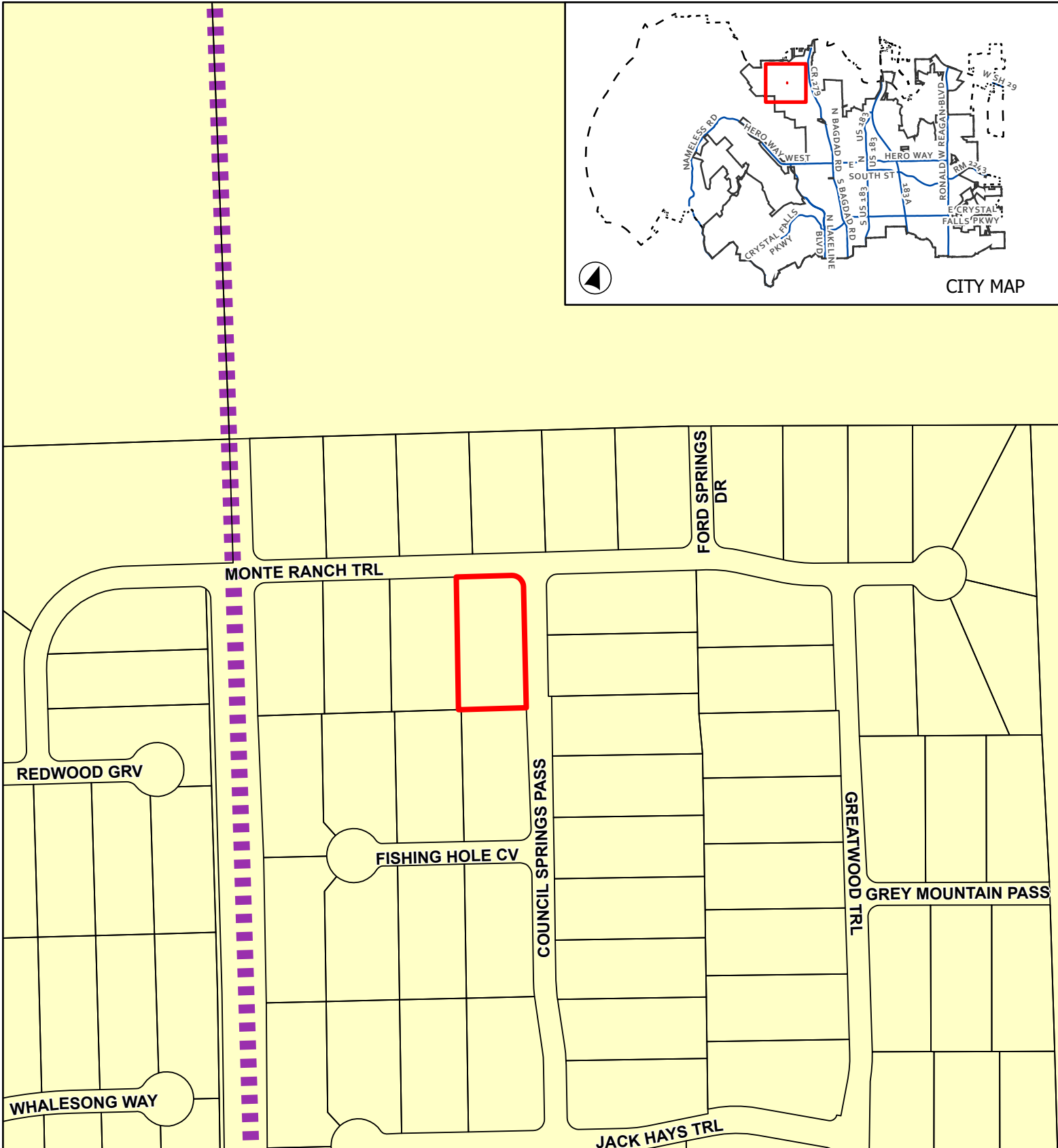
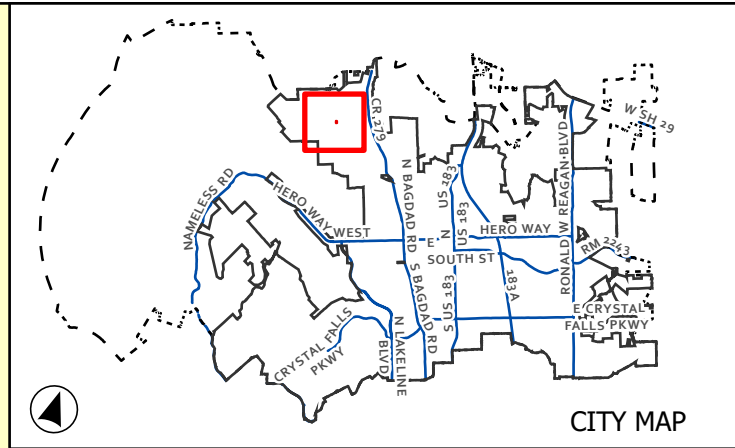
2700 MONTE RANCH

Current Zoning

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

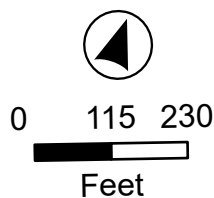


- City Limits
 - ETJ
 - Subject Boundary
- Proposed Zoning**
- SFR - Single-Family Rural



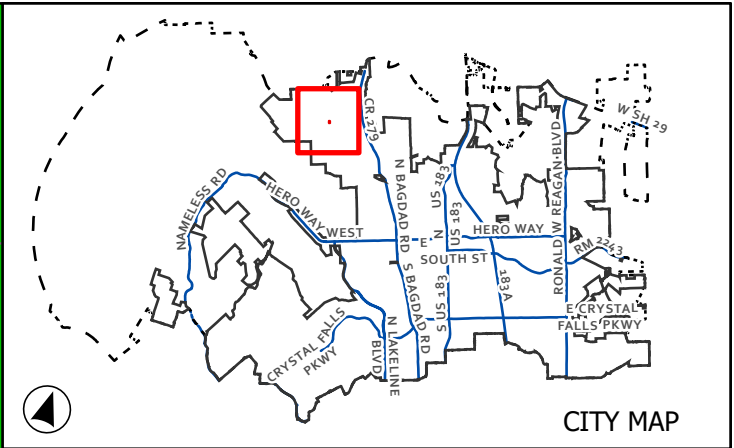
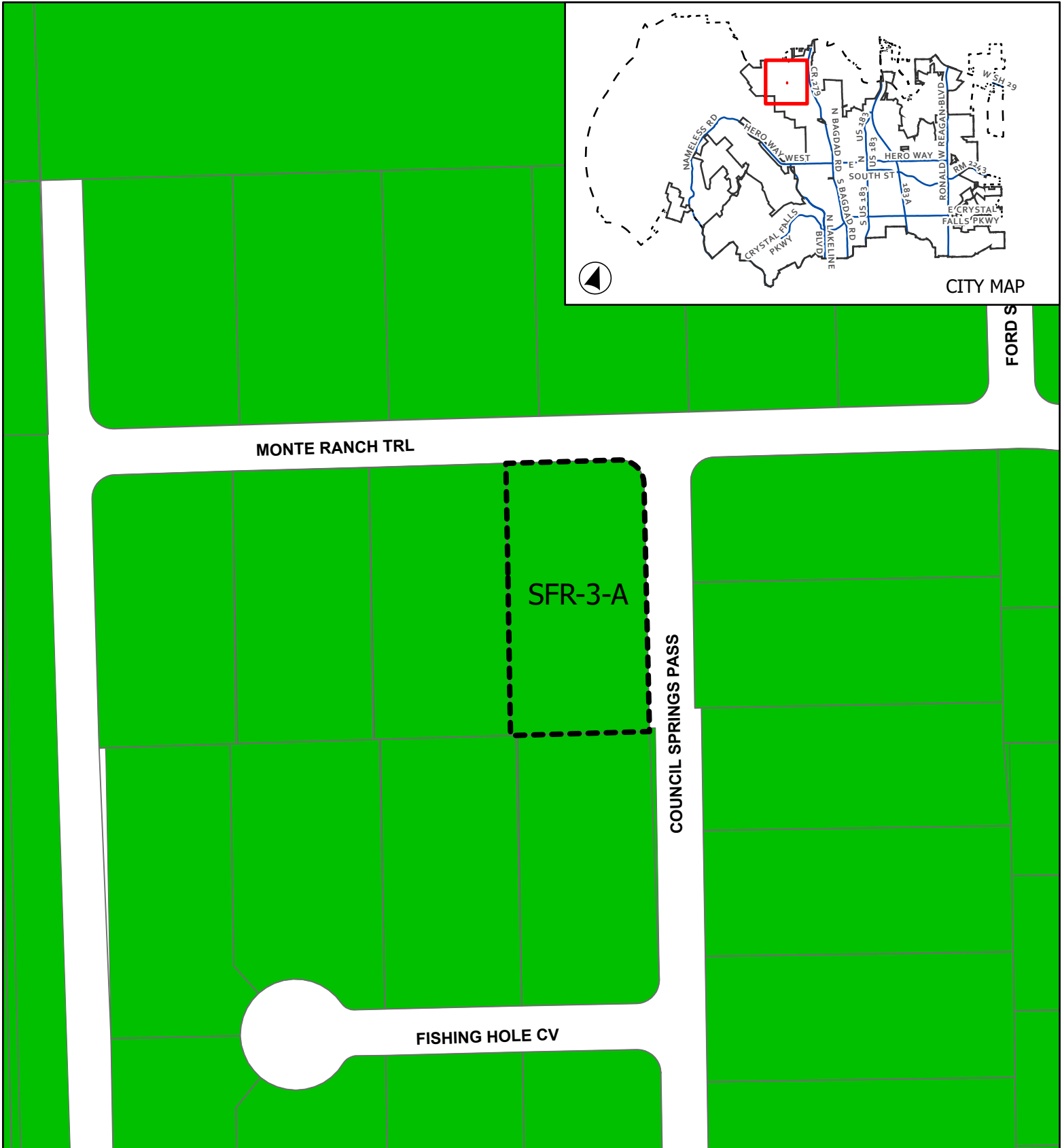
Future Land Use Map

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- ETJ Boundary
- Leander City Limits
- Subject Boundary

- Arterial 4 Lane, Proposed
- Neighborhood Residential



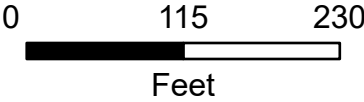
CASE: Z-25-0173

ATTACHMENT 5

2700 MONTE RANCH

Proposed Zoning

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- City Limits
- ETJ
- Subject Boundary

Proposed Zoning

- SFR - Single-Family Rural

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

1. How and when were the surrounding neighborhood and residential property owners within 500' notified, how was information shared, and who was directly involved in the communication process? Please provide the address of the properties notified and the name and contact information of the residents directly involved in the communication process. Attach any materials that were distributed.

Neighbors were notified on March 6th, 2025, with hand delivered letter.

2. Who was notified (i.e. property owners, HOA, etc)? The HOA and/or a representative if there is no organized HOA must be contacted, if applicable. Provide a separate sheet listing the contact information used including the names and addresses of the individuals.

Heather Hood from the HOA was notified and also gave us approval.

3. What concerns were raised during these communications?

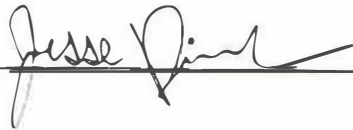
No concerns were raised during the communication process.

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

No specific conditions were added/modified due to the fact no concerns were raised.

The above information is deemed to be true to the best of my knowledge.

Signature: _____



Date 03/28/2025

2700 MONTE RANCH TRL
LEANDER, TX 78641

NOTICE OF PROPOSED ZONING CHANGE
NEIGHBOR NOTIFICATION

MARCH 6, 2025

TO WHOM IT MAY CONCERN:

Dear Neighbor,

I hope this message finds you well.

We are writing to inform you of a updated proposed zoning change for the property located at 2700 Monte Ranch Trl. The property is currently zoned as SFR-2-A, and there is a request to rezone it to SFR-3-A. The purpose of this zoning request is to accommodate the construction of canopy structures in the backyard.

At this stage, we are reaching out to neighboring properties with hand delivered letters and speaking with other residents to ensure that all concerned parties are aware of the proposed change. We welcome any feedback, questions, or concerns you may have regarding this matter. Additionally, we kindly request that you provide your contact information and address for our records.

Should you have any inquiries or wish to discuss the proposed change further, please do not hesitate to contact me directly.

Thank you for your attention to this matter.

Sincerely,

Jesse Diaz

CELL: 956-212-1546

DECORADESIGNS@HOTMAIL.COM

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING ONE (1) PARCEL OF LAND FROM SFR-2-A (SINGLE-FAMILY RURAL) TO SFR-3-A (SINGLE-FAMILY RURAL); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of the property described herein after (the "Property") has requested that the Property be rezoned; and

WHEREAS, after giving at least ten (10) days written notice to the owners of land within two hundred (200') feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

WHEREAS, after publishing notice of the public hearing at least fifteen (15) days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

SECTION 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Amendment of Zoning Ordinance. Ordinance No. 05-018-00, as amended, the City of Leander Composite Zoning Ordinance (the "Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

SECTION 3. Applicability. This ordinance applies to the following parcel of land, which is herein referred to as the "Property". That certain parcel of land being including 1.01 acres $\pm$; being more particularly described in **Exhibit "A"**; commonly known as 2700 Monte Ranch Trail; identified by Williamson Central Appraisal District tax identification number R570333; more particularly described in Instrument Number 2024015122; recorded in the Official Public Records of Williamson County, Texas.

SECTION 4. Property Rezoned. The Zoning Ordinance is hereby amended by changing the zoning district for the Property from SFR-2-A (Single-Family Rural) to SFR-3-A (Single-Family Rural) as shown in **Exhibit "A"**.

SECTION 5. Recording Zoning Change. The City Council directs the Planning Department to record this zoning classification on the City's official zoning map with the official notation as prescribed by the City's zoning ordinance.

SECTION 6. Severability. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

SECTION 7. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

PASSED AND APPROVED on First Reading this the 18th day of September, 2025.

FINALLY PASSED AND APPROVED on this the 2nd day of October, 2025.

ATTEST:

THE CITY OF LEANDER, TEXAS:

Dara Crabtree, City Secretary

Christine DeLisle, Mayor



**MINUTES
PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, August 14, 2025
Regular Meeting at 6:00 PM



**Place 1 – Donnie Mahan
Place 2 – Joseph Morales
Place 3 – Karen Lewis
Place 4 – Vacant**

**Place 5 – James Oliver, Chair
Place 6 – Laura Lantrip
Place 7 – Scott Calame, Vice-Chair
Staff Liaison – Robin Griffin**

REGULAR MEETING

1. Call to Order.
Meeting was called to order at 6:00 p.m.
2. Roll Call.
All commissioners were present.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the August 7, 2025 meeting.
4. Review of meeting protocol.
5. 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 wished to speak.

CONSENT AGENDA: ACTION

Motion to approve consent agenda items 6-7.

By: Board Member Lantrip
Seconded: Board Member Calame

Vote: 6 - 0

6. Approval of the minutes for meeting held on July 24, 2025.
7. Approval of the extension of the application expiration for Site Development Case SD-24-0204 Skye Multi-Family Development Recreation Improvements Minor Site Development; on one (1) parcel of land 2.783 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R646643, commonly known as 11320 Hero Way West, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0173 to amend the current zoning of SFR-2-A (Single-Family Rural) to SFR-3-A (Single-Family Rural) on one (1) parcel of land approximately 1.01 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R570333; and more commonly known as 2700 Monte Ranch Trail, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0173 as described above.

Public Hearing opened at 6:09 p.m.; Public Hearing closed at 6:31 p.m.; following discussion.

No one spoke in favor of this item.

Spoke in opposition of the request:

Jason Simental, 2700 Fishing Hole Cove;

Rocky Quach, 2540 Council Springs Pass;

Lynette Harens, 2740 Great Owl Pass;

Katherine Hidalgo, 2700 Council Springs cove;

Deborah Groyer, 2600 Council Springs Pass;

Rolando Ponce, 2720 Monte Ranch Trail;

Robert Wernersbach, 2741 Monte Ranch Trail;

Russell Hess, 2740 Monte Ranch Trail;

Anthony Roberts, 2960 Council Springs Pass;

Julia Littleton, 2620 Great Owl Pass.

29 submitted via the website in opposition of the request; see attached.

17 written public comments submitted in opposition of the request: see attached.

Motion to deny Zoning Case Z-25-0173.

By: Board Member Calame

Seconded: Board Member Mahan

Vote: 6 - 0

[The Commission took a brief recess at 7:10 p.m.; reconvened at 7:18 p.m.]

9. Conduct a Public Hearing regarding Special Use Case Z-25-0184 to consider action on a Special Use Permit to allow for a social club and game room on one (1) parcel of land approximately 0.25 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R036101; and more commonly known as 107 N. US 183, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0184 as described above.

Public Hearing opened at 7:30 p.m.; Public Hearing closed at 7:30 p.m.; following discussion.

No one spoke in favor or opposition of this item.

Motion to approve the Special Use Permit Z-25-0184.

By: Board Member Calame

Seconded: Board Member Lewis

Vote: 6 - 0

REGULAR AGENDA

10. Discuss and consider action on Tree Removal Case TRP-25-0039 regarding the removal of seven (7) Heritage Trees associated with the Wildspring Phase 2 Public Improvement Construction Plans (PICP-25-0199), generally located west of the intersection of Peach Drift Drive and White Mistleflower Drive, Williamson County, Texas.

Motion to approve Tree Removal Case TRP-25-0039.

By: Board Member Lantrip

Seconded: Board Member Calame

Vote: 6 - 0

11. Discuss and consider action on recommendations from the Planning & Zoning Commission for the FY 2025/2026 City Budget and Capital Improvement Program (CIP) Plan.

The Commission discussed the following recommendations:

- Install a flashing beacon at the intersection of Crystal Falls and Raider Way
- Consider the expansion of Lakewood Park towards the west
- Explore alternative access to Lakewood Park
- Consider additional parking opportunities at Lakewood Park
- Consider an amphitheater in addition to the Maintenance Staff Shop/ Break Room at the Lakewood Park
- Install bus stops within one-half mile from every resident
- Connect the CapMetro station to Old Town with a bus shuttle
- Connect the trail from east of Brushy Creek to the Regional trail near Sarita Valley

Motion to approve the recommendations from the Planning & Zoning Commission for the FY 2025/2026 City Budget and Capital Improvement Program (CIP) Plan.

By: Board Member Lewis

Seconded: Board Member Morales

Vote: 6 - 0

12. Discuss and consider action on the Planning & Zoning Commission Progress Report for September 2024 to August 2025.

Motion to approve the Planning & Zoning Commission Progress Report for September 2024 to

August 2025.

By: Board Member Lewis
Seconded: Board Member Oliver

Vote: 6 - 0

13. Adjournment
Meeting adjourned at 8:22 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON

First Name	Last Name	Home Address	My comments		My position on the above agenda item or case number:	I want to include comments at the meeting:
			apply to the following meeting date:	My agenda item or case number:		
Tracie	Simental	2700 Fishing Hole Cv	8/14/2025	Z-25-0173	I am AGAINST this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
Christopher	Moran	2601 Greatwood Trail	8/12/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Kristie	Huerta	2721 Great Owl Pass	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Robert	Porter	2900 Council Springs Pass	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Marian	Garrard	2861 Greatwood TRL	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Gary	Garrard	2861 Greatwood TrL	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Ankur	Desai	2521 grey mountain pass	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Jennifer	Sadowski	2721 Jack Hays Trail	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Mia	Hendricks	2760 Jack Hays Trail	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Adam	Mitchell	2940 COUNCIL SPRINGS PASS	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Lisa	Molinar	2561 Monte Ranch Trl	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Mandi	Porter	2900 Council Springs Pass	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Benjamin	Burke	2700 Jack Hays Tr	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Melinda	Burke	2700 Jack Hays Tr	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Michael	Wilkes	2541 Greatwood trl	8/14/2025	X-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Megan	Sellars	2701 Great Owl Pass	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Megan	Mitchell	2940 COUNCIL SPRINGS PASS	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Sheri	Shelton	2460 Greatwood Trl	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Steve	Helland	2720 Honeywood Dr	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Elizabeth	Marlatt	2520 Ridley House Cv	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Jennifer	Gaus	2541 Grey Mountain Pass	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Lisa	Budzilowicz	2720 Honeywood Dr	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Jenna	Sproull	2541 Monte Ranch Trl	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Allen	Cox	2520 Council Springs Pass	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Eric	Coomer	2820 Council Springs Pass	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Clarissa	Roberts	2960 Council Springs Pass	8/11/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Kelvin	Hagan	2701 Jack Hayes Trl	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Amanda	Hardin	2760 Honeywood Dr	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Margaret	Hardin	2760 Honeywood Dr	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.

Z-25-0173

Written comments submitted online in opposition of the request

- | | |
|-------------------------|---|
| 1. Lin Ainsworth | 2400 Greatwood Trl, Leander, Texas 78641 |
| 2. Dawn Lyons | 2701 Monte Ranch Trl, Leander, Texas 78641 |
| 3. Elise O'Sullivan | 111 Mesa Vista Drive, Leander, Texas 78641 |
| 4. Ashley Rogers | 2721 Greatwood Trl, Leander, Texas 78641 |
| 5. Jennifer Sadowski | 2721 Jack Hays Trail, Leander, Texas 78641 |
| 6. Greg Vassaur | 2740 Jack Hays Trail, Leander, Texas 78641 |
| 7. Mary Richardson | 2500 Council Spring, Leander, Texas 78641 |
| 8. Kyle Richardson | 2500 Council Spring, Leander, Texas 78641 |
| 9. Candice Scott | 2741 Fishing Hole Cv, Leander, Texas 78641 |
| 10. Lesley Murphy | 2561 Greatwood Trl, Leander, Texas 78641 |
| 11. Joseph Hunstock | 2640 Great Owl Pass, Leander, Texas 78641 |
| 12. Dave Scott | 2741 Fishing Hole Cv, Leander, Texas 78641 |
| 13. Melissa Wernersbach | 2741 Monte Ranch Trl, Leander, Texas 78641 |
| 14. Randall Havel | 2720 Fishing Hole Cv, Leander, Texas 78641 |
| 15. Julia Littleton | 2700 Monte Ranch Trl, Leander, Texas 78641 |
| 16. Kathy Hidalgo | Greatwood Subdivision, Leander, Texas 78641 |
| 17. Roland Ponce | 2720 Monte Ranch Trl, Leander, Texas 78641 |

ID	Submission Date	First Name	Last Name	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
6391	8/3/2025 9:01	LIN	AINSWORTH	2400 Greatwood Tra	Leander	TX	78641	Planning and Zoning Commission	8/14/2025 2-25-0173		I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	First off, who do these people think they are? Did they even talk to anyone in the neighborhood about this proposal first? Adding an apartment complex to the middle of our neighborhood will drastically reduce the value of ALL of the homes in the development. I'm assuming that they also did not discuss this proposal with all of the new builders in the area, which will affect the price of the homes in their developments as well. We also know which demographic they are targeting as tenants with their apartment complex, which will eventually bring the gang element to our neighborhood. The audacity of these people to even propose this idea is astounding. I think they've actually managed to anger the entire community.
6393	8/3/2025 10:17	Dawn	Lyons	2701 Monte Ranch T	Leander	Texas	78641	Planning and Zoning Commission	8/14/2025 2-25-0173		I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	The homeowner at 2700 Monte Ranch Trail has already exceeded the coverage allowed by the HOA AND the city of Leander. They are trying to circumvent the HOA and the city by requesting to rezone already built items that have no permit, were not approved and do not match his residence. This devalues the properties in our neighborhood. We are against this rezoning proposal because thus far has ignored rules, pushed limits, and continues to operate outside of the parameters set by the HOA and the City of Leander. The homeowner already signed an agreement upon their choice to live in Greatwood Estates and the city of Leander and to abide by the guidelines set that they have chosen not to follow. What is going to prevent them from ignoring other rules set? Who is responsible for the correction of what is already unsightly, un-permitted structures? Who is going to prevent the weekly noise disturbance under these structures that already exist to our otherwise quiet neighborhood?
6403	8/3/2025 17:26	Elise	O'Sullivan	111 Mesa Vista Drive	Leander	Texas	78641	Planning and Zoning Commission	8/14/2025 2-25-0173		I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	I don't live in Greatwood, but down in Mesa Vista. I walk through Greatwood multiple times a week with my dogs and children. I appreciate being able to walk safely on the roads, with little road traffic, along with all others out walking at the same time. Increasing to r-3 sets a precedent with other properties being rezoned to high density, which will increase road traffic in a neighborhood where sidewalks don't exist. I support the community of Greatwood who oppose this.
6422	8/4/2025 13:45	Ashley	Rogers	2721 Greatwood Trl	Leander	TX	78641	Planning and Zoning Commission	8/14/2025 2-25-0173		I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	We cannot allow reasoning after the fact because of mistakes a single homeowner has made. We chose this neighborhood because of the character and the consequences of allowing a change in zoning would hurt that character and would negatively impact everyone in the neighborhood, and only benefit one individual. This is a terrible precedent.
*6456	8/6/2025 11:30	Lin	Ainsworth	2400 Greatwood Tra	Leander	TX	78641	Planning and Zoning Commission	8/14/2025 2-25-0173		I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	First off, who do these people think they are? Did they even talk to anyone in the neighborhood about this proposal first? Adding an apartment complex to the middle of our neighborhood will drastically reduce the value of ALL of the homes in the development. I'm assuming that they also did not discuss this proposal with all of the new builders in the area, which will affect the price of the homes in their developments as well. We also know which demographic they are targeting as tenants with their apartment complex, which will eventually bring the gang element to our neighborhood. The audacity of these people to even propose this idea is astounding. I think they've actually managed to anger the entire community.
*6457	8/6/2025 11:31	Dawn	Lyons	2701, Monte Ranch	Leander	TX	78641	Planning and Zoning Commission	8/14/2025 2-25-0173		I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	The homeowner at 2700 Monte Ranch Trail has already exceeded the coverage allowed by the HOA AND the city of Leander. They are trying to circumvent the HOA and the city by requesting to rezone already built items that have no permit, were not approved and do not match his residence. This devalues the properties in our neighborhood. We are against this rezoning proposal because thus far has ignored rules, pushed limits, and continues to operate outside of the parameters set by the HOA and the City of Leander. The homeowner already signed an agreement upon their choice to live in Greatwood Estates and the city of Leander and to abide by the guidelines set that they have chosen not to follow. What is going to prevent them from ignoring other rules set? Who is responsible for the correction of what is already unsightly, un-permitted structures? Who is going to prevent the weekly noise disturbance under these structures that already exist to our otherwise quiet neighborhood?

6458	8/6/2025 11:38	Randall	Havel	2720 Fishing Hole C- Leander	TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	Yes. But I only want my written comments added to the meeting record.	I am AGAINST this item.	This address has demonstrated a complete disregard for rules, ordinances, and safety on several occasions. I strongly oppose the rezoning request converting the subject property from Zoneâ€² 2 (low-density single-family residential) to Zoneâ€² 3. Such a change threatens public safety by increasing vehicular traffic and straining local infrastructure; elevates noise exposure beyond residential thresholds under Leanderâ€²s noise ordinance (particularly from HVAC, deliveries, and lighting systems); and compromises neighborhood character and property values consistent with the Cityâ€²s Comprehensive Plan. I urge denial to preserve consistency with adopted land use policy and maintain the welfare of existing residents.
6464	8/6/2025 14:19	Elise	O'Sullivan	111 Mesa Vista Drive Leander	Texas	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	Yes. But I only want my written comments added to the meeting record.	I am AGAINST this item.	I don't live in Greatwood, but down in Mesa Vista. I walk through Greatwood multiple times a week with my dogs and children. I appreciate being able to walk safely on the roads, with little road traffic, along with all others out walking at the same time. Increasing to r-3 sets a precedent with other properties being rezoned to high density, which will increase road traffic in a neighborhood where sidewalks don't exist. I support the community of Greatwood who oppose this.
6467	8/6/2025 16:06	Jennifer	Sadowski	2721 Jack Hays Trail Leander	TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	Yes. But I only want my written comments added to the meeting record.	I am AGAINST this item.	Multiple issues: 1) Has built MANY structures without City of Leander approval. 2) Used city FIRE HYDRANT to fill his pool 3) Continuous noise complaints. Almost every weekend there are parties/events with live bands or extremely loud music. I live 2 culdesacs over and can not sit outside in the evenings and enjoy our quiet neighborhood due to the noise. 4) When these parties/events are happening there are cars parked on both sides of the street blocking traffic flow. An emergency vehicle WOULD NOT be able to get through.
6471	8/6/2025 19:02	Greg	Vassaur	2740 Jack Hays Trail Leander	TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	Yes. But I only want my written comments added to the meeting record.	I am AGAINST this item.	We currently live in a neighborhood governed by deed/covenant restrictions, and HOA guidelines. Every owner within the community was provided copies of this information in conjunction with their contract to purchase their home within Greatwood Estates. Zoning designation is included in this information and provided on the tax assessors website. Rezoning this property, located in the middle of the subdivision, away from any sort of transitional zoning or commercial areas makes zero sense and takes away from the intended use of the neighborhood. Iâ€²m in support of property owners being able to use their property in a manner they would like however the caveat being, if deed restrictions and covenants are in place, they are there for a reason, and need to be followed. The fact that planning and zoning must waste precious resources and time on this is frustrating, knowing Leander had many more pressing issues than this.
6484	8/7/2025 18:19	Mary	Richardson	2500 Council Spring Leander	TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	Yes. But I only want my written comments added to the meeting record.	I am AGAINST this item.	This is a residential neighborhood, changing one home within the neighborhood to a different type of zoning sets a dangerous precedent that can totally change our quiet neighborhood in the future. My understanding is this neighbor has exceeded the building limits for R-2, and rather than fix it wants the city to rezone the property. Please say NO to this item, it makes no sense at all and would ruin our neighborhood.
6486	8/7/2025 19:49	Kyle	Richardson	2500 Council Spring Leander	TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	Yes. But I only want my written comments added to the meeting record.	I am AGAINST this item.	During the party this resident located at 2700 Monte Ranch Trail on Saturday night on July 26th, we had a large amount of parking that took place on both sides of the street on the corner of Council Springs Pass and Monte Ranch Trail that continued for several hundred feet. Some people were giving other guests rides to their cars due to this distance. If this continues the city of Leander will need to provide a wider road for safer access through this area for the neighborhood. I heard immediate neighbors have a problem due to the party continuing late into early morning with loud music. Changing the zoning would only make matters worse and would set a dangerous precedent. Please vote NO.

6515	8/10/2025 14:31	Candice	Scott	2741 Fishing Hole C' Leander TX	78641 Planning and Zoning Commissior	8/14/2025 Z-25-0173	I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	I am writing to formally and adamantly oppose the rezoning request for Zoning Case Z-25-0173, located at 2700 Monte Ranch Trail, Leander, scheduled for consideration at the August 14, 2025 Planning & Zoning Commission meeting. Our neighborhood is an established, upscale, single-family residential community where homes are valued in the \$800k-\$1 mil. The request to rezone this property directly conflicts with our HOA covenants. There is additional concern that this homeowner is already using the current home as a VRBO and wants to add additional living quarters to rent out or for workers of his business to stay. Our HOA strictly prohibits both multi-family dwellings and transient rentals. The property owner has a documented pattern of noncompliance and blatant disregard for the neighborhood, the HOA, and the City of Leander, including: 1. Hosting frequent large gatherings that cause excessive street congestion, blocking access for emergency response vehicles. 2. Constructing a pool and other structures without obtaining required city permits or HOA approval. 3. Filling the unpermitted pool by connecting to and drawing water from a public fire hydrant â€” an unauthorized and unsafe use of public resources. 4. With already facing enforcement actions with the city for structures built, violating city requirements for permits, yet now seeking even more intensive property use through rezoning.
									Dear Planning & Zoning Commission, I am writing to express my strong opposition to the proposed rezoning request to change a parcel in our neighborhood from R-2 (Rural Residential) to R-3 (Suburban Residential). Our community was thoughtfully zoned with intention - to preserve a rural character, provide estate-style lots, and maintain a lower-density quality of life that aligns with the city's long-term planning vision. Granting this rezoning sets a troubling precedent without any compelling justification. There is no broader need, compounding growth issue, or infrastructure driver in this specific area that supports a shift to higher-density zoning. This change would alter the character of our neighborhood in a way that diminishes the values many of us moved here for - open space, privacy, and a sense of rural tranquility within city limits. I would also like to bring attention to the property owner behind this request. This individual has already violated multiple building regulations and is now seeking a zoning change and variance after the fact. This kind of conduct, bypassing rules and asking for forgiveness later, shows a disregard not only for our community but also for the city's planning process and the officials who work diligently to enforce it. I urge the commission to preserve the integrity of our neighborhood and uphold the zoning standards that were carefully set to guide responsible growth and development.
									Sincerely, Lesley Murphy Homeowner, Greatwood Estates
6533	8/11/2025 20:05	Lesley	Murphy	2561 Greatwood Tra Leander TX	78641 Planning and Zoning Commissior	8/14/2025 Z-25-0173	I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	Dearest members of the zoning committee. Please do not approve this request. Unfortunately, this â€œneighborhoodâ€ has not worked in good faith with the neighborhood HOA, or city, to get all updates to their back yard approved, and some events we have witnessed on the property over the past two months make us incredibly worried about what will happen if this request is approved. Not long ago, my wife and I were walking the neighborhood around 5:30 a.m. and we were shocked and worried about a gentleman in this back yard pool who still sounded very drunk from the night before. He was using a lot of vulgarities in his slurred speech, and there was music playing that was loud enough that I imagine our real neighbors could still hear. Great Wood and all the new neighborhoods coming in around us are part of what makes Leander an amazing place to live. I ask that you consider this vote as if it was the house next door to yours. Would you approve it then? I appreciate your time.
6535	8/11/2025 21:36	Joseph	Hunstock	2640 Great Owl Pas: Leander TX	78641 Planning and Zoning Commissior	8/14/2025 Z-25-0173	I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	

6549	8/12/2025 21:08	Dave	Scott
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2741 Fishing Hole C Leander TX

78641 Planning and Zoning Commission

8/14/2025 Z-25-0173

Yes. But I only want my written comments added to the meeting record.
I am AGAINST this item.

Dear Planning & Zoning,

I am writing to formally express my opposition to the request to rezone the property located at 2700 Monte Ranch Trail, Leander from a zone 2 to a zone 3.

While the property owner has stated that the rezoning is intended solely to accommodate an outdoor kitchen cover, I have serious concerns that this change would open the door to uses and structures that extend far beyond that stated purpose. Rezoning decisions have lasting impacts on the neighborhood, and once a zoning classification is changed, futures uses are not limited to the current owner's stated intentions.

In this particular case, the applicant has a well-documented history of strained relationships with numerous neighbors and has repeatedly demonstrated a disregard for community norms and agreements. Based on past actions, I have no confidence that the change in zoning would be applied in a manner consistent with preserving the character, peace, and property values of our neighborhood.

I respectfully urge the planning and zoning commission to consider the precedent this rezoning could set and the negative impact it would have on the surrounding community. For these reasons I strongly oppose this request and ask that you vote against it.

Thank you for your consideration.

Dave Scott

6559	8/13/2025 11:56	Melissa	Wernersbach
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2741 Monte Ranch T Leander TX

78641 Planning and Zoning Commission

8/14/2025 Z-25-0173

Yes. But I only want my written comments added to the meeting record.
I am AGAINST this item.

I am opposed to the proposed change from Type 2 to Type 3 zoning for this property. Type 2 zoning was created to provide a careful transition between commercial and residential areas, minimizing negative impacts on nearby homes. It places limits on building size, prohibits certain outdoor activities, and requires more compatibility with residential neighborhoods.

By contrast, Type 3 zoning allows larger accessory buildings, outdoor storage and fueling, vehicle washing, and removes enclosed parking requirements. These changes would bring higher-intensity commercial uses directly adjacent to residential areas, increasing noise, traffic, and visual impacts. This is not consistent with protecting the character, safety, and livability of nearby homes.

For these reasons, I urge you to keep the zoning as Type 2 to preserve the intended buffer and compatibility with surrounding homes.

8/12/2025

Attention Planning and Zoning Committee / City of Leander TX

Concerning Case Z-25-0173, please read the comments on the following documents, 2 of which were provided by the city (Procedure and Zoning Details) and 2 from concerned neighbors and citizens who reside in the Greatwood Community.

1. Procedure – As required by the city, #1 and #2 did not happen. I (Rolando Ponce) live right next to the applicant, and I was not contacted by the applicant nor was anyone that I talked to that live within 500' of the applicant.
2. Zoning Descriptions – Type 3 and Type A allow for numerous changes to a property. What is to stop the applicant from attempting to apply once again to make significant changes to the property under what is allowed in those 2 types?
3. Property Details – Obtained from Williamson County Appraisal District – Home is 3990 sq ft, not 5000 as applicant stated. Applicant is using 5000 sq ft to justify his 1500 sq ft of already constructed structures. This 1500 sq ft is 30% of the home sq footage at 5000 sq ft which the home is not. 3990 sq ft at 30% allows for 1197 sq ft. If this zoning change is allowed, the applicant is still non-compliant with city zoning, Site Component – Type 3 as the allowable sq ft has already been exceeded.
4. Petition to Oppose Zoning Change. Signatures are provided on the petition that was signed by numerous neighbors and residents objecting to this proposed zoning change.

