



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



Pat Bryson Municipal Hall  
201 North Brushy Street - Leander, Texas  
Tuesday, February 10, 2026  
Briefing Workshop at 6:00 PM  
Regular Meeting at 7:00 PM

**Mayor – Vacant**

**Place 1 – Stephen Chang**

**Place 2 – Michael Herrera**

**Place 3 – Natomi Blair**

**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.

3. Discuss development priorities within the Hero Way South Employment Center.

The Hero Way Employment Center is an area identified in the Future Land Use Map as part of the Comprehensive Plan. During May of 2025, the City Council took action to update the plan to clarify the desired development pattern with the Employment Centers. Staff has recently seen more requests from existing businesses that wish to expand their uses. Staff is working with the development community to implement the Comprehensive Plan but is seeking clarification from the Council to confirm that Staff is providing guidance that is consistent with the desire of the Council. The City has two options to consider: rezoning to heavy commercial or a special use permit. The City Council was in favor of special use permit.

4. Discuss and provide staff direction on potential amendments to the Travisso Municipal Utility District (MUD) agreements.

Discussion included overview of proposal; Travisso MUD history; development timeline; third amendment request; property tax rebate; and use of bond proceeds.

Briefing workshop adjourned at 6:42 p.m.

**REGULAR MEETING – CONVENE AT 7:00 PM**

5. Open Meeting, Invocation and Pledges of Allegiance.

Opened meeting at 7:00 p.m.; Wendell Holmes, New Birth Community Baptist Church provided the invocation; and Mayor Pro Tem led the Pledges of Allegiance.

6. Recognition of Special Guests and Visitors.

7. Roll Call.

Roll call reflected all present.

8. 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.]*

Angel Mayedo, 1225 Gaviota Lane - commented on the development of a funeral home in his neighborhood.

Juan Alanis, 1212 Ravenside Cove - commented on starting a Friends of Library non-profit board to assist in fundraising and purchases for the library.

Rafael Calvo, 1212 Gaviota Lane - commented on the funeral home at Bagdad and Vista Ridge.

9. Certificates of Recognition/Proclamations

- Present a Certificate of Recognition to Kathy Howell for being selected as the first female President of the Texas Navy Association Board of Directors.

<b>CONSENT AGENDA: ACTION</b>
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Motion: Approve Consent item 10 through 18.

By: Councilmember Chang

Seconded: Councilmember Naudin

**Vote:** 6 - 0

10. Approval of the minutes for meeting held on January 15, 2026.

11. Approval of Change Order No. 4 to Contract No. W.74-JBC-CIPS25-001 with Joe Bland Construction for the Construction Services for Bagdad Terminus Pump Station (CIP W.74) for changes in pipe alignment of pipe installation from the edge of right-of-way (ROW) to the center of Bagdad Road in the amount of \$499,199.00 for a new contract amount of \$20,553,418.00; and authorize the City Manager to execute any and all necessary documents.

12. Approval of Amendment No.4 to Task Order CFA-001 with CobbFendley & Associates, for additional services in support of alignment alternatives and plan updates relating to sidewalk/shared use path and streetscape area for improvements to South Street and West Drive (CIP T.17) increasing the current contract amount of \$1,362,247.90 by an amount of \$258,043.50, for a new contract amount of \$1,620,291.40; and authorize the City Manager to execute any and all necessary documents.

13. Approval of a Resolution to authorize the City Manager to execute an Advance Funding Agreement (AFA) with the Texas Department of Transportation (TxDOT) for the improvements at the intersection of South Street and RM 2243 and US 183 as part of the City's South Street and West Drive Capital Improvement Project (CIP T.17).

14. Acceptance of public infrastructure improvements for Lively Tract Phase 5 associated with Case No. PICIP-24-0120 for water and wastewater in compliance with the Development Agreement.
15. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-25-0194 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) and Interim SFS-2-B (Single-Family Suburban) to HC-5-B (Heavy Commercial) on two (2) parcels of land 11.65 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R315913 and R031291; and generally located on the northside of RM 2243, approximately 1,100 feet east of the intersection with CR 269, Leander, Williamson County, Texas.
16. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-25-0200 to amend the current zoning of Interim SFR-1-B (Single Family Rural) to HC-4-C (Heavy Commercial) on one (1) parcel of land 3.973 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031281; and generally located southeast of the intersection of CR 270 and Hero Way, Leander, Williamson County, Texas.
17. Approval of a Resolution of the City of Leander, Texas accepting the petition for the Alexander Tract Annexation Case A-25-0025 and the adjacent right-of-way (ROW) of CR 267 Annexation Case A-25-0026 regarding the voluntary annexation of 55.055 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032246; and the portion of the abutting ROW known as CR 267 and being generally located west of Kauffman Loop approximately 300 feet south of Equine Road and CR 267, Leander, Williamson County, Texas.
18. Approval of a Resolution of the City of Leander, Texas accepting the petition for the Hero Way West Elevated Storage Tank (EST) Annexation Case A-25-0024 regarding the voluntary annexation of 11.331 acres ± in size, more particularly described by Travis Central Appraisal District as Parcel 353992; and generally located south of Hero Way West and approximately 750 feet west of Honeycomb Mesa, Leander, Williamson and Travis County, Texas.

<b>REGULAR AGENDA</b>
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19. Discuss and consider action on an addendum to a cooperation agreement 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 to address the parkland dedication requirements, 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.

No action taken.

20. Council Member Closing Statements.

Stephen Chang - commented on the Cedar Park/Leander MLK event; over 5,000 voters, congratulated Na'Cole Thompson and Annette Sponseller being elected.

Michael Herrera - commented on the Hill Country Ministries Gala.

Natomi Blair - commented American Heart Awareness Month; and Black History Month.

Andre Naudin - commented on Black History Month; stated that Nelson Mandela was released on this date in 1990 after 27 years in prison; and in 1972 David Bowie debuted Ziggy Stardust.

Na'Cole Thompson - stated that dinner came from Jersey Mike's; shop locally; commented on the Proclamation for American Heart Month; voter turnout; and thanked staff.

21. Convene into Executive Session pursuant to:

1. Section 551.071, Section 551.072 and Section 551.087, 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 to deliberate proposed economic development incentives for one or more business prospects that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body with which the City is conducting economic development negotiations along with consideration of a Chapter 380 Agreement(s) for Project EDA-25-008; and
2. Section 551.071 and Section 551.072, Texas Government Code, and Section 1.05 Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding acquisition of properties for public purposes, along with consideration of an Agreement by and between Northline Development, Alex Tynberg and the City of Leander for acquisition of property for public purpose.

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

1. Chapter 380 Agreement(s) Project EDA-25-008; and
2. Agreement by and between Northline Development, Alex Tynberg and City of Leander.

Recessed into Executive Session at 7:36 p.m.; Reconvened into open session at 8:39 p.m.

1. Motion: Approval of a 380 Economic Incentive Agreement - Project EDA-25-008, by and between SJP Acquisitions, LLC and the City of Leander; and authorize the city manager to execute the agreement and any related matters as discussed in executive session.

By: Councilmember Ross  
Seconded: Councilmember Naudin

**Vote:** 6 - 0

2. Motion: Approval of an agreement regarding the conveyance of property for municipal uses by and between Northline Leander Development Company, LP and the City of Leander, as discussed in executive session.

By: Councilmember Ross  
Seconded: Councilmember Chang

**Vote:** 6 - 0

22. Adjournment

Adjourned at 8:42 p.m.

APPROVED

*N. M. Thompson*  
MAYOR

ATTEST:

*Dara Crabtree*  
CITY SECRETARY

