



**AGENDA  
DEVELOPMENT AUTHORITY BOARD MEETING  
CITY OF LEANDER, TEXAS**

Development Services - San Gabriel Conference Room  
201 North Brushy Street - Leander, Texas 78641  
Monday, April 27, 2026  
Regular Meeting at 8:00 AM



**Place 1 - Michael Herrera, Chair  
Place 2 - Cynthia Long  
Place 3 - Bob Biles**

**Place 4 - Sheetal Gampawar  
Place 5 - Kelsey Stone  
Staff Liaison - Dara Crabtree**

**REGULAR MEETING**

1. Open Meeting.
2. Roll Call.

**CONSENT AGENDA: ACTION**

3. Approval of the minutes for meeting held on September 11, 2025.

**REGULAR AGENDA**

4. Discuss and consider action on a Partial Release under Development Agreements of the Northline Retail property from the Northline PUD Development and Reimbursement Agreement Case DA-26-0038; generally located to the southwest of the intersection of E. San Gabriel Parkway and 183A Toll Road, Leander, Williamson County, Texas.
5. Adjournment

**CERTIFICATION**

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 Development Authority Board of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 21 day of April 2026 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

Dara Crabtree, City Secretary



**EXECUTIVE SUMMARY**  
**4/27/2026**

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**AGENDA SUBJECT:**

Approval of the minutes for meeting held on September 11, 2025.

**BACKGROUND:**

Attached are the minutes for the meeting held on September 11, 2025.

**HISTORY/TIMELINE:**

**APPLICANT/AGENT:**

**RECOMMENDATION:**

**PRESENTER:**

Dara Crabtree, City Secretary

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**Fiscal Impact**

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**Attachments:**

1. DA Draft Minutes 09.11.2025



**MINUTES  
DEVELOPMENT AUTHORITY BOARD MEETING  
CITY OF LEANDER, TEXAS**

Development Services - San Gabriel Conference Room  
201 North Brushy Street - Leander, Texas  
Thursday, September 11, 2025  
Regular Meeting at 11:30 AM



**Place 1 - Christine DeLisle, Mayor  
Place 2 – Cynthia Long  
Place 3 – Bob Biles**

**Place 4 – Rachel Lunceford  
Place 5 –Kelsey Stone  
Staff Liaison - Dara Crabtree**

**REGULAR MEETING**

1. Open Meeting.

Opened meeting at 11:38 a.m.

2. Roll Call.

Roll call reflected all present except Commissioner Lunceford.

**CONSENT AGENDA: ACTION**

Motion: Approve consent agenda.

By: Board Member Long

Seconded: Board Member Biles

**Vote: 4 - 0**

3. Approval of the minutes for meeting held on November 8, 2024.

**REGULAR AGENDA**

4. Discuss and consider action on the FY 2026 Proposed Budget for the Leander Tax Reinvestment Zone No. 1.

There is no fiscal impact to property owners with the proposed budget. Property owners will be taxed directly by the City of Leander and Williamson County.

Motion: Approve FY 2026 Proposed Budget for the Leander Tax Increment Reinvestment Zone No. 1.

By: Chair DeLisle

Seconded: Board Member Stone

**Vote: 4 - 0**

5. Adjournment

Adjourned at 11:39 a.m.

APPROVED

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CHAIR

ATTEST:

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STAFF LIAISON



**EXECUTIVE SUMMARY**  
**4/27/2026**

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**AGENDA SUBJECT:**

Discuss and consider action on a Partial Release under Development Agreements of the Northline Retail property from the Northline PUD Development and Reimbursement Agreement Case DA-26-0038; generally located to the southwest of the intersection of E. San Gabriel Parkway and 183A Toll Road, Leander, Williamson County, Texas.

**BACKGROUND:**

The Northline Development is a mixed-use community that includes multi-family, office, and commercial uses located in the TOD (Transit Oriented Development). It was determined that this development would result in significant benefits to the City from an economic development perspective and would help facilitate development within the TOD. The Development Agreement for the Northline PUD between the City and Northline Leander Development Company (the “Developer”) and the Northline PUD Development and Reimbursement Agreement (and amendments) among the City, the TIRZ, the Leander Development Authority and the Developer created a funding mechanism for the installation of streets, utilities, drainage, and other public infrastructure improvements as well as the improvement of public parks and civic spaces within the Northline PUD by the Developer.