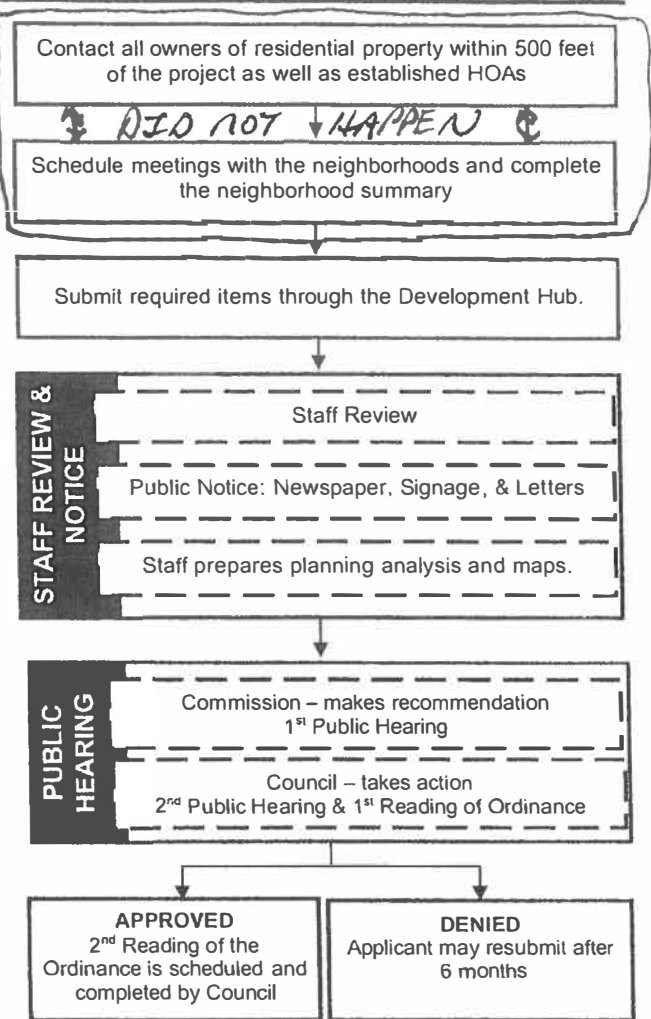
We appreciate your attention to this matter and look forward to the meeting this Thursday, August 14th and to the city council meeting on September 18th.

Signed,

Citizens and concerned neighbors in the Greatwood Community of Leander TX

PROCEDURE

1. Contact all owners of residential property within 500 feet of the project as well as established Homeowners Associations.
2. Schedule meetings with the neighborhoods and complete the neighborhood summary.
3. Submit required items through the Development Hub. These documents may be submitted at any time for preview. Once all required documents are confirmed, the application will be reviewed for completeness within 10 business days of the submittal date. The application will be reviewed and staff will provide their recommendation and start the notification process.
4. Public notice will be submitted to the newspaper for publication and will be posted online.
5. Letters of notification will be mailed and signage will be placed on the property 15 days prior to the Commission meeting date. Signs must remain posted during the public process.
6. The Commission will hold a public hearing and make a recommendation. This recommendation is forwarded to the Council for review.
7. The Council will hold a public hearing and take action on the request as well as complete the first reading of the ordinance.
8. If the Council approved the request, then they will complete the second reading of the ordinance.
9. If the case is approved, then an official ordinance will be executed and the zoning maps will be updated to reflect the new district.
10. A letter and the ordinance will be sent to the property owner.
11. If the Council denies the request, the applicant will have the ability to resubmit the application for review in 6 months.
12. The applicant may request a postponement of the zoning case during the review process. There is a postponement fee and renotification fees that will apply if the applicant requests to postpone the application. A postponement request is required to be submitted within 72 hours of the public hearing.



Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0173 to amend the current zoning of SFR-2-A (Single-Family Rural) to SFR-3-A (Single-Family Rural) on one (1) parcel of land approximately 1.01 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R570333; and more commonly known as 2700 Monte Ranch Trail, Leander, Williamson County, Texas. Applicant/Agent: Jesse Diaz.

ZONING DESCRIPTIONS

USE COMPONENT

SFR – SINGLE-FAMILY RURAL:

Features: 1 acre lot min.; 1,600 square foot living area min.

Intent: Development of single-family detached dwellings on lots one acre or larger in size and for other uses that are compatible and complimentary to large lot and very low-density residential development. The purpose of this component is to provide regulations to preserve rural character and maintain and protect the City's single-family residences and neighborhoods in an area with larger lot sizes. This component is also intended to preserve the larger tracts of land for future economic development in accordance with the Comprehensive Plan, while permitting rural/agricultural uses on the land to continue.

SITE COMPONENT

TYPE 3:

Features: Accessory buildings up to 30% of primary buildings; accessory dwellings; drive-thru service; limited outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors, no indoor parking required.

Intent:

- (1) A Type 3 site component is intended to be utilized with LO and LC use components where adjacent to less restricted districts to provide for a land use transition.
- (2) This component is intended to be utilized with residential components where accessory dwellings or additional accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.
- (3) This component is intended to be combined with LO, LC, GC, HC and HI components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.
- (4) Compliance with Type 1 or 2 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT

TYPE A:

Features: 5 or more architectural features.

Intent:

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) This component may be utilized for any high-profile development, for any property in a prominent location or at an important gateway to the community.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

R570333

DECORA
HOLDINGS LLC2700 MONIE
RANCH TRL,
LEANDER, TX
78641

2025 ✓

\$1,106,720

Page: Property Details

Property Status Active

Property Type Residential

Legal Description S11783 - GREATWOOD PH 4, BLOCK E, Lot 4, ACRES 1.005

Neighborhood L117415B - GREATWOOD

Account R-17-W324-0104-E004

Map Number 4-2848,4-2048

Effective Acres 0.000000

Owner Name DECORA HOLDINGS LLC

Owner ID

Exemptions

Percent Ownership 100%

Mailing Address 106 WOODLEY RD LEANDER, TX 78641-8067

Agent

MARKET VALUE

Improvement Homesite Value N

Improvement Non-Homesite Value N

Total Improvement Market Value \$918,7

Land Homesite Value N

Land Non-Homesite Value N

Land Agricultural Market Value N

Land Timber Market Value N

Total Land Market Value \$188,0

Total Market Value \$1,106,7

ASSESSED VALUE

Total Improvement Market Value \$918,7

Land Homesite Value N

Land Non-Homesite Value N

Agricultural Use

Timber Use

Total Appraised Value \$1,106,7

Homestead Cap Loss ?

Circuit Breaker Limit Cap Loss ?

Total Assessed Value \$1,106,7

N/A values are not applicable toward to
val

TAXING ENTITY	EXEMPTIONS	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER 100
CAD- Williamson CAD			\$1,106,720	0
CLE- City of Leander			\$1,106,720	0.417282
GWJ- Williamson CO			\$1,106,720	0.35567
J01- Aus Comm Coll			\$1,106,720	0.1013
RFM- Wmsn CO			\$1,106,720	0.044329
FM/RD				
SLE- Leander ISD			\$1,106,720	1.0869
W09- Upper Brushy Creek WCID			\$1,106,720	0.017
TOTALS				2.022481

Expand/Collapse

Improvement #1	State Code	Homesite	Total Main Area (Exterior Measured)		Market Value
	A1 - Residential Single Family	Yes	3,990 Sq. Ft		N/A
RECORD	TYPE	YEAR BUILT	SQ. FT	VAL UE	ADD'L INFO
1	Main Area	2020	✓ 3,158	N/A	⌵ Details
2	Garage	2020	829	N/A	⌵ Details
3	Second Floor	2020	✓ 832	N/A	⌵ Details
4	Open Porch	2020	125	N/A	⌵ Details
5	Open Porch	2020	203	N/A	⌵ Details
6	Fireplace	2020	1	N/A	⌵ Details
7	Site Improvement	2020		N/A	⌵ Details
8	Concrete Pool	2024	1,080	N/A	⌵ Details
9	Patio	2024	1,680	N/A	⌵ Details

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Residential	A1 - Residential Single Family	Yes	N/A	\$0	\$0	1.005000 acres
TOTALS						43,778 Sq. ft / 1.005000 acres

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	TIM MARKET	TIM USE	APPRAISED	HS CAP LOSS	CRL CAP LOSS	ASSESSSE
2024	\$797,657	\$188,000	\$985,657	\$0	\$0	\$0	\$0	\$985,657	\$69,158	\$0	\$916,4
2023	\$757,719	\$177,000	\$934,719	\$0	\$0	\$0	\$0	\$934,719	\$101,538	\$0	\$833,1
2022	\$853,866	\$165,000	\$1,018,866	\$0	\$0	\$0	\$0	\$1,018,866	\$261,429	\$0	\$757,4
2021	\$570,579	\$118,000	\$688,579	\$0	\$0	\$0	\$0	\$688,579	\$0	\$0	\$688,5
2020	\$18,984	\$104,412	\$123,396	\$0	\$0	\$0	\$0	\$123,396	\$0	\$0	\$123,3

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
2/22/2024	JACKSON, HENRY & TARREL	DECORA HOLDINGS LLC	2024015122	
6/1/2020	GIDDENS DEVELOPMENT INC	JACKSON, HENRY & TARREL	2020057809	
11/2/2018	JL DEVELOPMENT INC	GIDDENS DEVELOPMENT INC	2018099054	

Petition to Oppose Zoning Change Z-25-0173 (2700 Monte Ranch Trail)

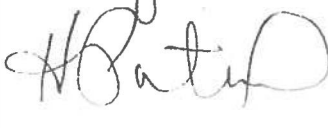
We, the undersigned residents of the City of Leander and surrounding neighborhoods, respectfully oppose the requested zoning change for the property located at 2700 Monte Ranch Trail, known as Zoning Case Z-25-0173.

The applicant is seeking to rezone the property from R-2 (Single-Family Residential) to R-3 (Multi-Family Residential) in order to legalize a structure that was built in violation of existing residential zoning regulations.

We oppose this request for the following reasons:

1. Rewarding Zoning Violations Sets a Dangerous Precedent
2. Approving a zoning change after a violation undermines the zoning code and encourages others to build outside the rules with the expectation of future rezoning.
3. R-3 Density Does Not Fit Our Rural Neighborhood
4. The Property Already Exceeds Legal Limits
5. Instead of reducing or modifying the structure to comply with R-2 zoning, the applicant is asking the city to change the rules to avoid accountability.

We urge the City of Leander's Planning & Zoning Commission and City Council to reject this rezoning request and preserve the integrity of our residential zoning protections.

Name (Printed)	Street Address	Signature	Date
Russell Hess	2740 Monte Ranch Trl		8/2/25
Rolando Ponce	2720 Monte Ranch Trl		8/2/25
LaResea Woods	2721 Monte Ranch Trl		8/2/25
Parekh + Hetal Patel	3000 Council Springs pass		8/3/25

Name (Printed)

Street Address

Signature

Date

Adam
Mitchell 2940 Council Springs
Pass

8/3/25

TILANWESAK
MATH 2760 Monte Ranch Trl

8/3/25

Robert
Wells 2920 Council Springs
Pass

8/3/25

ROBERT PORTER 2900 COUNCIL SPRINGS
PASS

8/3/25

Charlie Anderson 2701 Fishing Hole CV

8/3/25

ROBERT
WERNERSBACH 2741 MONTE RANCH TRL

8/3/25

Jose Luis Toro 2761 Monte Ranch Trl

03 Aug 25

DAVE SCOTT 2741 FISHING HOLE COVE

8/4/25

Steve Smith 2740 Fishing Hole Cove

8/4/25

Randy Havel 2720 Fishing Hole Cove

8/4/25

Jason
Simington 2700 Fishing Hole
CV

8/4/25

Name (Printed)	Street Address	Signature	Date
Tracie Simental	2700 Fishing Hole CV Leander, TX 78641	Tracie Simental	8/4/25
Julia & Jason Littleton	2620 Great Owl Pass Leander, TX 78641	Julia Littleton	8/5/25
Ray + Debbie Groyer	2600 Council Springs Pass Leander, TX 78641	Debbie Groyer	8-5-25
Adam & Nikki Swies	2560 Council Springs pass	Adam Swies	8-5-25
Rodney Hardin	2760 Honeywood Dr	R.G. Hardin	8-6-25
Amenda Hardin	2760 Honeywood Dr	Amenda Hardin	8-6-25
Margaret Hardin	2760 Honeywood Dr. Leander, Tx. 78641	Margaret Hardin	8/6/25
Anthony Roberts	2960 Council Springs Pass, Leander, TX 78641	Anthony Roberts	8/6/25
Clarissa Roberts	2960 Council Springs Pass Leander, TX 78641	Clarissa Roberts	8/6/25
Charles Gregg Anderson	2540 Grey Mountain Pass Leander, Tx 78641	Charles Gregg Anderson	8/7/25
Erika Anderson	2540 Grey Mountain Pass Leander, Tx 78641	Erika Anderson	8/7/25

Name (Printed)

Street Address

Signature

Date

Katherine J. Hidalgo

2700 Council Springs CV

Kat J/H

8/8/25

Jennifer Gaus
&
Aron Gaus

2541 Grey Mountain Pass

Jennifer Gaus

8/8/2025

**Statement to the Leander Planning and Zoning Commission
Regarding Zoning Case Z-25-0173 (2700 Monte Ranch Trail)
Date: 8/14/2025**

Good evening, Commissioners,

My name is Julia Littleton speaking on behalf of my husband, Jason Littleton and myself. We are residents of the Greatwood Estates and speaking tonight in opposition to Zoning Case Z-25-0173 regarding the property at 2700 Monte Ranch Trail.

While we recognize that the Greatwood HOA Architectural Review Committee provided conditional approval for the project on April 17, 2024, we would like to highlight several concerns that we believe merit close scrutiny before any zoning changes are approved.

First, the conditional HOA approval explicitly states that all municipal codes and setbacks must be followed, and that it is the responsibility of the homeowner to obtain all necessary permits prior to beginning construction. Despite this, the applicant moved forward without obtaining a city permit — only seeking approval after the fact. Approving this request post-construction sends a troubling message to both homeowners and developers: that the city's regulatory process is optional, and violations may be retroactively approved if caught. That undermines the standards we all rely on to maintain order and fairness in development.

Second, while the requested zoning change may align with what the Greatwood ARC conditionally approved, granting this change could set a dangerous precedent. Once we open the door for zoning changes to accommodate unapproved development, what stops others from bypassing the process and seeking forgiveness rather than permission? This not only weakens the city's zoning authority but could lead to a cascade of similar requests that erode the integrity of future land-use planning.

Third, the applicant has not acted in good faith throughout this process. From initiating construction without the required permit to inaccuracies and misrepresentations in the neighborhood outreach summary—such as claiming HOA notification and approval that did not occur—there is a clear pattern of bypassing proper procedure. Rewarding this behavior with a zoning change sets the wrong example for our community.

Respectfully, we urge the Commission to consider the broader implications of this case. Zoning regulations exist for a reason: to provide clear expectations, maintain neighborhood standards, and ensure transparent, good-faith development. Allowing this change would compromise those principles.

Thank you for your time and consideration.

My husband and I have been owners in the Greatwood Subdivision for 8.5 years. As a stakeholder in this neighborhood, we have a vested interest in any proposed changes, as they can have a direct affect on our investment- specifically values of our home, and established character of our neighborhood. This proposed change affects what we all originally agreed to when we bought our house not something we want for one property in our neighborhood. I am AGAINST what is being proposed and this is why.

I read the executive summary and it states "The Zoning request is in response to a code enforcement case for building without a permit."

According to the executive summary, the Greatwood subdivision is zoned a single family rural-2 community and has been so for 11 years. This is the standard established and what we agreed to when we purchased.

There are rules and protocols to follow when building and with this zoning designation to ensure your plans are within the parameters. Approvals are needed from both the HOA and by obtaining required city permits.

The remedy this case is suggesting to RETRO-FIT because structures have already been built without permits. I don't understand how a builder can build without a permit, but even more so try to fix by changing zoning of ONE property in our neighborhood. THIS IS A LIVE EXAMPLE OF "it's better to ask for forgiveness than permission." With this approach, a risk is taken to reap potential rewards. There should be NO reward given for building without a permit. PERIOD. Follow the rules. Be accountable. That's our responsibility. As a stakeholder, I expect the other stakeholders to follow the rules of our neighborhood to include zoning.

I do have a side note and what I have observed with how the "overbuild" of this property has had a negative impact. When this was first constructed, my husband and both thought this was a commercial type venue. It was just a thought...but when I witnessed one of the parties in late April around 11pm, there was music blaring, tents set up, maybe 30 cars parked on our street, and a mechanical bull being used. I thought this was an isolated event but have received feedback from neighbors that it is not. THIS is not the

neighborhood I bought into. This type of recurring activity will affect the values of our home as people won't want to move here, there is not adequate parking on streets for recurring parties. Allowing the overbuild of structures will continue to enable this property to become a known venue for large events.

I believe each homeowner should develop their properties as long as it's within the zoning parameters. If it's not, they should consider finding the "right" property to meet their needs.

Thank you for the opportunity to comment. I am AGAINST rezoning.



EXECUTIVE SUMMARY
9/18/2025

AGENDA SUBJECT:

Conduct a Public Hearing regarding Special Use Case Z-25-0184 for a Special Use Permit to allow for a social club and game room on one (1) parcel of land 0.25 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R036101; and more commonly known as 107 N. US 183, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0184 as described above.

BACKGROUND:

This request is the second step in the zoning process. The applicant has submitted a request to adopt a Special Use Permit to allow for the operation of a social club and game room. The ordinance currently allows for a Gaming Room Facility by right under the Heavy Commercial (HC) zoning district. This Special Use request would allow for the Gaming Room Facility and Gaming Devices to operate within the General Commercial (GC) zoning district for a period of five (5) years with the option to request an extension.

Gaming Room Facility means a place to deal, operate, carry on, conduct, maintain, or expose for play any game, sports book, promotion, sweepstakes, or other activity electronic or otherwise that may or may not confer upon the patrons or participants the right, chance, or ability to win and or claim prizes.

Gaming Device means a clock, tape machine, slot machine, or other machine or device for the reception of money or other thing of value on chance or skill or upon action of which money or other thing of value is staked, hazarded, bet, won, or lost; or any mechanism, furniture, fixture, equipment or other device designed primarily for use in a gambling place. It does not include: (1) A coin-in-slot-operated mechanical device played for amusement that rewards the player with the right to replay such mechanical device; or (2) Vending machines by which full and adequate return is made for the money invested and in which there is no element of chance or hazard.

Although this property is located within Old Town and was included in the SmartCode, the property owner did not opt in to the SmartCode designation. The base zoning of this property is GC-3-C (General Commercial) and follows the standards of the Composite Zoning Ordinance.

GENERAL INFORMATION:

Current Zoning: GC-3-C (General Commercial)

Size and Location: The property is located at 107 N US 183, north of W. South Street and south of W. Willis Street.

Surrounding Area: This property is on the west side of N US 183 within the Old Town area. The property is located between a former restaurant and former vehicle inspection business.

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

- Encourage development and activity in Old Town with locally-owned and unique shopping, dining, and entertainment opportunities.

Applicable Future Land Use categories

OLD TOWN

- Old Town as a future development category is intended for a mix of uses that keeps Leander historic center interesting and dynamic. New development and redevelopment within Old Town should be designed in harmony with the existing character that acknowledges Leander's heritage. This includes older buildings and historic, contributing structures along with a mix of new and adaptive reuse buildings.

Old Town buildings are to be activated towards the street, encouraging walkability, eating establishments, central gathering spaces, and civic conversation. Old Town is scaled-down urban without on-site parking requirements, high impervious cover yet green space, street tree canopy and safe mix of vehicles and pedestrians. Old Town character includes small businesses, professional office, entertainment, shopping, arts and culture elements, and civic activity, each contributing to daytime and evening buzz.

An assortment of residential is suitable and encouraged based on the context, focused on a balance of scale between building, site and streets. In the core, urban lofts and townhouses are appropriate; in the south and east districts, across US 183, attached and detached housing may be appropriate with design context and limitations.

PUBLIC NOTIFICATION:

In addition to the notice mailed on behalf of the City to all property owners within 200', the agent is required to reach out to all property owners of property zoned as single-family or any properties used as single-family uses within 500' as per Article X, Section 3 (d) of the Composite Zoning Ordinance. Any Homeowner's Association located within 500' are also required to be contacted.

A neighborhood was conducted through mailed letters. No responses were received.

Please see the full report from the applicant attached as Exhibit 6.

HISTORY/TIMELINE:

09/22/2005 – TOD Zoning Approved

08/14/2025 – Planning & Zoning, 1st Public Hearing

APPLICANT/AGENT:

James Dortch on behalf of 3255 Gattis LLC (Najib Wehbe)

RECOMMENDATION:

As part of the evaluation of this request, the City Council have the following options:

1. Approve the proposed Special Use request;
2. Deny the proposed Special Use request; or
3. Approve an alternative request that may include modifications to the Special Use request such as limited hours of operation, different limit of Special Use permit time frame, limit type of signage, etc.

Staff recommends Option 2 listed above – Deny the proposed Special Use request. Staff made this recommendation based on the Composite Zoning Ordinance and compatible land use types within Old Town

district. The Composite Zoning Ordinance allows a gaming facility for properties zoned with the HC (Heavy Commercial) use component. This use was seen as a more intense use that was not appropriate in the GC (General Commercial) use component. The Old Town Master Plan identifies this area as the Old Town Core character district which should include a mix of land uses, with a focus on destination and activity-type uses such as restaurants, coffee shops, bars, breweries, boutiques, shops, activity centers, and/or employment centers.

“The Old Town Core is very likely residents’ and visitor’s first interaction with Old Town Leander, so this district should be planned and designed with the utmost quality in mind to bring excitement and vitality into this downtown core. The Old Town Core district should be a high priority for City Staff and local elected and appointed officials when Old Town investment decisions are discussed.”

– Old Town Master Plan.

During the meeting of August 14, 2025, the Planning & Zoning Commission recommended approval.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

Attachments:

1. Z-25-0184 Att 1 Letter of Intent - Kettas SUP
2. Z-25-0184 Att 2 Current Zoning - Kettas SUP
3. Z-25-0184 Att 3 Future Land Use Map - Kettas SUP
4. Z-25-0184 Att 4 Public Notification - Kettas SUP
5. Z-25-0184 Att 5 Aerial Map - Kettas SUP
6. Z-25-0184 Att 6 Neighborhood Outreach Summary - Kettas SUP
7. Z-25-0184 Att 7 Ordinance - Kettas SUP
8. 8-14-2025 P & Z Minutes

Ketta's Social
James Dortch
107 N HWY 183
Leander, Texas 78641
512-565-5045
6/5/2025

CITY OF LEANDER

205 N. BRUSHY CREEK

LEANDER, TEXAS 78641

CITY OF LEANDER,

I am writing to express my intent to establish **Ketta's Social**, a community-focused social club, at the property located at **107 N Hwy 183, Leander, TX 78641**. This letter serves as a preliminary expression of interest and is not intended to create a binding agreement.

Property Overview

The subject property is a single-story commercial building constructed in 2006, encompassing approximately 1,920 square feet on a 0.25-acre lot. The structure features masonry and stone veneer construction with a composition shingle roof and slab foundation. It is currently vacant and offers a versatile layout suitable for various commercial endeavors. The property is zoned GC-3-C (General Commercial) and benefits from high visibility and traffic exposure along North Highway 183, a major thoroughfare in Leander. Nearby amenities include St. David's Hospital and the Leander ACC campus, and the area is experiencing significant residential and commercial growth.

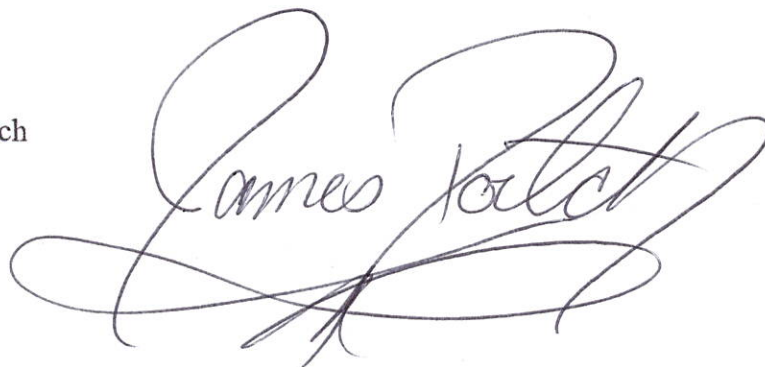
Proposed Waiver

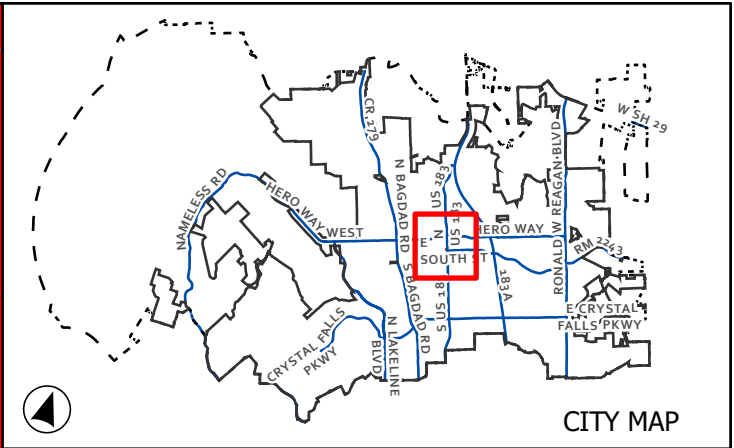
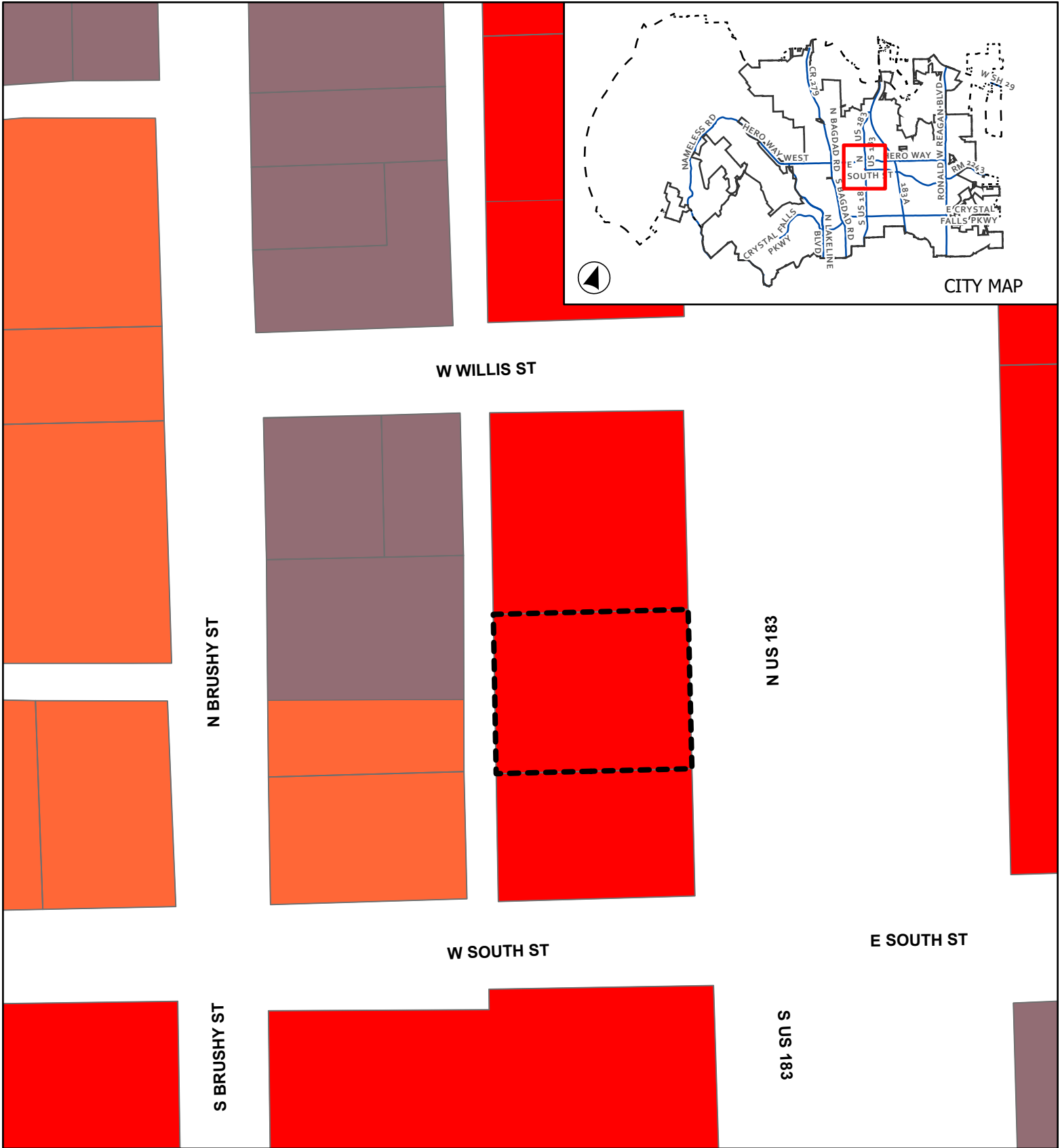
As the proposed use is not currently permitted within GC-3-C Zoning, we request a waiver of the confirming uses for this zoning to allow for the use of proposed of a social club and game room.

Reason for the special use permit.

The current GC-3-C zoning designation limits the types of activities that can be conducted at the property. To fully realize the potential of Ketta's Social and to align with the intended use of the space, we respectfully request a Special Use permit to allow for the use of a social club providing internet-based games and sweepstakes systems. The Special Use permit would a higher intensity of proposed activities such as a social club.

Sincerely, James Dortch
Consultant
Ketta's Social

A handwritten signature in dark ink, appearing to read "James Dortch", with a large, stylized flourish extending from the bottom.



CASE: Z-24-0174 ATTACHMENT 2 KETTAS SOCIAL SUP

Current Zoning

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

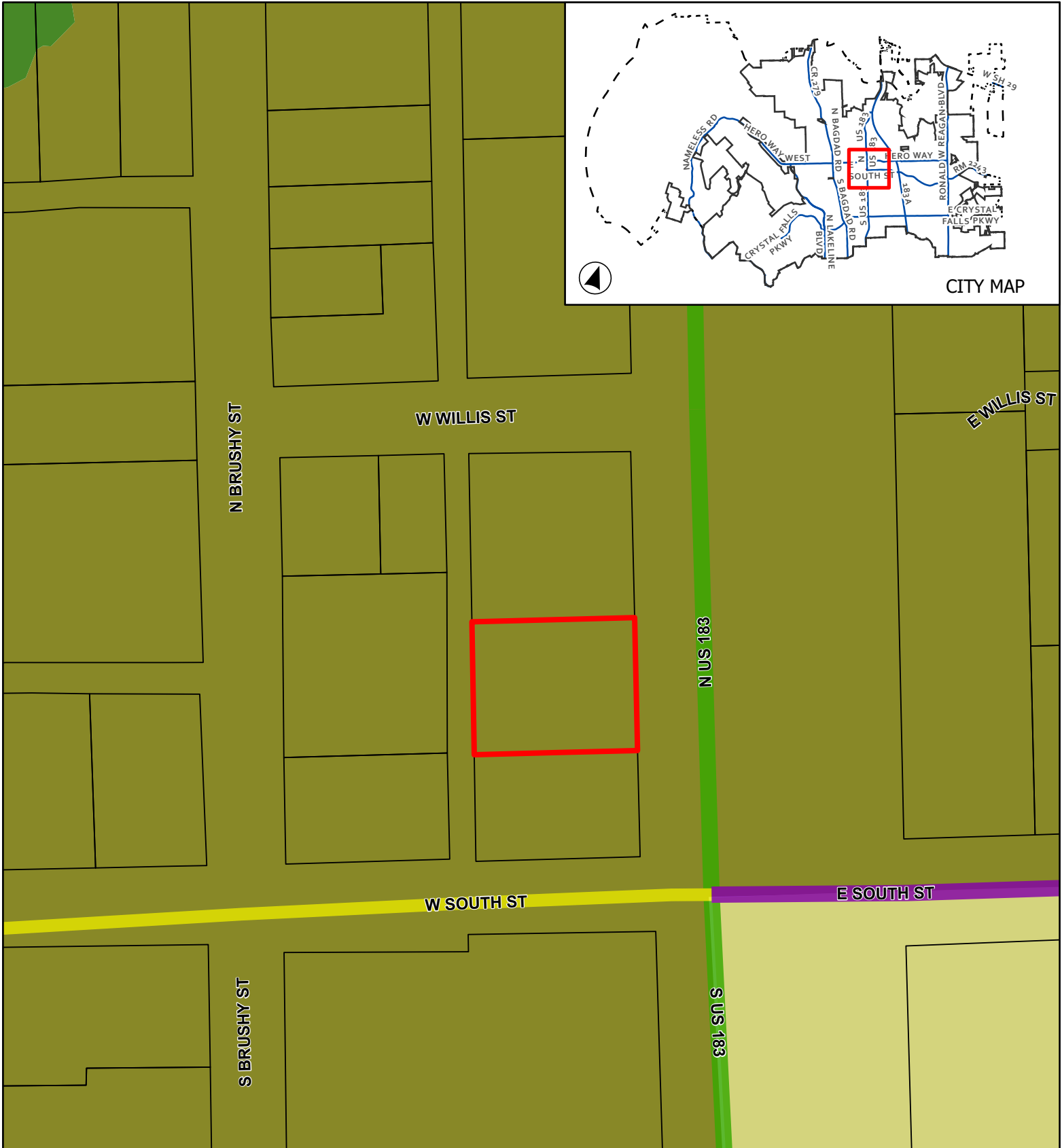
0 65 130

Feet

- City Limits
- ETJ
- Subject Boundary

Current Zoning

- GC - General Commercial
- Civic Building
- T5 - Urban Center



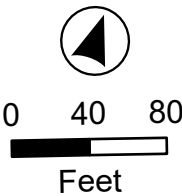
CASE: Z-25-0184

ATTACHMENT 3

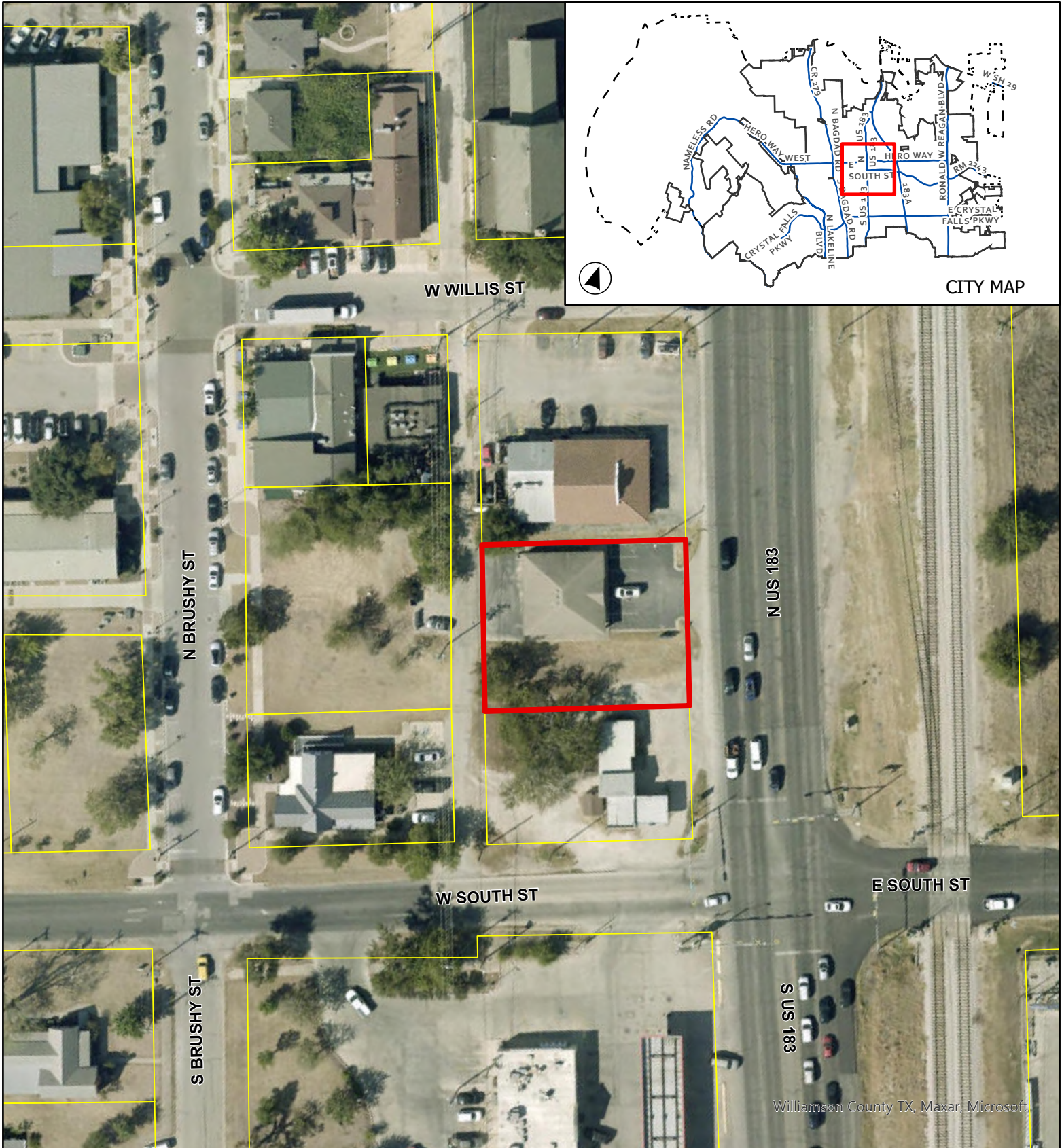
KETTAS SOCIAL
SUP

Future Land Use Map

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- ETJ Boundary
- Leander City Limits
- Subject Boundary
- Arterial 6 Lane, Existing
- Arterial 4 Lane, Existing
- Collector, Existing
- Old Town
- Urban Mixed Use
- Greenway



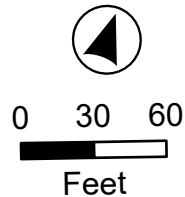
CASE: Z-24-0184

ATTACHMENT 5

KETTAS SOCIAL
SUP

Aerial Map

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- Leander City Limits
- Subject Boundary

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

1. How and when were the surrounding neighborhood and residential property owners within 500' notified, how was information shared, and who was directly involved in the communication process? Please provide the address of the properties notified and the name and contact information of the residents directly involved in the communication process. Attach any materials that were distributed.

