



**MINUTES
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**

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Open Meeting.

Opened meeting at 6:06 p.m.

2. Roll Call.

Mayor DeLisle confirmed all were present.

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.

Discussion included project overview; benefits; development current and future; tax value; current and future debt service; district value and city tax revenue.

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.

Discussion included site location; phasing of the project; public-private partnerships; and removal from CCN.

Adjourn briefing workshop at 6:50 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

5. Open Meeting, Invocation and Pledges of Allegiance.

Opened meeting at 7:00 p.m.; Rabbi Marie Betcher, former APD Chaplain provided the invocation; and Mayor DeLisle led the Pledges of Allegiance.

6. Roll Call.

Roll call reflected all present.

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.]

Rebecca Hamilton, 2312 Maxwell Drive - commented on traffic concerns and need for traffic signal needed at Cold Springs and Crystal Falls.

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

Motion: Approve consent agenda items 10 through 23.

By: Mayor Pro Tem Thompson

Seconded: Councilmember Ross

Vote: 7 - 0

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 $\pm$ 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.
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 $\pm$ 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.

Opened Public Hearing at 7:43 p.m.; closed Public Hearing at 7:45 p.m. No one spoke in favor of the request. Robert Ponce, 2720 Monte Ranch Trail spoke in opposition of the request. The following individuals submitted online positions and/or written comments in opposition of the request: Elise O'Sullivan, 111 Mesa Vista Drive; James Lyons, 2701 Monte Ranch Trail; Julia Littleton, 2620 Great Owl Pass; Dave and Candice Scott, 2741 Fishing Hole Cove; Katherine Hidalgo, 200 Council Springs Cove; Rocky Quach, 2540 Council Springs Pass; Tracie Simental, 2700 Fishing Hole Cove; Sheri Shelton, 2460 Greatwood Trail; Dawn Lyons, 2701 Monte Ranch Trail; Patricia Anderson, 2701 Fishing Hole Cove; Mary Richardson, 2500 Council Springs Pass; and Allen Cox, 2520 Council Springs Pass.

Motion: Deny Zoning Case Z-25-0173, following discussion.

By: Councilmember McDonald

Seconded: Councilmember Chang

Vote: 7 - 0

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.

Opened Public Hearing at 8:08 p.m.; closed Public Hearing at 8:09 p.m. No one spoke in favor of the request. Anita Chumnavech, 708 Palamos Drive, spoke in opposition of the request.

Motion: Deny Special Use Case Z-25-0184.

By: Mayor DeLisle

Seconded: Councilmember McDonald

Vote: 5-2 (Herrera, Naudin)

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.

Opened Public Hearing at 8:39 p.m.; Closed Public Hearing at 8:39 p.m. No one spoke in favor or opposition of the request.

Motion: Approve authorizing the issuance of Combination Tax and Revenue Certificates of Obligation, Series 2025.

By: Mayor DeLisle

Seconded: Mayor Pro Tem Thompson

Vote: 7 - 0

[Council took a brief recess at 8:39 p.m.; reconvened at 8:58 p.m.]

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%

Opened Public Hearing at 9:07 p.m.; closed Public Hearing at 9:07 p.m. No one spoke in favor or opposition of the request.

Motion: to ratify the property tax increase reflected in the proposed budget, following comments.

By: Mayor DeLisle

Seconded: Mayor Pro Tem Thompson

Vote: 7 - 0

Motion: Approve the proposed budget for FY 2026.

By: Mayor DeLisle

Seconded: Mayor Pro Tem Thompson

Vote: 7 - 0

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.

Public Hearing opened at 9:10 p.m.; closed Public Hearing at 9:10 p.m. No one spoke in favor or opposition of the request.

Motion: Approve the property tax rate of \$.417282 cents per \$100 valuation be adopted which is the same tax rate as last year and 2.5% lower than the No-New-Revenue rate; and brings in 9.1% more total property taxes than last year's budget due to increased property evaluations and newly improved properties added to tax roll this year

By: Mayor DeLisle

Seconded: Mayor Pro Tem Thompson

Vote: 7 - 0

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.