These Agreements address the Developer’s obligations related to the installation of public infrastructure (streets, utilities, drainage, etc.). The Agreements further provide for the Developer to be reimbursed for eligible public improvement costs through ad valorem taxes generated within the project area, impact fee rebates, and permit fee rebates.

The Developer had an opportunity to partner with Endeavor to facilitate more conventional retail along the 183A Toll Road. This property was removed from the Northline PUD with the creation of the Northline Retail PUD. A portion of the Northline land has also been sold to ATX Northline, Ltd. and moved into the Northline Retail PUD.

In connection with its acquisition of property within the Northline PUD, Endeavor sought assurance that it is not subject to the Developer’s obligations under the Agreements. Similarly, the Developer seeks assurance that the rebates and reimbursements under the Agreements are paid to the Developer, who installed the improvements, and not to entities that purchase property within the Northline PUD.

Towards that end, the Partial Release under Development Agreement:

1. Confirms the Developer’s rights and obligations are personal to the Developer and do not transfer automatically when land within Northline is sold.
2. Officially releases any sold portions of the land (and their new owners) from obligations under the Development Agreements unless the Developer specifically assigns those obligations in writing.
3. Clarifies that even if land is sold, including the new Northline Retail PUD, it still counts toward the tax base used to reimburse the Developer under the Development Agreements.

**HISTORY/TIMELINE:**

06/07/2018 Northline PUD Development Agreement Approved  
06/07/2018 Assignment of Development Agreement  
08/28/2018 Northline PUD Reimbursement Agreement  
06/11/2019 Assignment of Developer’s Interest in Northline PUD Development & Reimbursement Agreement  
08/05/2021 Amendment to the Northline PUD Development & Reimbursement Agreement  
06/02/2022 Assignment of Development Agreement  
12/05/2024 2<sup>nd</sup> Addendum to the Northline PUD Development & Reimbursement Agreement

**APPLICANT/AGENT:**

Alex Tynberg on behalf of Northline Leander Development Company.

**RECOMMENDATION:**

As part of the evaluation of this request, the Tax Increment Reinvestment Zone (TIRZ) / Development Authority Board has the following options for the recommendation. This recommendation will be forward to the City Council for final review.

1. Approve the Partial Release; or
2. Deny the Partial Release.

Staff recommends approval of Option 1, Approve the Partial Release.

**PRESENTER:**

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

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**Fiscal Impact**

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**Attachments:**

1. DA-26-0038 Att1 Partial Release
2. DA-26-0038 Att 2 Northline Retail Release Location Map

**PARTIAL RELEASE UNDER DEVELOPMENT AGREEMENTS**

STATE OF TEXAS                   §  
  §  
COUNTY OF WILLIAMSON       §

This Partial Release Under Development Agreements (this “**Partial Release**”) is entered into by and between the **CITY OF LEANDER, TEXAS**, a Texas municipal corporation (the “**City**”), **LEANDER DEVELOPMENT AUTHORITY**, a non-profit corporation formed pursuant to *Subchapter D, Chapter 431, Texas Transportation Code*, and the *City Charter* of the City of Leander (the “**Authority**”), **REINVESTMENT ZONE NUMBER ONE, CITY OF LEANDER, TEXAS**, a legal entity created by the City pursuant to *Chapter 311, Texas Tax Code* (the “**Zone**”), and **NORTHLINE LEANDER DEVELOPMENT COMPANY, LP**, a Texas limited partnership (“**Owner**”).

**RECITALS**

**WHEREAS**, the Authority, the City, the Zone, and Owner, as successor in interest to RB 270 Partnership, a Texas limited partnership, are parties to that certain Development and Reimbursement Agreement for RB 270 Partnership recorded in the Official Public Records of Williamson County, Texas (the “**Official Records**”), on October 6, 2011, as Document No. 2011086121, and affected by Addendum to Development and Reimbursement Agreement for the RB 270 Partnership recorded in the Official Records as Document No. 2012030292, Amended Addendum to Development and Reimbursement Agreement for the RB 270 Partnership recorded in the Official Records as Document No. 2016010199, and Amendment of Development and Reimbursement Agreement for the RB 270 Partnership recorded in the Official Records as Document No. 2019039796, and as further affected by the assignments recorded in the Official Records at Document Nos. 2019056977 and 2022069980 (as the same has been or may further be amended, restated, supplemented, or otherwise modified from time to time, collectively, the “**Development Agreement for the RB 270 Partnership**”);