Communication Attempted with new letter of Intent to residence - No response at this time

2. Who was notified (i.e. property owners, HOA, etc)? The HOA and/or a representative if there is no organized HOA must be contacted, if applicable. Provide a separate sheet listing the contact information used including the names and addresses of the individuals.

200 E Willis St.
216 E Willis St.
103 E Willis St.
206 W. Broade St.

3. What concerns were raised during these communications?

No Response at this time

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

No Response at time of attempted communication.

The above information is deemed to be true to the best of my knowledge.

Signature:

Date

6-6-25

Ketta's Social
James Dortch
107 N HWY 183
Leander, Texas 78641
512-565-5045
6/5/2025

CITY OF LEANDER

205 N. BRUSHY CREEK

LEANDER, TEXAS 78641

CITY OF LEANDER,

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Property Overview

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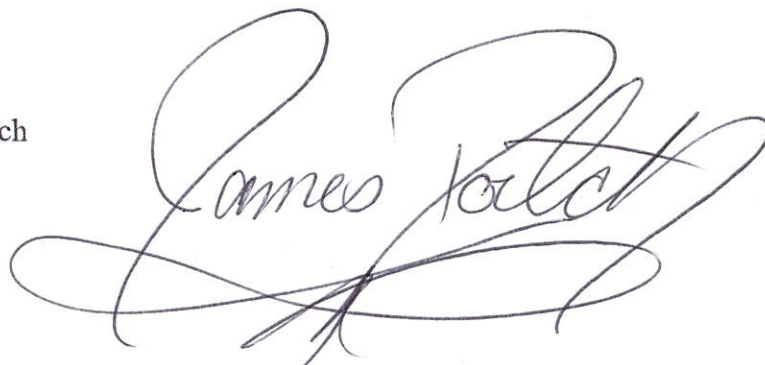
Proposed Waiver

As the proposed use is not currently permitted within GC-3-C Zoning, we request a waiver of the confirming uses for this zoning to allow for the use of proposed of a social club and game room.

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Consultant
Ketta's Social

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AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY APPROVING THE KETTAS SPECIAL USE PERMIT TO ALLOW FOR A SOCIAL CLUB AND GAME ROOM; MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of the property described herein after (the "Property") has requested that the Property be rezoned;

WHEREAS, after giving at least ten (10) days written notice to the owners of land within two hundred (200') feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

WHEREAS, after publishing notice of the public hearing at least fifteen (15) days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

SECTION 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Amendment of Zoning Ordinance. Ordinance No. 05-018-00, as amended, the City of Leander Composite Zoning Ordinance (the "Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

SECTION 3. Applicability. This ordinance applies to the following parcel of land, which is herein referred to as the "Property". That certain parcel of land being including 0.25 acres $\pm$; being more particularly described in Exhibit "A"; commonly known as 107 N. US 183; identified by Williamson Central Appraisal District tax identification number R036101; more particularly described in Instrument Number 2024101633; recorded in the Official Public Records of Williamson County, Texas.

SECTION 4. Property Rezoned. The Special Use Permit is hereby approved to allow a social club and game room uses. The term of this permit shall be limited to a time frame of five (5) years. At the end of this term, the applicant has the ability to request an extension.

SECTION 5. Recording Zoning Change. The City Council directs the Planning Department to record this zoning classification on the City's official zoning map with the official notation as prescribed by the City's zoning ordinance.

SECTION 6. Severability. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

SECTION 7. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

PASSED AND APPROVED on First Reading this the 18th day of September, 2025.
FINALLY PASSED AND APPROVED on this the 2nd day of October, 2025.

ATTEST:

THE CITY OF LEANDER, TEXAS:

Dara Crabtree, City Secretary

Christine DeLisle, Mayor



**MINUTES
PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, August 14, 2025
Regular Meeting at 6:00 PM



**Place 1 – Donnie Mahan
Place 2 – Joseph Morales
Place 3 – Karen Lewis
Place 4 – Vacant**

**Place 5 – James Oliver, Chair
Place 6 – Laura Lantrip
Place 7 – Scott Calame, Vice-Chair
Staff Liaison – Robin Griffin**

REGULAR MEETING

1. Call to Order.
Meeting was called to order at 6:00 p.m.
2. Roll Call.
All commissioners were present.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the August 7, 2025 meeting.
4. Review of meeting protocol.
5. 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 wished to speak.

CONSENT AGENDA: ACTION

Motion to approve consent agenda items 6-7.

By: Board Member Lantrip
Seconded: Board Member Calame

Vote: 6 - 0

6. Approval of the minutes for meeting held on July 24, 2025.
7. Approval of the extension of the application expiration for Site Development Case SD-24-0204 Skye Multi-Family Development Recreation Improvements Minor Site Development; on one (1) parcel of land 2.783 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R646643, commonly known as 11320 Hero Way West, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0173 to amend the current zoning of SFR-2-A (Single-Family Rural) to SFR-3-A (Single-Family Rural) on one (1) parcel of land approximately 1.01 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R570333; and more commonly known as 2700 Monte Ranch Trail, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0173 as described above.

Public Hearing opened at 6:09 p.m.; Public Hearing closed at 6:31 p.m.; following discussion.

No one spoke in favor of this item.

Spoke in opposition of the request:

Jason Simental, 2700 Fishing Hole Cove;

Rocky Quach, 2540 Council Springs Pass;

Lynette Harens, 2740 Great Owl Pass;

Katherine Hidalgo, 2700 Council Springs cove;

Deborah Groyer, 2600 Council Springs Pass;

Rolando Ponce, 2720 Monte Ranch Trail;

Robert Wernersbach, 2741 Monte Ranch Trail;

Russell Hess, 2740 Monte Ranch Trail;

Anthony Roberts, 2960 Council Springs Pass;

Julia Littleton, 2620 Great Owl Pass.

29 submitted via the website in opposition of the request; see attached.

17 written public comments submitted in opposition of the request: see attached.

Motion to deny Zoning Case Z-25-0173.

By: Board Member Calame

Seconded: Board Member Mahan

Vote: 6 - 0

[The Commission took a brief recess at 7:10 p.m.; reconvened at 7:18 p.m.]

9. Conduct a Public Hearing regarding Special Use Case Z-25-0184 to consider action on a Special Use Permit to allow for a social club and game room on one (1) parcel of land approximately 0.25 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R036101; and more commonly known as 107 N. US 183, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0184 as described above.

Public Hearing opened at 7:30 p.m.; Public Hearing closed at 7:30 p.m.; following discussion.

No one spoke in favor or opposition of this item.

Motion to approve the Special Use Permit Z-25-0184.

By: Board Member Calame

Seconded: Board Member Lewis

Vote: 6 - 0

REGULAR AGENDA

10. Discuss and consider action on Tree Removal Case TRP-25-0039 regarding the removal of seven (7) Heritage Trees associated with the Wildspring Phase 2 Public Improvement Construction Plans (PICP-25-0199), generally located west of the intersection of Peach Drift Drive and White Mistleflower Drive, Williamson County, Texas.

Motion to approve Tree Removal Case TRP-25-0039.

By: Board Member Lantrip

Seconded: Board Member Calame

Vote: 6 - 0

11. Discuss and consider action on recommendations from the Planning & Zoning Commission for the FY 2025/2026 City Budget and Capital Improvement Program (CIP) Plan.

The Commission discussed the following recommendations:

- Install a flashing beacon at the intersection of Crystal Falls and Raider Way
- Consider the expansion of Lakewood Park towards the west
- Explore alternative access to Lakewood Park
- Consider additional parking opportunities at Lakewood Park
- Consider an amphitheater in addition to the Maintenance Staff Shop/ Break Room at the Lakewood Park
- Install bus stops within one-half mile from every resident
- Connect the CapMetro station to Old Town with a bus shuttle
- Connect the trail from east of Brushy Creek to the Regional trail near Sarita Valley

Motion to approve the recommendations from the Planning & Zoning Commission for the FY 2025/2026 City Budget and Capital Improvement Program (CIP) Plan.

By: Board Member Lewis

Seconded: Board Member Morales

Vote: 6 - 0

12. Discuss and consider action on the Planning & Zoning Commission Progress Report for September 2024 to August 2025.

Motion to approve the Planning & Zoning Commission Progress Report for September 2024 to

August 2025.

By: Board Member Lewis
Seconded: Board Member Oliver

Vote: 6 - 0

13. Adjournment
Meeting adjourned at 8:22 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON

First Name	Last Name	Home Address	My comments		My position on the above agenda item or case number:	I want to include comments at the meeting:
			apply to the following meeting date:	My agenda item or case number:		
Tracie	Simental	2700 Fishing Hole Cv	8/14/2025	Z-25-0173	I am AGAINST this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
Christopher	Moran	2601 Greatwood Trail	8/12/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Kristie	Huerta	2721 Great Owl Pass	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Robert	Porter	2900 Council Springs Pass	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Marian	Garrard	2861 Greatwood TRL	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Gary	Garrard	2861 Greatwood TrL	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Ankur	Desai	2521 grey mountain pass	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Jennifer	Sadowski	2721 Jack Hays Trail	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Mia	Hendricks	2760 Jack Hays Trail	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Adam	Mitchell	2940 COUNCIL SPRINGS PASS	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Lisa	Molinar	2561 Monte Ranch Trl	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Mandi	Porter	2900 Council Springs Pass	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Benjamin	Burke	2700 Jack Hays Tr	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Melinda	Burke	2700 Jack Hays Tr	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Michael	Wilkes	2541 Greatwood trl	8/14/2025	X-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Megan	Sellers	2701 Great Owl Pass	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Megan	Mitchell	2940 COUNCIL SPRINGS PASS	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Sheri	Shelton	2460 Greatwood Trl	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Steve	Helland	2720 Honeywood Dr	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Elizabeth	Marlatt	2520 Ridley House Cv	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Jennifer	Gaus	2541 Grey Mountain Pass	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Lisa	Budzilowicz	2720 Honeywood Dr	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Jenna	Sproull	2541 Monte Ranch Trl	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Allen	Cox	2520 Council Springs Pass	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Eric	Coomer	2820 Council Springs Pass	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Clarissa	Roberts	2960 Council Springs Pass	8/11/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Kelvin	Hagan	2701 Jack Hayes Trl	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Amanda	Hardin	2760 Honeywood Dr	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Margaret	Hardin	2760 Honeywood Dr	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.

Z-25-0173

Written comments submitted online in opposition of the request

- | | |
|-------------------------|---|
| 1. Lin Ainsworth | 2400 Greatwood Trl, Leander, Texas 78641 |
| 2. Dawn Lyons | 2701 Monte Ranch Trl, Leander, Texas 78641 |
| 3. Elise O'Sullivan | 111 Mesa Vista Drive, Leander, Texas 78641 |
| 4. Ashley Rogers | 2721 Greatwood Trl, Leander, Texas 78641 |
| 5. Jennifer Sadowski | 2721 Jack Hays Trail, Leander, Texas 78641 |
| 6. Greg Vassaur | 2740 Jack Hays Trail, Leander, Texas 78641 |
| 7. Mary Richardson | 2500 Council Spring, Leander, Texas 78641 |
| 8. Kyle Richardson | 2500 Council Spring, Leander, Texas 78641 |
| 9. Candice Scott | 2741 Fishing Hole Cv, Leander, Texas 78641 |
| 10. Lesley Murphy | 2561 Greatwood Trl, Leander, Texas 78641 |
| 11. Joseph Hunstock | 2640 Great Owl Pass, Leander, Texas 78641 |
| 12. Dave Scott | 2741 Fishing Hole Cv, Leander, Texas 78641 |
| 13. Melissa Wernersbach | 2741 Monte Ranch Trl, Leander, Texas 78641 |
| 14. Randall Havel | 2720 Fishing Hole Cv, Leander, Texas 78641 |
| 15. Julia Littleton | 2700 Monte Ranch Trl, Leander, Texas 78641 |
| 16. Kathy Hidalgo | Greatwood Subdivision, Leander, Texas 78641 |
| 17. Roland Ponce | 2720 Monte Ranch Trl, Leander, Texas 78641 |

ID	Submission Date	First Name	Last Name	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
6391	8/3/2025 9:01	LIN	AINSWORTH	2400 Greatwood Tra	Leander	TX	78641	Planning and Zoning Commission	8/14/2025 2-25-0173		I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	First off, who do these people think they are? Did they even talk to anyone in the neighborhood about this proposal first? Adding an apartment complex to the middle of our neighborhood will drastically reduce the value of ALL of the homes in the development. I'm assuming that they also did not discuss this proposal with all of the new builders in the area, which will affect the price of the homes in their developments as well. We also know which demographic they are targeting as tenants with their apartment complex, which will eventually bring the gang element to our neighborhood. The audacity of these people to even propose this idea is astounding. I think they've actually managed to anger the entire community.
6393	8/3/2025 10:17	Dawn	Lyons	2701 Monte Ranch T	Leander	Texas	78641	Planning and Zoning Commission	8/14/2025 2-25-0173		I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	The homeowner at 2700 Monte Ranch Trail has already exceeded the coverage allowed by the HOA AND the city of Leander. They are trying to circumvent the HOA and the city by requesting to rezone already built items that have no permit, were not approved and do not match his residence. This devalues the properties in our neighborhood. We are against this rezoning proposal because thus far has ignored rules, pushed limits, and continues to operate outside of the parameters set by the HOA and the City of Leander. The homeowner already signed an agreement upon their choice to live in Greatwood Estates and the city of Leander and to abide by the guidelines set that they have chosen not to follow. What is going to prevent them from ignoring other rules set? Who is responsible for the correction of what is already unsightly, un-permitted structures? Who is going to prevent the weekly noise disturbance under these structures that already exist to our otherwise quiet neighborhood?
6403	8/3/2025 17:26	Elise	O'Sullivan	111 Mesa Vista Drive	Leander	Texas	78641	Planning and Zoning Commission	8/14/2025 2-25-0173		I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	I don't live in Greatwood, but down in Mesa Vista. I walk through Greatwood multiple times a week with my dogs and children. I appreciate being able to walk safely on the roads, with little road traffic, along with all others out walking at the same time. Increasing to r-3 sets a precedent with other properties being rezoned to high density, which will increase road traffic in a neighborhood where sidewalks don't exist. I support the community of Greatwood who oppose this.
6422	8/4/2025 13:45	Ashley	Rogers	2721 Greatwood Trl	Leander	TX	78641	Planning and Zoning Commission	8/14/2025 2-25-0173		I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	We cannot allow reasoning after the fact because of mistakes a single homeowner has made. We chose this neighborhood because of the character and the consequences of allowing a change in zoning would hurt that character and would negatively impact everyone in the neighborhood, and only benefit one individual. This is a terrible precedent.
*6456	8/6/2025 11:30	Lin	Ainsworth	2400 Greatwood Tra	Leander	TX	78641	Planning and Zoning Commission	8/14/2025 2-25-0173		I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	First off, who do these people think they are? Did they even talk to anyone in the neighborhood about this proposal first? Adding an apartment complex to the middle of our neighborhood will drastically reduce the value of ALL of the homes in the development. I'm assuming that they also did not discuss this proposal with all of the new builders in the area, which will affect the price of the homes in their developments as well. We also know which demographic they are targeting as tenants with their apartment complex, which will eventually bring the gang element to our neighborhood. The audacity of these people to even propose this idea is astounding. I think they've actually managed to anger the entire community.
*6457	8/6/2025 11:31	Dawn	Lyons	2701, Monte Ranch	Leander	TX	78641	Planning and Zoning Commission	8/14/2025 2-25-0173		I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	The homeowner at 2700 Monte Ranch Trail has already exceeded the coverage allowed by the HOA AND the city of Leander. They are trying to circumvent the HOA and the city by requesting to rezone already built items that have no permit, were not approved and do not match his residence. This devalues the properties in our neighborhood. We are against this rezoning proposal because thus far has ignored rules, pushed limits, and continues to operate outside of the parameters set by the HOA and the City of Leander. The homeowner already signed an agreement upon their choice to live in Greatwood Estates and the city of Leander and to abide by the guidelines set that they have chosen not to follow. What is going to prevent them from ignoring other rules set? Who is responsible for the correction of what is already unsightly, un-permitted structures? Who is going to prevent the weekly noise disturbance under these structures that already exist to our otherwise quiet neighborhood?

6458	8/6/2025 11:38	Randall	Havel	2720 Fishing Hole C- Leander	TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	Yes. But I only want my written comments added to the meeting record.	I am AGAINST this item.	This address has demonstrated a complete disregard for rules, ordinances, and safety on several occasions. I strongly oppose the rezoning request converting the subject property from Zoneâ€² 2 (low-density single-family residential) to Zoneâ€² 3. Such a change threatens public safety by increasing vehicular traffic and straining local infrastructure; elevates noise exposure beyond residential thresholds under Leanderâ€²s noise ordinance (particularly from HVAC, deliveries, and lighting systems); and compromises neighborhood character and property values consistent with the Cityâ€²s Comprehensive Plan. I urge denial to preserve consistency with adopted land use policy and maintain the welfare of existing residents.
6464	8/6/2025 14:19	Elise	O'Sullivan	111 Mesa Vista Drive Leander	Texas	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	Yes. But I only want my written comments added to the meeting record.	I am AGAINST this item.	I don't live in Greatwood, but down in Mesa Vista. I walk through Greatwood multiple times a week with my dogs and children. I appreciate being able to walk safely on the roads, with little road traffic, along with all others out walking at the same time. Increasing to R-3 sets a precedent with other properties being rezoned to high density, which will increase road traffic in a neighborhood where sidewalks don't exist. I support the community of Greatwood who oppose this.
6467	8/6/2025 16:06	Jennifer	Sadowski	2721 Jack Hays Trail Leander	TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	Yes. But I only want my written comments added to the meeting record.	I am AGAINST this item.	Multiple issues: 1) Has built MANY structures without City of Leander approval. 2) Used city FIRE HYDRANT to fill his pool 3) Continuous noise complaints. Almost every weekend there are parties/events with live bands or extremely loud music. I live 2 culdesacs over and can not sit outside in the evenings and enjoy our quiet neighborhood due to the noise. 4) When these parties/events are happening there are cars parked on both sides of the street blocking traffic flow. An emergency vehicle WOULD NOT be able to get through.
6471	8/6/2025 19:02	Greg	Vassaur	2740 Jack Hays Trail Leander	TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	Yes. But I only want my written comments added to the meeting record.	I am AGAINST this item.	We currently live in a neighborhood governed by deed/covenant restrictions, and HOA guidelines. Every owner within the community was provided copies of this information in conjunction with their contract to purchase their home within Greatwood Estates. Zoning designation is included in this information and provided on the tax assessors website. Rezoning this property, located in the middle of the subdivision, away from any sort of transitional zoning or commercial areas makes zero sense and takes away from the intended use of the neighborhood. Iâ€²m in support of property owners being able to use their property in a manner they would like however the caveat being, if deed restrictions and covenants are in place, they are there for a reason, and need to be followed. The fact that planning and zoning must waste precious resources and time on this is frustrating, knowing Leander had many more pressing issues than this.
6484	8/7/2025 18:19	Mary	Richardson	2500 Council Spring Leander	TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	Yes. But I only want my written comments added to the meeting record.	I am AGAINST this item.	This is a residential neighborhood, changing one home within the neighborhood to a different type of zoning sets a dangerous precedent that can totally change our quiet neighborhood in the future. My understanding is this neighbor has exceeded the building limits for R-2, and rather than fix it wants the city to rezone the property. Please say NO to this item, it makes no sense at all and would ruin our neighborhood.
6486	8/7/2025 19:49	Kyle	Richardson	2500 Council Spring Leander	TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	Yes. But I only want my written comments added to the meeting record.	I am AGAINST this item.	During the party this resident located at 2700 Monte Ranch Trail on Saturday night on July 26th, we had a large amount of parking that took place on both sides of the street on the corner of Council Springs Pass and Monte Ranch Trail that continued for several hundred feet. Some people were giving other guests rides to their cars due to this distance. If this continues the city of Leander will need to provide a wider road for safer access through this area for the neighborhood. I heard immediate neighbors have a problem due to the party continuing late into early morning with loud music. Changing the zoning would only make matters worse and would set a dangerous precedent. Please vote NO.

6515	8/10/2025 14:31	Candice	Scott	2741 Fishing Hole C' Leander TX	78641 Planning and Zoning Commissior	8/14/2025 Z-25-0173	I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	I am writing to formally and adamantly oppose the rezoning request for Zoning Case Z-25-0173, located at 2700 Monte Ranch Trail, Leander, scheduled for consideration at the August 14, 2025 Planning & Zoning Commission meeting. Our neighborhood is an established, upscale, single-family residential community where homes are valued in the \$800k-\$1 mil. The request to rezone this property directly conflicts with our HOA covenants. There is additional concern that this homeowner is already using the current home as a VRBO and wants to add additional living quarters to rent out or for workers of his business to stay. Our HOA strictly prohibits both multi-family dwellings and transient rentals. The property owner has a documented pattern of noncompliance and blatant disregard for the neighborhood, the HOA, and the City of Leander, including: 1. Hosting frequent large gatherings that cause excessive street congestion, blocking access for emergency response vehicles. 2. Constructing a pool and other structures without obtaining required city permits or HOA approval. 3. Filling the unpermitted pool by connecting to and drawing water from a public fire hydrant â€” an unauthorized and unsafe use of public resources. 4. With already facing enforcement actions with the city for structures built, violating city requirements for permits, yet now seeking even more intensive property use through rezoning.
									Dear Planning & Zoning Commission, I am writing to express my strong opposition to the proposed rezoning request to change a parcel in our neighborhood from R-2 (Rural Residential) to R-3 (Suburban Residential). Our community was thoughtfully zoned with intention - to preserve a rural character, provide estate-style lots, and maintain a lower-density quality of life that aligns with the city's long-term planning vision. Granting this rezoning sets a troubling precedent without any compelling justification. There is no broader need, compounding growth issue, or infrastructure driver in this specific area that supports a shift to higher-density zoning. This change would alter the character of our neighborhood in a way that diminishes the values many of us moved here for - open space, privacy, and a sense of rural tranquility within city limits. I would also like to bring attention to the property owner behind this request. This individual has already violated multiple building regulations and is now seeking a zoning change and variance after the fact. This kind of conduct, bypassing rules and asking for forgiveness later, shows a disregard not only for our community but also for the city's planning process and the officials who work diligently to enforce it. I urge the commission to preserve the integrity of our neighborhood and uphold the zoning standards that were carefully set to guide responsible growth and development.
									Sincerely, Lesley Murphy Homeowner, Greatwood Estates
6533	8/11/2025 20:05	Lesley	Murphy	2561 Greatwood Tra Leander TX	78641 Planning and Zoning Commissior	8/14/2025 Z-25-0173	I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	Dearest members of the zoning committee. Please do not approve this request. Unfortunately, this â€œneighborâ€œ has not worked in good faith with the neighborhood HOA, or city, to get all updates to their back yard approved, and some events we have witnessed on the property over the past two months make us incredibly worried about what will happen if this request is approved. Not long ago, my wife and I were walking the neighborhood around 5:30 a.m. and we were shocked and worried about a gentleman in this back yard pool who still sounded very drunk from the night before. He was using a lot of vulgarities in his slurred speech, and there was music playing that was loud enough that I imagine our real neighbors could still hear. Great Wood and all the new neighborhoods coming in around us are part of what makes Leander an amazing place to live. I ask that you consider this vote as if it was the house next door to yours. Would you approve it then? I appreciate your time.
6535	8/11/2025 21:36	Joseph	Hunstock	2640 Great Owl Pas: Leander TX	78641 Planning and Zoning Commissior	8/14/2025 Z-25-0173	I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	

6549	8/12/2025 21:08	Dave	Scott	2741 Fishing Hole C Leander TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	Dear Planning & Zoning,	
							I am writing to formally express my opposition to the request to rezone the property located at 2700 Monte Ranch Trail, Leander from a zone 2 to a zone 3.	
6549	8/12/2025 21:08	Dave	Scott	2741 Fishing Hole C Leander TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	While the property owner has stated that the rezoning is intended solely to accommodate an outdoor kitchen cover, I have serious concerns that this change would open the door to uses and structures that extend far beyond that stated purpose. Rezoning decisions have lasting impacts on the neighborhood, and once a zoning classification is changed, futures uses are not limited to the current owner's stated intentions.	
							In this particular case, the applicant has a well-documented history of strained relationships with numerous neighbors and has repeatedly demonstrated a disregard for community norms and agreements. Based on past actions, I have no confidence that the change in zoning would be applied in a manner consistent with preserving the character, peace, and property values of our neighborhood.	
6549	8/12/2025 21:08	Dave	Scott	2741 Fishing Hole C Leander TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	I respectfully urge the planning and zoning commission to consider the precedent this rezoning could set and the negative impact it would have on the surrounding community. For these reasons I strongly oppose this request and ask that you vote against it.	
							Thank you for your consideration.	
6549	8/12/2025 21:08	Dave	Scott	2741 Fishing Hole C Leander TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	Yes. But I only want my written comments added to the meeting record.	
							I am AGAINST this item.	
6559	8/13/2025 11:56	Melissa	Wernersbach	2741 Monte Ranch T Leander TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	I am opposed to the proposed change from Type 2 to Type 3 zoning for this property. Type 2 zoning was created to provide a careful transition between commercial and residential areas, minimizing negative impacts on nearby homes. It places limits on building size, prohibits certain outdoor activities, and requires more compatibility with residential neighborhoods.	
							By contrast, Type 3 zoning allows larger accessory buildings, outdoor storage and fueling, vehicle washing, and removes enclosed parking requirements. These changes would bring higher-intensity commercial uses directly adjacent to residential areas, increasing noise, traffic, and visual impacts. This is not consistent with protecting the character, safety, and livability of nearby homes.	
6559	8/13/2025 11:56	Melissa	Wernersbach	2741 Monte Ranch T Leander TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	Yes. But I only want my written comments added to the meeting record.	
							I am AGAINST this item.	
6559	8/13/2025 11:56	Melissa	Wernersbach	2741 Monte Ranch T Leander TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	For these reasons, I urge you to keep the zoning as Type 2 to preserve the intended buffer and compatibility with surrounding homes.	

8/12/2025

Attention Planning and Zoning Committee / City of Leander TX

Concerning Case Z-25-0173, please read the comments on the following documents, 2 of which were provided by the city (Procedure and Zoning Details) and 2 from concerned neighbors and citizens who reside in the Greatwood Community.

1. Procedure – As required by the city, #1 and #2 did not happen. I (Rolando Ponce) live right next to the applicant, and I was not contacted by the applicant nor was anyone that I talked to that live within 500' of the applicant.
2. Zoning Descriptions – Type 3 and Type A allow for numerous changes to a property. What is to stop the applicant from attempting to apply once again to make significant changes to the property under what is allowed in those 2 types?
3. Property Details – Obtained from Williamson County Appraisal District – Home is 3990 sq ft, not 5000 as applicant stated. Applicant is using 5000 sq ft to justify his 1500 sq ft of already constructed structures. This 1500 sq ft is 30% of the home sq footage at 5000 sq ft which the home is not. 3990 sq ft at 30% allows for 1197 sq ft. If this zoning change is allowed, the applicant is still non-compliant with city zoning, Site Component – Type 3 as the allowable sq ft has already been exceeded.
4. Petition to Oppose Zoning Change. Signatures are provided on the petition that was signed by numerous neighbors and residents objecting to this proposed zoning change.

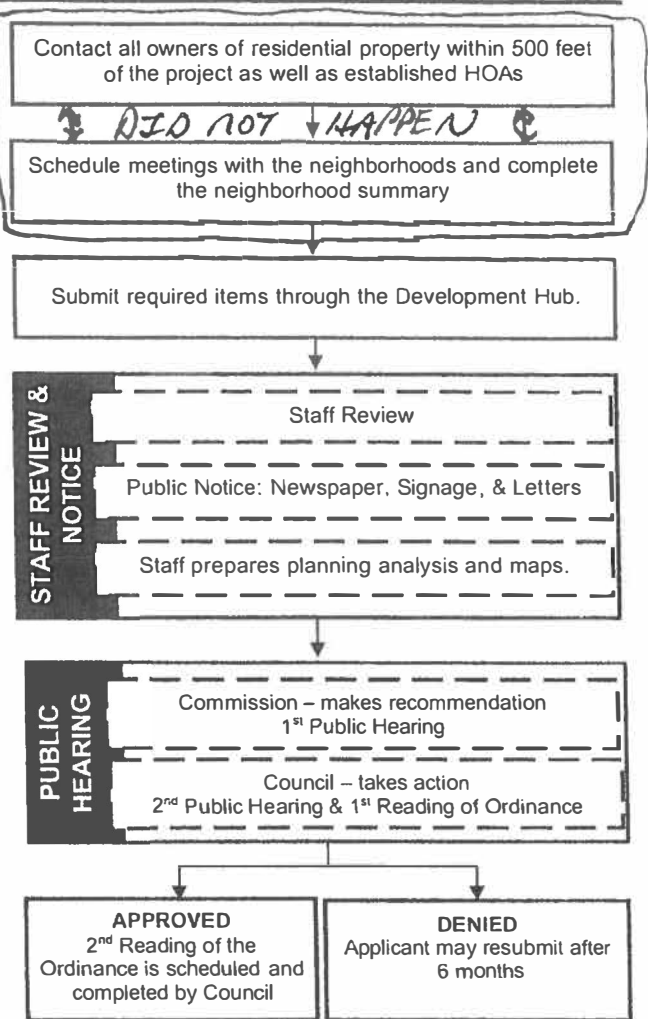
We appreciate your attention to this matter and look forward to the meeting this Thursday, August 14th and to the city council meeting on September 18th.

Signed,

Citizens and concerned neighbors in the Greatwood Community of Leander TX

PROCEDURE

1. Contact all owners of residential property within 500 feet of the project as well as established Homeowners Associations.
2. Schedule meetings with the neighborhoods and complete the neighborhood summary.
3. Submit required items through the Development Hub. These documents may be submitted at any time for preview. Once all required documents are confirmed, the application will be reviewed for completeness within 10 business days of the submittal date. The application will be reviewed and staff will provide their recommendation and start the notification process.
4. Public notice will be submitted to the newspaper for publication and will be posted online.
5. Letters of notification will be mailed and signage will be placed on the property 15 days prior to the Commission meeting date. Signs must remain posted during the public process.
6. The Commission will hold a public hearing and make a recommendation. This recommendation is forwarded to the Council for review.
7. The Council will hold a public hearing and take action on the request as well as complete the first reading of the ordinance.
8. If the Council approved the request, then they will complete the second reading of the ordinance.
9. If the case is approved, then an official ordinance will be executed and the zoning maps will be updated to reflect the new district.
10. A letter and the ordinance will be sent to the property owner.
11. If the Council denies the request, the applicant will have the ability to resubmit the application for review in 6 months.
12. The applicant may request a postponement of the zoning case during the review process. There is a postponement fee and renotification fees that will apply if the applicant requests to postpone the application. A postponement request is required to be submitted within 72 hours of the public hearing.



Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0173 to amend the current zoning of SFR-2-A (Single-Family Rural) to SFR-3-A (Single-Family Rural) on one (1) parcel of land approximately 1.01 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R570333; and more commonly known as 2700 Monte Ranch Trail, Leander, Williamson County, Texas. Applicant/Agent: Jesse Diaz.

ZONING DESCRIPTIONS

USE COMPONENT

SFR – SINGLE-FAMILY RURAL:

Features: 1 acre lot min.; 1,600 square foot living area min.

Intent: Development of single-family detached dwellings on lots one acre or larger in size and for other uses that are compatible and complimentary to large lot and very low-density residential development. The purpose of this component is to provide regulations to preserve rural character and maintain and protect the City's single-family residences and neighborhoods in an area with larger lot sizes. This component is also intended to preserve the larger tracts of land for future economic development in accordance with the Comprehensive Plan, while permitting rural/agricultural uses on the land to continue.

SITE COMPONENT

TYPE 3:

Features: Accessory buildings up to 30% of primary buildings; accessory dwellings; drive-thru service; limited outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors, no indoor parking required.

Intent:

- (1) A Type 3 site component is intended to be utilized with LO and LC use components where adjacent to less restricted districts to provide for a land use transition.
- (2) This component is intended to be utilized with residential components where accessory dwellings or additional accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.
- (3) This component is intended to be combined with LO, LC, GC, HC and HI components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.
- (4) Compliance with Type 1 or 2 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT

TYPE A:

Features: 5 or more architectural features.

Intent:

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) This component may be utilized for any high-profile development, for any property in a prominent location or at an important gateway to the community.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

R570333

DECORA
HOLDINGS LLC2700 MONIE
RANCH TRL,
LEANDER, TX
78641

2025 ✓

\$1,106,720

Page: Property Details

Property Status Active

Property Type Residential

Legal Description S11783 - GREATWOOD PH 4, BLOCK E, Lot 4, ACRES 1.005

Neighborhood L117415B - GREATWOOD

Account R-17-W324-0104-E004

Map Number 4-2848,4-2048

Effective Acres 0.000000

Owner Name DECORA HOLDINGS LLC

Owner ID

Exemptions

Percent Ownership 100%

Mailing Address 106 WOODLEY RD LEANDER, TX 78641-8067

Agent

MARKET VALUE

Improvement Homesite Value N

Improvement Non-Homesite Value N

Total Improvement Market Value \$918,7

Land Homesite Value N

Land Non-Homesite Value N

Land Agricultural Market Value N

Land Timber Market Value N

Total Land Market Value \$188,0

Total Market Value \$1,106,7

ASSESSED VALUE

Total Improvement Market Value \$918,7

Land Homesite Value N

Land Non-Homesite Value N

Agricultural Use

Timber Use

Total Appraised Value \$1,106,7

Homestead Cap Loss ?

Circuit Breaker Limit Cap Loss ?