Motion: Approve Tree Removal Case TRP-25-0039.

By: Mayor DeLisle

Seconded: Mayor Pro Tem Thompson

Vote: 7 - 0

30. Council Member Closing Statements.

Stephen Chang - thanked everyone who attended the 9/11 memorial ceremony.

Michael Herrera - wished his mother happy birthday.

David McDonald - stated it was nice recognizing the two (2) teenagers for the heroism.

Andrew Naudin - wished everyone a happy voter registration month,

Christine DeLisle - stated dinner was from Smokey Mo's tonight; reminded everyone to shop local; proclamations were recently issued for Hunger Action Month and Fall Prevention Week (September 22-26); stated she would be out next week for a medical procedure and Mayor Pro Tem Thompson would be handling her duties while out; and she would be resigning in a few weeks after much thought and talking with her family they will be relocating out of state to be closer to family; the council all have strengths and lean on each other for guidance in the future.

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.

Recessed into Executive Session at 9:20 p.m.; reconvened into open session at 10:05 p.m.

1. No action.

2. Motion: Authorize the City Attorney to proceed as discussed in executive session.

By: Mayor Pro Tem Thompson

Seconded: Councilmember Ross

Vote: 7 - 0

3. Motion: Approve an addendum to a Chapter 380 Agreement, Incentive Project EDA-24-001 by and between the City of Leander and Titan Leander Land Investors, LLC; and authorize the City Manager to execute said agreement as discussed in executive session.

By: Mayor Pro Tem Thompson

Seconded: Councilmember Ross

Vote: 7 - 0

4. No action.

32. Adjournment

Adjourned at 10:06 p.m.

APPROVED

C. de J. de

MAYOR

ATTEST:

Dara Crabtree

CITY SECRETARY



First Name	Last Name	Do you live within Leander city limits?	Home Address	City	State	Zip Code	My comments apply to the following regular meeting:	My comments apply to the following meeting date:	My agenda item or case number:	My position on the above agenda item or case number:	I want to include comments at the meeting:
Tracie	Simental	Yes	2700 Fishing Hole Cv	Leander	TX	78641	City Council	9/18/2025	Public Action case Z-25-0173	I am AGAINST this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
SHERI		Yes	2460 Greatwood Trl	Leander	TX	78641	City Council	9/18/2025	Z-25-0173	I am AGAINST this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
Dawn	Lyons	Yes	2701 Monte Ranch Trail	Leander	Texas	78641	City Council	9/18/2025	Z-25-0173	I am AGAINST this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
Patricia	Anderson	Yes	2701 Fishing Hole Cove	Leander	Tx	78641	City Council	9/18/2025	Z-25-0173	I am AGAINST this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
Mary	Richardson	Yes	2500 Council Springs Pass	Leander	TX	78641	City Council	9/18/2025	Z-25-0173	I am AGAINST this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
Allen	Cox	Yes	2520 Council Spring Pass	Leander	Texas	78641	City Council	9/18/2025	Z-25-0713	I am AGAINST this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.
Rocky	Quach	Yes	2540 Council Springs Pass	Leander, TX	TX	78641	City Council	9/18/2025	Z-25-0173	I am AGAINST this item.	No. I just want my position (FOR/AGAINST) added to the meeting record.