**WHEREAS**, the Authority, the City, the Zone, and Owner, as successor in interest to Transit Village Investments, Ltd., a Texas limited partnership, are parties to that certain Development and Reimbursement Agreement for the Village at Leander Station recorded in the Official Records on October 6, 2011, as Document No. 2011086122, and affected by Addendum to Development and Reimbursement Agreement for the Village at Leander Station recorded in the Official Records as Document No. 2012030293, Amended Addendum to Development and Reimbursement Agreement for the Village at Leander Station recorded in the Official Records as Document No. 2014037224, and Second Addendum to Development and Reimbursement Agreement for the Village at Leander Station recorded in the Official Records as Document No. 2016043754 (as the same has been or may further be amended, restated, supplemented, or otherwise modified from time to time, collectively, the “**Development Agreement for the Village at Leander Station**”);

**WHEREAS**, the City and Owner, as successor in interest to Area Leander 1 LP, a Texas limited partnership, are parties to that certain Development Agreement for the Northline PUD recorded in the Official Records on June 12, 2018, as Document No. 2018050888, and as re-recorded in the Official Records as Document No. 2018070935, and as further affected by the assignments recorded in the Official Records at Document Nos. 2019069935, 2019069936, 2022074891,

2022069967, and 2023004524 (as the same has been or may further be amended, restated, supplemented, or otherwise modified from time to time, collectively, the “**Development Agreement for the Northline PUD**”);

**WHEREAS**, the City, the Authority, the Zone, and Owner, as successor in interest to Northline Leander Development Company, LLC, a Texas limited liability company, are parties to that certain The Northline PUD Development and Reimbursement Agreement, dated as of August 28, 2018, as amended by the Amendment of the Northline PUD Development and Reimbursement Agreement recorded in the Official Records as Document No. 2021122114, and as amended by the Second Amendment of the Northline PUD Development and Reimbursement Agreement recorded in the Official Records as Document No. 2024102970, and as further affected by the assignments recorded in the Official Records at Document Nos. 2019056973, 2019107846, and 2022069984 (as the same has been or may further be amended, restated, supplemented, or otherwise modified from time to time, collectively, the “**Northline PUD Development and Reimbursement Agreement**”, and together with the Development Agreement for the RB 270 Partnership, the Development Agreement for the Village at Leander Station, and the Development Agreement for the Northline PUD, collectively, the “**Development Agreements**”);

**WHEREAS**, subject to certain terms and conditions set forth therein, the Development Agreements provide for the reimbursement of Owner for certain costs incurred by Owner to install public street, utility, drainage, and other infrastructure improvements within the approximately 115 acres of land described in the Development Agreements to be developed as a mixed use development known as “Northline” and zoned as the “Northline Planned Unit Development” by Ordinance No. 18-042-00 of the City (the “**Northline PUD Property**”);

**WHEREAS**, a portion of the Northline PUD Property more particularly described on Exhibit A attached thereto has been conveyed to ATX Northline, Ltd., a Texas limited partnership (“**ATX**”) and has been withdrawn from the Northline development and the Northline PUD and pursuant to Ordinances No. 24-098-00 and 24-111-00 of the City, the City has created the “Northline Retail (Planned Unit Development)” (the “**Northline Retail PUD Property**”); and

**WHEREAS**, the parties desire to (i) confirm that the covenants, duties, obligations, liabilities, and rights of the Owner under the Development Agreements are personal to the Owner, do not run with the land, and that a conveyance of any portion of the Northline PUD Property by itself does not assign or transfer any of such covenants, duties, obligations, liabilities, or rights to the owner of such portion of the Northline PUD Property; (ii) release any portion of the Northline PUD Property that is conveyed to a third party by Owner without an express assignment of rights, title, or interest under the Development Agreements, and the owners of such portions of the Northline PUD Property from any of the covenants, duties, obligations, and liabilities under the Development Agreements and provide clear evidence of such release for title purposes; and (iii) confirm that any portion of the Northline PUD Property conveyed to a third party by Owner, including but not limited to the Northline Retail PUD Property, is still, and will remain, part of the “Property” as defined in the Development Agreement for purposes of determining the amount of the ad valorem taxes to be paid to Owner to reimburse Owner for the eligible costs of the public improvements under the terms of the Development Agreements.