Total Assessed Value \$1,106,7

N/A values are not applicable toward to
val

TAXING ENTITY	EXEMPTIONS	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER 100
CAD- Williamson CAD			\$1,106,720	0
CLE- City of Leander			\$1,106,720	0.417282
GWJ- Williamson CO			\$1,106,720	0.35567
J01- Aus Comm Coll			\$1,106,720	0.1013
RFM- Wmsn CO FM/RD			\$1,106,720	0.044329
SLE- Leander ISD			\$1,106,720	1.0869
W09- Upper Brushy Creek WCID			\$1,106,720	0.017
TOTALS				2.022481

Expand/Collapse

Improvement #1	State Code	Homesite	Total Main Area (Exterior Measured)		Market Value
	A1 - Residential Single Family	Yes	3,990 Sq. Ft		N/A
RECORD	TYPE	YEAR BUILT	SQ. FT	VAL UE	ADD'L INFO
1	Main Area	2020	✓ 3,158	N/A	⌵ Details
2	Garage	2020	829	N/A	⌵ Details
3	Second Floor	2020	✓ 832	N/A	⌵ Details
4	Open Porch	2020	125	N/A	⌵ Details
5	Open Porch	2020	203	N/A	⌵ Details
6	Fireplace	2020	1	N/A	⌵ Details
7	Site Improvement	2020		N/A	⌵ Details
8	Concrete Pool	2024	1,080	N/A	⌵ Details
9	Patio	2024	1,680	N/A	⌵ Details

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Residential	A1 - Residential Single Family	Yes	N/A	\$0	\$0	1.005000 acres
TOTALS						43,778 Sq. ft / 1.005000 acres

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	TIM MARKET	TIM USE	APPRAISED	HS CAP LOSS	CRL CAP LOSS	ASSESSE
2024	\$797,657	\$188,000	\$985,657	\$0	\$0	\$0	\$0	\$985,657	\$69,158	\$0	\$916,4
2023	\$757,719	\$177,000	\$934,719	\$0	\$0	\$0	\$0	\$934,719	\$101,538	\$0	\$833,1
2022	\$853,866	\$165,000	\$1,018,866	\$0	\$0	\$0	\$0	\$1,018,866	\$261,429	\$0	\$757,4
2021	\$570,579	\$118,000	\$688,579	\$0	\$0	\$0	\$0	\$688,579	\$0	\$0	\$688,5
2020	\$18,984	\$104,412	\$123,396	\$0	\$0	\$0	\$0	\$123,396	\$0	\$0	\$123,3

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
2/22/2024	JACKSON, HENRY & TARREL	DECORA HOLDINGS LLC	2024015122	
6/1/2020	GIDDENS DEVELOPMENT INC	JACKSON, HENRY & TARREL	2020057809	
11/2/2018	JL DEVELOPMENT INC	GIDDENS DEVELOPMENT INC	2018099054	

Petition to Oppose Zoning Change Z-25-0173 (2700 Monte Ranch Trail)

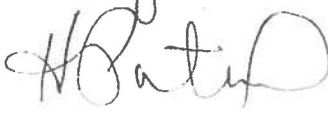
We, the undersigned residents of the City of Leander and surrounding neighborhoods, respectfully oppose the requested zoning change for the property located at 2700 Monte Ranch Trail, known as Zoning Case Z-25-0173.

The applicant is seeking to rezone the property from R-2 (Single-Family Residential) to R-3 (Multi-Family Residential) in order to legalize a structure that was built in violation of existing residential zoning regulations.

We oppose this request for the following reasons:

1. Rewarding Zoning Violations Sets a Dangerous Precedent
2. Approving a zoning change after a violation undermines the zoning code and encourages others to build outside the rules with the expectation of future rezoning.
3. R-3 Density Does Not Fit Our Rural Neighborhood
4. The Property Already Exceeds Legal Limits
5. Instead of reducing or modifying the structure to comply with R-2 zoning, the applicant is asking the city to change the rules to avoid accountability.

We urge the City of Leander's Planning & Zoning Commission and City Council to reject this rezoning request and preserve the integrity of our residential zoning protections.

Name (Printed)	Street Address	Signature	Date
Russell Hess	2740 Monte Ranch Trl		8/2/25
Rolando Ponce	2720 Monte Ranch Trl		8/2/25
LaResea Woods	2721 Monte Ranch Trl		8/2/25
Paresh Patel (Hetal Patel)	3000 Council Springs pass		8/3/25

Name (Printed)

Street Address

Signature

Date

Adam
Mitchell2940 Council Springs
Pass

8/3/25

TILANWESAK
MATH

2760 Monte Ranch Trl



8/3/25

Robert
Wells2920 Council Springs
Pass

8/3/25

ROBERT PORTER 2900 COUNCIL SPRINGS
PASS

8/3/25

Charlie Anderson 2701 Fishing Hole CV

Charl Anderson

8/3/25

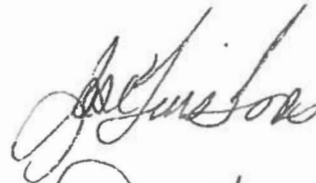
ROBERT
WERNERSBACH

2741 MONTE RANCH TRL



8/3/25

Jose Luis Toro 2761 Monte Ranch Trl



03 Aug 25

DAVE SCOTT 2741 FISHING HOLE COVE



8/4/25

Steve Smith 2740 Fishing Hole Cove



8/4/25

Randy Havel

2720 Fishing Hole Cove



8/4/25

Jason
Simpton2700 Fishing Hole
CV

8/4/25

Name (Printed)	Street Address	Signature	Date
Tracie Simental	2700 Fishing Hole CV Leander, TX 78641	Tracie Simental	8/4/25
Julia & Jason Littleton	2620 Great Owl Pass Leander, TX 78641	Julia Littleton	8/5/25
Ray + Debbie Groyer	2600 Council Springs Pass Leander, TX 78641	Debbie Groyer	8-5-25
Adam & Nikki Swies	2560 Council Springs pass	Adam Swies	8-5-25
Rodney Hardin	2760 Honeywood Dr	R.G. Hardin	8-6-25
Amenda Hardin	2760 Honeywood Dr	Amenda Hardin	8-6-25
Margaret Hardin	2760 Honeywood Dr. Leander, Tx. 78641	Margaret Hardin	8/6/25
Anthony Roberts	2960 Council Springs Pass, Leander, TX 78641	Anthony Roberts	8/6/25
Clarissa Roberts	2960 Council Springs Pass Leander, TX 78641	Clarissa Roberts	8/6/25
Charles Gregg Anderson	2540 Grey Mountain Pass Leander, Tx 78641	Charles Gregg Anderson	8/7/25
Erika Anderson	2540 Grey Mountain Pass Leander, Tx 78641	Erika Anderson	8/7/25

Name (Printed)

Street Address

Signature

Date

Katherine J. Hidalgo

2700 Council Springs CV

Kat J/H

8/8/25

Jennifer Gaus
&
Aron Gaus

2541 Grey Mountain Pass

Jennifer Gaus

8/8/2025

**Statement to the Leander Planning and Zoning Commission
Regarding Zoning Case Z-25-0173 (2700 Monte Ranch Trail)
Date: 8/14/2025**

Good evening, Commissioners,

My name is Julia Littleton speaking on behalf of my husband, Jason Littleton and myself. We are residents of the Greatwood Estates and speaking tonight in opposition to Zoning Case Z-25-0173 regarding the property at 2700 Monte Ranch Trail.

While we recognize that the Greatwood HOA Architectural Review Committee provided conditional approval for the project on April 17, 2024, we would like to highlight several concerns that we believe merit close scrutiny before any zoning changes are approved.

First, the conditional HOA approval explicitly states that all municipal codes and setbacks must be followed, and that it is the responsibility of the homeowner to obtain all necessary permits prior to beginning construction. Despite this, the applicant moved forward without obtaining a city permit — only seeking approval after the fact. Approving this request post-construction sends a troubling message to both homeowners and developers: that the city's regulatory process is optional, and violations may be retroactively approved if caught. That undermines the standards we all rely on to maintain order and fairness in development.

Second, while the requested zoning change may align with what the Greatwood ARC conditionally approved, granting this change could set a dangerous precedent. Once we open the door for zoning changes to accommodate unapproved development, what stops others from bypassing the process and seeking forgiveness rather than permission? This not only weakens the city's zoning authority but could lead to a cascade of similar requests that erode the integrity of future land-use planning.

Third, the applicant has not acted in good faith throughout this process. From initiating construction without the required permit to inaccuracies and misrepresentations in the neighborhood outreach summary—such as claiming HOA notification and approval that did not occur—there is a clear pattern of bypassing proper procedure. Rewarding this behavior with a zoning change sets the wrong example for our community.

Respectfully, we urge the Commission to consider the broader implications of this case. Zoning regulations exist for a reason: to provide clear expectations, maintain neighborhood standards, and ensure transparent, good-faith development. Allowing this change would compromise those principles.

Thank you for your time and consideration.

My husband and I have been owners in the Greatwood Subdivision for 8.5 years. As a stakeholder in this neighborhood, we have a vested interest in any proposed changes, as they can have a direct affect on our investment- specifically values of our home, and established character of our neighborhood. This proposed change affects what we all originally agreed to when we bought our house not something we want for one property in our neighborhood. I am AGAINST what is being proposed and this is why.

I read the executive summary and it states "The Zoning request is in response to a code enforcement case for building without a permit."

According to the executive summary, the Greatwood subdivision is zoned a single family rural-2 community and has been so for 11 years. This is the standard established and what we agreed to when we purchased.

There are rules and protocols to follow when building and with this zoning designation to ensure your plans are within the parameters. Approvals are needed from both the HOA and by obtaining required city permits.

The remedy this case is suggesting to RETRO-FIT because structures have already been built without permits. I don't understand how a builder can build without a permit, but even more so try to fix by changing zoning of ONE property in our neighborhood. THIS IS A LIVE EXAMPLE OF "it's better to ask for forgiveness than permission." With this approach, a risk is taken to reap potential rewards. There should be NO reward given for building without a permit. PERIOD. Follow the rules. Be accountable. That's our responsibility. As a stakeholder, I expect the other stakeholders to follow the rules of our neighborhood to include zoning.

I do have a side note and what I have observed with how the "overbuild" of this property has had a negative impact. When this was first constructed, my husband and both thought this was a commercial type venue. It was just a thought...but when I witnessed one of the parties in late April around 11pm, there was music blaring, tents set up, maybe 30 cars parked on our street, and a mechanical bull being used. I thought this was an isolated event but have received feedback from neighbors that it is not. THIS is not the

neighborhood I bought into. This type of recurring activity will affect the values of our home as people won't want to move here, there is not adequate parking on streets for recurring parties. Allowing the overbuild of structures will continue to enable this property to become a known venue for large events.

I believe each homeowner should develop their properties as long as it's within the zoning parameters. If it's not, they should consider finding the "right" property to meet their needs.

Thank you for the opportunity to comment. I am AGAINST rezoning.



EXECUTIVE SUMMARY
9/18/2025

AGENDA SUBJECT:

Conduct a Public Hearing regarding authorizing the issuance of Combination Tax and Revenue Certificates of Obligation, Series 2025, in an aggregate principal amount not to exceed \$132,100,000.00 for the purposes of paying contractual obligations of the City to be incurred for (1) constructing, improving, renovating, and equipping fire stations; (2) constructing, improving, enlarging, and expanding streets, roads, bridges, low-water crossings, pedestrian/multi-modal sidewalks/trails and thoroughfares; (3) constructing, improving, enlarging, and expanding the City's water and wastewater utility systems; (4) constructing, improving, equipping, and expanding park and recreation facilities that are generally accessible to the public and part of the City's park system; (5) constructing, improving, renovating, and equipping existing facilities used for the City's administrative functions; and (6) professional services relating to the design, construction, project management, and financing of the aforementioned public works including costs of issuance.

- Discuss and consider action regarding an Ordinance authorizing the issuance of Combination Tax and Revenue Certificates of Obligation, Series 2025; authorizing the sale thereof; and enacting provisions incident and related to the issuance of aid certificates.

BACKGROUND:

This Ordinance is to authorize the issuance of City of Leander, Texas Combination Tax and Revenue Certificates of Obligation (the "Certificates") in an aggregate principal amount not to exceed \$132,100,000.00 to finance the (1) construction, improvement, renovation, and equipping of fire stations; (2) construction, improvement, enlargement, and expansion of streets, roads, bridges, low-water crossings, pedestrian/multi-modal sidewalks/trails and thoroughfares; (3) construction, improvement, enlargement, and expansion of the City's water and wastewater utility systems; (4) construction, improvement, equipping, and expansion of park and recreation facilities that are generally accessible to the public and part of the City's park system; (5) construction, improvement, renovation, and equipping of existing facilities used for the City's administrative functions; and for (6) professional services relating to the design, construction, project management, and financing of the aforementioned public works, including the costs of issuance of the Certificates.

The par amount of the Certificates will be determined on the morning of September 18, 2025, when the Certificates are priced. At the City Council's regular meeting of September 18, 2025, the City's Financial Advisor will present the details of the pricing and the repayment structure for the Certificates to the City Council. Details to be addressed include the identity of the purchaser, the interest rates, and debt service schedules.

HISTORY/TIMELINE:

On July 17, 2025, the City Council called for a hearing on the issuance of the Combination Tax and Revenue Certificates of Obligation for the regular City Council meeting of September 18, 2025, and authorized the publication of its intent to issue the Combination Tax and Revenue Certificates of Obligation. The publication of the intent to issue the Combination Tax and Revenue Certificates of Obligation is a statutory requirement.

Notice of the City's intention to hold a hearing and consider the issuance of the Combination Tax and Revenue Certificates of Obligation was published in the *Hill Country News* on July 24, and July 31, 2025, in satisfaction of the applicable legal requirements.

It is expected that the transaction for the City's sale of the Combination Tax and Revenue Certificates of Obligation will close on September 30, 2025, and that the proceeds of the sale will become available to the City at that time.

APPLICANT/AGENT:

RECOMMENDATION:

Staff recommends approval.

PRESENTER:

Otis Williams, Chief Financial Officer

Fiscal Impact

Attachments:

1. Ordinance authorizing COs 2025

AN ORDINANCE AUTHORIZING THE ISSUANCE OF \$132,100,000 "CITY OF LEANDER, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2025"; AUTHORIZING THE SALE THEREOF; AND ENACTING PROVISIONS INCIDENT AND RELATED TO THE ISSUANCE OF SAID CERTIFICATES

Date of Approval: September 18, 2025

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EXHIBIT A – Form of Paying Agent/Registrar Agreement

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF \$132,100,000
“CITY OF LEANDER, TEXAS COMBINATION TAX AND REVENUE
CERTIFICATES OF OBLIGATION, SERIES 2025”; AUTHORIZING THE
SALE THEREOF; AND ENACTING PROVISIONS INCIDENT AND
RELATED TO THE ISSUANCE OF SAID CERTIFICATES**

WHEREAS, the City Council of the City of Leander, Texas (the “City”) originally determined that it should issue certificates of obligation in an amount not to exceed \$132,100,000, for the purpose of paying contractual obligations of the City to be incurred for to be incurred for (1) constructing, improving, renovating, and equipping fire stations; (2) constructing, improving, enlarging, and expanding streets, roads, bridges, low-water crossings, pedestrian/multi-modal sidewalks/trails and thoroughfares; (3) constructing, improving, enlarging, and expanding the City’s water and wastewater utility systems; (4) constructing, improving, equipping, and expanding park and recreation facilities that are generally accessible to the public and part of the City’s park system; (5) constructing, improving, renovating, and equipping existing facilities used for the City’s administrative functions; and (6) professional services relating to the design, construction, project management, and financing of the aforementioned public works including costs of issuance; and

WHEREAS, notice of public hearing and intention to issue said certificates of obligation for such purposes has been published in the *Hill Country News*, a newspaper found and determined to be of general circulation in the City of Leander, Texas, on July 24, 2025 and on July 31, 2025, the date of the first publication of such notice being before the forty-fifth (45th) day prior to the tentative date stated therein for the passage of this ordinance; and

WHEREAS, on September 18, 2025, the City Council of the City of Leander, Texas, convened at 7:00 p.m. and after a public hearing, considered passage of an ordinance authorizing the issuance of said certificates of obligation (the “Ordinance”); and

WHEREAS, the certificates of obligation in the principal amount of \$132,100,000 should be sold for cash in accordance with the provisions of Texas Local Government Code § 271.052, as amended; and

WHEREAS, no petition protesting the issuance of the certificates of obligation described in the aforesaid notice, signed by at least 5% of the qualified electors of the City, has been presented to or filed with the City Secretary or any other City official on or prior to the date of the passage of this Ordinance; and

WHEREAS, no bond proposition to authorize the issuance of certificates for the same purpose as the projects being financed with the proceeds of the Certificates was submitted to the voters of the City during the preceding three years and failed to be approved; and

WHEREAS, this City Council hereby finds and determines that the above specified certificates of obligation described in said notice should be issued and sold at this time in the

amount and manner hereinafter provided;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS:

ARTICLE I
DEFINITIONS AND OTHER PRELIMINARY MATTERS

Section 1.01. Definitions.

Unless otherwise expressly provided or unless the context clearly requires otherwise in this Ordinance, the following terms shall have the meanings specified below:

“Authorized Officials” means the Mayor, City Secretary, City Manager and/or Executive Finance Director of the City.

“Certificate” or “Certificates” means the Certificates authorized to be issued by Section 3.01 of this Ordinance and designated as “City of Leander, Texas Combination Tax and Revenue Certificates of Obligation, Series 2025,” in the aggregate principal amount of \$132,100,000, and which shall be secured by the full faith and credit of the City and as more specifically described in Article II of this Ordinance.

“City” means the City of Leander, Texas.

“City Council” means the City Council of the City.

“Code” means the Internal Revenue Code of 1986, as amended, including the regulations and published rulings thereunder.

“Date of Delivery” means the date of the initial delivery of and payment for the Certificates.

“Defeasance Securities” mean (i) direct, noncallable obligations of the United States of America, including obligations that are unconditionally guaranteed by the United States of America, and (ii) noncallable obligations of an agency or instrumentality of the United States of America, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality and that, on the date the governing body of the City adopts or approves the proceedings authorizing the purchase thereof are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent.

“Designated Payment/Transfer Office” means the office of the Paying Agent/Registrar which is designated for the presentment of the Certificates.

“DTC” means The Depository Trust Company, New York, New York, or any successor securities depository.

“DTC Participant” means any broker, dealer, bank, trust company, clearing corporation or

certain other organizations with bonds credited to an account maintained on its behalf by DTC.

“Event of Default” means any event of default as defined in Section 10.01 of this Ordinance.

“Fiscal Year” means such fiscal year as shall from time to time be set by the City Council.

“Initial Certificate” means the initial certificate described in Sections 3.04(d) and 6.02(e) of this Ordinance.

“Interest and Sinking Fund” means the interest and sinking fund established by Section 2.04 of this Ordinance.

“Interest Payment Date” means the date or dates upon which interest on each Certificate is scheduled to be paid until their respective dates of maturity or prior redemption, such dates being February 15 and August 15 of each year, commencing February 15, 2025.

“Mayor” means the Mayor of the City.

“Owner” or “Registered Owner” means the person who is the registered owner of a Certificate or Certificates, as shown in the Register.

“Paying Agent/Registrar” means initially BOKF, NA, Dallas, Texas, or any successor thereto as provided in this Ordinance.

“Purchase Agreement” means the Purchase Agreement pertaining to the Certificates, by and between the City and the Underwriters, approved in Section 7.01 of this Ordinance.

“Record Date” means the close of business on the last business day of the month preceding the month in which an Interest Payment Date occurs.

“Register” means the register specified in Section 3.06(a) of this Ordinance.

“Surplus Revenues” means those revenues of the City's Waterworks and Sewer System available after deduction of the reasonable expenses of operation and maintenance of said Waterworks and Sewer System as defined in Section 1502.056(a) of the Texas Government Code, and payment of all debt service, reserve and other requirements with respect to all of the City's revenue bonds and other obligations, now outstanding or hereafter issued, that are payable from and secured by a lien on and pledge of all or part of the net revenues of said Waterworks and Sewer System.

“Unclaimed Payments” means money deposited with the Paying Agent/Registrar for the payment of the principal of or interest on the Certificates as the same come due and payable and remaining unclaimed by the Owners of Certificates for 90 days after the applicable payment or redemption date.

“Underwriters” means _____.

“Waterworks and Sewer System” means the City’s combined water and sewer utility system.

Section 1.02. Findings.

The declarations, determinations and findings declared, made and found in the preamble to this Ordinance are hereby adopted, restated and made a part of the operative provisions hereof.

Section 1.03. Table of Contents, Titles and Headings.

The table of contents, titles and headings of the Articles and Sections of this Ordinance have been inserted for convenience of reference only and are not to be considered a part hereof and shall not in any way modify or restrict any of the terms or provisions hereof and shall never be considered or given any effect in construing this Ordinance or any provision hereof or in ascertaining intent, if any question of intent should arise.

Section 1.04. Interpretation.

(a) Unless the context requires otherwise, words of the masculine gender shall be construed to include correlative words of the feminine and neuter genders and vice versa, and words of the singular number shall be construed to include correlative words of the plural number and vice versa.

(b) This Ordinance and all the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein.

ARTICLE II
SECURITY FOR THE CERTIFICATES CREATION OF FUNDS

Section 2.01. Tax Levy for Payment of Certificates.

Pursuant to the authority granted by the Constitution and laws of the State of Texas, there shall be levied and there is hereby levied for the current year and each succeeding year thereafter while the Certificates or any interest thereon is outstanding and unpaid, an ad valorem tax within legal limitations on each \$100 valuation of taxable property in the City, at a rate sufficient within the limits prescribed by law to pay the debt service requirements on the Certificates, being (i) the interest on the Certificates and (ii) a sinking fund for their payment at maturity or a sinking fund of two percent (2%) per annum (whichever amount is the greater), when due and payable, full allowance being made for delinquencies and costs of collection; said tax shall be assessed and collected each year and applied to the payment of the debt service requirements, and the same shall not be diverted to any other purpose. The taxes so levied and collected shall be paid into the Interest and Sinking Fund. This governing body hereby declares its purpose and intent to provide and levy a tax legally and fully sufficient to pay the debt service requirements, it having been determined that the existing and available taxing authority of the City for such purpose is adequate to permit a legally sufficient tax in consideration of all other outstanding obligations.

The amount of taxes to be provided annually and transferred by the Authorized Officials to the Interest and Sinking Fund for the payment of principal of and interest on the Certificates shall be determined and accomplished in the following manner:

(a) The City's annual budget shall reflect the amount of debt service requirements to become due on the Certificates in the next succeeding Fiscal Year of the City.

(b) The amount required to be provided in the succeeding Fiscal Year of the City from ad valorem taxes shall be the amount of the debt service requirements to be paid on the Certificates in the next succeeding Fiscal Year of the City.

(c) Following the final approval of the annual budget of the City, the governing body of the City shall, by ordinance, levy an ad valorem tax at a rate sufficient to produce taxes in the amount determined in paragraph (b) above, to be utilized for purposes of paying the principal of and interest on the Certificates in the next succeeding Fiscal Year of the City.

If the liens and provisions of this Ordinance shall be released in a manner permitted by Article XI hereof, then the collection of such ad valorem tax may be suspended or appropriately reduced, as the facts may permit, and further deposits to the Interest and Sinking Fund may be suspended or appropriately reduced, as the facts may permit. In determining the aggregate principal amount of outstanding Certificates, there shall be subtracted the amount of any Certificates that have been duly called for redemption and for which money has been deposited with the Paying Agent/Registrar for such redemption.

Section 2.02. Revenue Pledge.

(a) The Certificates are additionally secured by and shall be payable from a limited pledge, not to exceed \$1,000, of the Surplus Revenues of the City's Waterworks and Sewer System, such pledge authorized pursuant to Chapter 1502, Texas Government Code, as amended. Notwithstanding the requirements of Section 2.01, if Surplus Revenues are actually on deposit in the Interest and Sinking Fund in advance of the time when ad valorem taxes are scheduled to be levied for any year, then the amount of taxes which otherwise would be required to be levied pursuant to Section 2.01 may be reduced to the extent and by the amount of the Surplus Revenues then on deposit in the Interest and Sinking Fund.

(b) The Surplus Revenues, when and as received by the City, are hereby pledged to the payment of the Certificates and shall be deposited into the Interest and Sinking Fund.

Section 2.03. Effect of Pledge.

Chapter 1208, Texas Government Code, as amended, applies to the issuance of the Certificates and the pledge of the combination of taxes and revenues thereof granted by the City under Sections 2.01 and 2.02 of this Ordinance, and such pledge is therefore valid, effective, and perfected. If Texas law is amended at any time while the Certificates are outstanding and unpaid such that the pledge of the combination of taxes and revenues granted by the City under Sections 2.01 and 2.02 of this Ordinance is to be subject to the filing requirements of Chapter 9, Texas Business & Commerce Code, then in order to preserve to the Registered Owners of the Certificates the perfection of the security interest in said pledge, the City agrees to take such measures as it

determines are reasonable and necessary under Texas law to comply with the applicable provisions of Chapter 9, Texas Business & Commerce Code, as amended, and enable a filing to perfect the security interest in said pledge to occur.

Section 2.04. Interest and Sinking Fund.

(a) The City hereby establishes a special fund or account to be designated the “City of Leander, Texas Combination Tax and Revenue Certificates of Obligation, Series 2025 Interest and Sinking Fund” (the “Interest and Sinking Fund”) said fund to be maintained at an official depository bank of the City separate and apart from all other funds and accounts of the City.

(b) Money on deposit in or required by this Ordinance to be deposited to the Interest and Sinking Fund shall be used solely for the purpose of paying the interest on, redemption premium, if any, and principal of the Certificates when and as due and payable in accordance with their terms and this Ordinance.

Section 2.05. Project Fund.

(a) A special fund or account, to be designated the “City of Leander, Texas Combination Tax and Revenue Certificates of Obligation, Series 2025 Project Fund” (the “Project Fund”) is hereby created and shall be established and maintained by the City at the official City depository. The Project Fund shall be kept separate and apart from all other funds and accounts of the City. The proceeds from the sale of the Certificates (other than proceeds representing accrued interest on the Certificates and any premium on the Certificates that is not used to pay costs of issuance in which shall be deposited in the Interest and Sinking Fund) shall be deposited in the Project Fund and payments therefrom shall be used solely for the purpose of paying contractual obligations to be incurred for City-wide water and wastewater utility system improvements, and the acquisition of rights-of-way and easements therefor, including but not limited to construction of an Advanced Metering Infrastructure (AMI) system, and Bagdad Terminus Pump Station, Ground Storage Tank and waterline, and for the payment of professional services and costs of issuance related thereto (the “Project”).

(b) Surplus Project Funds. Any moneys remaining in the Project Fund after completion of the entirety of the Project shall be deposited in the Interest and Sinking Fund.

Section 2.06. Security of Funds.

All moneys on deposit in the Interest and Sinking Fund and the Project Fund for which this Ordinance makes provision (except any portion thereof as may be at any time properly invested) shall be secured in the manner and to the fullest extent required by the laws of the State of Texas for the security of City funds, and moneys on deposit in such funds shall be used only for the purposes permitted by this Ordinance.

ARTICLE III
AUTHORIZATION: GENERAL TERMS AND PROVISIONS
REGARDING THE CERTIFICATES

Section 3.01. Authorization.

The City's certificates of obligation to be designated "City of Leander, Texas Combination Tax and Revenue Certificates of Obligation, Series 2025" (the "Certificates"), are hereby authorized to be issued and delivered in accordance with the Constitution and laws of the State of Texas. The Certificates shall be issued in the aggregate principal amount of \$132,100,000 for the purpose of paying contractual obligations of the City to be incurred for (1) constructing, improving, renovating, and equipping fire stations; (2) constructing, improving, enlarging, and expanding streets, roads, bridges, low-water crossings, pedestrian/multi-modal sidewalks/trails and thoroughfares; (3) constructing, improving, enlarging, and expanding the City's water and wastewater utility systems; (4) constructing, improving, equipping, and expanding park and recreation facilities that are generally accessible to the public and part of the City's park system; (5) constructing, improving, renovating, and equipping existing facilities used for the City's administrative functions; and (6) professional services relating to the design, construction, project management, and financing of the aforementioned public works including costs of issuance.

Section 3.02. Date, Denomination, Maturities and Interest.

(a) The Certificates shall be dated September__, 2025 and shall bear interest on the unpaid principal amount thereof from the Date of Delivery (anticipated to be September 30, 2025) (which date shall be noted on the Certificates). The Certificates shall be in fully registered form, without coupons, in the denomination of \$5,000 or any integral multiple thereof and shall be numbered separately from R-1 upward, except the Initial Certificate, which shall be numbered I-1.

(b) The Certificates shall mature on August 15 in the years and in the principal amounts and bear interest at the per annum rates set forth in the following schedule:

<u>Year of</u>	<u>Principal</u>	<u>Interest</u>
<u>Maturity</u>	<u>Installments</u>	<u>Rate</u>
20__	\$	____%

(c) Interest shall accrue and be paid on each Certificate respectively until its redemption or prior maturity from the later of the Date of Delivery or from the most recent Interest Payment Date to which interest has been paid or provided for at the rates per annum for each respective maturity specified in the schedule contained in subsection (b) above. Such interest shall be payable on February 15 and August 15 of each year, commencing on February 15, 2025, computed on the basis of a 360-day year of twelve 30-day months.

Section 3.03. Medium, Method and Place of Payment.

(a) The principal of, redemption premium, if any, and interest on the Certificates shall be paid in lawful money of the United States of America.

(b) Interest on the Certificates shall be payable to the Owner whose name appears in the Register at the close of business on the last business day of the month preceding such Interest Payment Date (the "Record Date"); provided, however, that in the event of nonpayment of interest on a scheduled Interest Payment Date, and for thirty (30) days thereafter, a new record date for such interest payment (the "Special Record Date") will be established by the Paying Agent/Registrar (hereinafter defined and designated) if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (the "Special Payment Date," which shall be at least 15 days after the Special Record Date) shall be sent at least five (5) business days prior to the Special Record Date by United States mail, first class postage prepaid, to the address of each Owner of a Certificate appearing on the books of the Paying Agent/Registrar at the close of business on the last business day preceding the date of mailing of such notice.

(c) Interest shall be paid by check, dated as of the Interest Payment Date, and sent by the Paying Agent/Registrar to each Owner, first class United States mail, postage prepaid, to the address of each Owner as it appears in the Register, or by such other customary banking arrangements acceptable to the Paying Agent/Registrar and each Owner to whom interest is to be paid; provided, however, that the Owner shall bear all risk and expenses of such customary banking arrangements.

(d) The principal of each Certificate shall be paid to the Owner thereof on the due date (whether at the maturity date or the date of prior redemption thereof) upon presentation and surrender of such Certificate at the Designated Payment/Transfer Office.

(e) If the date for the payment of the principal of or interest on the Certificates shall be a Saturday, Sunday, legal holiday, or a day on which banking institutions in the city where the Paying Agent/Registrar is located are required or authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not a Saturday, Sunday, a legal holiday, or day on which banking institutions are required or authorized to close, and payment on such date shall for all purposes be deemed to have been made on the due date thereof as specified in this Section.

Section 3.04. Control, Execution and Initial Registration.

(a) The Certificates shall be executed on behalf of the City by the Mayor and the City Secretary, by their manual or facsimile signatures, and the official seal of the City shall be impressed or placed in facsimile thereon. Such facsimile signatures on the Certificates shall have the same effect as if each of the Certificates had been signed manually and in person by each of said officers, and such facsimile seal on the Certificates shall have the same effect as if the official seal of the City had been manually impressed upon each of the Certificates.

(b) In the event that any officer of the City whose manual or facsimile signature appears on the Certificates ceases to be such officer before the authentication of such Certificates or before

the delivery thereof, such facsimile signature nevertheless shall be valid and sufficient for all purposes as if such officer had remained in such office.

(c) Except as provided below, no Certificate shall be valid or obligatory for any purpose or be entitled to any security or benefit of this Ordinance unless and until there appears thereon the Certificate of Paying Agent/Registrar substantially in the form provided herein, duly authenticated by manual execution by an officer or duly authorized signatory of the Paying Agent/Registrar. It shall not be required that the same officer or authorized signatory of the Paying Agent/Registrar sign the Certificate of Paying Agent/Registrar on all of the Certificates. In lieu of the executed Certificate of Paying Agent/Registrar described above, the Initial Certificate delivered at the Date of Delivery shall have attached thereto the Comptroller's Registration Certificate substantially in the form provided herein, manually executed by the Comptroller of Public Accounts of the State of Texas, or by his duly authorized agent, which certificate shall be evidence that the Initial Certificate has been duly approved by the Attorney General of the State of Texas and that it is a valid and binding obligation of the City, and has been registered by the Comptroller of Public Accounts of the State of Texas.

(d) On the Date of Delivery, one Initial Certificate representing the entire principal amount of all Certificates, payable in stated installment to the Underwriters, or their Representative, manually signed by the Mayor and City Secretary, approved by the Attorney General, and registered and manually signed by the Comptroller of Public Accounts, will be delivered to the Underwriters or their Representative. Upon payment for the Initial Certificate, the Paying Agent/Registrar shall cancel the Initial Certificate and deliver registered definitive Certificates in accordance with instructions received from the Underwriters or their Representative.

Section 3.05. Ownership.

(a) The City, the Paying Agent/Registrar and any other person may treat the person in whose name any Certificate is registered as the absolute owner of such Certificate for the purpose of making and receiving payment of the principal thereof and redemption premium (subject to the provisions herein that interest is to be paid to the person in whose name the Certificate is registered on the Record Date), if any, thereon, for the further purpose of making and receiving payment of the interest thereon, and for all other purposes, whether or not such Certificate is overdue, and neither the City nor the Paying Agent/Registrar shall be bound by any notice or knowledge to the contrary.

(b) All payments made to the Owner of a Certificate shall be valid and effectual and shall discharge the liability of the City and the Paying Agent/Registrar upon such Certificate to the extent of the sums paid.

Section 3.06. Registration, Transfer and Exchange.

(a) So long as any Certificates remain outstanding, the City shall cause the Paying Agent/Registrar to keep at its Designated Payment/Transfer Office a register (the "Register") in which, subject to such reasonable regulations as it may prescribe, the Paying Agent/Registrar shall provide for the registration and transfer of Certificates in accordance with this Ordinance.

(b) Registration of any Certificate may be transferred in the Register only upon the presentation and surrender thereof at the Designated Payment/Transfer Office of the Paying Agent/Registrar for transfer of registration and cancellation, together with proper written instruments of assignment, in form and with guarantee of signatures satisfactory to the Paying Agent/Registrar, evidencing assignment of the Certificates, or any portion thereof in any integral multiple of \$5,000, to the assignee or assignees thereof, and the right of such assignee or assignees thereof to have the Certificate or any portion thereof registered in the name of such assignee or assignees. No transfer of any Certificate shall be effective until entered in the Register. Upon assignment and transfer of any Certificate or portion thereof, a new Certificate or Certificates will be issued by the Paying Agent/Registrar in conversion and exchange for such transferred and assigned Certificate. To the extent possible, the Paying Agent/Registrar will issue such new Certificate or Certificates in not more than three (3) business days after receipt of the Certificate to be transferred in proper form and with proper instructions directing such transfer.

(c) Any Certificate may be converted and exchanged only upon the presentation and surrender thereof at the Designated Payment/Transfer Office of the Paying Agent/Registrar, together with a written request therefor duly executed by the Owner or assignee or assignees thereof, or its or their duly authorized attorneys or representatives, with guarantees of signatures satisfactory to the Paying Agent/Registrar, for a Certificate or Certificates of the same maturity and interest rate and in any authorized denomination and in an aggregate principal or maturity amount equal to the unpaid principal or maturity amount of the Certificate presented for exchange. If a portion of any Certificate is redeemed prior to its scheduled maturity as provided herein, a substitute Certificate or Certificates having the same maturity date, bearing interest at the same rate, in the denomination or denominations of any integral multiple of \$5,000 at the request of the Owner, and in an aggregate principal amount equal to the unredeemed portion thereof, will be issued to the Owner upon surrender thereof for cancellation. To the extent possible, a new Certificate or Certificates will be required to be delivered by the Paying Agent/Registrar to the Owner of the Certificate or Certificates in not more than three (3) business days after receipt of the Certificate to be exchanged in proper form and with proper instructions directing such exchange.

(d) Each Certificate issued in exchange for any Certificate or portion thereof assigned, transferred or converted shall have the same principal maturity date and bear interest at the same rate as the Certificate for which it is being exchanged. Each substitute Certificate shall bear a letter and/or number to distinguish it from each other Certificate. The Paying Agent/Registrar shall convert and exchange the Certificates as provided herein, and each substitute Certificate delivered in accordance with this Section shall constitute an original additional contractual obligation of the City and shall be entitled to the benefits and security of this Ordinance to the same extent as the Certificate or Certificates in lieu of which such substitute Certificate is delivered.

(e) The City will pay the Paying Agent/Registrar's reasonable and customary charge for the initial registration or any subsequent transfer, exchange or conversion of Certificates, but the Paying Agent/Registrar will require the Owner to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection with the registration, transfer, exchange or conversion of a Certificate. In addition, the City hereby covenants with the Owners of the Certificates that it will (i) pay the reasonable and standard or customary fees and charges of the Paying Agent/Registrar for its services with respect to the payment of the principal of and interest on the Certificates, when due, and (ii) pay the fees and charges of the Paying

Agent/Registrar for services with respect to the transfer, registration, conversion and exchange of Certificates as provided herein.

(f) Neither the City nor the Paying Agent/Registrar shall be required to transfer or exchange any Certificate called for redemption, in whole or in part, within forty-five (45) days of the date fixed for redemption; provided, however, such limitation shall not be applicable to an exchange by the Owner of the uncalled balance of a Certificate.

Section 3.07. Cancellation.

(a) All Certificates paid or redeemed before scheduled maturity in accordance with this Ordinance, and all Certificates in lieu of which exchange Certificates or replacement Certificates are authenticated and delivered in accordance with this Ordinance, shall be canceled and destroyed upon the making of proper records regarding such payment, redemption, exchange or replacement. The Paying Agent/Registrar shall periodically furnish the City with certificates of destruction of such Certificates.