First Name	Last Name	Do you live within Leander city limits?	Home Address	City	State	Zip Code	My comments apply to the following regular meeting:	My comments apply to the following meeting date:	My agenda item or case number:	My position on the above agenda item or case number:	I want to include comments at the meeting:	My written comments
Elise	O'Sullivan	No	111 Mesa Vista Drive	Leander	Texas	78641	City Council	9/18/2025	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 SPR-3A 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.
James	Lyons	Yes	2701 Monte Ranch Trail	Leander	TX	78641	City Council	9/18/2025	2:25-0173	I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	I am against the proposed zoning change to the residence at 2700 Monte Ranch Trail because he has already exceeded the allowable coverage. He has not followed the necessary request prior to building structures beyond what is currently allowed. What will be done by the city to put him in compliance as he is already over the 20 %? He has circumvented the HOA that he was aware of the regulations and signed prior to purchasing his home.
												Good evening, Council Members, Our names are Jason and Julia Littleton and we live at 2620 Great Owl Pass. Jason is the current President of the Greatwood HOA and unfortunately we could not be in attendance tonight. We are submitting this statement in opposition to Zoning Case 2-25-0173 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, which is 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 City Council to follow up the P&Z committee's unanimous denial and 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.
Julia	Littleton	Yes	2620 Great Owl Pass	Leander	TX	78641	City Council	9/18/2025	2:25-0173	I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	We are adamantly against the City of Leander authorizing rezoning of this lot (address 2700 Monte Ranch Trail). We live within the 200-500 feet of this address and we were NEVER informed as we should have been. This neighbor has continually violated any city permitting rules and city laws, he does what he wants and then acts like he doesn't know. He knows. He is a contractor himself so he knows there are rules and laws for most if not all neighborhoods and cities. He doesn't care. By authorizing rezoning of this lot in our Greatwood neighborhood will not only lower our values, it sets the wrong precedence, directly and indirectly let's residents know that the city will not stand by its own rules and laws and anyone can do what they want with their lot, after all there will be any consequences. This neighbor has zero respect for our community, neighbors, and the city. This is only 1 piece of the major issues our community has with this neighbor. I hope you Mayor and Council vote against this rezoning.
Dave & Candice	Scott	Yes	2741 Fishing Hole CV	Leander	Tx	78641	City Council	9/18/2025	2:25-0173	I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	

Katherine	Hidalgo	Yes	200 Council Springs Cv	Leander	TX	78641	City Council	9/18/2025	Zoning Case Z-25-0173	I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	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 effect 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 and is not something we want for one property in our neighborhood. I am AGAINST rezoning and this is why. I read the executive summary and it states thatThe Zoning request is in response to a code enforcement case for building without a permit.del 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 HUA and by obtaining required city permits. The remedy this case is suggesting is 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 thatdel's better to ask for forgiveness than permission. deldel's 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. deldel's our responsibility. As a stakeholder, I expect the other stakeholders to follow the rules of our neighborhood to include zoning. 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 deldel's property to meet their needs. Thank you for the opportunity to comment. I am AGAINST rezoning.
												Dear Commissioners, Please keep this property at SFR-2-A. While the use stays deldel'sSingle-Family Rural (SFR) deldel's either way, moving from Site Type 2 to Site Type 3 materially increases site intensity, not density. Why these matters: Much larger accessory buildings. Type 2 limits accessory buildings to the greater of 10% of the house or 120 sq ft. Type 3 allows up to 30% of the house. deldel's a big jump in mass and visual presence for a quiet, rural block. More deldel'scommercial-looking deldel's site features. Type 3 adds features like overhead service doors and limited outdoor display/storage deldel's things that read more deldel'sshop deldel's than deldel's a small backyard shed. deldel's altering the look and feel along the fence line, leandervx.gov Type 3 is meant as a transition near deldel's office/retail deldel's not inside established SFR streets. The City deldel's own deldel's roof features & Intent deldel's says Type 3 is intended with Local Office (LO) and Local Commercial (LC) where it transitions next to less-restricted districts. Using Type 3 in the middle of a single-family rural street breaks that compatibility logic. SFR deldel's stated purpose is to preserve rural character. The SFR use component exists to preserve rural character and protect large-lot single-family neighborhoods. Upsizing outbuildings and site privileges under Type 3 cuts against that stated intent. Bottom line: This change deldel's boom deldel's add lots, but it does raise allowed intensity (scale of accessory buildings and site features). On a family-focused, 1-acre neighborhood, deldel's the wrong direction for compatibility. Please deny Z-25-0173.
Rocky	Quach	Yes	2540 Council Springs Pass	Leander	TX	78641	City Council	9/18/2025	Z-25-0173	I am AGAINST this item.	Yes. But I only want my written comments added to the meeting record.	