## AGREEMENT

**NOW, THEREFORE**, the parties agree:

1. **Confirmation of Personal Rights.** It is confirmed, acknowledged, and agreed that the covenants, duties, obligations, liabilities, and rights of the Owner under the Development Agreements are personal to the Owner and are not restrictive covenants that run with the land and do not affect title to the real property, and that a conveyance of any portion of the Northline PUD Property by itself does not assign or transfer any of such covenants, duties, obligations, liabilities, or rights to the owner of such portion of the Northline PUD Property. It is further confirmed and agreed that the rights, duties, and obligations of Owner under Development Agreements may only be assigned by an express assignment executed by Owner in accordance with the terms of the applicable Development Agreement.

2. **Release of Property from the Development Agreements.** For avoidance of any doubt, any portion of the Northline PUD Property that has been conveyed, and that that may be conveyed in the future, including without limitation, the Northline Retail PUD Property, to a third party by Owner without an express written assignment of rights, title, or interest under the Development Agreements, and the owners of such portions of the Northline PUD Property and their successors and assigns, are released from, and shall have no liability under, the covenants, duties, obligations, and liabilities under the Development Agreements.

3. **No Amendment or Modification of the Development Agreements.** It is expressly understood and agreed that the Development Agreements remain in full force and effect, and the terms thereof are in no way modified or amended by the provisions of this Partial Release, including, without limitation, any benefit or credit inuring to Owner with respect to the development of the Northline PUD Property. It is expressly confirmed, acknowledged, and agreed that any portion of the Northline PUD Property that has been conveyed, or that will in future be conveyed, to a third party by Owner, including but limited to, the Northline Retail PUD Property, is still, and will remain, part of the "Property" as defined in the Development Agreement for purposes of determining the amount of the increment ad valorem tax receipts, the amount of the ad valorem taxes to be deposited in the Northline PUD Project Payment Account, and the amounts to be paid to Owner to reimburse Owner for the eligible costs of the Northline PUD Projects and other public improvements in accordance with the terms of the Development Agreements.

4. **Third Party Reliance.** All title companies, title underwriters, and third parties may rely on this Partial Release as conclusive evidence that the Development Agreements are not encumbrances on the title to the Northline Retail PUD Property or any other portion of the Northline PUD Property.

5. **Recording.** This Partial Release shall be recorded in the Official Records.

*[Remainder of Page Intentionally Left Blank; Signatures Follow]*

**EXECUTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**AUTHORITY:**

LEANDER DEVELOPMENT AUTHORITY

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**STATE OF TEXAS** §

§

**COUNTY OF WILLIAMSON** §

This instrument was acknowledged before me on \_\_\_\_\_, 2026, by \_\_\_\_\_, the \_\_\_\_\_ of Leander Development Authority on behalf of said entity.

[SEAL]

\_\_\_\_\_  
Notary Public, State of Texas

**CITY:**

CITY OF LEANDER, TEXAS

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**STATE OF TEXAS** §

§

**COUNTY OF WILLIAMSON** §

This instrument was acknowledged before me on \_\_\_\_\_, 2026, by \_\_\_\_\_, \_\_\_\_\_ of the City of Leander, Texas, on behalf of such entity.

[SEAL]

\_\_\_\_\_  
Notary Public, State of Texas

**ZONE:**

REINVESTMENT ZONE NUMBER ONE, CITY OF  
LEANDER

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**STATE OF TEXAS**                   §  
  §  
**COUNTY OF WILLIAMSON**       §

This instrument was acknowledged before me on \_\_\_\_\_, 2026, by  
\_\_\_\_\_, the \_\_\_\_\_ of Reinvestment Zone Number One, City  
of Leander on behalf of said entity.

[SEAL]

\_\_\_\_\_  
Notary Public, State of Texas

**OWNER:**

NORHLINE LEANDER DEVELOPMENT COMPANY,  
LP, a Texas limited partnership

By: NLDC GP, LLC, a Texas limited liability company,  
its General Partner

By: Tynberg, LLC, a Texas limited liability company, its  
Manager

By: \_\_\_\_\_  
Name: Alex Tynberg  
Title: Manager

**STATE OF TEXAS** §  
§  
**COUNTY OF** \_\_\_\_\_ §

This instrument was acknowledged before me on \_\_\_\_\_, 2026, by Alex Tynberg,  
the Manager of Tynberg, LLC, a Texas limited liability company, the Manager of NLDC GP, LLC,  
a Texas limited liability company, the General Partner of Northline Leander Development  
Company, LP, a Texas limited partnership, on behalf of said entities.