(b) Each substitute Certificate issued in conversion of and exchange for or replacement of (pursuant to the provisions of Sections 3.06, 3.08 and 3.09 hereof) any Certificate or Certificates issued under this Ordinance shall have printed thereon a Certificate of Paying Agent/Registrar, in the form hereinafter set forth. An authorized representative of the Paying Agent/Registrar shall, before the delivery of any such Certificate, manually sign and date such Certificate of Paying Agent/Registrar, and no such Certificate shall be deemed to be issued or outstanding unless such Certificate of Paying Agent/Registrar is so executed. No additional ordinances, orders, or resolutions need be passed or adopted by the City Council or any other body or person so as to accomplish the foregoing conversion and exchange or replacement of any Certificate or portion thereof, and the Paying Agent/Registrar shall provide for the printing, execution and delivery of the substitute Certificates in the manner prescribed herein, and said Certificates shall be of customary type and composition and be printed on paper with lithographed or steel engraved borders of customary weight and strength. Pursuant to Subchapter D of Chapter 1201, Texas Government Code, the duty of conversion and exchange or replacement of Certificates as aforesaid is hereby imposed upon the Paying Agent/Registrar, and, upon the execution of the above Certificate of Paying Agent/Registrar, the converted and exchanged or replaced Certificates shall be valid, incontestable, and enforceable in the same manner and with the same effect as the Initial Certificate which was originally delivered pursuant to this Ordinance, approved by the Attorney General, and registered by the Comptroller of Public Accounts.

(c) Certificates issued in conversion and exchange or replacement of any other Certificate or portion thereof (i) shall be issued in fully registered form, without interest coupons, with the principal of and interest on such Certificates to be payable only to the Owners thereof, (ii) may be redeemed prior to their scheduled maturities, (iii) may be transferred and assigned, (iv) may be converted and exchanged for other Certificates, (v) shall have the characteristics, (vi) shall be signed and sealed, and (vii) the principal of and interest on the Certificates shall be payable, all as provided, and in the manner required or indicated, in the Form of Certificates set forth in this Ordinance.

Section 3.08. Temporary Certificates.

(a) Following the delivery and registration of the Initial Certificate and pending the preparation of definitive Certificates, the City may execute and, upon the City's request, the Paying Agent/Registrar shall authenticate and deliver, one or more temporary Certificates that are printed, lithographed, typewritten, mimeographed or otherwise produced, in any denomination, substantially of the tenor of the definitive Certificates in lieu of which they are delivered, without coupons, and with such appropriate insertions, omissions, substitutions and other variations as the officers of the City executing such temporary Certificates may determine, as evidenced by their signing of such temporary Certificates.

(b) Until exchanged for Certificates in definitive form, such Certificates in temporary form shall be entitled to the benefit and security of this Ordinance.

(c) The City, without unreasonable delay, shall prepare, execute and deliver to the Paying Agent/Registrar, and thereupon, upon the presentation and surrender of the Certificate or Certificates in temporary form to the Paying Agent/Registrar, the Paying Agent/Registrar shall authenticate and deliver in exchange therefor a Certificate or Certificates of the same maturity and series, in definitive form, in the authorized denomination, and in the same aggregate principal amount, as the Certificate or Certificates in temporary form surrendered. Such exchange shall be made without the making of any charge therefor to any Owner.

Section 3.09. Replacement Certificates.

(a) Upon the presentation and surrender to the Paying Agent/Registrar of a mutilated Certificate, the Paying Agent/Registrar shall authenticate and deliver in exchange therefor a replacement Certificate of like tenor and principal amount, bearing a number not contemporaneously outstanding. The City or the Paying Agent/Registrar may require the Owner of such Certificate to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection therewith and any other expenses connected herewith.

(b) In the event that any Certificate is lost, apparently destroyed or wrongfully taken, the Paying Agent/Registrar, pursuant to the applicable laws of the State of Texas and in the absence of notice or knowledge that such Certificate has been acquired by a bona fide purchaser, shall authenticate and deliver a replacement Certificate of like tenor and principal amount, bearing a number not contemporaneously outstanding, provided that the Owner first complies with the following requirements:

- (i) furnishes to the Paying Agent/Registrar satisfactory evidence of his or her ownership of and the circumstances of the loss, destruction or theft of such Certificate;
- (ii) furnishes such security or indemnity as may be required by the Paying Agent/Registrar, and acceptable to the City, to save the Paying Agent/Registrar and the City harmless;
- (iii) pays all expenses and charges in connection therewith, including, but not limited to, printing costs, legal fees, fees of the Paying Agent/Registrar and any tax or other governmental charge that is authorized to be imposed; and

- (iv) satisfies any other reasonable requirements imposed by the City and Paying Agent/Registrar.

(c) If, after the delivery of such replacement Certificate, a bona fide purchaser of the original Certificate in lieu of which such replacement Certificate was issued presents for payment such original Certificate, the City and the Paying Agent/Registrar shall be entitled to recover such replacement Certificate from the person to whom it was delivered or any person taking therefrom, except a bona fide purchaser, and shall be entitled to recover upon the security or indemnity provided therefor to the extent of any loss, damage, cost or expense incurred by the City or the Paying Agent/Registrar in connection therewith.

(d) In the event that any such mutilated, lost, apparently destroyed or wrongfully taken Certificate has become or is about to become due and payable, the Paying Agent/Registrar, in its discretion, instead of issuing a replacement Certificate, may pay such Certificate.

(e) Each replacement Certificate delivered in accordance with this Section shall constitute an original additional contractual obligation of the City and shall be entitled to the benefits and security of this Ordinance to the same extent as the Certificate or Certificates in lieu of which such replacement Certificate is delivered.

Section 3.10. Book-Entry-Only System.

(a) The definitive Certificates shall be initially issued in the form of a separate single fully registered Certificate for each of the maturities thereof. Upon initial issuance, the ownership of each such Certificate shall be registered in the name of Cede & Co., as nominee of DTC, and except as provided in Section 3.11 hereof, all of the outstanding Certificates shall be registered in the name of Cede & Co., as nominee of DTC.

(b) With respect to Certificates registered in the name of Cede & Co., as nominee of DTC, the City and the Paying Agent/Registrar shall have no responsibility or obligation to any DTC Participant or to any person on behalf of whom such a DTC Participant holds an interest in the Certificates, except as provided in this Ordinance. Without limiting the immediately preceding sentence, the City and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co., or any DTC Participant with respect to any ownership interest in the Certificates, (ii) the delivery to any DTC Participant or any other person, other than an Owner, as shown on the Register, of any notice with respect to the Certificates, including any notice of redemption, or (iii) the payment to any DTC Participant or any other person, other than an Owner, as shown in the Register of any amount with respect to principal of, premium, if any, or interest on the Certificates. Notwithstanding any other provision of this Ordinance to the contrary, the City and the Paying Agent/Registrar shall be entitled to treat and consider the person in whose name each Certificate is registered in the Register as the absolute Owner of such Certificate for the purpose of payment of principal of, premium, if any, and interest on the Certificates, for the purpose of giving notices of redemption and other matters with respect to such Certificate, for the purpose of registering transfer with respect to such Certificate, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of, premium, if any, and interest on the Certificates only to or upon the order of the respective Owners, as shown in the Register as provided in this Ordinance, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the City's

obligations with respect to payment of, premium, if any, and interest on the Certificates to the extent of the sum or sums so paid. No person other than an Owner, as shown in the Register, shall receive a certificate evidencing the obligation of the City to make payments of amounts due pursuant to this Ordinance. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions in this Ordinance with respect to interest checks or drafts being mailed to the Registered Owner at the close of business on the Record Date, the word “Cede & Co.” in this Ordinance shall refer to such new nominee of DTC.

Section 3.11. Successor Securities Depository; Transfer Outside Book-Entry-Only System.

In the event that the City or the Paying Agent/Registrar determines that DTC is incapable of discharging its responsibilities described herein and in the Representation Letter by and between the City, the Paying Agent/Registrar and DTC (the “Representation Letter”), and that it is in the best interest of the Owners of the Certificates that they be able to obtain certificated Certificates, or in the event DTC discontinues the services described herein, the City or the Paying Agent/Registrar shall (i) appoint a successor securities depository, qualified to act as such under Section 17(a) of the Securities and Exchange Act of 1934, as amended; notify DTC and DTC Participants, as identified by DTC, of the appointment of such successor securities depository and transfer one or more separate Certificates to such successor securities depository; or (ii) notify DTC and DTC Participants, as identified by DTC, of the availability through DTC of Certificates and transfer one or more separate Certificates to DTC Participants having Certificates credited to their DTC accounts, as identified by DTC. In such event, the Certificates shall no longer be restricted to being registered in the Register in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names Owners transferring or exchanging Certificates shall designate, in accordance with the provisions of this Ordinance.

Section 3.12. Payments to Cede & Co.

Notwithstanding any other provision of this Ordinance to the contrary, so long as any Certificates are registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of, premium, if any, and interest on such Certificates, and all notices with respect to such Certificates, shall be made and given, respectively, in the manner provided in the Representation Letter.

Section 3.13. Additional Obligations.

The City reserves the right to issue any additional obligations authorized by law and such obligations may be payable from ad valorem taxes within the limits prescribed by law, which may or may not be additionally secured by the Surplus Revenues of the City’s Waterworks and Sewer System. The City further reserves the right to issue any additional obligations secured by the net revenues on the City’s Waterworks and Sewer System, which are senior to the lien and pledge of the Surplus Revenues securing payment of the Certificates.

ARTICLE IV
REDEMPTION OF CERTIFICATES BEFORE MATURITY

Section 4.01. Limitation on Redemption.

The Certificates shall be subject to redemption before scheduled maturity only as provided in this Article IV.

Section 4.02. Optional Redemption.

The City reserves the option to redeem Certificates maturing on and after August 15, 20__, in whole or in part, before their respective scheduled maturity dates, on August 15, 20__, or on any date thereafter (such redemption dates to be fixed by the City), at a price equal to the principal amount of the Certificates to be called for redemption plus accrued interest to the date fixed for redemption.

At least forty-five (45) days prior to an optional redemption date for the Certificates (unless a shorter notification period shall be satisfactory to the Paying Agent/Registrar), the City shall notify the Paying Agent/Registrar of the decision to redeem Certificates, the principal amount of each stated maturity to be redeemed, and the date of redemption therefor.

Section 4.03. Partial Redemption.

(a) If less than all of the Certificates are to be redeemed and if less than all of a maturity is to be redeemed, the Paying Agent/Registrar shall determine by lot the Certificates, or portions thereof, within such maturity to be redeemed.

(b) A portion of a single Certificate of a denomination greater than \$5,000 may be redeemed, but only in a principal amount equal to \$5,000 or any integral multiple thereof. If such a Certificate is to be partially redeemed, the Paying Agent/Registrar shall treat each \$5,000 portion of the Certificate as though it were a single Certificate for purposes of selection for redemption.

(c) Upon surrender of any Certificate for redemption in part, the Paying Agent/Registrar, in accordance with Section 3.06 of this Ordinance, shall authenticate and deliver an exchange Certificate or Certificates in an aggregate principal amount equal to the unredeemed portion of the Certificate so surrendered, such exchange being without charge, notwithstanding any provision of Section 3.06 to the contrary.

(d) The Paying Agent/Registrar shall promptly notify the City in writing of the principal amount to be redeemed of any Certificate as to which only a portion thereof is to be redeemed.

Section 4.04. Notice of Redemption to Owners.

(a) The Paying Agent/Registrar shall give notice of any redemption of Certificates by sending notice by first class United States mail, postage prepaid, not less than thirty (30) days before the date fixed for redemption, to the Owner of each Certificate (or part thereof) to be redeemed, at the address shown on the Register.

(b) The notice shall state the redemption date, the redemption price, the place at which the Certificates are to be surrendered for payment, and, if less than all the Certificates outstanding are to be redeemed, an identification of the Certificates or portions thereof to be redeemed.

(c) Any notice given as provided in this Section shall be conclusively presumed to have been duly given, whether or not the Owner receives such notice.

(d) The City reserves the right to give notice of its election or direction to optionally redeem Certificates conditioned upon the occurrence of subsequent events. Such notice may state (i) that the redemption is conditioned upon the deposit of moneys and/or authorized securities, in an amount equal to the amount necessary to effect the redemption, with the Paying Agent/Registrar, or such other entity as may be authorized by law, no later than the redemption date or (ii) that the City retains the right to rescind such notice at any time prior to the scheduled redemption date if the City delivers a certificate of the City to the Paying Agent/Registrar instructing the Paying Agent/Registrar to rescind the redemption notice, and such notice of redemption shall be of no effect if such moneys and/or authorized securities are not so deposited or if the notice is rescinded. The Paying Agent/Registrar shall give prompt notice of any such rescission of a conditional notice of redemption to the affected owners. Any Certificates subject to conditional redemption where redemption has been rescinded shall remain outstanding.

Section 4.05. Payment Upon Redemption.

(a) Before or on each redemption date, the City shall deposit with the Paying Agent/Registrar money sufficient to pay all amounts due on the redemption date and the Paying Agent/Registrar shall make provision for the payment of the Certificates to be redeemed on such date by setting aside and holding in trust such amounts received by the Paying Agent/Registrar from the City and shall use such funds solely for the purpose of paying the principal of, redemption premium, if any, and accrued interest on the Certificates being redeemed.

(b) Upon presentation and surrender of any Certificate called for redemption at the Designated Payment/Transfer Office of the Paying Agent/Registrar on or after the date fixed for redemption, the Paying Agent/Registrar shall pay the principal of, redemption premium, if any, and accrued interest on such Certificates to the date of redemption from the money set aside for such purpose.

Section 4.06. Effect of Redemption.

(a) Notice of redemption having been given as provided in Section 4.04 of this Ordinance, the Certificates or portions thereof called for redemption shall become due and payable on the date fixed for redemption and, unless the City defaults in its obligation to make provision for the payment of the principal thereof, redemption premium, if any, or accrued interest thereon, such Certificates or portions thereof shall cease to bear interest from and after the date fixed for redemption, whether or not such Certificates are presented and surrendered for payment on such date.

(b) If the City shall fail to make provision for payment of all sums due on a redemption date, then any Certificate or portion thereof called for redemption shall continue to bear interest at the rate stated on the Certificate until paid or until due provision is made for the payment of same by the City.

Section 4.07. Lapse of Payment.

(a) Money set aside for the redemption of Certificates and remaining unclaimed by the Owners of such Certificates after the redemption date shall be segregated in a special escrow account and held in trust, uninvested, without interest, for the account of such Owners.

(b) Amounts held by the Paying Agent/Registrar, which represent principal of and interest on the Certificates remaining unclaimed by the Owner after the expiration of three years from the date such amounts have become due and payable, shall be reported and disposed of by the Paying Agent/Registrar in accordance with the applicable provisions of Texas law including, to the extent applicable, Title 6 of the Texas Property Code, as amended.

ARTICLE V
PAYING AGENT/REGISTRAR

Section 5.01. Appointment of Initial Paying Agent/Registrar.

(a) The City hereby appoints BOKF, NA, Dallas, Texas, as its registrar and transfer agent to keep such books or records and make such transfers and registrations under such reasonable regulations as the City and the Paying Agent/Registrar may prescribe; and the Paying Agent/Registrar shall make such transfers and registrations as herein provided. It shall be the duty of the Paying Agent/Registrar to obtain from the Owners and record in the Register the address of such Owner of each Certificate to which payments with respect to the Certificates shall be mailed, as provided herein. The City or its designee shall have the right to inspect the Register during regular business hours of the Paying Agent/Registrar, but otherwise the Paying Agent/Registrar shall keep the Registration Books confidential and, unless otherwise required by law, shall not permit their inspection by any other entity.

(b) The City hereby further appoints the Paying Agent/Registrar to act as the paying agent for paying the principal of and interest on the Certificates. The Paying Agent/Registrar shall keep proper records of all payments made by the City and the Paying Agent/Registrar with respect

to the Certificates, and of all conversions, exchanges and replacements of such Certificates, as provided in the Ordinance.

Section 5.02. Qualifications.

Each Paying Agent/Registrar shall be (i) a banking corporation, a banking association or a financial institution organized and doing business under the laws of the United States or of any state thereof, (ii) authorized under such laws to exercise trust powers and (iii) subject to supervision or examination by a federal or state governmental authority.

Section 5.03. Maintaining Paying Agent/Registrar.

(a) At all times while any Certificates are outstanding, the City will maintain a Paying Agent/Registrar that is qualified under Section 5.02 of this Ordinance. The Mayor is hereby authorized and directed to execute an agreement with the Paying Agent/Registrar specifying the duties and responsibilities of the City and the Paying Agent/Registrar, a form of which is attached hereto as Exhibit A. The signature of the Mayor shall be attested by the City Secretary.

(b) If the Paying Agent/Registrar resigns or otherwise ceases to serve as such, the City will promptly appoint a replacement.

Section 5.04. Termination.

The City, upon not less than sixty (60) days' notice, reserves the right to terminate the appointment of any Paying Agent/Registrar by delivering to the entity whose appointment is to be terminated written notice of such termination.

Section 5.05. Notice of Change to Owners.

Promptly upon each change in the entity serving as Paying Agent/Registrar, the City will cause notice of the change to be sent to each Owner by first class United States mail, postage prepaid, at the address in the Register, stating the effective date of the change and the name and mailing address of the replacement Paying Agent/Registrar.

Section 5.06. Agreement to Perform Duties and Functions.

By accepting the appointment as Paying Agent/Registrar, the Paying Agent/Registrar is deemed to have agreed to the provisions of this Ordinance and that it will perform the duties and functions of Paying Agent/Registrar prescribed thereby.

Section 5.07. Delivery of Records to Successor.

If a Paying Agent/Registrar is replaced, such Paying Agent/Registrar, promptly upon the appointment of the successor, will deliver the Register (or a copy thereof) and all other pertinent books and records relating to the Certificates to the successor Paying Agent/Registrar.

ARTICLE VI
FORM OF THE CERTIFICATES

Section 6.01. Form Generally.

(a) The Certificates, including the Registration Certificate of the Comptroller of Public Accounts of the State of Texas, the Certificate of the Paying Agent/Registrar, and the Assignment form to appear on each of the Certificates, (i) shall be substantially in the form set forth in this Article, with such appropriate insertions, omissions, substitutions, and other variations as are permitted or required by this Ordinance, and (ii) may have such letters, numbers, or other marks of identification (including identifying numbers and letters of the Committee on Uniform Securities Identification Procedures of the American Bankers Association) and such legends and endorsements (including any reproduction of an opinion of counsel) thereon as, consistently herewith, may be determined by the City or by the officers executing such Certificates, as evidenced by their execution thereof.

(b) Any portion of the text of any Certificates may be set forth on the reverse side thereof, with an appropriate reference thereto on the face of the Certificates.

(c) The Certificates shall be typed, printed, lithographed, or engraved, and may be produced by any combination of these methods or produced in any other similar manner, all as determined by the officers executing such Certificates, as evidenced by their execution thereof.

(d) The Initial Certificate submitted to the Attorney General of the State of Texas may be typewritten and photocopied or otherwise reproduced.

Section 6.02. Form of the Certificates.

The form of the Certificates, including the form of the Registration Certificate of the Comptroller of Public Accounts of the State of Texas, the form of Certificate of the Paying Agent/Registrar and the form of Assignment appearing on the Certificates, shall be substantially as follows:

(a) Form of Certificate.

REGISTERED

REGISTERED

No. R-_____

\$_____

United States of America
State of Texas
CITY OF LEANDER, TEXAS
COMBINATION TAX AND REVENUE
CERTIFICATE OF OBLIGATION
SERIES 2025

Dated Date:

Interest Rate:

Stated Maturity:

CUSIP No.:

September __, 20__ % August 15, 20__

Date of Delivery: September 30, 2025

Registered Owner: CEDE & CO.

Principal Amount: DOLLARS

THE CITY OF LEANDER, TEXAS (hereinafter referred to as the "City"), for value received, acknowledges itself indebted to and hereby promises to pay to the order of the Registered Owner named above, or the registered assigns thereof, on the Stated Maturity date specified above the Principal Amount hereinabove stated, and to pay interest on the unpaid Principal Amount hereof from the Date of Delivery shown above at the per annum rate of interest specified above computed on the basis of a 360-day year of twelve 30-day months; such interest being payable on February 15 and August 15 in each year, commencing February 15, 20__. Principal of this Certificate is payable at its Stated Maturity or redemption to the Registered Owner hereof, upon presentation and surrender, at the Designated Payment/Transfer Office of the Paying Agent/Registrar executing the registration certificate appearing hereon, or its successor. Interest is payable to the Registered Owner of this Certificate whose name appears on the "Register" maintained by the Paying Agent/Registrar at the close of business on the "Record Date," which is the last business day of the month next preceding each Interest Payment Date, and interest shall be paid by the Paying Agent/Registrar by check sent by United States mail, first class postage prepaid, to the address of the Registered Owner recorded in the Register or by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the Registered Owner. All payments of principal of and interest on this Certificate shall be without exchange or collection charges to the Registered Owner hereof and in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

THIS CERTIFICATE IS ONE OF A SERIES of fully registered Certificates specified in the title hereof issued in the aggregate principal amount of \$132,100,000 (herein referred to as the "Certificates"), issued pursuant to a certain ordinance of the City (the "Ordinance") for the purpose of paying contractual obligations of the City to be incurred for (1) constructing, improving, renovating, and equipping fire stations; (2) constructing, improving, enlarging, and expanding streets, roads, bridges, low-water crossings, pedestrian/multi-modal sidewalks/trails and thoroughfares; (3) constructing, improving, enlarging, and expanding the City's water and wastewater utility systems; (4) constructing, improving, equipping, and expanding park and recreation facilities that are generally accessible to the public and part of the City's park system; (5) constructing, improving, renovating, and equipping existing facilities used for the City's administrative functions; and (6) professional services relating to the design, construction, project management, and financing of the aforementioned public works including costs of issuance.

THE CERTIFICATES maturing on and after August 15, 20__ may be redeemed prior to their Stated Maturities, at the option of the City, in whole or in part, in principal amounts of \$5,000 or any integral multiple thereof (and if within a Stated Maturity selected by lot by the Paying Agent/Registrar), on August 15, 20__, or on any date thereafter, at the redemption price of par, together with accrued interest to the date of redemption and upon 30 days prior written notice

being sent by United States mail, first class postage prepaid, to the Registered Owners of the Certificates to be redeemed, and subject to the terms and provisions relating thereto contained in the Ordinance.

IF THIS CERTIFICATE (or any portion of the principal sum hereof) shall have been duly called for redemption and notice of such redemption duly given, then upon such redemption date this Certificate (or the portion of the principal sum hereof to be redeemed) shall become due and payable, and interest thereon shall cease to accrue from and after the redemption date therefor, provided moneys for the payment of the redemption price and the interest on the principal amount to be redeemed to the date of redemption are held for the purpose of such payment by the Paying Agent/Registrar.

IN THE EVENT OF A PARTIAL REDEMPTION of the principal amount of this Certificate, payment of the redemption price of such principal amount shall be made to the Registered Owner only upon presentation and surrender of this Certificate to the Paying Agent/Registrar at its Designated Payment/Transfer Office, and there shall be issued to the Registered Owner hereof, without charge, a new Certificate or Certificates of like maturity and interest rate in any authorized denominations provided by the Ordinance for the then unredeemed balance of the principal sum hereof. If this Certificate is selected for redemption, in whole or in part, the City and the Paying Agent/Registrar shall not be required to transfer this Certificate to an assignee of the Registered Owner within 45 days of the redemption date therefor; provided, however, such limitation on transferability shall not be applicable to an exchange by the Registered Owner of the unredeemed balance hereof in the event of its redemption in part.

THE CERTIFICATES are payable from the levy of a direct and continuing ad valorem tax, within the limits prescribed by law, against all taxable property in the City, and from a limited pledge, not to exceed \$1,000, of Surplus Revenues (as defined in the Ordinance) from the City's Waterworks and Sewer System. Reference is hereby made to the Ordinance, a copy of which is on file in the Designated Payment/Transfer Office of the Paying Agent/Registrar, and to all of the provisions of which the Registered Owner or Holder of this Certificate by the acceptance hereof hereby assents, for definitions of terms; the description of and the nature and extent of the tax levied and the revenue pledged for the payment of the Certificates; the terms and conditions relating to the transfer or exchange of this Certificate; the rights, duties, and obligations of the City and the Paying Agent/Registrar; the terms and provisions upon which this Certificate may be discharged at or prior to its maturity, and deemed to be no longer outstanding thereunder; and for other terms and provisions contained therein. Capitalized terms used herein have the meanings assigned in the Ordinance.

THIS CERTIFICATE, subject to certain limitations contained in the Ordinance, may be transferred on the Register only upon its presentation and surrender at the Designated Payment/Transfer Office of the Paying Agent/Registrar, with the Assignment hereon duly endorsed by, or accompanied by a written instrument of transfer in form satisfactory to the Paying Agent/Registrar duly executed by, the Registered Owner hereof, or his duly authorized agent. When a transfer on the Register occurs, one or more new fully registered Certificates of the same Stated Maturity, of authorized denominations, bearing the same rate of interest, and of the same aggregate principal amount will be issued by the Paying Agent/Registrar to the designated transferee or transferees.

THE CITY AND THE PAYING AGENT/REGISTRAR, and any agent of either, shall treat the Registered Owner whose name appears on the Register (i) on the Record Date as the owner entitled to payment of interest hereon, (ii) on the date of surrender of this Certificate as the owner entitled to payment of principal at the Stated Maturity, or its redemption, in whole or in part, and (iii) on any other date as the owner for all other purposes, and neither the City nor the Paying Agent/Registrar, or any agent of either, shall be affected by notice to the contrary. In the event of nonpayment of interest on a Certificate on a scheduled payment date and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be 15 days after the Special Record Date) shall be sent at least five (5) business days prior to the Special Record Date by United States mail, first class postage prepaid, to the address of each Registered Owner of a Certificate appearing on the Register at the close of business on the last business day next preceding the date of mailing of such notice.

IT IS HEREBY CERTIFIED AND RECITED that the issuance of this Certificate and the series of which it is a part is duly authorized by law; that all acts, conditions and things to be done precedent to and in the issuance of this Certificate and the series of which it is a part, have been properly done, have happened and have been performed in regular and due time, form and manner as required by law; that proper provisions have been made for the levy and collection annually of taxes upon all taxable property in said City sufficient within the limits prescribed by law, and from a limited pledge of Surplus Revenues (as defined in the Ordinance) from the City's Waterworks and Sewer System, to pay the interest on this Certificate and the series of which it is a part as due and to provide for the payment of the principal as the same matures; and that the total indebtedness of the City, including the Certificates, does not exceed any constitutional or statutory limitation.

IN WITNESS WHEREOF, the City has caused this Certificate to be executed by the manual or facsimile signature of the Mayor of the City and countersigned by the manual or facsimile signature of the City Secretary, and the official seal of the City has been duly impressed or placed in facsimile on this Certificate.

Mayor
City of Leander, Texas

City Secretary
City of Leander, Texas

[SEAL]

(b) Form of Comptroller's Registration Certificate.

The following Comptroller's Registration Certificate may be deleted from the definitive Certificates if such certificate on the Initial Certificate is fully executed.

OFFICE OF THE COMPTROLLER §
OF PUBLIC ACCOUNTS §

REGISTER NO. _____

I hereby certify that there is on file and of record in my office an Opinion of the Attorney General of the State of Texas to the effect that this Certificate has been examined by him as required by law, that he finds that it has been issued in conformity with the Constitution and laws of the State of Texas, and that this Certificate has this day been registered by me.

Witness my hand and seal of office at Austin, Texas, _____.

[SEAL]

Comptroller of Public Accounts
of the State of Texas

(c) Form of Certificate of Paying Agent/Registrar.

The following Certificate of Paying Agent/Registrar may be deleted from the Initial Certificate if the Comptroller's Registration Certificate appears thereon.

CERTIFICATE OF PAYING AGENT/REGISTRAR

The records of the Paying Agent/Registrar show that the Initial Certificate of this series of Certificates was approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts of the State of Texas, and that this is one of the Certificates referred to in the within-mentioned Ordinance.

BOKF, NA
Dallas, Texas
as Paying Agent/Registrar

Dated: _____ By: _____
Authorized Signatory

(d) Form of Assignment.

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns, and transfers unto/ _____/

(Please print or typewrite name and address, including zip code, of Transferee)

_____ the within Certificate and all rights

(Please insert Social Security or Taxpayer Identification Number)

thereunder, and hereby irrevocably constitutes and appoints _____, attorney, to register the transfer of the within Certificate on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

NOTICE: Signature(s) must be guaranteed by an eligible guarantor institution as defined by SEC Rule 15 (17 CFR 240-17Ad-15).

NOTICE: The signature above must correspond with the name of the Registered Owner as it appears upon the front of this 17Ad-Certificate in every particular, without alteration or enlargement or any change whatsoever.

(e) Form of Initial Certificate.

Heading and paragraph one shall be amended to read as follows:

REGISTERED
No. I-1

\$132,100,000

UNITED STATES OF AMERICA
STATE OF TEXAS
CITY OF LEANDER, TEXAS
COMBINATION TAX AND REVENUE
CERTIFICATE OF OBLIGATION
SERIES 2025

Dated Date: September __, 2025

Date of Delivery: September 30, 2025

Registered Owner: _____

Principal Amount: ONE HUNDRED THIRTY-TWO MILLION ONE HUNDRED THOUSAND DOLLARS

THE CITY OF LEANDER, TEXAS (hereinafter referred to as the "City"), for value received, acknowledges itself indebted to and hereby promises to pay to the order of the Registered Owner named above, or the registered assigns thereof, the Principal Amount hereinabove stated on August 15 in the years and in principal installments in accordance with the following schedule:

<u>Year of</u> <u>Maturity</u>	<u>Principal</u> <u>Installments</u>	<u>Interest</u> <u>Rate</u>
20__	\$	____%

(or so much principal thereof as shall not have been prepaid prior to maturity) and to pay interest on the unpaid principal installments hereof from the Date of Delivery shown above at the per annum rates of interest specified above computed on the basis of a 360-day year of twelve 30-day months; such interest being payable on February 15 and August 15 in each year, commencing

February 15, 20___. Principal installments of this Certificate are payable in the year of maturity or on a prepayment date to the Registered Owner hereof by BOKF, NA (the "Paying Agent/Registrar"), upon presentation and surrender, at its principal offices in Dallas, Texas (the "Designated Payment/Transfer Office"). Interest is payable to the Registered Owner of this Certificate whose name appears on the "Register" maintained by the Paying Agent/Registrar at the close of business on the "Record Date," which is the last business day of the month next preceding each Interest Payment Date, and interest shall be paid by the Paying Agent/Registrar by check sent by United States mail, first class postage prepaid, to the address of the Registered Owner recorded in the Register or by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the Registered Owner. All payments of principal of, premium, if any, and interest on this Certificate shall be without exchange or collection charges to the Registered Owner hereof and in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

(f) Form of Statement of Insurance. A statement relating to a municipal bond insurance policy, if any, to be issued for the Certificates may be printed on each Certificate.

Section 6.03. CUSIP Registration.

The City may secure identification numbers ("CUSIP Numbers") and may authorize the printing of such numbers on the face of the Certificates. It is expressly provided, however, that the presence or absence of CUSIP Numbers on the Certificates shall be of no significance or effect as regards the legality thereof and neither the City nor the attorneys approving said Certificates as to legality are to be held responsible for CUSIP Numbers incorrectly printed on the Certificates.

Section 6.04. Legal Opinion.

The approving legal opinion of Bickerstaff Heath Delgado Acosta LLP, Bond Counsel, may be printed on the reverse side of each Certificate, or may be attached to each Certificate.

ARTICLE VII SALE AND DELIVERY OF CERTIFICATES, DEPOSIT OF PROCEEDS

Section 7.01. Approval of Documents.

The form and content of the Purchase Agreement relating to the Certificates is hereby approved.

Section 7.02. Sale of the Certificates.

(a) The Certificates are hereby sold and shall be delivered to the Underwriters at a price of \$_____.00 (representing the par amount of the Certificates of \$132,100,000.00, plus an original reoffering premium of \$_____.00, and less an Underwriters' discount of _____.00), pursuant to the terms and provisions of the Purchase Agreement of even date herewith, presented to and hereby approved by the City Council, which price and terms are hereby found and determined to be the most advantageous reasonably obtainable by the City. The Mayor and other appropriate officials of the City are hereby authorized and directed to execute such

Purchase Agreement on behalf of the City, and the Mayor and all other officers, agents and representatives of the City are hereby authorized to do any and all things necessary or desirable to satisfy the conditions set out therein and to provide for the issuance and delivery of the Certificates. The Initial Certificate shall be registered in the name of _____.

(b) Proceeds from the sale of the Certificates shall be applied as follows:

(1) \$_____.00 to the Project Fund consisting of \$132,100,000.00 from the par amount of the Certificates and \$_____.00 from premium; and

(2) \$_____.00 from premium to pay the costs of issuance, consisting of:

\$_____.00 of general costs of issuance;

\$_____.00 of Underwriters' Discount; and

\$_____.00 of additional proceeds.

Section 7.03. Approval of Official Statement.

The form and substance of the Official Statement for the Certificates and any addenda, supplement or amendment thereto (the "Official Statement") presented to and considered at this meeting is hereby in all respects approved and adopted. The Mayor and the City Secretary are hereby authorized and directed to execute the same and deliver appropriate numbers of executed copies thereof and of any closing certificates to the Underwriters. The use and distribution of the Preliminary Official Statement by the Underwriters is hereby ratified, approved and confirmed and is hereby deemed final as of its date (except for the omission of pricing and related information) within the meaning and for the purposes of paragraph (b)(1) of Rule 15c2-12 under the Securities Exchange Act of 1934, as amended, by the City Council. The Underwriters are hereby authorized to use and distribute the Official Statement in the reoffering, sale, and delivery of the Certificates to the public. The City Secretary is hereby authorized and directed to include and maintain a copy of the Official Statement and any addenda, supplement or amendment thereto thus approved among the permanent records of this meeting.

Section 7.04. Control and Delivery of Certificates.

(a) The Mayor is hereby authorized to have control of the Initial Certificate and all necessary records and proceedings pertaining thereto pending investigation, examination and approval of the Attorney General of the State of Texas, registration by the Comptroller of Public Accounts of the State and registration with, and initial exchange or transfer by, the Paying Agent/Registrar.

(b) After registration by the Comptroller of Public Accounts, delivery of the Certificates shall be made to the Underwriters under and subject to the general supervision and direction of the Mayor, against receipt by the City of all amounts due to the City under the terms of sale.

ARTICLE VIII INVESTMENTS

Section 8.01. Investments.

- (a) Money in the Interest and Sinking Fund, at the option of the City, may be invested in such securities or obligations as permitted under applicable law.
- (b) Any securities or obligations in which such money is so invested shall be kept and held in trust for the benefit of the Owners and shall be sold and the proceeds of sale shall be timely applied to the making of all payments required to be made from the fund from which the investment was made.

Section 8.02. Investment Income.

Interest and income derived from investment of the Interest and Sinking Fund shall be credited to such Fund.

ARTICLE IX PARTICULAR REPRESENTATIONS AND COVENANTS

Section 9.01. Payment of the Certificates.

On or before each Interest Payment Date of the Certificates and while any of the Certificates are outstanding and unpaid, there shall be made available by the Authorized Officials to the Paying Agent/Registrar, out of the Interest and Sinking Fund, money sufficient to pay such interest on and principal of the Certificates as will accrue or mature on the applicable Interest Payment Date.

Section 9.02. Federal Tax Covenants.

The City covenants to take any action necessary to secure, or refrain from any action which would adversely affect, the treatment of the Certificates as obligations described in section 103 of the Code, the interest on which is not includable in the “gross income” of the holder for purposes of federal income taxation. In furtherance thereof, the City covenants as follows:

- (1) to take any action to assure that no more than 10 percent of the proceeds of the Certificates or the projects financed therewith (less amounts deposited to a reserve fund, if any) are used for any “private business use,” as defined in section 141(b)(6) of the Code or, if more than 10 percent of the proceeds of the projects financed therewith are so used, such amounts, whether or not received by the City, with respect to such private business use, do not, under the terms of this Ordinance or any underlying arrangement, directly or indirectly, secure or provide for the payment of more than 10 percent of the debt service on the Certificates, in contravention of section 141(b)(2) of the Code;
- (2) to take any action to assure that in the event the “private business use” described in

subsection (1) hereof exceeds 5 percent of the proceeds of the Certificates or the projects licensed therewith (less amounts deposited into a reserve fund, if any) then the amount in excess of 5 percent is used for a “private business use” which is “related” and not “disproportionate,” within the meaning of section 141(b)(3) of the Code, to the governmental use;

- (3) to take any action to assure that no amount which is greater than the lesser of \$5,000,000, or 5 percent of the proceeds of the Certificates (less amounts deposited into a reserve fund, if any) is directly or indirectly used to finance loans to persons, other than state or local governmental units, in contravention of section 141(c) of the Code;
- (4) to refrain from taking any action which would otherwise result in the Certificates being treated as “private activity bonds” within the meaning of section 141(b) of the Code;
- (5) to refrain from taking any action that would result in the Certificates being “federally guaranteed” within the meaning of section 149(b) of the Code;
- (6) to refrain from using any portion of the proceeds of the Certificates, directly or indirectly, to acquire or to replace funds which were used, directly or indirectly, to acquire investment property (as defined in section 148(b)(2) of the Code) which produces a materially higher yield over the term of the Certificates, other than investment property acquired with—
 - (i) proceeds of the Certificates invested for a reasonable temporary period of 3 years or less or, in the case of a refunding bond, for a period of 30 days or less until such proceeds are needed for the purpose for which the Certificates are issued,
 - (ii) amounts invested in a bona fide debt service fund, within the meaning of section 1.148-1(b) of the Treasury Regulations, and
 - (iii) amounts deposited in any reasonably required reserve or replacement fund to the extent such amounts do not exceed 10 percent of the proceeds of the Certificates;
- (7) to otherwise restrict the use of the proceeds of the Certificates or amounts treated as proceeds of the Certificates, as may be necessary, so that the Certificates do not otherwise contravene the requirements of section 148 of the Code (relating to arbitrage) and, to the extent applicable, section 149(d) of the Code (relating to advance refundings);
- (8) to pay to the United States of America at least once during each five-year period (beginning on the date of delivery of the Certificates) an amount that is at least equal to 90 percent of the “Excess Earnings,” within the meaning of section 148(f) of the Code, and to pay to the United States of America, not later than 60 days after the Certificates have been paid in full, 100 percent of the amount then required to

be paid as a result of Excess Earnings under section 148(f) of the Code;

- (9) to maintain such records as will enable the City to fulfill its responsibilities under this section and section 148 of the Code and to retain such records for at least six years following the final payment of principal and interest on the Certificates; and
- (10) to timely file the information required by section 149(e) of the Code with the Secretary of the Treasury on Form 8038-G or such other form and in such place as the Secretary may prescribe.

In order to facilitate compliance with the above covenants (8) and (9), a “Rebate Fund” is hereby authorized to be established by the City for the sole benefit of the United States of America, and such fund shall not be subject to the claim of any other person, including without limitation the Certificate holders. The Rebate Fund is authorized to be established for the additional purpose of compliance with section 148 of the Code.

It is the understanding of the City that the covenants contained herein are intended to assure compliance with the Code and any regulations or rulings promulgated by the U.S. Department of the Treasury pursuant thereto. In the event that regulations or rulings are hereafter promulgated which modify or expand provisions of the Code as applicable to the Certificates, the City will not be required to comply with any covenant contained herein to the extent that such failure to comply, in the opinion of nationally recognized bond counsel, will not adversely affect the exemption from federal income taxation of interest on the Certificates under section 103 of the Code. In the event that regulations or rulings are hereafter promulgated which impose additional requirements which are applicable to the Certificates, the City agrees to comply with the additional requirements to the extent necessary, in the opinion of nationally recognized bond counsel, to preserve the exemption from federal income taxation of interest on the Certificates under section 103 of the Code. In furtherance of such intention, the City hereby authorizes and directs the Mayor, the City Secretary and the Executive Finance Director of the City to execute any documents, certificates or reports required by the Code and to make such elections on behalf of the City which may be permitted by the Code as are consistent with the purpose for the issuance of the Certificates.

Section 9.03. Reserved.

Section 9.04. Other Representations and Covenants.

(a) The City will faithfully perform, at all times, any and all covenants, undertakings, stipulations, and provisions contained in this Ordinance and in each Certificate; the City will promptly pay or cause to be paid the principal of and interest on each Certificate on the dates and at the places and manner prescribed in such Certificate; and the City will, at the times and in the manner prescribed by this Ordinance, deposit or cause to be deposited the amounts of money specified by this Ordinance.

(b) The City is duly authorized under the laws of the State of Texas to issue the Certificates; all action on its part for the creation and issuance of the Certificates has been duly and effectively taken; and the Certificates in the hands of the Owners thereof are and will be valid and enforceable obligations of the City in accordance with their terms.

ARTICLE X
DEFAULT AND REMEDIES

Section 10.01. Events of Default.

Each of the following occurrences or events for the purpose of this Ordinance is hereby declared to be an “Event of Default,” to wit:

- (i) the failure to make payment of the principal of, redemption premium, if any, or interest on any of the Certificates when the same becomes due and payable;
- (ii) default in the performance or observance of any other covenant, agreement or obligation of the City, the failure to perform which materially, adversely affects the rights of the Owners, including but not limited to, their prospect or ability to be repaid in accordance with this Ordinance, and the continuation thereof for a period of 30 days after notice of such default is given by any Owner to the City; or
- (iii) the City declares bankruptcy.

Section 10.02. Remedies for Default.

(a) Upon the happening of any Event of Default, then and in every case any Owner or an authorized representative thereof, including but not limited to, a trustee or trustees therefor, may proceed against the City for the purpose of protecting and enforcing the rights of the Owners under this Ordinance, by mandamus or other suit, action or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief permitted by law, including the specific performance of any covenant or agreement contained herein, or thereby to enjoin any act or thing that may be unlawful or in violation of any right of the Owners hereunder or any combination of such remedies.

(b) It is provided that all such proceedings shall be instituted and maintained for the equal benefit of all Owners of Certificates then outstanding.

Section 10.03. Remedies Not Exclusive.

(a) No remedy herein conferred or reserved is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or under the Certificates or now or hereafter existing at law or in equity; provided, however, that notwithstanding any other provision of this Ordinance, the right to accelerate the debt evidenced by the Certificates shall not be available as a remedy under this Ordinance.

(b) The exercise of any remedy herein conferred or reserved shall not be deemed a waiver of any other available remedy.

ARTICLE XI
DISCHARGE

Section 11.01. Discharge and Defeasance. If the City shall pay or cause to be paid, the principal of, premium, if any, and interest on the Certificates, at the times and in the manner stipulated in this Ordinance, then the pledge of taxes levied under this Ordinance and all covenants, agreements, and other obligations of the City to the Holders shall thereupon cease, terminate, and be discharged and satisfied.

The Certificates, or any principal amount(s) thereof, shall be deemed to have been paid within the meaning and with the effect expressed above in this Section when (i) money sufficient to pay in full such Certificates or the principal amount(s) thereof at Stated Maturity or to the redemption date therefor, together with all interest due thereon, shall have been irrevocably deposited with and held in trust by the Paying Agent/Registrar or an authorized escrow agent, or (ii) Defeasance Securities shall have been irrevocably deposited in trust with the Paying Agent/Registrar or any trust company or commercial bank that does not act as a depository for the City, which Defeasance Securities have been certified by an independent accounting firm to mature as to principal and interest in such amounts and at such times as will insure the availability, without reinvestment, of sufficient money, together with any money deposited therewith, if any, to pay when due the principal of and interest on such Certificates, or the principal amount(s) thereof, on and prior to the Stated Maturity thereof or (if notice of redemption has been duly given or waived or if irrevocable arrangements therefor acceptable to the Paying Agent/Registrar have been made) the redemption date thereof.

ARTICLE XII CONTINUING DISCLOSURE UNDERTAKING

Section 12.01. Definitions.

As used in this Article XII, the following terms have the meanings ascribed to such terms below:

“EMMA” means the Electronic Municipal Market Access System established by the MSRB.

“MSRB” means the Municipal Securities Rulemaking Board.

“Rule” means SEC Rule 15c2-12, as amended from time to time or officially interpreted by the SEC.

“SEC” means the United States Securities and Exchange Commission.

Section 12.02. Annual Reports.

The City shall provide certain updated financial information and operating data annually to the MSRB through EMMA. The information to be updated includes financial information and operating data with respect to the City of the general type included in the Official Statement authorized by Section 7.03 of this Ordinance under Tables 1 through 6 and 8 through 14 of the Official Statement (the “Annual Financial Information”). The City shall additionally provide

financial statements of the City (the “Financial Statements”) that will be (1) prepared in accordance with the accounting principles described in Appendix B thereto or such other accounting principles as the City may be required to employ from time to time pursuant to State law or regulation and shall be in substantially the form included in Appendix B thereto and (2) audited, if the City commissions an audit of such Financial Statements and the audit is completed within the period during which they must be provided. The City shall update and provide the Annual Financial Information within six months after the end of each fiscal year and the Financial Statements within 12 months of the end of each fiscal year, in each case beginning with the fiscal year ending in and after 2024. The City may provide the Financial Statements earlier, including at the time it provides its Annual Financial Information, but if the audit of such Financial Statements is not complete within 12 months after any such fiscal year end, then the City shall file unaudited Financial Statements within such 12-month period and audited Financial Statements for the applicable fiscal year, when and if the audit report on such Financial Statements becomes available.

If the City changes its fiscal year, it will notify the MSRB through EMMA of the change (and of the date of the new fiscal year end) prior to the next date by which the City otherwise would be required to provide financial information and operating data pursuant to this Section.

The financial information and operating data to be provided pursuant to this Section may be set forth in full in one or more documents or may be included by specific reference to any document (including an official statement or other offering document, if it is available from the MSRB) that theretofore has been provided to the MSRB through EMMA or filed with the SEC).

Section 12.03. Event Notices.

The City shall notify the MSRB through EMMA, in a timely manner not in excess of ten business days after the occurrence of any of the following events with respect to the Certificates:

1. Principal and interest payment delinquencies;
2. Non-payment related defaults, if material;
3. Unscheduled draws on debt service reserves reflecting financial difficulties;
4. Unscheduled draws on credit enhancements reflecting financial difficulties;
5. Substitution of credit or liquidity providers, or their failure to perform;
6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Certificates or other material events affecting the tax-exempt status of the Certificates;
7. Modifications to rights of holders of the Certificates, if material;
8. Bond calls, if material, and tender offers;

9. Defeasances;
10. Release, substitution, or sale of property securing repayment of the Certificates, if material;
11. Rating changes;
12. Bankruptcy, insolvency, receivership or similar event;
13. The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
14. Appointment of a successor or additional trustee or the change of name of a trustee, if material;
15. Incurrence of a financial obligation of the obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the obligated person, any of which affect security holders, if material; and
16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the obligated person, any of which reflect financial difficulties.

For the purposes of the preceding clauses (15) and (16) of this Section 12.03 of this Ordinance, the term, “financial obligation” means a: (A) debt obligation; (B) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (C) guarantee of a debt obligation or any such derivative instrument. The term financial obligation shall not include municipal securities as to which a final official statement has been provided to the Municipal Securities Rulemaking Board consistent with Rule 15c2-12 of the Securities Exchange Act of 1934.

The City shall notify the MSRB, in a timely manner, of any failure by the City to provide financial information or operating data in accordance with Section 12.02 by the time required by this Section.

Section 12.04. Limitations, Disclaimers, and Amendments.

The City shall be obligated to observe and perform the covenants specified in this Article with respect to the City and the Certificates while, but only while, the City remains an “obligated person” with respect to the Certificates within the meaning of the Rule, except that the City in any event will give notice required by Section 12.03 of any

bond calls and defeasance that cause the City to no longer be such an “obligated person.”

The provisions of this Article are for the sole benefit of the Holders and Beneficial Owners of the Certificates, and nothing in this Article, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The City undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Article and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the financial results, condition, or prospects of the City or the State of Texas or hereby undertake to update any information provided in accordance with this Article or otherwise, except as expressly provided herein. The City does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Certificates at any future date.

UNDER NO CIRCUMSTANCES SHALL THE CITY BE LIABLE TO THE HOLDER OR BENEFICIAL OWNER OF ANY CERTIFICATE OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE CITY, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS ARTICLE, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR *MANDAMUS* OR SPECIFIC PERFORMANCE.

No default by the City in observing or performing its obligations under this Article shall comprise a breach of or default under the Ordinance for purposes of any other provision of this Ordinance.

Nothing in this Article is intended or shall act to disclaim, waive, or otherwise limit the duties of the City under federal and state securities laws.

The provisions of this Article may be amended by the City from time to time to adapt to changed circumstances resulting from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the City, but only if (1) the provisions of this Article, as so amended, would have permitted an underwriter to purchase or sell Certificates in the primary offering of the Certificates in compliance with the Rule, taking into account any amendments or interpretations of the Rule to the date of such amendment, as well as such changed circumstances, and (2) either (a) the Holders of a majority in aggregate principal amount (or any greater amount required by any other provision of this Ordinance that authorizes such an amendment) of the Outstanding Certificates consent to such amendment or (b) a Person that is unaffiliated with the City (such as nationally recognized bond counsel) determines that such amendment will not materially impair the interests of the Holders and Beneficial Owners of the Certificates. If the City so amends the provisions of this Article, it shall include with any amended financial information or operating data next provided in accordance with Section 12.02 an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in the type of financial information or operating data so provided.

ARTICLE XIII MISCELLANEOUS

Section 13.01. Further Procedures.

The Authorized Officials of the City, and each of them, shall be and they are hereby expressly authorized, empowered, and directed from time to time and at any time to do and perform all such acts and things and to execute, acknowledge, and deliver in the name and under the seal and on behalf of the City all such instruments, whether or not herein mentioned, as may be necessary or desirable in order to carry out the terms and provisions of this Ordinance, the Certificates, the sale and delivery of the Certificates, and the Paying Agent/Registrar Agreement. In addition, prior to the initial delivery of the Certificates, the Mayor, City Manager, Executive Finance Director and Bond Counsel are hereby authorized and directed to approve any technical changes or corrections to this Ordinance or to any of the instruments authorized and approved by this Ordinance necessary in order to (i) correct any ambiguity or mistake or properly or more completely document the transactions contemplated and approved by this Ordinance, (ii) obtain a rating from any of the national bond rating agencies or satisfy any requirements of the provider of a municipal bond insurance policy, if any, or (iii) obtain the approval of the Certificates by the Attorney General's office. In case any officer whose signature shall appear on any Certificate shall cease to be such officer before the delivery of such Certificate, such signature shall nevertheless be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery.

Section 13.02. Ordinance a Contract; Amendments.

The Ordinance shall constitute a contract with the Owners, from time to time, of the Certificates, binding on the City and its successors and assigns, and shall not be amended or repealed by the City as long as any Certificate remains outstanding except as permitted in this Section. The City may amend the Ordinance without the consent of or notice to any Owners in any manner not detrimental to the interests of the Owners, including the curing of any ambiguity, inconsistency, or formal defect or omission therein. In addition, the City may, with the written consent of the holders of a majority in aggregate principal amount of the Certificates then outstanding affected thereby, amend, add to, or rescind any of the provisions of the Ordinance; except that, without the consent of the Owners of all the Certificates affected, no such amendment, addition, or rescission may (1) make any change in the maturity of any of the outstanding Certificates; (2) reduce the rate of interest borne by any of the outstanding Certificates; (3) reduce the amount of the principal or maturity value of, or redemption premium, if any, payable on any outstanding Certificates; (4) modify the terms of payment or of interest or redemption premium on outstanding Certificates or any of them or impose any condition with respect to such payment; or (5) change the minimum percentage amount of the Certificates necessary to be held by Registered Owners for consent to such amendment.

Section 13.03. Public Meeting.

It is officially found, determined, and declared that the meeting at which this Ordinance has been read, passed and finally adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered and acted upon at said meeting, including this Ordinance, was given, all as required by the applicable provisions of the Open Meetings Act, Chapter 551, Texas Government Code.

Section 13.04. Governing Law.

This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 13.05. Effective Date.

This Ordinance shall be in full force and effect from and after its passage on the date shown below.

[The remainder of this page intentionally left blank.]

PASSED AND APPROVED this 18th day of September 2025.

Mayor
City of Leander, Texas

ATTEST:

City Secretary
City of Leander, Texas

[CITY SEAL]

[SIGNATURE PAGE TO SERIES 2025 ORDINANCE]

EXHIBIT A

FORM OF PAYING AGENT/REGISTRAR AGREEMENT



EXECUTIVE SUMMARY
9/18/2025

AGENDA SUBJECT:

Conduct a Public Hearing on the proposed budget for Fiscal Year 2026.

- Discuss and consider action on an Ordinance adopting the budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026; appropriating the various amounts thereof and repealing all ordinances or parts of ordinances in conflict therewith; and providing for an effective date.

City of Leander Impact Statement				
Description	FY 2025	FY 2026	(\$) Change	(%) Change
Proposed Tax Rate FY2026				
Total Tax Rate (per \$100 of value)	0.417282	0.417282	\$ -	0.00%
Average Homestead Taxable Value Comparison				
Average Homestead Taxable Value	514,904	535,962	21,058	4.09%
Tax on Average Homestead	2,148	2,349	201	9.36%
Detailed Tax Rate Comparison				
Maintenance & Operations (M & O) Proposed	0.273604	0.273604	-	0.00%
Interest & Sinking (I&S) Proposed	0.143678	0.143678	-	0.00%
M&O Adj No-New Revenue Tax Rate	0.264352	0.280537	0.016185	6.12%
M&O Voter Approval M&O rate	0.273604	0.290355	0.016751	6.12%
Total No-New-Revenue Tax Rate	0.405881	0.428187	0.022306	5.50%
Total Unused Increment Rate	0.007153	0.004399	(0.002754)	-38.50%
Total Voter Approval Tax Rate	0.424435	0.438432	0.013997	3.30%
Certified Values	15,627,322,257	16,459,964,129	832,641,872	5.33%
Total Tax Levy - All Properties	53,477,852.00	58,422,010.00	4,944,158.00	9.25%
M&O Tax Revenue	38,369,491	42,008,755	3,639,264	9.48%

BACKGROUND:

The vote to adopt the budget must be a record vote. Adoption of a budget that will require more property tax revenue than the preceding year is required to be a separate vote to ratify the proposed increase reflected in the budget. The Fiscal Year 2026 (FY 2026) budget will raise more total property taxes than last year's budget by \$5,362,614 or 9.1%, and of that amount, \$3,487,903.00 or 65%, is tax revenue to be raised from new property added to the tax roll this year.

The proposed budget is based on a total tax rate of \$0.417282 per \$100 valuation. The tax rate consists of a Maintenance & Operations rate of \$0.273604 and a Debt Service tax rate of \$0.143678. One cent on the tax rate generates approximately \$1,366,000.00.

FUND GROUP	FY 2025 ADOPTED BUDGET	FY 2026 PROPOSED BUDGET	% CHG
GENERAL FUND	77,696, 841	81,127,780	4.4%
GOLF FUND	3,779,532	3,246,379	-14.1%
UTILITY FUND	54,291,500	50,794,200	-6.4%
GENERAL CAP PROJECTS	49,634,770	42,559,769	-14.3%
GOLF CAP PROJECT	1,000,000	1,000,000	0%
UTILITY CAP PROJECTS	101,402,295	80,771,000	-20.3%
SPECIAL REVENUE FUNDS	27,399,279	21,779,229	-20.5%
INTERNAL SERVICE FUNDS	621,396	6,623,600	965.9%
GENERAL DEBT SERVICE	22,164,954	23,955,600	8.1%
TOTAL ALL FUNDS	337,987,567	311,857,557	-6.6%

State law requires the budget to be adopted before the tax rate. The ordinance setting a tax rate that exceeds the no-new-revenue tax rate must be a record vote, and at least sixty (60%) percent of the members of the governing body must vote in favor. For the City of Leander, sixty (60%) percent equates to five (5) members of the City Council. The Fiscal Year 2025 proposed budget tax rate exceeds the no-new-revenue rate.

Sixteen full-time and two part-time positions (17) are included in the FY26 Proposed General Fund Budget.

DEPARTMENT	POSITION	#
FINANCE	BUDGET ANALYST	1
LIBRARY	LIBRARY OPERATIONS MANAGER	1
	LIBRARY GENERALIST PT .50 (2x)	1
HUMAN RESOURCES	HR BUSINESS PARTNER	1
GENERAL SERVICES	JANITORIAL STAFF	4
PUBLIC WORKS	AUTOMOTIVE GENERAL SERVICE TECHNICIAN	1
	CIP CONSTRUCTION INSPECTOR	1
	CIP PROJECT MANAGER	1
ENGINEERING	STORMWATER INSPECTOR	1
PARKS AND RECREATION	FITNESS SPECIALIST	1

POLICE	UNIFORM ADMINISTRATIVE ASSISTANT	1
	POLICE MEDIA AND COMMUNICATIONS SPECIALIST	1
	ANIMAL SERVICES OFFICER	1
FIRE	LOGISTICS TECH	1
	TOTAL	17

In the Golf Fund, the addition of one (1) Greens Keeper and one (1) Assistant Golf Course Mechanic position is proposed. In the Utility Fund, one Pump Operator position is proposed.

Click link to view [Final Amended Proposed Budget FY 2026](#)

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Two (2) separate motions are required.

Motion #1 – "I move to ratify the property tax increase reflected in the proposed budget."

Motion #2 – "I move to approve the proposed budget for FY 2026."

PRESENTER:

Otis Williams, Chief Financial Officer

Fiscal Impact

Attachments:

1. Budget Adoption Ordinance FY2026

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; APPROPRIATING THE VARIOUS AMOUNTS THEREOF, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Manager of the City of Leander, Texas (“City”) has submitted to the City Council a proposed budget of the revenues and the expenditures for FY 2026 to conduct the affairs of the City and has provided a complete financial plan for FY 2026; and

WHEREAS, the proposed budget has been compiled from detailed information obtained from the several departments, divisions, and offices of the City; and

WHEREAS, the City Council has received the City Manager’s proposed budget, a copy of which has been filed with the City Secretary; and

WHEREAS, the City Council has conducted a public hearing on the budget, as provided by law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

SECTION 1. The FY 2026 Annual Budget, beginning October 1, 2025, and ending September 30, 2026, a copy which is attached hereto.

SECTION 2. The sums shown in the FY 2026 Annual Budget are hereby appropriated from the respective funds for the payment of expenditures on behalf of the City as established in the approved budget document for the fiscal year ending September 30, 2026.

SECTION 3. The City Manager is hereby authorized to transfer appropriations, when necessary, between accounts within the same budgetary fund for purposes of fiscal control, efficiency and sound management practices.

SECTION 4. Ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. This Ordinance shall be and remain in full force and effect from and after its final passage and publication as herein provided.

PASSED AND APPROVED this 18 day of September, 2025.

ATTEST:

CITY OF LEANDER, TEXAS

Dara Crabtree, City Secretary

Christine DeLisle, Mayor



EXECUTIVE SUMMARY
9/18/2025

AGENDA SUBJECT:

Conduct a Public Hearing on levying ad valorem taxes for the use and support of the municipal government of the City of Leander, Texas, for the Fiscal Year 2026 (FY 2026); providing for and apportioning each levy for specific purposes; and providing when taxes shall become due and when the same shall become delinquent if not paid.

- Discuss and consider action on the First Reading of an Ordinance levying ad valorem taxes for the use and support of the municipal government of the City of Leander, Texas, for the FY 2026 as described above.

BACKGROUND:

A public hearing is required prior to adoption of the proposed tax rate. In addition, the City Charter requires two (2) readings for any ordinance levying taxes. On August 21, 2025, the City Council voted to consider a tax rate not to exceed \$0.4348432 per \$100 valuation. The No-New-Revenue Rate is calculated as \$0.428187. The Tax Rate consists of two (2) parts — the Debt Rate and the Maintenance and Operations (M&O) Rate. The City Manager's proposed Fiscal Year 2026 (FY 2026) budget is based on a tax rate of \$0.417282, 2.5% lower than the No-New-Revenue Rate and the same as the FY 2025 rate (\$0.417282). The proposed FY 2026 rate consists of an operating rate of \$0.273604 and a debt rate of \$0.143678. This is lower than the maximum voter-approval rate, which is \$0.438432 (5% lower).

Prior to action on the second and final reading of the tax rate, the City Council must adopt a budget with or without amendments for FY 2026. The second and final reading of the tax rate ordinance will be on the agenda at the special meeting on September 23, 2025.

If a taxing entity approves a tax rate below the voter-approval-rate, the entity may "carry-forward" the unused increment to be available in the following year, up to a maximum of three (3) years. The City's unused increment rate for M&O is \$0.004399.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Staff recommends approval.

PRESENTER:

Otis Williams, Chief Financial Officer

Fiscal Impact

Attachments:

1. Tax Rate Ordinance

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE LEVYING AD VALOREM TAXES FOR THE USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY OF LEANDER, TEXAS, FOR THE FISCAL YEAR 2026; PROVIDING FOR AND APPORTIONING EACH LEVY FOR SPECIFIC PURPOSES; AND PROVIDING WHEN TAXES SHALL BECOME DUE AND WHEN THE SAME SHALL BECOME DELINQUENT IF NOT PAID.

WHEREAS, the City Council of the City of Leander, Texas, has deliberated the proposed municipal budget for the fiscal year beginning October 1, 2025 and ending September 30, 2026; and

WHEREAS, it is necessary that an ordinance be passed levying an ad valorem tax on all property, both real and personal, within the corporate limits of the City of Leander, Texas in accordance with such budget and the Texas Tax Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

SECTION 1. There is hereby levied and there shall be collected for the use, support and operation of the municipal government of the City of Leander and to provide an interest and sinking fund for the fiscal year, upon all property, real, personal and mixed, within the corporate limits of the City subject to taxation, a tax of \$0.417282 for each \$100.00 valuation of property, said tax being so levied and apportioned for the following specific purposes;

- (a) For the current expenses, maintenance and operation of the general government (General Fund), \$0.273604 on each \$100.00 valuation for property, and
- (b) For the interest and sinking fund, \$0.143678 on each \$100.00 valuation of property.

SECTION 2. The Maintenance and Operations tax rate does not exceed the no-new-revenue maintenance and operations tax rate of \$0.280537 by \$0.006933 per \$100.00.

- (a) THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

SECTION 3. Taxes levied under this Ordinance shall be due October 1, 2025 and if not paid on or before January 31, 2026, shall immediately become delinquent.

SECTION 4. Taxes shall become a lien upon the property against which assessed, and the Travis County Tax Assessor/Collector within Travis County, and the Williamson County Tax Assessor/Collector within Williamson County, respectively, as the assessor and collector of taxes for the City of Leander, are hereby authorized and empowered to enforce the collection of such taxes, according to the Constitution and laws of the State of Texas and ordinances of the City, and shall, and, by virtue of the tax rolls, fix and establish a lien by levying upon such property whether real, personal or mixed for the payment of said taxes, penalty and interest. The penalty and interest collected from such delinquent taxes shall be apportioned between the General Fund and the Interest and Sinking Fund of the City of Leander. All delinquent taxes shall bear interest from date of delinquency at the rate prescribed by state law.

SECTION 5. That this Ordinance shall take effect and be in full force from and after its passage.

PASSED AND APPROVED First Reading this the 18th day of September, 2025.

PASSED AND APPROVED Second Reading this the 23rd day of September, 2025.

ATTEST:

CITY OF LEANDER, TEXAS

Dara Crabtree, City Secretary

Christine DeLisle, Mayor



EXECUTIVE SUMMARY
9/18/2025

AGENDA SUBJECT:

Discuss and consider action on Tree Removal Case TRP-25-0039 regarding the removal of seven (7) Heritage Trees associated with the Wildspring Phase 2 Public Improvement Construction Plans (PICP-25-0199), generally located west of the intersection of Peach Drift Drive and White Mistleflower Drive, Leander, Williamson County, Texas.

BACKGROUND:

This request is the final step in the tree removal request process. The applicant has submitted a request to remove seven (7) Heritage Trees measuring a total of 214.50 caliper inches due to building pad conflicts associated with the Wildspring Phase 2 public improvements construction plans. Per Subdivision Ordinance, Article II, Section 22(c)(3)(iii), Heritage Trees may be removed only with the approval of a Tree Removal Permit and after the required mitigation has been approved. The Planning & Zoning Commission shall review all applications for Heritage Tree removal permits and make a recommendation for approval or denial to the City Council, which shall have final authority to issue the permit.

The tree preservation plan approved through the preliminary plat did not include the Heritage Trees proposed for removal with this permit. The developer has the option to remove trees from the pad site at the time of building permit, but have opted to remove them with the PICP. Per the Composite Zoning Ordinance, the development may plan for removal of the trees from the pad site during the subdivision construction phase. If trees are proposed for removal at this stage, mitigation requirements shall apply. Staff has not verified that the location of the trees will be impacted by the building pad.

GENERAL INFORMATION:

Current Zoning: Mason Tract Minor PUD (Planned Unit Development) with the base zoning of SFC-2-B (Single Family Compact).

Size and Location: The property is generally located west of the intersection of Peach Drift Drive and White Mistleflower Drive, including approximately 37.247 acres.

SITE INFORMATION:

SURROUNDING AREA:

The properties surrounding the project include the following uses:

- NORTH: Residential (Edgewood Subdivision),
- EAST: Residential (Wildspring Phase 1 Subdivision),
- SOUTH: Residential (Wildspring Phase 1 Subdivision), and
- WEST: Undeveloped Residential.

PHYSICAL AND NATURAL FEATURES:

This property contains floodplain along the southwest boundary and heavy tree cover throughout the tract.

ORDINANCE REQUIREMENTS:

The Subdivision Ordinance includes the following tree mitigation requirements:

- Up to fifty (50%) percent of the caliper inches of Significant Trees between eight (8) and twenty-six (26) caliper inches may be removed without mitigation for single-family and two-family subdivisions,
- Mitigation shall be required at a 1:1 caliper inch basis for significant trees between eight (8) and eighteen (18) caliper inches,
- Mitigation shall be required at a 2:1 caliper inch basis for significant trees greater than eighteen (18) caliper inches and less than twenty-six (26) caliper inches,
- Mitigation shall be required at a 3:1 caliper inch basis for Heritage Trees and a mitigation fee in the amount of \$300.00 per caliper inch removed, and
- Mitigation may be achieved through credit of existing trees on site, replacement trees planted on-site, or payment in lieu of replacement trees.

Below, please see the proposed Heritage trees removal request per the Wildspring Phase 2 Public Improvement Construction Plans (PICP-25-0199):

- 6315 – 33.5 caliper inch Live Oak,
- 6359 – 27.5 caliper inch Live Oak,
- 6408 – 32 caliper inch Live Oak,
- 6490 – 32.5 caliper inch Live Oak,
- 6500 – 28 caliper inch Live Oak,
- 6538 – 28.5 caliper inch Live Oak, and
- 6545 – 32.5 caliper inch Live Oak.

APPLICANT'S MITIGATION PROPOSAL:

- Applicant is saving approximately twenty-three (23) significant trees and fourteen (14) Heritage Trees within Phase 2 and proposing to save roughly 54% of Significant trees and over 80% of the Heritage trees for the overall Wildspring Subdivision.
- Mitigation is achieved through credit of 439 caliper inches of existing trees on site.
- There is a Heritage tree removal fee in the amount of \$98,700 based off the removal of 329 caliper inches at a rate of \$300 per inch with \$64,350 being paid with the associated Phase 2 PICP permit. The Developer has already paid \$34,350 with previous development permits. Developer is required to replace 548 caliper inches for the overall Wildspring Subdivision.

HISTORY/TIMELINE:

10/11/2022 - Preliminary Plat Approved
11/12/2024 - Preliminary Plat Minor Revision #1 Approved
02/15/2023 - Phase 1 Clearing & Grading Plans Permit Issued
06/14/2024 - Phase 1 Construction Plans Permit Issued
12/10/2024 - Phase 2 Clearing & Grading Plans Filed
03/18/2025 - Phase 2 Construction Plans Filed
08/14/2025 - Planning & Zoning, Approved

APPLICANT/AGENT:

Pape-Dawson Consulting Engineers, LLC. (Aimee Chavez) on behalf of Toll Southwest, LLC. (Kyle Ninness).

RECOMMENDATION:

As part of the evaluation of this request, the City Council has the following options:

1. Approve the proposed Tree Removal Permit;
2. Deny the proposed Tree Removal Permit; or
3. Approve an alternative request that may include modifications to the approved trees for removal.

Staff recommends Option 1 listed above – Tree Removal Permit.

During the meeting of August 14, 2025, the Planning & Zoning Commission recommended approval.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

Attachments:

1. TRP-25-0039 Att 1 Letter of Intent - Wildspring Ph 2
2. TRP-25-0039 Att 2 Location Map - Wildspring Ph 2
3. TRP-25-0039 Att 3 Aerial Map - Wildspring Ph 2
4. TRP-25-0039 Att 4 Tree Removal Exhibit - Wildspring Ph 2
5. TRP-25-0039 Att 5 Tree Field Data - Wildspring Ph 2
6. 8-14-2025 P & Z Minutes

July 8, 2025

Veronica Tovar
Planning Coordinator
City of Leander
P.O. Box 319
Leander, Texas 78646

RE: City of Leander Tree Removal Request for Wildspring Phase 2
Tree Removal Permit: TRP-25-0039
Associated App. No.: PICP-25-0199

Dear Ms. Tovar:

We are submitting this tree removal application in association with the Wildspring Phase 2 Construction Plans (PICP-25-0199) for heritage trees to be removed due to building pad conflicts.

This tree removal proposes the removal of seven (7) are heritage trees. Each tree is proposed to be removed with this plan due to conflicts with building pads. Approximately twenty-three (23) significant trees and fourteen (14) heritage trees are proposed to be saved within the limits of Phase 2.

Per previous discussions with Michael Chenausky and the Planning Department, the overall Wildspring development calculates the required mitigation as a total of all phases, with the final mitigation fee to be paid with the final phase of the Wildspring development. To date, an estimated 661.00 inches will be mitigated via fee-in-lieu with the final phase of the Wildspring development.

In addition to the running total for the entirety of the development, a separate mitigation calculation has been completed for Wildspring Phase 2 (PICP-25-0199) including only the existing trees, and the tree removals proposed with this permit. In the mitigation calculation for Phase 2 only, all tree removals are mitigated via credit for the 8"-17.99" trees that are saved, leaving a \$0.00 fee-in-lieu of replacement in this phase. A fee of \$64,350.00 has been calculated for Phase 2 due to the proposed removal of 214.50 Heritage Tree inches, at \$300.00 per inch.

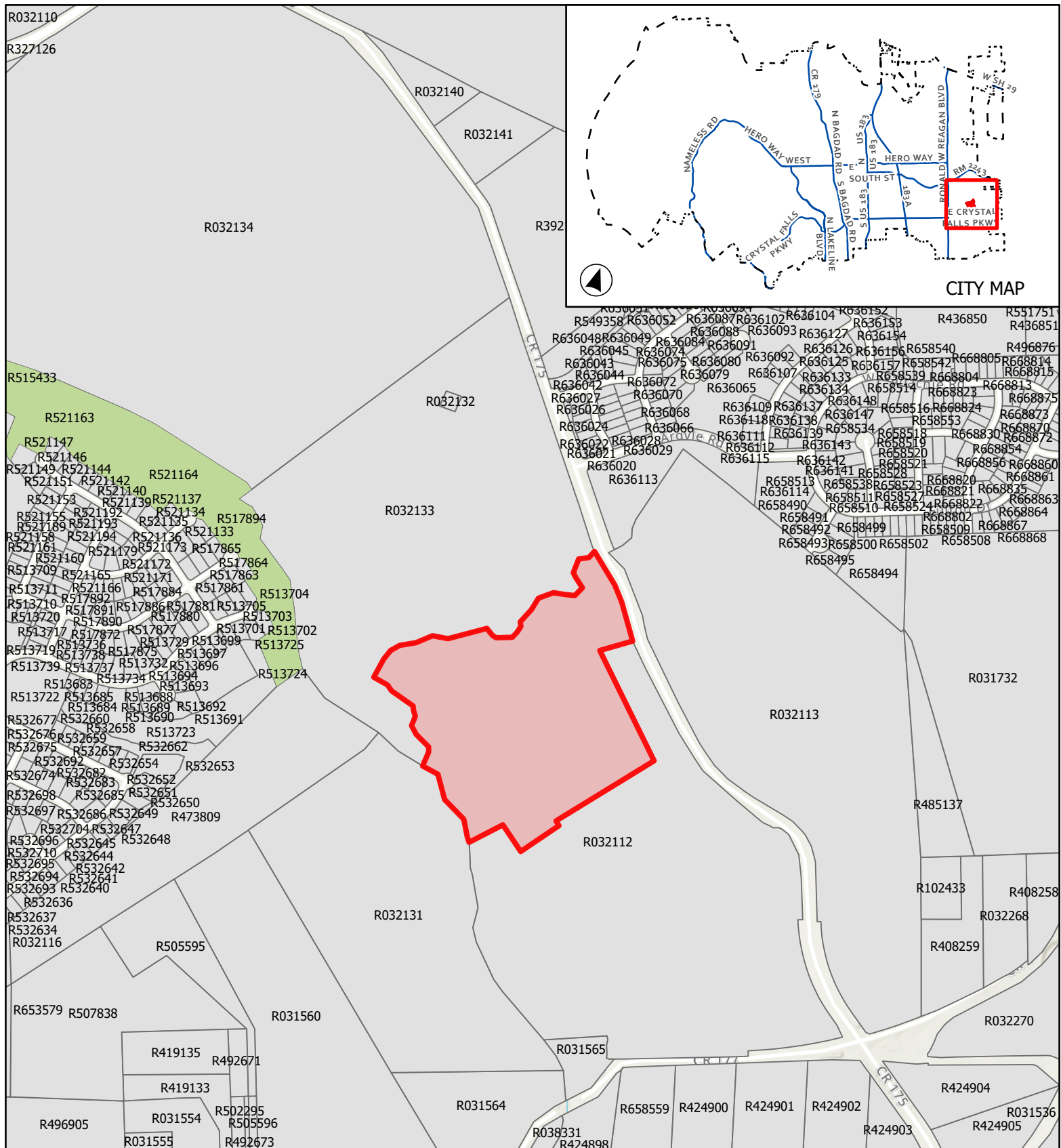
Please contact me if you have any questions or need additional information concerning this response.