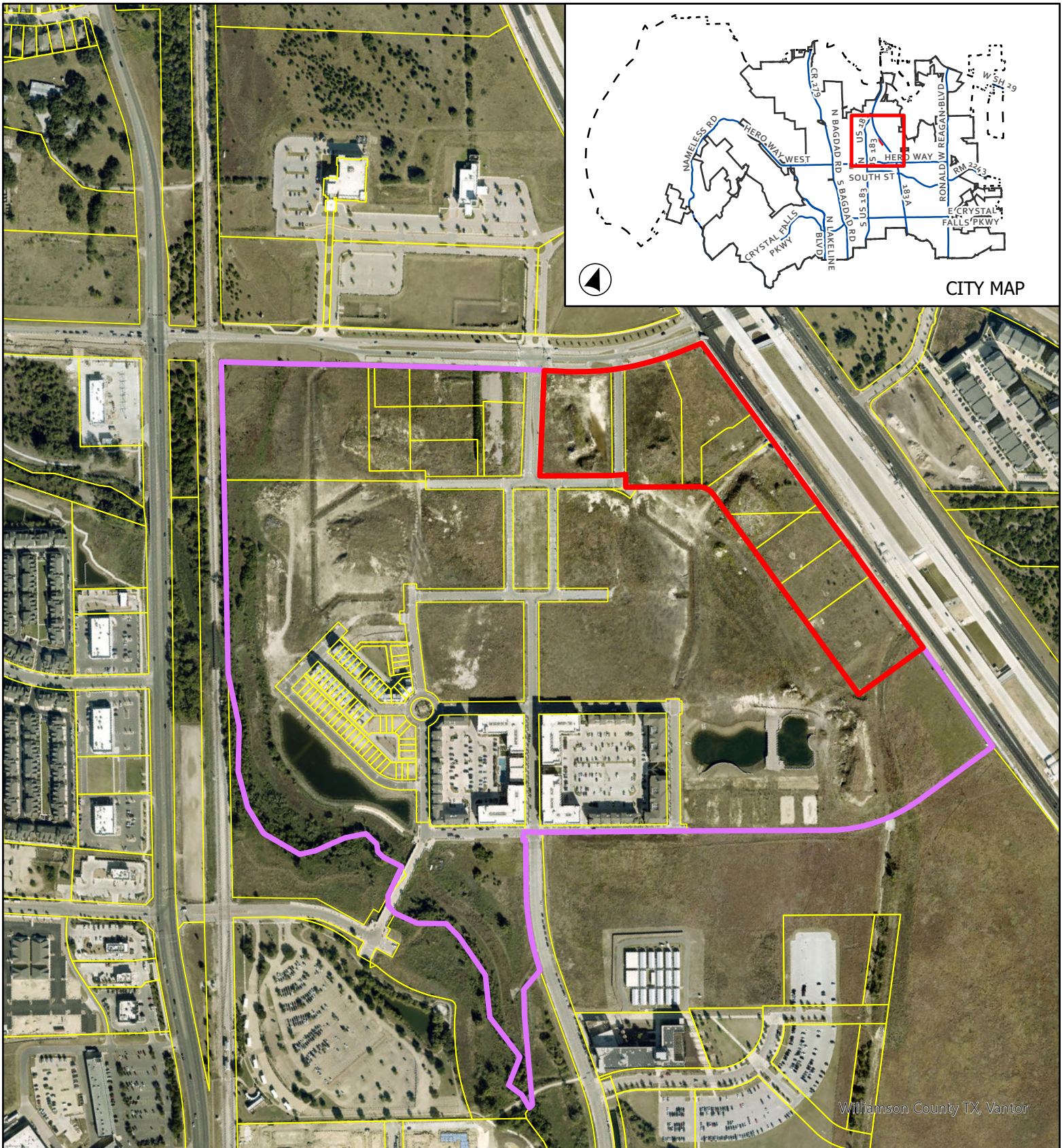
[SEAL]

\_\_\_\_\_  
Notary Public, State of Texas

**Exhibit "A"**

**NORTHLINE RETAIL PUD PROPERTY**

Lot 1, Block C, and Lots 1 through 7, Block D, NORTHLINE RETAIL FINAL PLAT, a subdivision in the City of Leander, Williamson County, Texas, according to the map or plat thereof recorded under Document No. 2025080685 in the Official Public Records of Williamson County, Texas.



CASE: DA-26-0038

ATTACHMENT 2

**NORTHLINE DEVELOPMENT  
AGREEMENT PARTIAL RELEASE OF  
NORTHLINE RETAIL**

**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.



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Feet

- Leander City Limits
- Williamson County Parcels
- Northline Retail Release Area
- Northline