Sincerely,
Pape-Dawson Consulting Engineers, LLC.



Aimee Chavez, P.E.
Associate Vice President

H:\Projects\514\80\01\301 Construction Documents\Documents\Plan Processing\City\Tree Removal Permit\Wildspring Phase 2 - Tree Removal Letter.docx



CASE: TRP-25-0039

ATTACHMENT 2

WILDSRING PH 2

Location Map



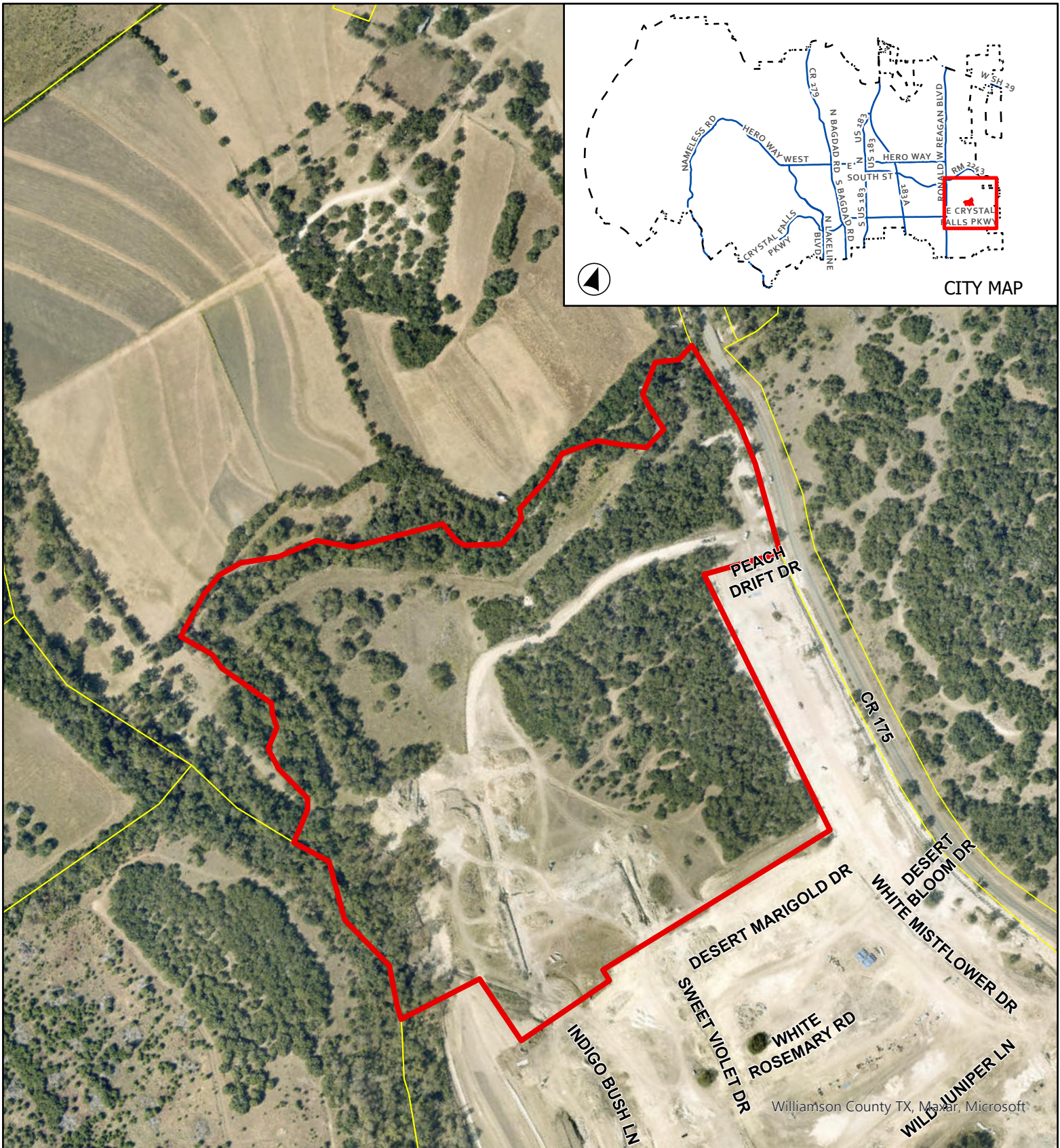
 City Limits
 ETJ

 Subject Boundary

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

0 325 650

Feet



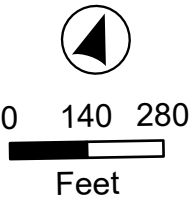
CASE: TRP-25-0039

ATTACHMENT 3

WILDSRING PH 2

Aerial Map

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



- Leander City Limits
- Subject Boundary

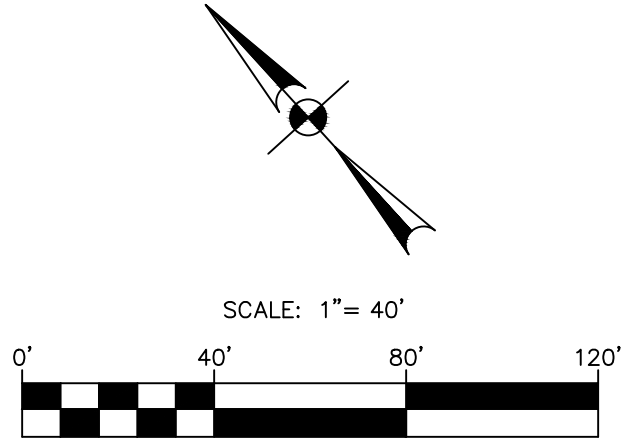
Date: Jul 25, 2025, 10:39am User ID: Okrouse
File: H:\Projects\514\501\301 Construction Documents\Exhibits\Tree Removal Exhibit\Heritage Tree Removal Exhibit.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



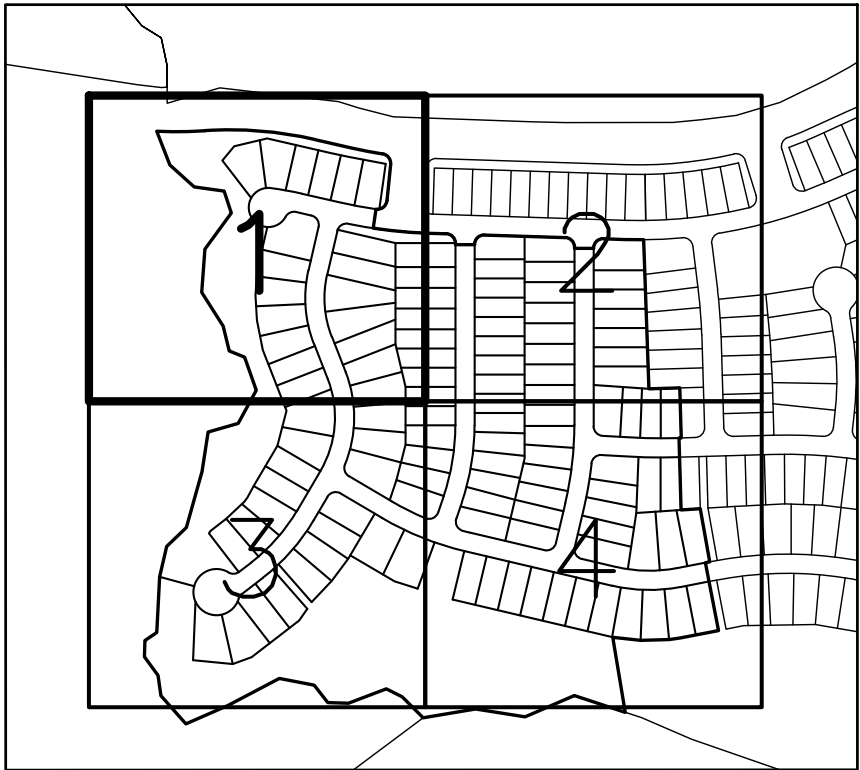
OWNER: JESSE W.
STENCE DOC. NO.
2015101395
(O.P.R.W.C.)

OWNER: CSM-MASON
FAMILY, LP
DOC. NO. 2011086909
(O.P.R.W.C.)



LEGEND

- SIGNIFICANT TREES PREVIOUSLY REMOVED WITH CLEARING PLAN
- HERITAGE TREES REMOVED WITH THIS PERMIT
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE



KEY MAP

CITY OF LEANDER APPROVAL

**PAPE-DAWSON
ENGINEERS**
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
1801 N. MOPAC EXPY, SUITE 200 | AUSTIN, TX 78758 | 512.454.6711
TYPE FIRM REGISTRATION #4470 | TYPE FIRM REGISTRATION #10028601

WILDSRING
PHASE 2
CITY OF LEANDER, TEXAS
TREE REMOVAL EXHIBIT
1 OF 5

CITY JOB No. PICP-25-0199
JOB NO. 51480-01
DATE MAY 2025
DESIGNER AD/BA
CHECKED AC DRAWN CK
SHEET 1 OF 5

PICP-25-0199

OWNER: CSM-MASON FAMILY, LP
DOC. NO. 2011086909
(O.P.R.W.C.)

CR 175

17 HOA LANDSCAPE BLOCK C

WILDSRING PHASE 1

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

BLOCK C

917 916 915 914 913 912 911 910 909 908 907

914 913 912 911 910 909 908 907 906 905 904

WHITE MISTFLOWER DRIVE

907 906 905 904 903 902 901 900 899 898 897 896 895 894 893 892 891 890 889 888 887 886 885 884 883 882 881 880

BLOCK H

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19

BLOCK E

1 2 3 4 5 6 7

WILDSRING PHASE 1

1 2 3 4 5

MATCHLINE - SEE SHEET 18 OF 89



 SIGNIFICANT TREES PREVIOUSLY REMOVED WITH CLEARING PLAN
 HERITAGE TREES REMOVED WITH THIS PERMIT
 PROPOSED CONTOUR LINE
 EXISTING CONTOUR LINE



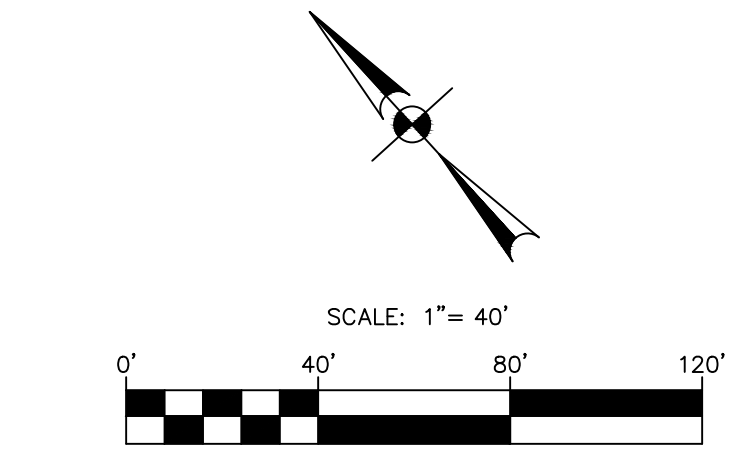
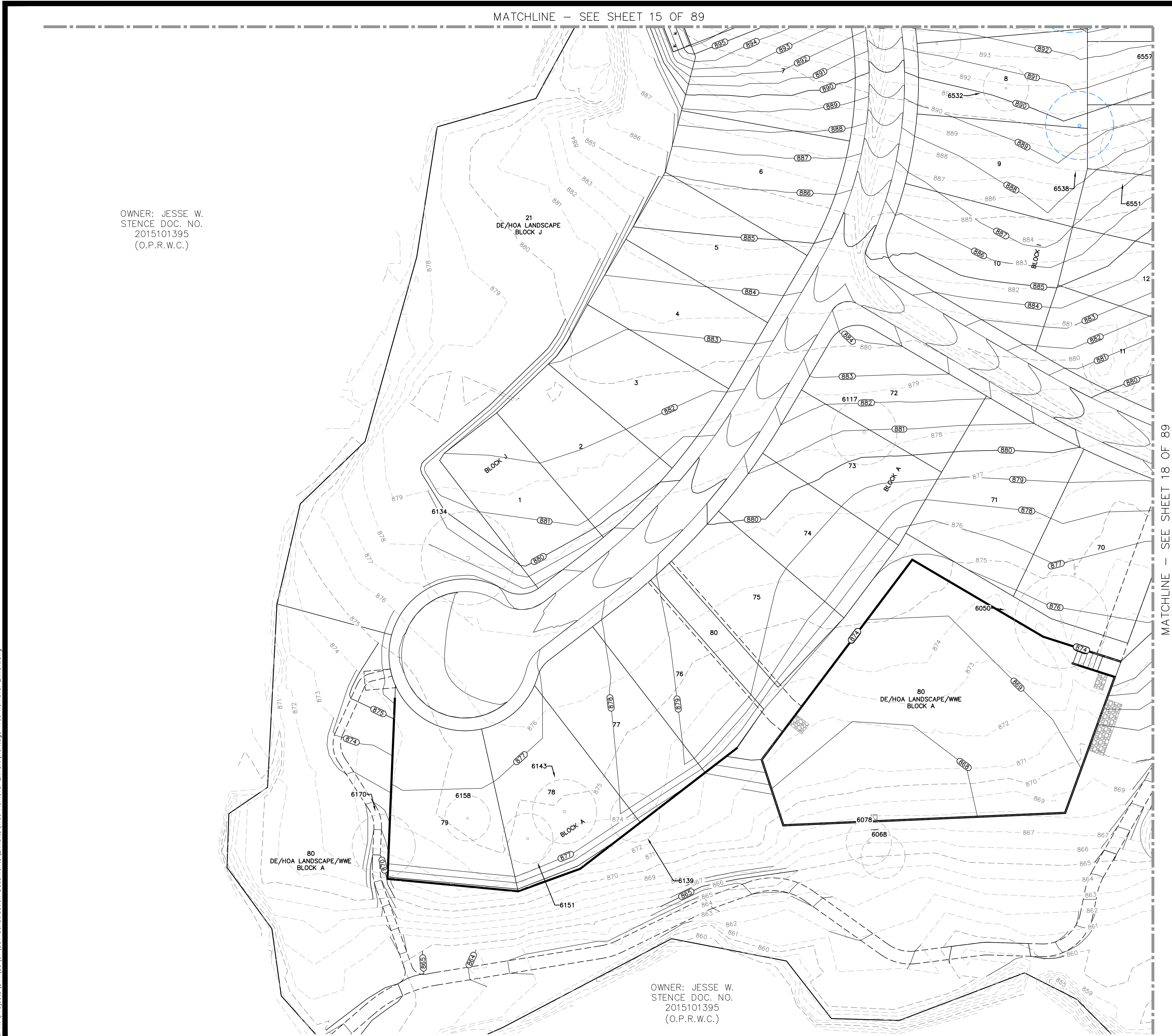
CITY OF LEANDER APPROVAL

PICP-25-0199

WILDSRING
PHASE 2
CITY OF LEANDER, TEXAS
TREE REMOVAL EXHIBIT
2 OF 5

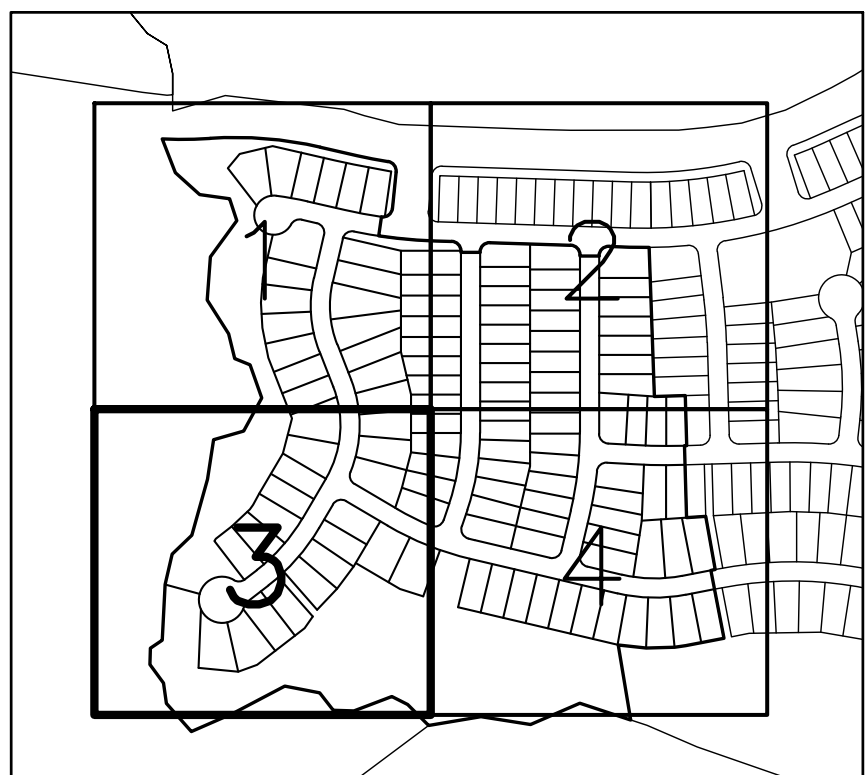
CITY JOB No. PICP-25-0199
JOB NO. 51480-01
DATE MAY 2025
DESIGNER AD/BA
CHECKED AC DRAWN CK
SHEET 2 OF 5

Date: Jul 25, 2025, 10:39am User ID: Okrouse
File: H:\Projects\514\501\301 Construction Documents\Exhibits\Tree Removal Exhibit\Heritage Tree Removal Exhibit.dwg



LEGEND

- SIGNIFICANT TREES PREVIOUSLY REMOVED WITH CLEARING PLAN
- HERITAGE TREES REMOVED WITH THIS PERMIT
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE



KEY MAP

CITY OF LEANDER APPROVAL

PICP-25-0199

NO.	REVISION	DATE

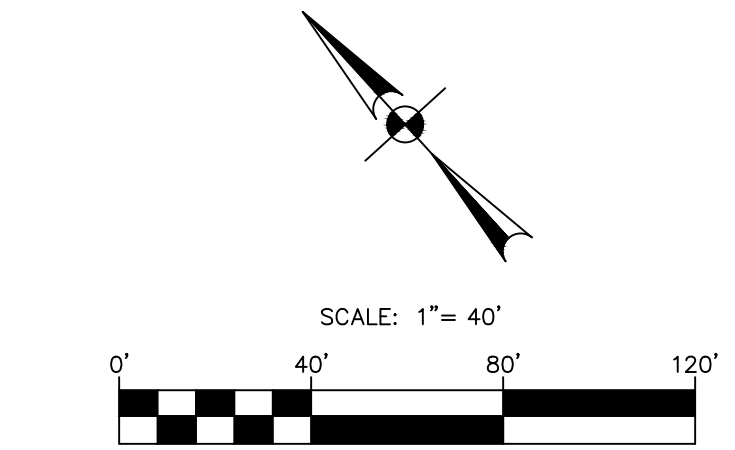
PAPE-DAWSON
ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
1800 N. MOPAC EXPY., SUITE 200 | AUSTIN, TX 78759 | 512.464.6711
TYPE FIRM REGISTRATION #4470 | TYPE FIRM REGISTRATION #10028601

WILDSRING
PHASE 2
CITY OF LEANDER, TEXAS
TREE REMOVAL EXHIBIT
3 OF 5

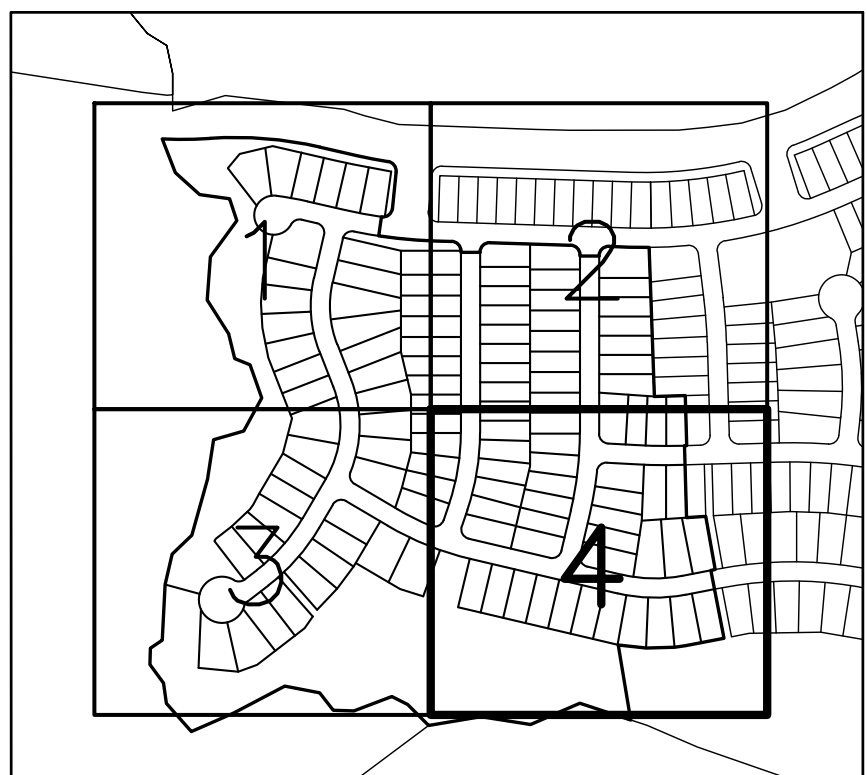
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JOB NO.	51480-01
DATE	MAY 2025
DESIGNER	AD/BA
CHECKED	AC DRAWN CK
SHEET	3 OF 5

Date: Jul 25, 2025, 10:40am User ID: Okrouse
File: H:\Projects\51480\01\301 Construction Documents\Exhibits\Tree Removal Exhibit\Heritage Tree Removal Exhibit.dwg



LEGEND

- SIGNIFICANT TREES PREVIOUSLY REMOVED WITH CLEARING PLAN
- HERITAGE TREES REMOVED WITH THIS PERMIT
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE



KEY MAP

CITY OF LEANDER APPROVAL

PAPE-DAWSON
ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
1800 N. MOPEC EXPY., SUITE 200 | AUSTIN, TX 78758 | 512.464.6711
TYPE FIRM REGISTRATION #4470 | TYPE FIRM REGISTRATION #10028601

WILDSRING
PHASE 2
CITY OF LEANDER, TEXAS
TREE REMOVAL EXHIBIT
4 OF 5

CITY JOB No. PICP-25-0199
JOB NO. 51480-01
DATE MAY 2025
DESIGNER AD/BA
CHECKED AC DRAWN CK
SHEET 4 OF 5

PICP-25-0199

Date: Jul 25, 2025, 10:40am User ID: GKrouse
File H:\Projects\514\501\301 Construction Documents\Exhibits\Tree Removal Exhibit\Heritage Tree Removal Exhibit.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

LSI Tree Number	Tree Mann Tree Number	Tree Type	Caliper Inch	Removed	Protected	Heritage	Reason for Removal	Phase Location
6315		LIVE OAK	33.5	X		X	BUILDING PAD	PHASE 2
6359		LIVE OAK	27.5	X		X	BUILDING PAD	PHASE 2
6408		LIVE OAK	32	X		X	BUILDING PAD	PHASE 2
6490		LIVE OAK	32.5	X		X	BUILDING PAD	PHASE 2
6500		LIVE OAK	28	X		X	BUILDING PAD	PHASE 2
6538		LIVE OAK	28.5	X		X	BUILDING PAD	PHASE 2
6545		LIVE OAK	32.5	X		X	BUILDING PAD	PHASE 2

	SURVEYED	REMOVED	MITIGATION REQUIRED			CREDITS		
			Percentage of Trees	Replacement Ratio	Replacement Required	Inches Retained	Credit Ratio	Credit Inches
Total Inches 8"-17.99"	16,974.00	8,048.00	47.41%	1:1	0	8,926.00	1:1	439.00
Total Inches 18"-25.99"	4,266.00	1,726.00	40.46%	2:1	0	2,540.00		
Total Inches 26"+	1,756.00	329.00	18.74%	3:1	987	1,427.00		

	Required Replacement Inches	Preserved Tree Credits	Remaining Replacement Inches Required
Provided Mitigation			
Preserved Tree Credits	987	439.00	548.00

Wildspring Tree Mitigation Calculations - Total City of Leander, Texas					
Tree Mitigation Requirements	Total	Removed	Mitigation Ratio	Mitigation Required	Mitigation Provided
Existing 8-17.99" *	16,974.00	8,161.00	1 to 1	8,161.00	8,161.00
Existing 18-25.99"*	4,266.00	1,744.00	2 to 1	3,488.00	3,488.00
Existing 26"+**	1,756.00	329.00	3 to 1	987.00	987.00
Existing Trees	22,996.00	10,234.00		12,636.00	12,636.00
Heritage Tree Fees	Total Inches	Fee	Total Fee Calculation		
Existing 26"+ removed	329.00	\$300 per inch	\$98,700.00	***	
Fee in Lieu Calculations	Total Inches	Fee			
Remaining Mitigation Inches	661.00	\$150 per inch	\$99,150.00		
Total Fee			\$197,850.00		
*Up to 50% of Significant Trees between 8" and 25.99" caliper inches may be removed during plot stage without					
** Required mitigation is met by preservation of existing trees on site.					
*** \$34,350 has already been paid to City of Leander as part of the Phase 1 Clearing and Grading Submittal PICP-22-0024 and the Wildspring Phase 1 Revision #1 PICP-22-0037/TRP-24-0034					
**** Mitigation Provided Through Preserve Tree Credits.					

Wildspring Tree Mitigation Calculations - Phase 2 City of Leander, Texas					
Tree Mitigation Requirements	Total	Removed	Mitigation Ratio	Mitigation Required	Mitigation Provided
Existing 8-17.99" *	3,288.00	284.00	1 to 1	284.00	284.00
Existing 18-25.99"*	480.50	19.00	2 to 1	38.00	38.00
Existing 26"+**	638.00	214.50	3 to 1	643.50	643.50
Existing Trees	4,406.50	517.50		965.50	965.50
Heritage Tree Fees	Total Inches	Fee	Total Fee Calculation		
Existing 26"+ removed	214.50	\$300 per inch	\$64,350.00		
Fee in Lieu Calculations	Total Inches	Fee			
Remaining Mitigation Inches	0	\$150 per inch	\$0.00		
Total Fee			\$64,350.00		
*Up to 50% of Significant Trees between 8" and 25.99" caliper inches may be removed during plot stage without					
** Required mitigation is met by preservation of existing trees on site.					
*** Mitigation Provided Through Preserve Tree Credits.					

NOTES

1. ORIGINAL TREE SURVEY COMPLETED BY LSI, INC. DATED 8/3/2021. AND AN UPDATED TREE SURVEY WAS COMPLETED BY TREE MANN SOLUTIONS, DATED 1/6/2025.
2. ANY TREES NOTED AS UNDERSIZED AND/OR IN POOR HEALTH BY THE TREE EVALUATIONS COMPLETED BY TREE MANN SOLUTIONS DATED 1/30/2023, 1/2/2024 AND 1/6/2025 HAVE BEEN REMOVED FROM THE WILDSRING PROJECT AND MITIGATION TOTALS.
3. TREE NUMBERS NOTED IN THE LSI TREE NUMBER COLUMN WERE REPORTED TO BE SEPARATE TREES IN THE TREE EVALUATIONS COMPLETED BY TREE MANN DUE TO INCORRECT MEASUREMENTS OF MULTI-STEM TREES WITH UNIONS BELOW 48". TAGGED STEMS RETAINED THE ORIGINAL TAG NUMBER AND ADDITIONAL STEMS HAD A 0, 1, 2, 3 OR 4 ADDED TO THE END OF THE ORIGINAL TAG NUMBER DEPENDING ON THE NUMBER OF ADDITIONAL SEPARATE STEMS THAT WERE NOTED.
4. IN THE EVENT OF A CONFLICT WITH TREE REMOVAL/ PRESERVATION CALL-OUTS ON PLAN SHEET(S) VERSUS TREE REMOVAL/ PRESERVATION MATRIX, THE TREE REMOVAL/PRESERVATION MATRIX SHALL APPLY. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY WITH CITY STAFF SHOULD ANY INCONSISTENCY EXIST WITHIN AN APPROVED PLAN SET. NO IN FIELD CHANGES ARE MADE TO APPROVED PLANS, NO EXCEPTIONS.

TREE MITIGATION CALCULATION TABLE FROM WILDSRING PHASE 2
CLEARING PLAN (PICP-24-0169) – FOR REFERENCE ONLY:

Wildspring Tree Mitigation Calculations - Phase 2 Clearing City of Leander, Texas					
Tree Mitigation Requirements	Total	Removed	Mitigation Ratio	Mitigation Required	Mitigation Provided
Existing 8-17.99" *	6,161.00	2,873.00	1 to 1	2,873.00	2,873.00
Existing 18-25.99"*	1,059.00	578.50	2 to 1	98.00	98.00
Existing 26"+**	638.00	0.00	3 to 1	0.00	0.00
Existing Trees	7,858.00	3,451.50		2,971.00	2,971.00
Heritage Tree Fees	Total Inches	Fee	Total Fee Calculation		
Existing 26"+ removed	0.00	\$300 per inch	\$0.00		
Fee in Lieu Calculations	Total Inches	Fee			
Remaining Mitigation Inches	0	\$150 per inch	\$0.00		
Total Fee			\$0.00		
*Up to 50% of Significant Trees between 8" and 25.99" caliper inches may be removed during plot stage without					
** Required mitigation is met by preservation of existing trees on site.					
*** Mitigation Provided Through Preserve Tree Credits.					

CITY OF LEANDER APPROVAL

PICP-25-0199

PAPE-DAWSON
ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
1801 N. MOORE AVE., SUITE 300 | AUSTIN, TX 78751 | 512.454.6711
TXPE FIRM REGISTRATION #4470 | TXPLS FIRM REGISTRATION #10028601

WILDSRING
PHASE 2
CITY OF LEANDER, TEXAS
TREE REMOVAL EXHIBIT
5 OF 5

CITY JOB No. PICP-25-0199

JOB NO. 51480-01

DATE MAY 2025

DESIGNER AD/BA

CHECKED AC DRAWN CK

SHEET 5 OF 5

Tree Number	6315
Imported Description \ Survey Number	38.5 LO 19 13.5 13 12.5
Tree Species	Live Oak
Diameter (DBH)	33.5
Multi Stem	
Condition	Fair
Notes	fair structure & vitality
Summary	Stem union is above 48 inches. Measured as a single tree. Measurement taken at 40 inches due to significant swelling below branch unions. Moderate dieback with visible decay and sloughing bark.



Photos



NORTHING (Y) Central	10184376.9021912
EASTING (X) Central	3095977.07938568



Tree Number	6359
Imported Description \ Survey Number	38 LO 28.5 19
Tree Species	Live Oak
Diameter (DBH)	27.5
Multi Stem	
Condition	Fair
Notes	fair structure & vitality
Summary	Split into two trees due to multi stem union below 48 inches. Significant lean and weight distribution to the NE. Low hanging branches to the east.

Photos





NORTHING (Y) Central	10184614.7927108
EASTING (X) Central	3096026.86709695

Tree Number	6408
Imported Description \ Survey Number	35.5 LO
Tree Species	Live Oak
Diameter (DBH)	32
Multi Stem	
Condition	Good
Notes	good structure & vitality
Summary	Tree has a typical amount of deadwood in the more shaded portions of its lower canopy for a tree of its size and a fair amount smaller failed limbs. With mitigation work to clean it up, it will be a good candidate for preservation.

Photos









NORTHING (Y) Central	10184149.3106815
EASTING (X) Central	3096170.61765696

Tree Number	6500
Imported Description \ Survey Number	32 LO
Tree Species	Live Oak
Diameter (DBH)	28
Multi Stem	
Condition	Good
Notes	good structure & vitality
Summary	Decently symmetrical/raised canopy with only a small amount of small diameter deadwood/failures. Good overall condition and a good candidate for preservation. Waist measurement due to swell caused by stem attachments.

Photos







NORTHING (Y) Central

10184101.0740654



Tree Mann Solutions, LLC

888-433-6040 | info@treemannsolutions.com, SAN ANTONIO | AUSTIN | DFW | HOUSTON

Page 4 of 5



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Tree Number	6538
Imported Description \ Survey Number	27 LO
Tree Species	Live Oak
Diameter (DBH)	28.5
Multi Stem	
Condition	Fair
Notes	fair structure, good vitality, 50% potential canopy
Summary	This tree was found in fair to good overall condition with no major visible defects. There are a few large dead limbs that recommended to be pruned. The canopy is tall and primarily extends to the SE and NW. Suitable candidate for preservation.

Photos





NORTHING (Y) Central	10183863.492874
EASTING (X) Central	3095853.3415873

Tree Number	6545
Imported Description \ Survey Number	34.5 LO
Tree Species	Live Oak
Diameter (DBH)	32.5
Multi Stem	
Condition	Fair
Notes	fair structure & vitality
Summary	Measured slightly under DBH due to burl. Tree has a fair amount of deadwood, especially in the lower portion of the canopy. Fair candidate for preservation with deadwood cleanup. No low limbs other than deadwood.

Photos





NORTHING (Y) Central

10183947.3928104



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Tree Number	6490
Imported Description \ Survey Number	33 LO
Tree Species	Cedar Elm
Diameter (DBH)	32.5
Multi Stem	
Condition	Fair
Notes	fair structure & vitality
Summary	Moderate storm damage, dieback, and deadwood. With mitigation work to clean it up and a care plan. It will be a fair candidate for preservation. Possible crown gall infection on SW side of flare.

Photos







NORTHING (Y) Central	10184086.3818042
EASTING (X) Central	3096000.16148222



**MINUTES
PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, August 14, 2025
Regular Meeting at 6:00 PM



**Place 1 – Donnie Mahan
Place 2 – Joseph Morales
Place 3 – Karen Lewis
Place 4 – Vacant**

**Place 5 – James Oliver, Chair
Place 6 – Laura Lantrip
Place 7 – Scott Calame, Vice-Chair
Staff Liaison – Robin Griffin**

REGULAR MEETING

1. Call to Order.
Meeting was called to order at 6:00 p.m.
2. Roll Call.
All commissioners were present.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the August 7, 2025 meeting.
4. Review of meeting protocol.
5. 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 wished to speak.

CONSENT AGENDA: ACTION

Motion to approve consent agenda items 6-7.

By: Board Member Lantrip
Seconded: Board Member Calame

Vote: 6 - 0

6. Approval of the minutes for meeting held on July 24, 2025.
7. Approval of the extension of the application expiration for Site Development Case SD-24-0204 Skye Multi-Family Development Recreation Improvements Minor Site Development; on one (1) parcel of land 2.783 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R646643, commonly known as 11320 Hero Way West, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0173 to amend the current zoning of SFR-2-A (Single-Family Rural) to SFR-3-A (Single-Family Rural) on one (1) parcel of land approximately 1.01 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R570333; and more commonly known as 2700 Monte Ranch Trail, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0173 as described above.

Public Hearing opened at 6:09 p.m.; Public Hearing closed at 6:31 p.m.; following discussion.

No one spoke in favor of this item.

Spoke in opposition of the request:

Jason Simental, 2700 Fishing Hole Cove;

Rocky Quach, 2540 Council Springs Pass;

Lynette Harens, 2740 Great Owl Pass;

Katherine Hidalgo, 2700 Council Springs cove;

Deborah Groyer, 2600 Council Springs Pass;

Rolando Ponce, 2720 Monte Ranch Trail;

Robert Wernersbach, 2741 Monte Ranch Trail;

Russell Hess, 2740 Monte Ranch Trail;

Anthony Roberts, 2960 Council Springs Pass;

Julia Littleton, 2620 Great Owl Pass.

29 submitted via the website in opposition of the request; see attached.

17 written public comments submitted in opposition of the request: see attached.

Motion to deny Zoning Case Z-25-0173.

By: Board Member Calame

Seconded: Board Member Mahan

Vote: 6 - 0

[The Commission took a brief recess at 7:10 p.m.; reconvened at 7:18 p.m.]

9. Conduct a Public Hearing regarding Special Use Case Z-25-0184 to consider action on a Special Use Permit to allow for a social club and game room on one (1) parcel of land approximately 0.25 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R036101; and more commonly known as 107 N. US 183, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0184 as described above.

Public Hearing opened at 7:30 p.m.; Public Hearing closed at 7:30 p.m.; following discussion.

No one spoke in favor or opposition of this item.

Motion to approve the Special Use Permit Z-25-0184.

By: Board Member Calame

Seconded: Board Member Lewis

Vote: 6 - 0

REGULAR AGENDA

10. Discuss and consider action on Tree Removal Case TRP-25-0039 regarding the removal of seven (7) Heritage Trees associated with the Wildspring Phase 2 Public Improvement Construction Plans (PICP-25-0199), generally located west of the intersection of Peach Drift Drive and White Mistleflower Drive, Williamson County, Texas.

Motion to approve Tree Removal Case TRP-25-0039.

By: Board Member Lantrip

Seconded: Board Member Calame

Vote: 6 - 0

11. Discuss and consider action on recommendations from the Planning & Zoning Commission for the FY 2025/2026 City Budget and Capital Improvement Program (CIP) Plan.

The Commission discussed the following recommendations:

- Install a flashing beacon at the intersection of Crystal Falls and Raider Way
- Consider the expansion of Lakewood Park towards the west
- Explore alternative access to Lakewood Park
- Consider additional parking opportunities at Lakewood Park
- Consider an amphitheater in addition to the Maintenance Staff Shop/ Break Room at the Lakewood Park
- Install bus stops within one-half mile from every resident
- Connect the CapMetro station to Old Town with a bus shuttle
- Connect the trail from east of Brushy Creek to the Regional trail near Sarita Valley

Motion to approve the recommendations from the Planning & Zoning Commission for the FY 2025/2026 City Budget and Capital Improvement Program (CIP) Plan.

By: Board Member Lewis

Seconded: Board Member Morales

Vote: 6 - 0

12. Discuss and consider action on the Planning & Zoning Commission Progress Report for September 2024 to August 2025.

Motion to approve the Planning & Zoning Commission Progress Report for September 2024 to

August 2025.

By: Board Member Lewis
Seconded: Board Member Oliver

Vote: 6 - 0

- 13. Adjournment
Meeting adjourned at 8:22 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON

First Name	Last Name	Home Address	My comments		My position on the above agenda item or case number:	I want to include comments at the meeting:
			apply to the following meeting date:	My agenda item or case number:		
Tracie	Simental	2700 Fishing Hole Cv	8/14/2025	Z-25-0173	I am AGAINST this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
Christopher	Moran	2601 Greatwood Trail	8/12/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Kristie	Huerta	2721 Great Owl Pass	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Robert	Porter	2900 Council Springs Pass	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Marian	Garrard	2861 Greatwood TRL	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Gary	Garrard	2861 Greatwood TrL	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Ankur	Desai	2521 grey mountain pass	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Jennifer	Sadowski	2721 Jack Hays Trail	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Mia	Hendricks	2760 Jack Hays Trail	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Adam	Mitchell	2940 COUNCIL SPRINGS PASS	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Lisa	Molinar	2561 Monte Ranch Trl	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Mandi	Porter	2900 Council Springs Pass	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Benjamin	Burke	2700 Jack Hays Tr	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Melinda	Burke	2700 Jack Hays Tr	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Michael	Wilkes	2541 Greatwood trl	8/14/2025	X-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Megan	Sellers	2701 Great Owl Pass	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Megan	Mitchell	2940 COUNCIL SPRINGS PASS	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Sheri	Shelton	2460 Greatwood Trl	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Steve	Helland	2720 Honeywood Dr	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Elizabeth	Marlatt	2520 Ridley House Cv	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Jennifer	Gaus	2541 Grey Mountain Pass	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Lisa	Budzilowicz	2720 Honeywood Dr	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Jenna	Sproull	2541 Monte Ranch Trl	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Allen	Cox	2520 Council Springs Pass	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Eric	Coomer	2820 Council Springs Pass	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Clarissa	Roberts	2960 Council Springs Pass	8/11/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Kelvin	Hagan	2701 Jack Hayes Trl	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Amanda	Hardin	2760 Honeywood Dr	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.
Margaret	Hardin	2760 Honeywood Dr	8/14/2025	Z-25-0173	I am AGAINST this item	No. I just want my position (FOR/AGAINST) added to the meeting record.

Z-25-0173

Written comments submitted online in opposition of the request

- | | |
|-------------------------|---|
| 1. Lin Ainsworth | 2400 Greatwood Trl, Leander, Texas 78641 |
| 2. Dawn Lyons | 2701 Monte Ranch Trl, Leander, Texas 78641 |
| 3. Elise O'Sullivan | 111 Mesa Vista Drive, Leander, Texas 78641 |
| 4. Ashley Rogers | 2721 Greatwood Trl, Leander, Texas 78641 |
| 5. Jennifer Sadowski | 2721 Jack Hays Trail, Leander, Texas 78641 |
| 6. Greg Vassaur | 2740 Jack Hays Trail, Leander, Texas 78641 |
| 7. Mary Richardson | 2500 Council Spring, Leander, Texas 78641 |
| 8. Kyle Richardson | 2500 Council Spring, Leander, Texas 78641 |
| 9. Candice Scott | 2741 Fishing Hole Cv, Leander, Texas 78641 |
| 10. Lesley Murphy | 2561 Greatwood Trl, Leander, Texas 78641 |
| 11. Joseph Hunstock | 2640 Great Owl Pass, Leander, Texas 78641 |
| 12. Dave Scott | 2741 Fishing Hole Cv, Leander, Texas 78641 |
| 13. Melissa Wernersbach | 2741 Monte Ranch Trl, Leander, Texas 78641 |
| 14. Randall Havel | 2720 Fishing Hole Cv, Leander, Texas 78641 |
| 15. Julia Littleton | 2700 Monte Ranch Trl, Leander, Texas 78641 |
| 16. Kathy Hidalgo | Greatwood Subdivision, Leander, Texas 78641 |
| 17. Roland Ponce | 2720 Monte Ranch Trl, Leander, Texas 78641 |

ID	Submission Date	First Name	Last Name	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
6391	8/3/2025 9:01	LIN	AINSWORTH	2400 Greatwood Tra	Leander	TX	78641	Planning and Zoning Commission	8/14/2025 2-25-0173		I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	First off, who do these people think they are? Did they even talk to anyone in the neighborhood about this proposal first? Adding an apartment complex to the middle of our neighborhood will drastically reduce the value of ALL of the homes in the development. I'm assuming that they also did not discuss this proposal with all of the new builders in the area, which will affect the price of the homes in their developments as well. We also know which demographic they are targeting as tenants with their apartment complex, which will eventually bring the gang element to our neighborhood. The audacity of these people to even propose this idea is astounding. I think they've actually managed to anger the entire community.
6393	8/3/2025 10:17	Dawn	Lyons	2701 Monte Ranch T	Leander	Texas	78641	Planning and Zoning Commission	8/14/2025 2-25-0173		I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	The homeowner at 2700 Monte Ranch Trail has already exceeded the coverage allowed by the HOA AND the city of Leander. They are trying to circumvent the HOA and the city by requesting to rezone already built items that have no permit, were not approved and do not match his residence. This devalues the properties in our neighborhood. We are against this rezoning proposal because thus far has ignored rules, pushed limits, and continues to operate outside of the parameters set by the HOA and the City of Leander. The homeowner already signed an agreement upon their choice to live in Greatwood Estates and the city of Leander and to abide by the guidelines set that they have chosen not to follow. What is going to prevent them from ignoring other rules set? Who is responsible for the correction of what is already unsightly, un-permitted structures? Who is going to prevent the weekly noise disturbance under these structures that already exist to our otherwise quiet neighborhood?
6403	8/3/2025 17:26	Elise	O'Sullivan	111 Mesa Vista Driv	Leander	Texas	78641	Planning and Zoning Commission	8/14/2025 2-25-0173		I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	I don't live in Greatwood, but down in Mesa Vista. I walk through Greatwood multiple times a week with my dogs and children. I appreciate being able to walk safely on the roads, with little road traffic, along with all others out walking at the same time. Increasing to r-3 sets a precedent with other properties being rezoned to high density, which will increase road traffic in a neighborhood where sidewalks don't exist. I support the community of Greatwood who oppose this.
6422	8/4/2025 13:45	Ashley	Rogers	2721 Greatwood Trl	Leander	TX	78641	Planning and Zoning Commission	8/14/2025 2-25-0173		I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	We cannot allow reasoning after the fact because of mistakes a single homeowner has made. We chose this neighborhood because of the character and the consequences of allowing a change in zoning would hurt that character and would negatively impact everyone in the neighborhood, and only benefit one individual. This is a terrible precedent.
*6456	8/6/2025 11:30	Lin	Ainsworth	2400 Greatwood Tra	Leander	TX	78641	Planning and Zoning Commission	8/14/2025 2-25-0173		I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	First off, who do these people think they are? Did they even talk to anyone in the neighborhood about this proposal first? Adding an apartment complex to the middle of our neighborhood will drastically reduce the value of ALL of the homes in the development. I'm assuming that they also did not discuss this proposal with all of the new builders in the area, which will affect the price of the homes in their developments as well. We also know which demographic they are targeting as tenants with their apartment complex, which will eventually bring the gang element to our neighborhood. The audacity of these people to even propose this idea is astounding. I think they've actually managed to anger the entire community.
*6457	8/6/2025 11:31	Dawn	Lyons	2701, Monte Ranch	Leander	TX	78641	Planning and Zoning Commission	8/14/2025 2-25-0173		I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	The homeowner at 2700 Monte Ranch Trail has already exceeded the coverage allowed by the HOA AND the city of Leander. They are trying to circumvent the HOA and the city by requesting to rezone already built items that have no permit, were not approved and do not match his residence. This devalues the properties in our neighborhood. We are against this rezoning proposal because thus far has ignored rules, pushed limits, and continues to operate outside of the parameters set by the HOA and the City of Leander. The homeowner already signed an agreement upon their choice to live in Greatwood Estates and the city of Leander and to abide by the guidelines set that they have chosen not to follow. What is going to prevent them from ignoring other rules set? Who is responsible for the correction of what is already unsightly, un-permitted structures? Who is going to prevent the weekly noise disturbance under these structures that already exist to our otherwise quiet neighborhood?

6458	8/6/2025 11:38	Randall	Havel	2720 Fishing Hole C- Leander	TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	Yes. But I only want my written comments added to the meeting record.	I am AGAINST this item.	This address has demonstrated a complete disregard for rules, ordinances, and safety on several occasions. I strongly oppose the rezoning request converting the subject property from Zoneâ€² 2 (low-density single-family residential) to Zoneâ€² 3. Such a change threatens public safety by increasing vehicular traffic and straining local infrastructure; elevates noise exposure beyond residential thresholds under Leanderâ€²s noise ordinance (particularly from HVAC, deliveries, and lighting systems); and compromises neighborhood character and property values consistent with the Cityâ€²s Comprehensive Plan. I urge denial to preserve consistency with adopted land use policy and maintain the welfare of existing residents.
6464	8/6/2025 14:19	Elise	O'Sullivan	111 Mesa Vista Drive Leander	Texas	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	Yes. But I only want my written comments added to the meeting record.	I am AGAINST this item.	I don't live in Greatwood, but down in Mesa Vista. I walk through Greatwood multiple times a week with my dogs and children. I appreciate being able to walk safely on the roads, with little road traffic, along with all others out walking at the same time. Increasing to r-3 sets a precedent with other properties being rezoned to high density, which will increase road traffic in a neighborhood where sidewalks don't exist. I support the community of Greatwood who oppose this.
6467	8/6/2025 16:06	Jennifer	Sadowski	2721 Jack Hays Trail Leander	TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	Yes. But I only want my written comments added to the meeting record.	I am AGAINST this item.	Multiple issues: 1) Has built MANY structures without City of Leander approval. 2) Used city FIRE HYDRANT to fill his pool 3) Continuous noise complaints. Almost every weekend there are parties/events with live bands or extremely loud music. I live 2 culdesacs over and can not sit outside in the evenings and enjoy our quiet neighborhood due to the noise. 4) When these parties/events are happening there are cars parked on both sides of the street blocking traffic flow. An emergency vehicle WOULD NOT be able to get through.
6471	8/6/2025 19:02	Greg	Vassaur	2740 Jack Hays Trail Leander	TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	Yes. But I only want my written comments added to the meeting record.	I am AGAINST this item.	We currently live in a neighborhood governed by deed/covenant restrictions, and HOA guidelines. Every owner within the community was provided copies of this information in conjunction with their contract to purchase their home within Greatwood Estates. Zoning designation is included in this information and provided on the tax assessors website. Rezoning this property, located in the middle of the subdivision, away from any sort of transitional zoning or commercial areas makes zero sense and takes away from the intended use of the neighborhood. Iâ€²m in support of property owners being able to use their property in a manner they would like however the caveat being, if deed restrictions and covenants are in place, they are there for a reason, and need to be followed. The fact that planning and zoning must waste precious resources and time on this is frustrating, knowing Leander had many more pressing issues than this.
6484	8/7/2025 18:19	Mary	Richardson	2500 Council Spring Leander	TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	Yes. But I only want my written comments added to the meeting record.	I am AGAINST this item.	This is a residential neighborhood, changing one home within the neighborhood to a different type of zoning sets a dangerous precedent that can totally change our quiet neighborhood in the future. My understanding is this neighbor has exceeded the building limits for R-2, and rather than fix it wants the city to rezone the property. Please say NO to this item, it makes no sense at all and would ruin our neighborhood.
6486	8/7/2025 19:49	Kyle	Richardson	2500 Council Spring Leander	TX	78641 Planning and Zoning Commission	8/14/2025 Z-25-0173	Yes. But I only want my written comments added to the meeting record.	I am AGAINST this item.	During the party this resident located at 2700 Monte Ranch Trail on Saturday night on July 26th, we had a large amount of parking that took place on both sides of the street on the corner of Council Springs Pass and Monte Ranch Trail that continued for several hundred feet. Some people were giving other guests rides to their cars due to this distance. If this continues the city of Leander will need to provide a wider road for safer access through this area for the neighborhood. I heard immediate neighbors have a problem due to the party continuing late into early morning with loud music. Changing the zoning would only make matters worse and would set a dangerous precedent. Please vote NO.

6515	8/10/2025 14:31	Candice	Scott	2741 Fishing Hole C' Leander	TX	78641	Planning and Zoning Commissior	8/14/2025	Z-25-0173	I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	I am writing to formally and adamantly oppose the rezoning request for Zoning Case Z-25-0173, located at 2700 Monte Ranch Trail, Leander, scheduled for consideration at the August 14, 2025 Planning & Zoning Commission meeting. Our neighborhood is an established, upscale, single-family residential community where homes are valued in the \$800k-\$1 mil. The request to rezone this property directly conflicts with our HOA covenants. There is additional concern that this homeowner is already using the current home as a VRBO and wants to add additional living quarters to rent out or for workers of his business to stay. Our HOA strictly prohibits both multi-family dwellings and transient rentals. The property owner has a documented pattern of noncompliance and blatant disregard for the neighborhood, the HOA, and the City of Leander, including: 1. Hosting frequent large gatherings that cause excessive street congestion, blocking access for emergency response vehicles. 2. Constructing a pool and other structures without obtaining required city permits or HOA approval. 3. Filling the unpermitted pool by connecting to and drawing water from a public fire hydrant â€” an unauthorized and unsafe use of public resources. 4. With already facing enforcement actions with the city for structures built, violating city requirements for permits, yet now seeking even more intensive property use through rezoning.
											Dear Planning & Zoning Commission, I am writing to express my strong opposition to the proposed rezoning request to change a parcel in our neighborhood from R-2 (Rural Residential) to R-3 (Suburban Residential). Our community was thoughtfully zoned with intention - to preserve a rural character, provide estate-style lots, and maintain a lower-density quality of life that aligns with the city's long-term planning vision. Granting this rezoning sets a troubling precedent without any compelling justification. There is no broader need, compounding growth issue, or infrastructure driver in this specific area that supports a shift to higher-density zoning. This change would alter the character of our neighborhood in a way that diminishes the values many of us moved here for - open space, privacy, and a sense of rural tranquility within city limits. I would also like to bring attention to the property owner behind this request. This individual has already violated multiple building regulations and is now seeking a zoning change and variance after the fact. This kind of conduct, bypassing rules and asking for forgiveness later, shows a disregard not only for our community but also for the city's planning process and the officials who work diligently to enforce it. I urge the commission to preserve the integrity of our neighborhood and uphold the zoning standards that were carefully set to guide responsible growth and development.	
											Sincerely, Lesley Murphy Homeowner, Greatwood Estates	
											Dearest members of the zoning committee. Please do not approve this request. Unfortunately, this â€œneighborhoodâ€ has not worked in good faith with the neighborhood HOA, or city, to get all updates to their back yard approved, and some events we have witnessed on the property over the past two months make us incredibly worried about what will happen if this request is approved. Not long ago, my wife and I were walking the neighborhood around 5:30 a.m. and we were shocked and worried about a gentleman in this back yard pool who still sounded very drunk from the night before. He was using a lot of vulgarities in his slurred speech, and there was music playing that was loud enough that I imagine our real neighbors could still hear. Great Wood and all the new neighborhoods coming in around us are part of what makes Leander an amazing place to live. I ask that you consider this vote as if it was the house next door to yours. Would you approve it then? I appreciate your time.	
6533	8/11/2025 20:05	Lesley	Murphy	2561 Greatwood Tra Leander	TX	78641	Planning and Zoning Commissior	8/14/2025	Z-25-0173	I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	
6535	8/11/2025 21:36	Joseph	Hunstock	2640 Great Owl Pas: Leander	TX	78641	Planning and Zoning Commissior	8/14/2025	Z-25-0173	I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	

6549	8/12/2025 21:08	Dave	Scott
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2741 Fishing Hole C Leander TX

78641 Planning and Zoning Commission

8/14/2025 Z-25-0173

Yes. But I only want my written comments added to the meeting record.
I am AGAINST this item.

Dear Planning & Zoning,

I am writing to formally express my opposition to the request to rezone the property located at 2700 Monte Ranch Trail, Leander from a zone 2 to a zone 3.

While the property owner has stated that the rezoning is intended solely to accommodate an outdoor kitchen cover, I have serious concerns that this change would open the door to uses and structures that extend far beyond that stated purpose. Rezoning decisions have lasting impacts on the neighborhood, and once a zoning classification is changed, futures uses are not limited to the current owner's stated intentions.

In this particular case, the applicant has a well-documented history of strained relationships with numerous neighbors and has repeatedly demonstrated a disregard for community norms and agreements. Based on past actions, I have no confidence that the change in zoning would be applied in a manner consistent with preserving the character, peace, and property values of our neighborhood.

I respectfully urge the planning and zoning commission to consider the precedent this rezoning could set and the negative impact it would have on the surrounding community. For these reasons I strongly oppose this request and ask that you vote against it.

Thank you for your consideration.

Dave Scott

6559	8/13/2025 11:56	Melissa	Wernersbach
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2741 Monte Ranch T Leander TX

78641 Planning and Zoning Commission

8/14/2025 Z-25-0173

Yes. But I only want my written comments added to the meeting record.
I am AGAINST this item.

I am opposed to the proposed change from Type 2 to Type 3 zoning for this property. Type 2 zoning was created to provide a careful transition between commercial and residential areas, minimizing negative impacts on nearby homes. It places limits on building size, prohibits certain outdoor activities, and requires more compatibility with residential neighborhoods.

By contrast, Type 3 zoning allows larger accessory buildings, outdoor storage and fueling, vehicle washing, and removes enclosed parking requirements. These changes would bring higher-intensity commercial uses directly adjacent to residential areas, increasing noise, traffic, and visual impacts. This is not consistent with protecting the character, safety, and livability of nearby homes.

For these reasons, I urge you to keep the zoning as Type 2 to preserve the intended buffer and compatibility with surrounding homes.

8/12/2025

Attention Planning and Zoning Committee / City of Leander TX

Concerning Case Z-25-0173, please read the comments on the following documents, 2 of which were provided by the city (Procedure and Zoning Details) and 2 from concerned neighbors and citizens who reside in the Greatwood Community.

1. Procedure – As required by the city, #1 and #2 did not happen. I (Rolando Ponce) live right next to the applicant, and I was not contacted by the applicant nor was anyone that I talked to that live within 500' of the applicant.
2. Zoning Descriptions – Type 3 and Type A allow for numerous changes to a property. What is to stop the applicant from attempting to apply once again to make significant changes to the property under what is allowed in those 2 types?
3. Property Details – Obtained from Williamson County Appraisal District – Home is 3990 sq ft, not 5000 as applicant stated. Applicant is using 5000 sq ft to justify his 1500 sq ft of already constructed structures. This 1500 sq ft is 30% of the home sq footage at 5000 sq ft which the home is not. 3990 sq ft at 30% allows for 1197 sq ft. If this zoning change is allowed, the applicant is still non-compliant with city zoning, Site Component – Type 3 as the allowable sq ft has already been exceeded.
4. Petition to Oppose Zoning Change. Signatures are provided on the petition that was signed by numerous neighbors and residents objecting to this proposed zoning change.

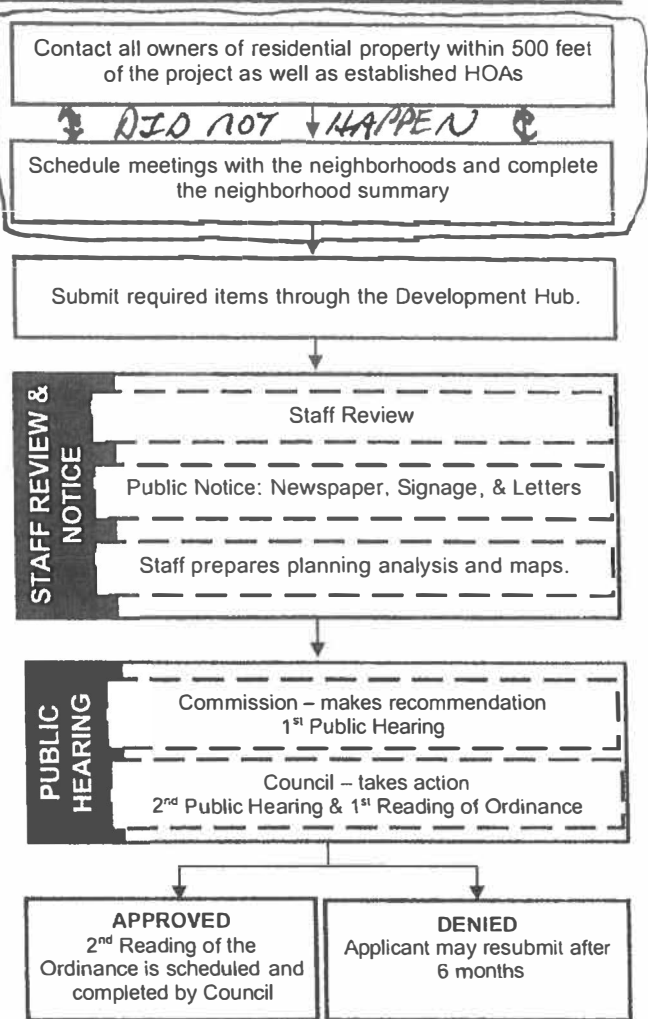
We appreciate your attention to this matter and look forward to the meeting this Thursday, August 14th and to the city council meeting on September 18th.

Signed,

Citizens and concerned neighbors in the Greatwood Community of Leander TX

PROCEDURE

1. Contact all owners of residential property within 500 feet of the project as well as established Homeowners Associations.
2. Schedule meetings with the neighborhoods and complete the neighborhood summary.
3. Submit required items through the Development Hub. These documents may be submitted at any time for preview. Once all required documents are confirmed, the application will be reviewed for completeness within 10 business days of the submittal date. The application will be reviewed and staff will provide their recommendation and start the notification process.
4. Public notice will be submitted to the newspaper for publication and will be posted online.
5. Letters of notification will be mailed and signage will be placed on the property 15 days prior to the Commission meeting date. Signs must remain posted during the public process.
6. The Commission will hold a public hearing and make a recommendation. This recommendation is forwarded to the Council for review.
7. The Council will hold a public hearing and take action on the request as well as complete the first reading of the ordinance.
8. If the Council approved the request, then they will complete the second reading of the ordinance.
9. If the case is approved, then an official ordinance will be executed and the zoning maps will be updated to reflect the new district.
10. A letter and the ordinance will be sent to the property owner.
11. If the Council denies the request, the applicant will have the ability to resubmit the application for review in 6 months.
12. The applicant may request a postponement of the zoning case during the review process. There is a postponement fee and renotification fees that will apply if the applicant requests to postpone the application. A postponement request is required to be submitted within 72 hours of the public hearing.



Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0173 to amend the current zoning of SFR-2-A (Single-Family Rural) to SFR-3-A (Single-Family Rural) on one (1) parcel of land approximately 1.01 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R570333; and more commonly known as 2700 Monte Ranch Trail, Leander, Williamson County, Texas. Applicant/Agent: Jesse Diaz.

ZONING DESCRIPTIONS

USE COMPONENT

SFR – SINGLE-FAMILY RURAL:

Features: 1 acre lot min.; 1,600 square foot living area min.

Intent: Development of single-family detached dwellings on lots one acre or larger in size and for other uses that are compatible and complimentary to large lot and very low-density residential development. The purpose of this component is to provide regulations to preserve rural character and maintain and protect the City's single-family residences and neighborhoods in an area with larger lot sizes. This component is also intended to preserve the larger tracts of land for future economic development in accordance with the Comprehensive Plan, while permitting rural/agricultural uses on the land to continue.

SITE COMPONENT

TYPE 3:

Features: Accessory buildings up to 30% of primary buildings; accessory dwellings; drive-thru service; limited outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors, no indoor parking required.

Intent:

- (1) A Type 3 site component is intended to be utilized with LO and LC use components where adjacent to less restricted districts to provide for a land use transition.
- (2) This component is intended to be utilized with residential components where accessory dwellings or additional accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.
- (3) This component is intended to be combined with LO, LC, GC, HC and HI components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.
- (4) Compliance with Type 1 or 2 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT

TYPE A:

Features: 5 or more architectural features.

Intent:

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) This component may be utilized for any high-profile development, for any property in a prominent location or at an important gateway to the community.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

R570333

DECORA
HOLDINGS LLC2700 MONIE
RANCH TRL,
LEANDER, TX
78641

2025 ✓

\$1,106,720

Page: Property Details

Property Status Active

Property Type Residential

Legal Description S11783 - GREATWOOD PH 4, BLOCK E, Lot 4, ACRES 1.005

Neighborhood L117415B - GREATWOOD

Account R-17-W324-0104-E004

Map Number 4-2848,4-2048

Effective Acres 0.000000

Owner Name DECORA HOLDINGS LLC

Owner ID

Exemptions

Percent Ownership 100%

Mailing Address 106 WOODLEY RD LEANDER, TX 78641-8067

Agent

MARKET VALUE

Improvement Homesite Value N

Improvement Non-Homesite Value N

Total Improvement Market Value \$918,7

Land Homesite Value N

Land Non-Homesite Value N

Land Agricultural Market Value N

Land Timber Market Value N

Total Land Market Value \$188,0

Total Market Value \$1,106,7

ASSESSED VALUE

Total Improvement Market Value \$918,7

Land Homesite Value N

Land Non-Homesite Value N

Agricultural Use

Timber Use

Total Appraised Value \$1,106,7

Homestead Cap Loss ?

Circuit Breaker Limit Cap Loss ?

Total Assessed Value \$1,106,7

N/A values are not applicable toward to
val

TAXING ENTITY	EXEMPTIONS	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER 100
CAD- Williamson CAD			\$1,106,720	0
CLE- City of Leander			\$1,106,720	0.417282
GWJ- Williamson CO			\$1,106,720	0.35567
J01- Aus Comm Coll			\$1,106,720	0.1013
RFM- Wmsn CO			\$1,106,720	0.044329
FM/RD				
SLE- Leander ISD			\$1,106,720	1.0869
W09- Upper Brushy Creek WCID			\$1,106,720	0.017
TOTALS				2.022481

Expand/Collapse

Improvement #1	State Code	Homesite	Total Main Area (Exterior Measured)		Market Value
	A1 - Residential Single Family	Yes	3,990 Sq. Ft		N/A
RECORD	TYPE	YEAR BUILT	SQ. FT	VAL UE	ADD'L INFO
1	Main Area	2020	✓ 3,158	N/A	⌵ Details
2	Garage	2020	829	N/A	⌵ Details
3	Second Floor	2020	✓ 832	N/A	⌵ Details
4	Open Porch	2020	125	N/A	⌵ Details
5	Open Porch	2020	203	N/A	⌵ Details
6	Fireplace	2020	1	N/A	⌵ Details
7	Site Improvement	2020		N/A	⌵ Details
8	Concrete Pool	2024	1,080	N/A	⌵ Details
9	Patio	2024	1,680	N/A	⌵ Details

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Residential	A1 - Residential Single Family	Yes	N/A	\$0	\$0	1.005000 acres
TOTALS						43,778 Sq. ft / 1.005000 acres

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	TIM MARKET	TIM USE	APPRAISED	HS CAP LOSS	CRL CAP LOSS	ASSESSSE
2024	\$797,657	\$188,000	\$985,657	\$0	\$0	\$0	\$0	\$985,657	\$69,158	\$0	\$916,4
2023	\$757,719	\$177,000	\$934,719	\$0	\$0	\$0	\$0	\$934,719	\$101,538	\$0	\$833,1
2022	\$853,866	\$165,000	\$1,018,866	\$0	\$0	\$0	\$0	\$1,018,866	\$261,429	\$0	\$757,4
2021	\$570,579	\$118,000	\$688,579	\$0	\$0	\$0	\$0	\$688,579	\$0	\$0	\$688,5
2020	\$18,984	\$104,412	\$123,396	\$0	\$0	\$0	\$0	\$123,396	\$0	\$0	\$123,3

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
2/22/2024	JACKSON, HENRY & TARREL	DECORA HOLDINGS LLC	2024015122	
6/1/2020	GIDDENS DEVELOPMENT INC	JACKSON, HENRY & TARREL	2020057809	
11/2/2018	JL DEVELOPMENT INC	GIDDENS DEVELOPMENT INC	2018099054	

Petition to Oppose Zoning Change Z-25-0173 (2700 Monte Ranch Trail)

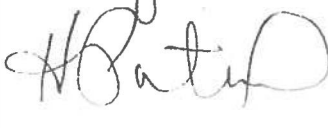
We, the undersigned residents of the City of Leander and surrounding neighborhoods, respectfully oppose the requested zoning change for the property located at 2700 Monte Ranch Trail, known as Zoning Case Z-25-0173.

The applicant is seeking to rezone the property from R-2 (Single-Family Residential) to R-3 (Multi-Family Residential) in order to legalize a structure that was built in violation of existing residential zoning regulations.

We oppose this request for the following reasons:

1. Rewarding Zoning Violations Sets a Dangerous Precedent
2. Approving a zoning change after a violation undermines the zoning code and encourages others to build outside the rules with the expectation of future rezoning.
3. R-3 Density Does Not Fit Our Rural Neighborhood
4. The Property Already Exceeds Legal Limits
5. Instead of reducing or modifying the structure to comply with R-2 zoning, the applicant is asking the city to change the rules to avoid accountability.

We urge the City of Leander's Planning & Zoning Commission and City Council to reject this rezoning request and preserve the integrity of our residential zoning protections.

Name (Printed)	Street Address	Signature	Date
Russell Hess	2740 Monte Ranch Trl		8/2/25
Rolando Ponce	2720 Monte Ranch Trl		8/2/25
LaResea Woods	2721 Monte Ranch Trl		8/2/25
Paresh Patel Patel	3000 Council Springs pass		8/3/25

Name (Printed)

Street Address

Signature

Date

Adam
Mitchell2940 Council Springs
Pass

8/3/25

TILANWESAK
MATH

2760 Monte Ranch Trl



8/3/25

Robert
Wells2920 Council Springs
Pass

8/3/25

ROBERT PORTER 2900 COUNCIL SPRINGS
PASS

8/3/25

Charlie Anderson 2701 Fishing Hole CV

Char. Anderson

8/3/25

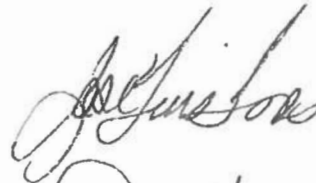
ROBERT
WERNERSBACH

2741 MONTE RANCH TRL



8/3/25

Jose Luis Toro 2761 Monte Ranch Trl



03 Aug 25

DAVE SCOTT 2741 FISHING HOLE COVE



8/4/25

Steve Smith 2740 Fishing Hole Cove



8/4/25

Randy Havel

2720 Fishing Hole Cove



8/4/25

Jason
Simpton2700 Fishing Hole
CV

8/4/25

Name (Printed)	Street Address	Signature	Date
Tracie Simental	2700 Fishing Hole CV Leander, TX 78641	Tracie Simental	8/4/25
Julia & Jason Littleton	2620 Great Owl Pass Leander, TX 78641	Julia Littleton	8/5/25
Ray + Debbie Groyer	2600 Council Springs Pass Leander, TX 78641	Debbie Groyer	8-5-25
Adam & Nikki Swies	2560 Council Springs pass	Adam Swies	8-5-25
Rodney Hardin	2760 Honeywood Dr	R.G. Hardin	8-6-25
Amenda Hardin	2760 Honeywood Dr	Amenda Hardin	8-6-25
Margaret Hardin	2760 Honeywood Dr. Leander, Tx. 78641	Margaret Hardin	8/6/25
Anthony Roberts	2960 Council Springs Pass, Leander, TX 78641	Anthony Roberts	8/6/25
Clarissa Roberts	2960 Council Springs Pass Leander, TX 78641	Clarissa Roberts	8/6/25
Charles Gregg Anderson	2540 Grey Mountain Pass Leander, Tx 78641	Charles Gregg Anderson	8/7/25
Erika Anderson	2540 Grey Mountain Pass Leander, Tx 78641	Erika Anderson	8/7/25

Name (Printed)

Street Address

Signature

Date

Katherine J. Hidalgo

2700 Council Springs CV

Kat J/H

8/8/25

Jennifer Gaus
&
Aron Gaus

2541 Grey Mountain Pass

Jennifer Gaus

8/8/2025

**Statement to the Leander Planning and Zoning Commission
Regarding Zoning Case Z-25-0173 (2700 Monte Ranch Trail)
Date: 8/14/2025**

Good evening, Commissioners,

My name is Julia Littleton speaking on behalf of my husband, Jason Littleton and myself. We are residents of the Greatwood Estates and speaking tonight in opposition to Zoning Case Z-25-0173 regarding the property at 2700 Monte Ranch Trail.

While we recognize that the Greatwood HOA Architectural Review Committee provided conditional approval for the project on April 17, 2024, we would like to highlight several concerns that we believe merit close scrutiny before any zoning changes are approved.

First, the conditional HOA approval explicitly states that all municipal codes and setbacks must be followed, and that it is the responsibility of the homeowner to obtain all necessary permits prior to beginning construction. Despite this, the applicant moved forward without obtaining a city permit — only seeking approval after the fact. Approving this request post-construction sends a troubling message to both homeowners and developers: that the city's regulatory process is optional, and violations may be retroactively approved if caught. That undermines the standards we all rely on to maintain order and fairness in development.

Second, while the requested zoning change may align with what the Greatwood ARC conditionally approved, granting this change could set a dangerous precedent. Once we open the door for zoning changes to accommodate unapproved development, what stops others from bypassing the process and seeking forgiveness rather than permission? This not only weakens the city's zoning authority but could lead to a cascade of similar requests that erode the integrity of future land-use planning.

Third, the applicant has not acted in good faith throughout this process. From initiating construction without the required permit to inaccuracies and misrepresentations in the neighborhood outreach summary—such as claiming HOA notification and approval that did not occur—there is a clear pattern of bypassing proper procedure. Rewarding this behavior with a zoning change sets the wrong example for our community.

Respectfully, we urge the Commission to consider the broader implications of this case. Zoning regulations exist for a reason: to provide clear expectations, maintain neighborhood standards, and ensure transparent, good-faith development. Allowing this change would compromise those principles.

Thank you for your time and consideration.

My husband and I have been owners in the Greatwood Subdivision for 8.5 years. As a stakeholder in this neighborhood, we have a vested interest in any proposed changes, as they can have a direct affect on our investment- specifically values of our home, and established character of our neighborhood. This proposed change affects what we all originally agreed to when we bought our house not something we want for one property in our neighborhood. I am AGAINST what is being proposed and this is why.

I read the executive summary and it states "The Zoning request is in response to a code enforcement case for building without a permit."

According to the executive summary, the Greatwood subdivision is zoned a single family rural-2 community and has been so for 11 years. This is the standard established and what we agreed to when we purchased.

There are rules and protocols to follow when building and with this zoning designation to ensure your plans are within the parameters. Approvals are needed from both the HOA and by obtaining required city permits.

The remedy this case is suggesting to RETRO-FIT because structures have already been built without permits. I don't understand how a builder can build without a permit, but even more so try to fix by changing zoning of ONE property in our neighborhood. THIS IS A LIVE EXAMPLE OF "it's better to ask for forgiveness than permission." With this approach, a risk is taken to reap potential rewards. There should be NO reward given for building without a permit. PERIOD. Follow the rules. Be accountable. That's our responsibility. As a stakeholder, I expect the other stakeholders to follow the rules of our neighborhood to include zoning.

I do have a side note and what I have observed with how the "overbuild" of this property has had a negative impact. When this was first constructed, my husband and both thought this was a commercial type venue. It was just a thought...but when I witnessed one of the parties in late April around 11pm, there was music blaring, tents set up, maybe 30 cars parked on our street, and a mechanical bull being used. I thought this was an isolated event but have received feedback from neighbors that it is not. THIS is not the

neighborhood I bought into. This type of recurring activity will affect the values of our home as people won't want to move here, there is not adequate parking on streets for recurring parties. Allowing the overbuild of structures will continue to enable this property to become a known venue for large events.

I believe each homeowner should develop their properties as long as it's within the zoning parameters. If it's not, they should consider finding the "right" property to meet their needs.

Thank you for the opportunity to comment. I am AGAINST rezoning.